



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 2/4/2026 at 6:00 PM

**ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

Members of the public can [submit comments to the board](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at FishersIN.gov/PlanCommission.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
5. **Public Hearings**
 - a. **Story Cottage**

Parcel: 13-15-03-00-00-013.001 & 13-15-03-00-00-013.000
Address: 10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037
Case: RZ-26-1
Request: Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road
Applicant: Rick Lawrence
Planner: Ross Hilleary
6. **Staff Communication**

7. Summary of Council Action

8. Adjournment

Advisory Plan Commission Staff Report

Meeting Date: February 4, 2026

DEPARTMENT CONTACT:

Ross Hilleary

CASE NUMBER:

RZ-26-1

PETITIONER:

Rick Lawrence on behalf of Story Custom Development LLC dba Story Cottage

PROPERTY ADDRESS/LOCATION:

10982 & 10990 Brooks School Road
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000

REQUEST: Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road

APPLICABLE REGULATIONS:

City of Fishers Unified Development Ordinance

EXISTING ZONING:

R2 Residential

FISHERS 2040:

Suburban Residential

Lot Size: .86 Acres

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

RZ-26-1
February 4, 2026

ZONING OVERVIEW:

This property is zoned R2 Residential. The R2 District is intended to provide for single-family homes in a lower density range of approximately 1.0 to 1.7 dwelling units per acre.



Zoning Map

REZONING REQUEST:

Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development, LLC dba Story Cottage is requesting a rezone the property from R2 Residential to PUD District to allow for a 7,500 square feet 12-bed memory care facility.

Per the petitioner:

By way of background, Story Cottage offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, community spaces and tailored activities to assist its residents in feeling purposeful engagement. Story Cottage operates a Senior Group Home at 13633 Carey Road, Carmel, IN,

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and 1840 West Main, Carmel, IN, as well as two other senior group homes in Indianapolis located at 7126 Spring Mill Rd in Meridian Hills and 413 E. 86th St. in Williams Creek.

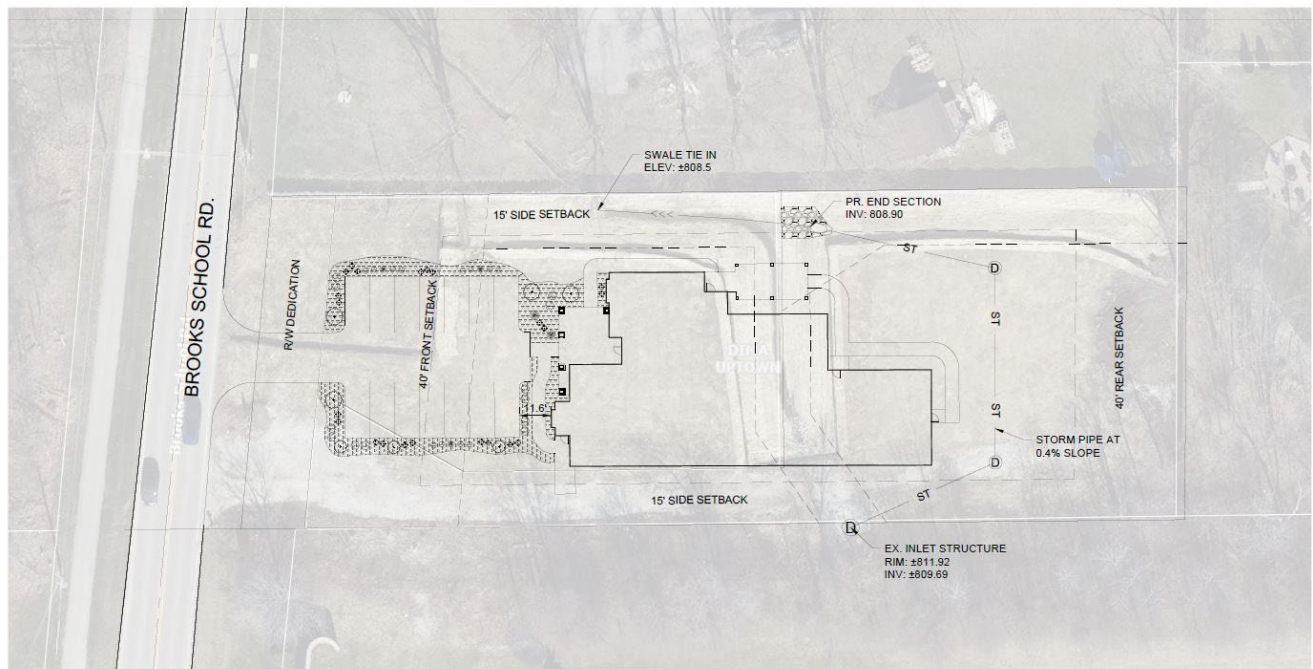
Regarding the Senior Group Home request for the subject Real Estate, the home itself is of a custom design and construction and will consist of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including community spaces, a kitchen space and a small outdoor patio. Included with the filing are the proposed home elevations and perspectives which illustrate the design character and quality of the home. Also included with the filing is the Site Plan and it should be noted that the home will be constructed to meet the underlying R2 Residential development standards.

These two subdivided lots would be combined for the development.

The PUD proposes all uses allowed in R2 Residential with the addition of a residential facility that provides memory care services with the following limitations:

- The building shall not exceed 7,500 sqft
- Maximum of twelve (12) individuals
- Building shall be designed as conceptually depicted Exhibit B.3.

The Concept Plan depicted below is incorporated. The general site plan is not the same the Director shall notify the applicant allow for either the Director to approve deviations or requiring City Council action if so determined by the Director.



Concept Site Plan included in the Ordinance, labeled as Exhibit B.2



Proposed Elevation included in the Ordinance, labeled as Exhibit B.3

All other standards within the PUD shall apply with R2 Residential zoning district.

Staff will require the architecture to be approved by the PUD Committee as full elevations are not included in the PUD document. This is a public meeting but not a public hearing.

This item was previous presented as RZ-25-6 by Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development, LLC dba Story Cottage as a request to rezone the property from R2 Residential to C-Low Commerical Low-Impact District to allow for a 7,500 square feet 12-bed memory care facility. This item was pulled prior to the final reading at City Council.

A Traffic Letter is attached from A&F Engineering regarding the proposed peak time as it relates to traffic along Brooks School Road.

