



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Planned Unit Development (PUD) Committee**

**DATE: 2/4/2026 at 5:00 PM**

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

Members of the public are encouraged to [submit comments to the board via this form](#) 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/PUD](http://FishersIN.gov/PUD).

### 1. Regular PUD Committee

a. **Atwell Suites Saxony - REQUEST CONTINUED**

**Address:** 13778 E 134th St, Fishers, IN

**Parcel:** 19-11-26-00-50-003.000

**Case:** PUD-25-9

**Request:** Request to approve architecture and site plan for a four-story hotel with associated parking and infrastructure.

**Petitioner:** Mindy Westrick Brown

**Planner:** Ross Hilleary

b. **Heartland Dental (Meijer Outlot 3)**

**Address:** 15714 Southeastern Pkwy, Fishers, IN

**Parcel:** 13-12-31-00-00-022.000

**Case:** PUD-25-15

**Request:** Request to approve architecture and site plan for a 3800 sq. ft. dental office with associated parking and infrastructure.

**Petitioner:** Jillian Richardson

**Planner:** Ross Hilleary

### 2. Riverplace PUD Committee - NONE

### 3. Staff Communication





# Planned Unit Development (PUD) Committee Staff Report

Meeting Date: February 4, 2026

**DEPARTMENT CONTACT:**  
Ross Hilleary, Assistant Director of Planning

**CASE NUMBER:**  
PUD-25-15

**PETITIONER:**  
Jillian Richardson

**PROPERTY ADDRESS/LOCATION:**  
15714 Southeastern Parkway  
13-12-31-00-00-025.000

**REQUEST:** Request to approve architecture and site plan for a 3800 sq. ft. dental office with associated parking and infrastructure.

**APPLICABLE REGULATIONS:**  
Fall Creek Marketplace PUD and Unified Development Ordinance

**EXISTING ZONING:**  
Fall Creek Marketplace PUD

**FISHERS 2040:**  
Neighborhood Mixed Use

**Lot Size: 1.18 Acres**

### LOCATION MAP



### STAFF RECOMMENDATION

- Approve     
  Approve with Conditions     
  Continue     
  Deny

---

## ZONING OVERVIEW

The property is currently zoned PUD-C Fall Creek Marketplace, Ord. No. 050106A. The Fall Creek Marketplace was approved in 2006. In 2024, Meijer Inc. proposed a text amendment to reduce the lot count, increase the square footage allowed for the grocery tenant, and updated the site plan and architecture for a 74,000 sqft Meijer Grocery development. The updated concept plan included a fuel station (mExpress) and two out lots.

The PUD text amendment was approved September 2024.

---

## PETITION OVERVIEW

The petitioner requests approval of the architecture and site plan for 3,800 sqft medical office whose single tenant is proposed as Heartland Dental on Meijer Out Lot 3.

Per Heartland Dental website:

*“At Heartland Dental, our vision is to be a world-class company and the leader in dentistry. We believe our industry can become a more rewarding and valuable place for our supported doctors, patients and professionals.*

*It’s why our leaders encourage fresh thinking and service that goes above and beyond expectations. They are determined to create a positive environment where our team members can do their best work.*

*This vision, plus clear communication and good old-fashioned, roll-up-the-sleeves hard work are the key tenets that drive us forward and set Heartland Dental apart.”*

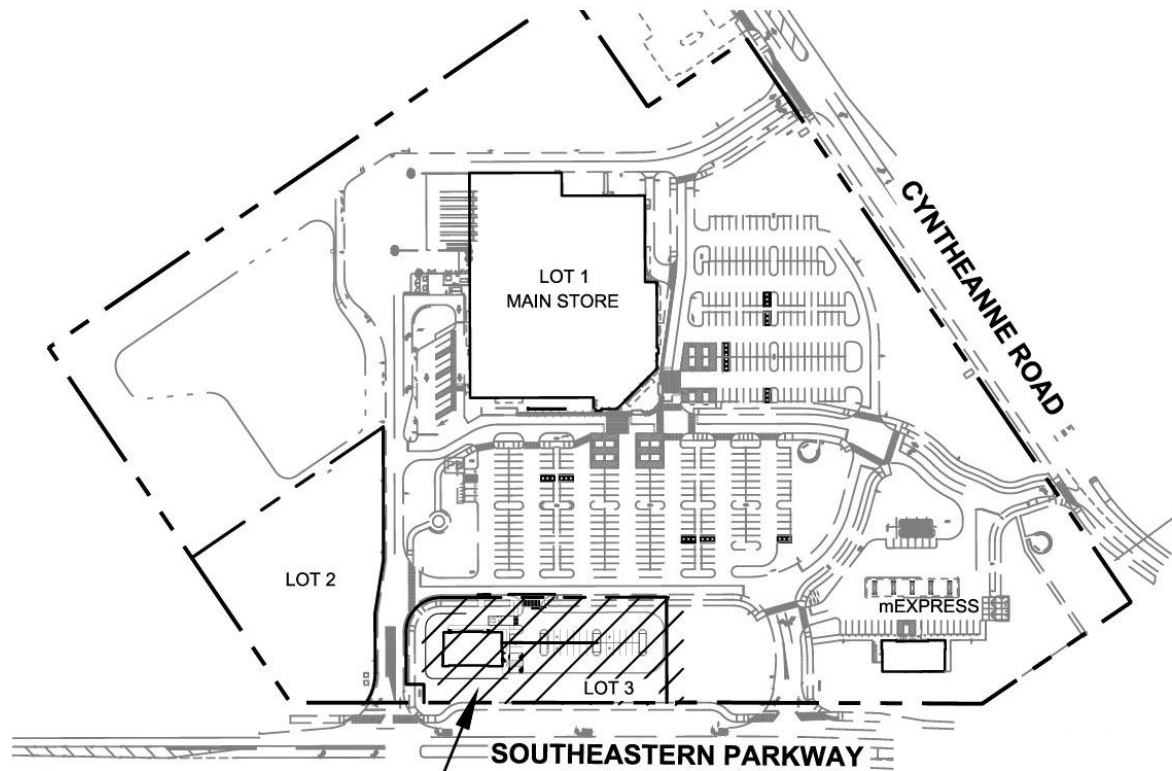
*Heartland Dental support over 3000 doctors with over 1900 offices across 39 State and the District of Columbia.*

The PUD Committee approve the elevations and site plan for the Meijer Grocery and mExpress in August 2024.

The PUD Committee could expect a final elevation and site plan for Out Lot 2.