PUBLIC COMMENTS:

The Public Comments presented at the December 3, 2025 Plan Commission meeting can be found within the Plan Commission Meeting Minutes.

Attached herein as Public Comments that were submitted and provided via email and summarized below:

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- Mitch and Shannon Langmaack of 9777 Willow View Road was in favor of the rezone based on their personal experiences of family members who have memory loss.
- Keith A Tyner of 7598 Timber Springs Drive S (Timber Springs) was in favor of the rezone based on his experience with his mom and her memory issues; stated Fishers Police has assisted in retrieving her from roaming from her assisted living and believes Story Cottage is focused on the needs of our aging neighbors.
- Susan Barrett, no address provided, was in favor of the rezone based on her experience with her mom at the Story Cottage in Carmel.
- Ken and Traci Nicholson of 11070 Napa Valley Lane (Sandstone Knoll) were in favor of the rezone having seen the property in question for the past 25 years go through many changes. They welcome the addition.
- Dan Collins of 10016 Leeward Blvd Indianapolis, IN (not within city limits) was in favor of the rezone based on his experience with his wife at the Story Cottage in Carmel.
- Dana Bain, no address provided, was not in favor of the rezone based on traffic and lack of pedestrian improvements.

City Council on January 20, 2026, per the draft minutes by Jennifer Kehl City of Fishers Clerk:

- *Gary Mead, Malek Smadi, and Mary Catio all came forward. All spoke against the memory cottages wanting to build on Brookscool Road between 116th Street and Fall Creek. Near Breakwater addition). They do not want commercial/businesses in that area. They are concerned about property values going down and additional traffic in the area.*

NEIGHBORHOOD MEETING:

The petitioner and their legal counsel held a neighborhood meeting on Thursday, January 29, 2026 at 6:30 PM at the Hawthorns County Club with approximately 20 residents in attendance including Councilor Tiffanie Dietlevson, Councilor Todd Zimmerman and Councilor Brad Dreamer. Primary concerns included traffic, possible future rezones of the adjacent parcels to the north and the clients who would be houses at the memory care facility.

The petitioner can provide additional context for their neighborhood meeting.

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STAFF RECOMMENDATION:

While the comprehensive plan calls for Suburban Residential staff believe this use and planned unit development is an acceptable reuse of the property. This use provides small scale memory care within our community while keeping and maintaining a residential character. Per the traffic letter the trips do not generate a concern.

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a favorable recommendation.

This item is anticipated to go to the City Council on February 23, 2026, for final reading.

STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

2026

Story Cottage PUD

Planning & Zoning Department
City of Fishers
Ordinance No.



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

- 1. Ordinance No. _____ (this "Ordinance")
- 2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development - Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Story Cottage PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the R2 Residential District shall apply to the development of the Real Estate except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

In addition to all uses permitted in the R2 Residential District, a residential facility (group home) providing memory care services to individuals shall be permitted, with the following limitations:

- 1. The building shall not exceed 7,500 square feet;
- 2. Maximum of twelve (12) individuals; and
- 3. Building shall be designed as conceptually depicted in Exhibit B.3.

1.2. Concept Site Plan

The Concept Site Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the story Cottage PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply.

D. Overlay Zoning District

The regulations of Chapter 4. OVERLAY ZONING DISTRICT shall apply.

E. Use Regulations

The regulations of Chapter 5. USE REGULATIONS shall apply.

F. **Article 6.1 General Regulations:** Shall apply.

G. **Article 6.2 Accessory Structure Standards:** Shall apply.

H. **Article 6.3 Architectural Design Standards:** Shall apply.

I. **Article 6.4 Entrances & Driveways:** Shall apply.

J. **Article 6.5 Exterior Lighting Standards:** Shall apply.

K. **Article 6.6 Height Standards:** Shall apply.

L. **Article 6.7 Landscaping Standards:** Shall apply.

- M. **Article 6.8 Lot Standards:** Shall apply.
- N. **Article 6.9 Outdoor Display & Storage Standards:** Shall apply.
- O. **Article 6.10 Parking & Loading Standards:** Shall apply.
- P. **Article 6.11 Pedestrian Accessibility Standards:** Shall apply.
- Q. **Article 6.12 Permitted Nonresidential Structure Standards:** Shall apply.
- R. **Article 6.13 Property Identification Standards:** Shall apply.
- S. **Article 6.14 Public Art Standards:** Shall apply.
- T. **Article 6.15 Setback Standards:** Shall apply.
- U. **Article 6.16 Signage Standards:** Shall apply.
- V. **Article 6.17 Wall & Fence Standards:** Shall apply.
- W. **Article 6.18 Water & Sewer Standards:** Shall apply.
- X. **Article 6.19 Vision Clearance Standards:** Shall apply.

1.4. Planned Unit Development Design Standards

A. **Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.

- 1) **Article 8.1 General Provisions:** Shall apply.
- 2) **Article 8.2.1 Block, Lot & Access Standards – Purpose & Intent:** Shall apply.
- 3) **Article 8.2.2. Block, Lot & Access Standards – Anti-Monotony:** Shall apply.
- 4) **Article 8.2.3 Block, Lot & Access Standards – Blocks:** Shall apply.
- 5) **Article 8.2.4 Block, Lot & Access Standards – Lots:** Shall apply.
- 6) **Article 8.2.5 Block, Lot & Access Standards – Subdivision Access:** Shall apply.
- 7) **Article 8.2.6 Block, Lot & Access Standards – Pedestrian Network:** Shall apply.
- 8) **Article 8.3 Street & Alley Standards:** Shall apply.
- 9) **Article 8.4 Open Space, Common Area & Amenity Standards:** Shall apply.
- 10) **Article 8.5 Other Design Standards:** Shall apply.

1.5. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.6. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.7. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENALTIES shall apply.

1.8. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.9. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Real Estate

See "Exhibit B.1" attached hereto.

(Legal Description and Location Map of property.)

2.0. Adoption

Exhibit B.1 – Legal Description

Parcel 1: (Commonly known as: 10982 Brooks School Road, Fishers, IN 46037 - Parcel #29-15-03-000-013.001-020):

Lot Numbered 1 in Dima Uptown, a Subdivision in Hamilton County, Fall Creek Township, as per plat thereof recorded June 7, 2024 in Plat Cabinet 6, Slide 528, as Instrument No. 2024019816, in the Office of the Recorder of Hamilton County, Indiana.

Parcel 2: (Commonly known as: 10990 Brooks School Road, Fishers, IN 46037 - Parcel #29-15-03-000-013.000-020):

Lot Numbered 2 in Dima Uptown, a Subdivision in Hamilton County, Fall Creek Township, as per plat thereof recorded June 7, 2024 in Plat Cabinet 6, Slide 528, as Instrument No. 2024019816, in the Office of the Recorder of Hamilton County, Indiana.

Exhibit B.2 – Concept Site Plan

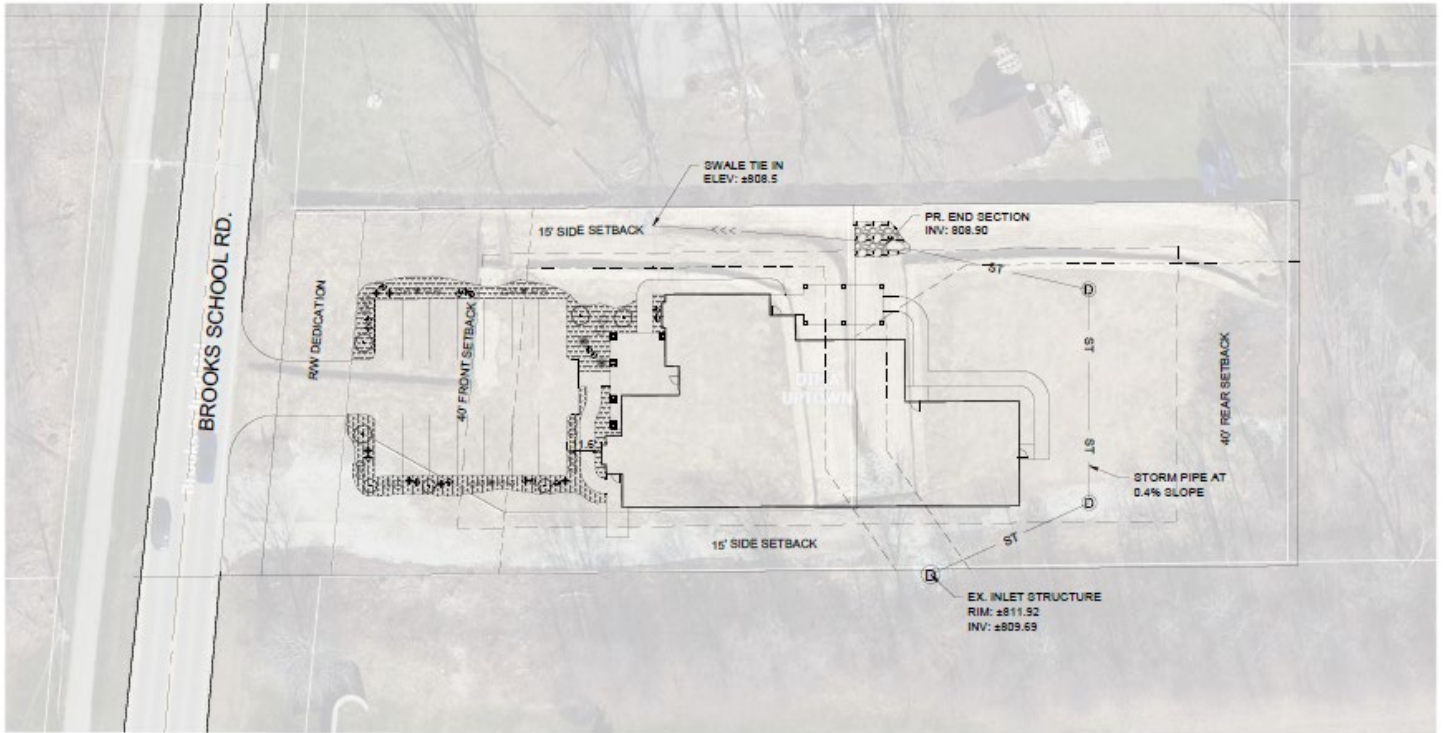


Exhibit B.3 – Conceptual Front Elevation



For Illustrative Purposes Only

January 7, 2026

Laura McClure, PE, CFM
City of Fishers Engineering Department

Re: Story Cottage Memory Care Center

Dear Ms. McClure,

As requested, I have reviewed the estimated trip generation for the proposed 7500 square foot (12 bed) Story Cottage memory care facility that is to be located at 10982 & 10990 Brooks School Road. Based on information published within the 12th Edition of the ITE Trip Generation Manual, the proposed use will generate fewer than 5 vehicular trips during the AM and PM peak hours. Therefore, it can be concluded that the proposed use will not have an adverse traffic impact on the surrounding roadway network.

If you have any questions or comments, please contact me.

Sincerely,
A&F Engineering Co., LLC



R. Matt Brown, PE/PTOE
Vice President

From: [Ross Hilleary](#)
To: [Micah Langmaack](#)
Cc: [Kari Adriano](#); [Planning Dept](#)
Subject: RE: Story Cottage (Public Comment)
Date: Thursday, January 15, 2026 2:57:00 PM

Micah and Shannon—
Your public comment will be noted.
Thank you.

From: Micah Langmaack <rest.grace@gmail.com>
Sent: Thursday, January 15, 2026 9:34 AM
To: Scott Fadness <fadness@fishersin.gov>
Subject: Story Cottage

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- This is a personal email address.
- This is their first email to you.

[Mark Safe](#) - [Report](#)

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Dear Mayor Fadness,

As a Fishers resident living at 9777 Willow View Road, I am writing to express my support for the Story Cottage location at 10990 Brooks School Road. We have personal experience with loved ones having memory loss and Story Cottage is the ideal location we would want them in. The facilities are well designed and maintained, adding value to the surrounding neighborhood. Story Cottage will be an excellent addition to our community and we would appreciate your support. Thank you for your consideration.

Micah and Shannon Langmaack

From: [Ross Hilleary](#)
To: [Keith Tyner](#)
Cc: [Planning Dept](#)
Subject: RE: Story Cottage & Senior Home Companions (Public Comment)
Date: Thursday, January 15, 2026 2:57:00 PM
Attachments: [image002.png](#)
[image001.png](#)

Your public comment will be noted.
Thank you.

From: Planning Dept <planning@fishersin.gov>
Sent: Thursday, January 15, 2026 12:36 PM
To: Keith Tyner <kttyner@gimbalfinancial.com>
Cc: Ross Hilleary <hillearyr@fishersin.gov>
Subject: RE: Story Cottage & Senior Home Companions

Keith –

Thank you for reaching out to the City of Fishers. I'm forwarding your message on to our Assistant Director of Planning, Ross Hilleary.

Kind regards,

Community & Economic Development
Tel: 317.595.3155
Email: planning@fishersin.gov



From: Keith Tyner <kttyner@gimbalfinancial.com>
Sent: Wednesday, January 14, 2026 4:20 PM
To: Scott Fadness <Fadness@fishersin.gov>; peterston@fishersin.gov; John DeLucia <deluciaj@fishersin.gov>; Cecilia Coble <coblec@fishersin.gov>; Brad DeReamer <dereamerb@fishersin.gov>; Tiffanie Ditlevson <ditlevson@fishersin.gov>; Selina Stoller <stollers@fishersin.gov>; Bill Stuart <stuartw@fishersin.gov>; Todd Zimmerman <zimmermant@fishersin.gov>; John Weingardt <weingardtj@fishersin.gov>; Planning Dept <Planning@fishersin.gov>
Subject: Story Cottage & Senior Home Companions

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- This is their first mail to some recipients.

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Dear Planning Commission-

I am a long time resident of Fishers and have operated businesses here for more than 30 years.

I am writing to offer my support for the Story Cottage location at 10990 Brooks School Road.

My mom struggled with memory issues and we spent many hours traveling the roads of Fishers tending to her needs. On occasion the Fishers police had to retrieve her from roaming away from her assisted living. Story Cottage is focused on the needs of our aging neighbors and do a remarkable job serving the community!!

I appreciate you helping this great organization succeed by supporting their efforts!

Keith
Keith A. Tyner
Owner - Gimbal Financial

7598 Timber Springs Dr S
Fishers, IN 46038

kytyner@gimbalfinancial.com
www.gimbalfinancial.com
[\(317\) 578-1600](tel:(317)578-1600) (Office)
[\(317\)863-3811](tel:(317)863-3811) (Direct)

[Click here to schedule a time to meet](#)

CONFIDENTIALITY NOTICE: This message is for the sole use of the intended recipient(s). If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. For our clients, we do not accept instructions through e-mail or voicemail communication. All transaction requests require a verbal confirmation. Should our dialogues include discussions around adding a new advisory service or opening a new account, please review our Form CRS before making any decisions.

From: [Ross Hilleary](#)
To: "[Susan Barrett](#)"
Subject: RE: Potential Story Cottage in Fishers (Public Comment)
Date: Tuesday, January 20, 2026 10:26:36 AM
Attachments: [image002.png](#)
[image001.png](#)

Susan—
This email has been marked as a public comment for Story Cottage.
Thank you.

From: Susan Barrett <sbarrett@theoconnorhouse.org>
Sent: Tuesday, January 20, 2026 9:21 AM
To: Planning Dept <planning@fishersin.gov>
Cc: Ross Hilleary <hillearyr@fishersin.gov>
Subject: Re: Potential Story Cottage in Fishers

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Thank you! I appreciate you all!

Best,
Susan Barrett

On Tue, Jan 20, 2026 at 9:00 AM Planning Dept <planning@fishersin.gov> wrote:

Susan,

Thank you for reaching out to the City of Fishers. I've forwarded your message to our Assistant Director, Ross Hilleary. Your public comment will be noted.

Kind regards,

Community & Economic Development

Tel: 317.595.3155

Email: planning@fishersin.gov

Web: fishersin.gov



From: Susan Barrett <sbarrett@theoconnorhouse.org>

Sent: Monday, January 19, 2026 4:22 PM

To: Planning Dept <planning@fishersin.gov>

Subject: Potential Story Cottage in Fishers

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

To Fishers Planning & City Council,

I am writing to express that I fully support the Story Cottage in Fishers on Brooks School Road. As a resident of Carmel, I currently live down the street from the Carey Road Story Cottage location. When this location was being built, we often drove by admiring the beauty of the home. The landscaping was beautiful, and the home fit nicely in our neighborhood in Carmel. We had no idea what it was, just that it immediately made the corner look so beautiful.

Not long after, my Mom was diagnosed with Dementia, and we found ourselves in a position where we knew way more than we ever imagined we would about this house we drove by almost every day for several years.

Our Mom has now lived at the Carmel location for over 2 years.

I can say without hesitation, Story Cottage has done an amazing job at continuing to upkeep the home, not only on the outside, but the inside as well.

The staff is so kind and considerate of the neighbors, and if there are any concerns, they are always addressed immediately.

I drive right by, or I am there almost every day. There is no additional traffic, or truly anything going on that would differentiate it from any other home in the area.

What a true blessing the Story Cottage has been to our community. Without hesitation, I fully support this home going up in Fishers and have no doubt you all will feel the same as we do in Carmel about the home across the street from us.

Best,
Susan Barrett

Susan Barrett
House Director
317-844-9562 | 317-614-5030 cell

--

Susan Barrett
House Director
317-844-9562 | 317-614-5030 cell

From: [Ross Hilleary](#)
To: [Traci Y Nicholson](#)
Cc: [HOME \(ktab@att.net\)](#)
Subject: RE: Support for Story Cottage - Nicholsons (Public Comment)
Date: Tuesday, January 20, 2026 10:27:19 AM
Attachments: [image002.png](#)
[image001.png](#)

Ken and Traci—

This email has been marked as a public comment for Story Cottage.

Thank you.

From: Planning Dept <planning@fishersin.gov>
Sent: Tuesday, January 20, 2026 9:02 AM
To: Traci Y Nicholson <nicholson_traci@lilly.com>
Cc: HOME (ktab@att.net) <ktab@att.net>; Ross Hilleary <hillearyr@fishersin.gov>
Subject: RE: Support for Story Cottage - Nicholsons

Ken and Traci –

Thank you for reaching out to the City of Fishers. I've forwarded your message to our Assistant Director, Ross Hilleary. Your public comment will be noted.

Kind regards,

Community & Economic Development
Tel: 317.595.3155
Email: planning@fishersin.gov



From: Traci Y Nicholson <nicholson_traci@lilly.com>
Sent: Monday, January 19, 2026 9:44 PM
To: Planning Dept <planning@fishersin.gov>
Cc: Traci Y Nicholson <nicholson_traci@lilly.com>; HOME (ktab@att.net) <ktab@att.net>
Subject: Support for Story Cottage - Nicholsons

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Fishers Planning commission,

We are writing to express our support for the proposed development of Story Cottage at 10990 Brooks School Road. We are a neighbor whose property in Sandstone Knoll directly borders the proposed site.

We have lived at 11070 Napa Valley Lane for 25 years and have seen the property in question go through many changes. It began as a reasonably maintained residence but gradually fell into disrepair. At one point, the homeowner operated a kennel, which brought constant noise and odor. When the property was sold to Dima Uptown (the current owner), we were disappointed to see all vegetation cleared, leaving no buffer between our property and Brooks School Road. We were further concerned upon learning of plans to build two multi-story “million-dollar homes,” which would have significantly reduced the privacy of our backyard. Our experience with the current owner has not been a positive one and we are grateful this is no longer the plan for this property. The current site is not priced for a residential opportunity.

In contrast, we view Story Cottage as a welcome addition to the neighborhood. Their facilities are single-story, residential in appearance, and well maintained and landscaped. More importantly, they provide a much-needed service to elderly community members struggling with dementia and Alzheimer’s disease. Story Cottage will allow these residents to continue their lives with quality care in a home-like setting. We believe Story Cottage will be good neighbors and look forward to welcoming them to the community.

Finally, we understand that the proposed rezoning ordinance would allow Story Cottage to operate as a “Memory Care Group Home for Adults,” with a maximum floor area of 7,500 sq. ft., and a site plan and architecture substantially similar to what was presented at the public hearing on December 3, 2025. We believe this stipulation is important, as it ensures that any future changes would require additional review and rezoning, protecting both our property and the neighborhood.

Thank you for your consideration.

Ken and Traci Nicholson
11070 Napa Valley Lane
Fishers, IN 46037

From: [Ross Hilleary](#)
To: [Dan Collins](#)
Subject: RE: Story Cottage Hearing (Public Comment)
Date: Tuesday, January 20, 2026 10:27:47 AM
Attachments: [image002.png](#)
[image001.png](#)

Dan—

This email has been marked as a public comment for Story Cottage.

Thank you.

From: Planning Dept <planning@fishersin.gov>
Sent: Tuesday, January 20, 2026 8:59 AM
To: Dan Collins <collins_dan_g@lilly.com>
Cc: Ross Hilleary <hillearyr@fishersin.gov>
Subject: RE: Story Cottage Hearing

Dan –

Thank you for reaching out to the City of Fishers. I've forwarded your message to our Assistant Director, Ross Hilleary. Your public comment will be noted.

Kind regards,

Community & Economic Development
Tel: 317.595.3155
Email: planning@fishersin.gov



From: Dan Collins <collins_dan_g@lilly.com>
Sent: Monday, January 19, 2026 5:10 PM
To: Planning Dept <planning@fishersin.gov>
Subject: Story Cottage Hearing

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear Fishers Planning & City Council,

I want to express my support for the development of Story Cottage at 10990 Brooks School Road. My wife has been a resident at Story Cottage in Carmel since April 2025. She is only 60 years old but has young-onset advanced Alzheimer's Disease. Our family has been extremely pleased with the high-quality care provided by the Cottages. With a focus on dementia/Alzheimer's patients and no more than 10 residents, they put a premium on creating a homelike, loving environment that is truly a unique and special option for central Indiana residents. Although I'm a resident of Indianapolis, I live off 96th Street just across the street from Fishers. I understand and appreciate the neighborhood residents wanting to preserve all the wonderful attributes of their community. I can assure you that the Cottages is exceptional at maintaining beautiful houses and properties that fit naturally within its neighborhoods. With the very small number of residents at the Cottage, there is limited traffic impact, and rarely a need for emergency vehicles – in fact, I've never seen an ambulance on the property during my almost daily visits with my wife.

I feel that the Cottage's presence would be an attribute to the community and a gift to Fishers families

looking for an excellent care center near their homes.
Thank you for your consideration.

Dan Collins
317-702-9965
10016 Leeward Blvd.
Indianapolis, Indiana

From: [Ross Hilleary](#)
To: danabain2003@yahoo.com
Cc: [Kari Adriano](#)
Subject: RE: Rezoning Petition RZ-25-6 Story Cottage (Public Comment)
Date: Thursday, January 29, 2026 3:59:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Bain—

Thank for your email. I will include this in the public comment section.

From: Kari Adriano <adrianok@fishersin.gov>
Sent: Thursday, January 29, 2026 2:40 PM
To: Ross Hilleary <hillearyr@fishersin.gov>
Subject: FW: Rezoning Petition RZ-25-6 Story Cottage

KARI ADRIANO

Executive Assistant to the Mayor
317.595.3338
adrianok@fishersin.gov



-----Original Message-----

From: dana bain <danabain2003@yahoo.com>
Sent: Thursday, January 29, 2026 1:39 PM
To: Mayor Fadness <mayorfadness@fishersin.gov>; Pete Peterson <peterpson@fishersin.gov>; John DeLucia <deluciaj@fishersin.gov>; Selina Stoller <stollers@fishersin.gov>; John Weingardt <weingardtj@fishersin.gov>; stuartb@fishersin.gov; Brad DeReamer <dereamerb@fishersin.gov>; Cecilia Coble <coblec@fishersin.gov>; Tiffanie Ditlevson <ditlevsont@fishersin.gov>; Todd Zimmerman <zimmermant@fishersin.gov>
Subject: Rezoning Petition RZ-25-6 Story Cottage

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello,

I will be attending the Story Cottage hosted meeting this evening at Hawthorns, and I wanted to share in advance the concerns I will be raising.

My son's best friend was struck by a car while crossing Brook School Road on a scooter. He continues to experience lasting effects from that accident. In response, my husband worked extensively with the City Council to advocate for changes to Brook School Road, including the addition of a passing shoulder. Unfortunately, he cannot attend tonight's meeting as he is currently in California caring for his mother, who suffers from Alzheimer's disease.

Two things I know with certainty, due to first hand experience:

Brook School Road remains unsafe, and the behavior of individuals suffering from Alzheimer's and other forms of dementia is highly unpredictable. Given these realities, placing a memory care or wellness facility on Brook School Road represents a foreseeable hazard. Allowing such a use at this location is irresponsible, negligent, and potentially unlawful.

Despite the recent hill cut on Brook School Road, the proposed wellness center intersection remains extremely dangerous. The vertical slope significantly obstructs sightlines, and there is a documented history of drivers exceeding the posted speed limit in this area. This creates a clearly dangerous condition in which ambulances, staff, residents, and visitors would be required to make split-second decisions with limited visibility. From a legal standpoint, this substantially increases the City's liability exposure should a serious accident occur.

Additionally, there is no sidewalk, pedestrian path, or crosswalk on the east side of Brook School Road near the proposed site. This lack of basic pedestrian infrastructure further compounds the risk for dementia patients who are known to wander, their visitors and staff. The absence of safe pedestrian access transforms this site into an inherently unsafe environment and reinforces that the risks here are not hypothetical, but foreseeable.

I strongly urge you to instruct the City Attorney to conduct a comprehensive legal risk assessment of this site's access point. By permitting a high-traffic wellness or memory care facility at an intersection (decision point) with known vertical obstructions, speeding violations, and no pedestrian safeguards, the City would be assuming an extreme and unnecessary level of liability exposure for a condition it already knows to be dangerous.

Everyone I have spoken with is opposed to this development. It feels as though the voices of the residents who know this area best, and who will be most directly affected, are being ignored.

For all of these reasons, I respectfully and firmly ask that you vote NO on this rezoning.

Best regards,

Dana Bain

Breakwater Resident

NF Nelson &
Frankenberger, LLC

Attorneys at Law

11350 North Meridian Street, Suite 320, Carmel, Indiana 46032 317-844-0106



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BRYNN C. THOMPSON **
KYLE T. DINN
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

January 20, 2026

**RE: Notice of Neighborhood Meeting – Story Cottage
Story Cottage PUD**

Dear Neighbor:

I would like to invite you to a neighborhood meeting that will occur on **Thursday, January 29, 2026 at 6:30 pm at The Hawthorns Country Club, 12255 Club Point Drive, Fishers, Indiana 46037.**

During this neighborhood meeting we will review with you a rezone application filed by Story Cottage who is requesting rezone approval of the “Story Cottage PUD” to permit the operation of a memory care group home on property commonly known as 10982 and 10990 Brooks School Road. Enclosed with this letter is a Story Cottage Informational Brochure for review.

Following our neighborhood meeting, this rezone request will appear before the Fishers Plan Commission at Fishers City Hall for a public hearing on Wednesday, February 4, 2026, at 6:00 p.m., for which you will receive a separate mailed notice via regular mail sent by the City of Fishers. Of course, you are also welcome to attend the Plan Commission public hearing and any other hearings thereafter occurring.

We look forward to meeting with you and discussing our plans at the neighborhood meeting scheduled for **Thursday, January 29, 2026 at 6:30 pm at The Hawthorns Country Club, 12255 Club Point Drive, Fishers, Indiana 46037.**

In the interim, should you have any questions, please do not hesitate to contact me at 317-844-0106 or by e-mail at rick@nf-law.com.

Very truly yours,

NELSON & FRANKENBERGER, LLC

A handwritten signature in black ink, appearing to read 'Rick Lawrence'.

Rick Lawrence

Story Cottage Senior Memory Care Group Home Project Description

Story Custom Development, LLC has filed an application to rezone two parcels of real estate to the Story Cottage PUD to allow the operation of a senior memory care group home on two parcels of real estate that consists of approximately 0.86 acre and are commonly known as 10982 and 10990 Brooks School Road, Fishers, IN (collectively, the “Real Estate”). The Real Estate is currently zoned R2 Residential and will be replatted to one parcel prior to construction.

By way of background, Story Cottage (<https://storycottageliving.com>) offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, living spaces and tailored services to assist its residents in feeling purposeful engagement and a higher quality of life. Below are some key facts:

- Custom home consisting of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including living spaces, a kitchen and dining room, and a small outdoor patio.
- All existing R2 development standards will be met; also the PUD will limit the maximum square footage to 7500 whereby the R2 standards do not have a maximum square footage.
- The City’s traffic consultant has indicated the proposed use will not have an adverse impact on the surrounding roadway network.
- Group Homes are considered residential uses in zoning ordinances, including in the City of Fishers. The frail and elderly are considered disabled under the nation’s Fair Housing Act, and local governments are required to make reasonable accommodation for their housing in the same manner other disabilities are provided under Group Homes.
- All clients are private pay.

To be named “Story Cottage at Geist,” the home is proposed as the sixth model of a successful and locally owned and operated business focused on serving the needs of clients with memory loss and their families. Each home is located in established residential areas with higher-than-average home values and incomes where its clients have lived their lives. Story Cottage provides an exceptional home for the elderly allowing them to live near their families rather than other large institutional options farther away. Here are the other Story Cottage locations:

- Williams Creek
 - 413 E. 86th Street, Indianapolis
- Meridian Hills
 - 7126 Spring Mill Rd., Indianapolis
- West Clay
 - 1840 W. Main Street, Carmel
- Carey Grove
 - 13633 Carey Road, Carmel
- Woodland (summer 2026)
 - 11180 Westfield Blvd., Carmel

STORY COTTAGE

Story Cottage is a creative and innovative living solution for people with memory loss. The concept was launched in July 2019 when the doors of Story Cottage opened in Indianapolis in the picturesque Williams Creek neighborhood. Since then, three more Cottages have been added at Carey Grove, West Clay, and Meridian Hills. A fifth beautiful home is currently under construction, nestled among the trees at 11180 Westfield Blvd in Carmel.

Older adults with memory loss perform best in environments that are smaller, comfortable, and predictable. Story Cottage achieves this with a custom-designed home, created with those environments in mind. Each resident has their own bedroom and shares community spaces like a library, family room, and home-like dining area, which encourage socialization and participation in planned activities. A maximum of 12 residents will be cared for by 2 to 3 staff members 24/7.



Street View

Concept Rendering for Illustrative Purposes Only

“As a neighbor and a physician, I am impressed by Story Cottage. Is it a great addition to our area and has helped a number of my patients have meaningful, connected lives in spite of memory loss.”

Dr. Shelagh Fraser, Concierge Physician

“I have been serving patients with memory loss for more than thirty years and can honestly say that Story Cottage connects clients with some of the best memory care I have seen. It fits perfectly in a neighborhood and allows residents to essentially age-in-place and maintain a sense of community and independence.”

Dr. Bill Arnold,
Geriatric Psychiatrist and Carmel Resident



Front Porch

Concept Rendering for Illustrative Purposes Only

STORY COTTAGE — FISHERS — FAQ

History of Story Cottage

Story Cottage Living has filed documents with the city of Fishers to build a new custom home to serve elderly residents with memory loss. This will be their sixth home in the area and will house 12 adults with dementia. The owner of Story Cottage Living, David Morgan, also owns a homecare company called Senior Home Companions (SHC), which has provided in-home care for more than 25 years. When some families served by SHC moved into a residential facility, they ended up needing extra care and missed their home environment. Having heard this consistent feedback, the idea for Story Cottage was born.

David started these ventures as part of his calling in ministry. He had family members and clients who wanted a better memory-care experience than what they had experienced in large institutions. He researched this concept for nearly seven years before opening their first home in Williams Creek in Indianapolis. It opened in July 2019 and they have received many positive comments from neighbors. Three more homes have since opened, with a fifth currently under construction.

Q: WHO IS PROVIDING CARE TO THESE OLDER ADULTS WITH MEMORY LOSS?

A: Story Cottage partners exclusively with Senior Home Companions, an in-home caregiving company headquartered in Carmel with more than 25 years of experience. Services are provided by dependable caregivers who are stringently vetted and trained for memory care.

Q: WHY THIS PROPERTY? WHY NOT SOMEWHERE ELSE?

A: The convenient location is ideal for many clients in Fishers desiring an elevated experience in memory care for their loved-ones. Properties on main thoroughfares are preferred rather than those inside a neighborhood for better visibility and access.

PLAN & LAYOUT

Q: WHAT IS THE SIZE OF THIS HOME?

A: Story Cottage of Geist is a single-story home containing approximately 7,000-square feet of living space.

Q: HOW ARE YOU CHANGING THE PROPERTY?

A: Currently, there are two platted lots, but we will regrade the property back into a pad for one home. Then we will create a visually appealing and well-landscaped residence with trees added to the lot as well as comprehensive array of shrubs, ornamental grass and other vegetation to complete the design. The landscaping plan will be professionally designed and will be installed by a qualified landscaping professional who will provide a warranty for their installation. The property will look similar to the other Story Cottage locations. The plan includes landscaping along Brooks School Road that will create a visually appealing buffer.

Q: WHERE ARE THE AIR CONDITIONING UNITS LOCATED AND HOW MANY OF THEM ARE THERE?

A: Four A/C units are required to properly service the system. The optimal location for the A/C units are on the south side of home. This location has been selected to minimize their appearance and any noise impact the nearest neighbors. They are also set next to the existing trees along the border of the property. The location also has a functional reason allowing the lines to be set in closest proximity to the interior HVAC units.

Q: WILL THERE BE ENOUGH PARKING SPACES?

A: Our site plan includes 14 spaces, which we have found is plenty for the size of the home in our experience. This accommodates staff and any visitors. The residents do not drive, nor own vehicles on site.

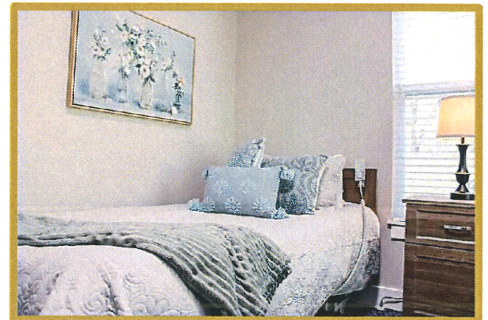
Q: WHAT ABOUT TRAFFIC ... EVEN AMBULANCES?

A: Group homes for memory care are not a significant traffic generator, with less than 5 trips generated in each of the AM and PM peak periods. The house's driveway and parking area provide enough off-street parking to accommodate the vehicles of caregivers and visitors. Likewise, because this is not a skilled nursing facility, our residents are relatively healthy and do not often require emergency medical treatment. Ambulance visits to Story Cottages in 2025 totalled 2-5 depending on the location.



Q: WILL THERE BE A FENCE?

A: We plan to fully fence in a small outdoor space for residents on the northeast part of the property. Residents will enjoy watching the seasons change and helping with planting flowers, vegetables and other outside activities.



ZONING & USE

Q: WHY IS A BUSINESS ALLOWED TO BUILD IN A NEIGHBORHOOD?

A: Group homes are considered residential uses in zoning ordinances, to allow unrelated people living together for certain purposes, including those with disabilities. The State of Indiana and the nation's Fair Housing Act recognizes this functionality as a residential use, not a commercial use. Because this use does not fall within any existing zoning category, Story Cottage has chosen to request the use as allowed under the R2 Residential zoning district via a Planned Unit Development.



Q: WHAT HAPPENS IF THE GROUP HOME LOWERS PROPERTY VALUES OR CAUSE OUR HOMES TO BE UNSELLABLE?

A: National studies have shown time and again that a residential group home does not lower property values or impede resale. More than 50 scientific studies have been conducted to determine if the presence of a community residence (group home etc.) has any effect on property values, neighborhood turnover, or neighborhood safety. Regardless of the methodology used, every study concluded that group homes not clustered on the same block have no impact on property values, even for the houses next door, or on the marketability of nearby homes, neighborhood safety, neighborhood character, parking, traffic, public utilities, or municipal services. Additional details may be provided, if desired.





Q: HOW WILL THIS GET REVIEWED?

A: City of Fishers planning staff, engineering staff, Plan Commission, and City Council all review the rezoning proposal. If approved by the City Council, then a building permit may be issued. The home must conform to all state and city construction codes. Like all homes in Fishers, all site design, stormwater, sewer, electrical and all building codes must be met and inspected prior to granting occupancy.



Q: HOW MANY GROUP HOMES CAN BE IN ONE AREA? CAN THIS COMPANY BUY SEVERAL OTHER HOMES NEXT TO EACH OTHER AND MAKE A COMPOUND? COULD THEY PUT ONE NEXT DOOR?

A: The City of Fishers currently only allows group homes for elderly through a rezoning process. This provides a mechanism to restrict other homes from being built nearby. While we do anticipate developing additional locations for our clients elsewhere in Fishers, we are not planning to buy any additional lots or homes in this particular area along Brooks School Road. Story Cottages are intentionally spaced out in the market to be close to families that demand its services. Each home becomes part of the neighborhood it is in, and no other Story Cottages will be built nearby this location.

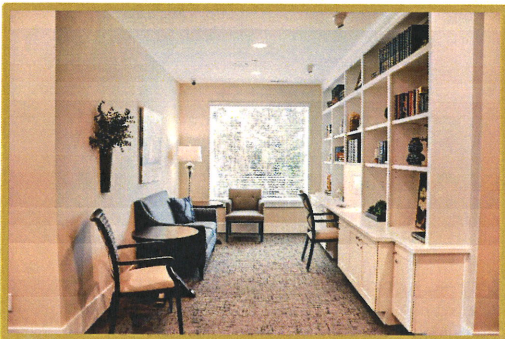


OPERATING



Q: HOW WILL RESIDENTS BE SELECTED?

A: A registered nurse will screen all applicants to determine whether the person is capable of living in a community residence or needs the more intensive care levels that an institution like a nursing home or skilled care facility can provide. Assessments are conducted every week to identify any resident whose capabilities have changed to a point where a more substantial level of care will be required.



Q: WHAT HAPPENS IF THE GROUP HOME SELLS OR GOES INSOLVENT? WILL IT REQUIRE NEW APPROVAL FOR SALE?

A: Senior Home Companions, which operates Story Cottage, is a very stable company with a tenured history of serving clients in Indiana since 1996. Each location is full and frequently operates on a waiting list. Families are resonating with the idea of a smaller, more personalized option for their loved ones. In the unlikely event that this location does not work out, it is possible that another individual desiring to operate a group home could purchase it. The proposed zoning ordinance dictates that it remain a group home for memory care. Also, it could be sold as a large, custom home for a family. The sale process would happen like any other residential home through the MLS.

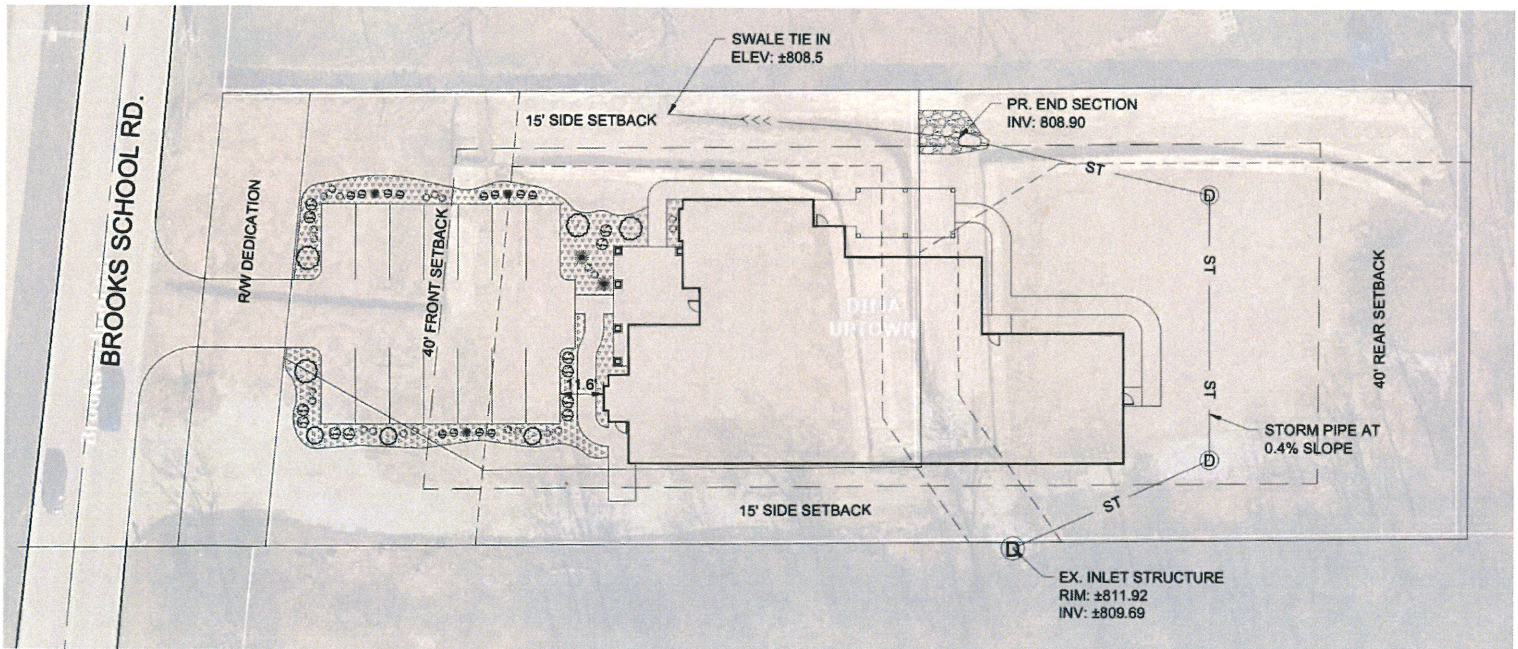
Q: HOW IS THIS DIFFERENT FROM OTHER GROUP HOMES I MAY HAVE SEEN?

A: Residents of Story Cottage pay privately or through long-term care insurance policies. This structure also allows for more careful attention to detail to the property during construction as well as ongoing maintenance once operational. Our residents will experience exceptional care provided by companies and individuals with professional designations and appropriate licensing from the Indiana State Department of Health. Story Cottage provides a home-like alternative for people experiencing memory loss as compared to the more restrictive living environments of nursing homes. Story Cottage strives to provide a personal, community based solution to aging with dignity.

Q: HOW HAVE NEIGHBORS RESPONDED TO THE OTHER COTTAGE LOCATIONS?

A: While many neighbors have expressed similar concerns during the approval process, they have been extremely supportive and collaborative during construction and once we are open and operating. Many of the residents are relatives of people who live close to the home and we often receive positive comments about how nice the home is and how pleased they are to have it close by.

SITE PLAN



Aerial Map

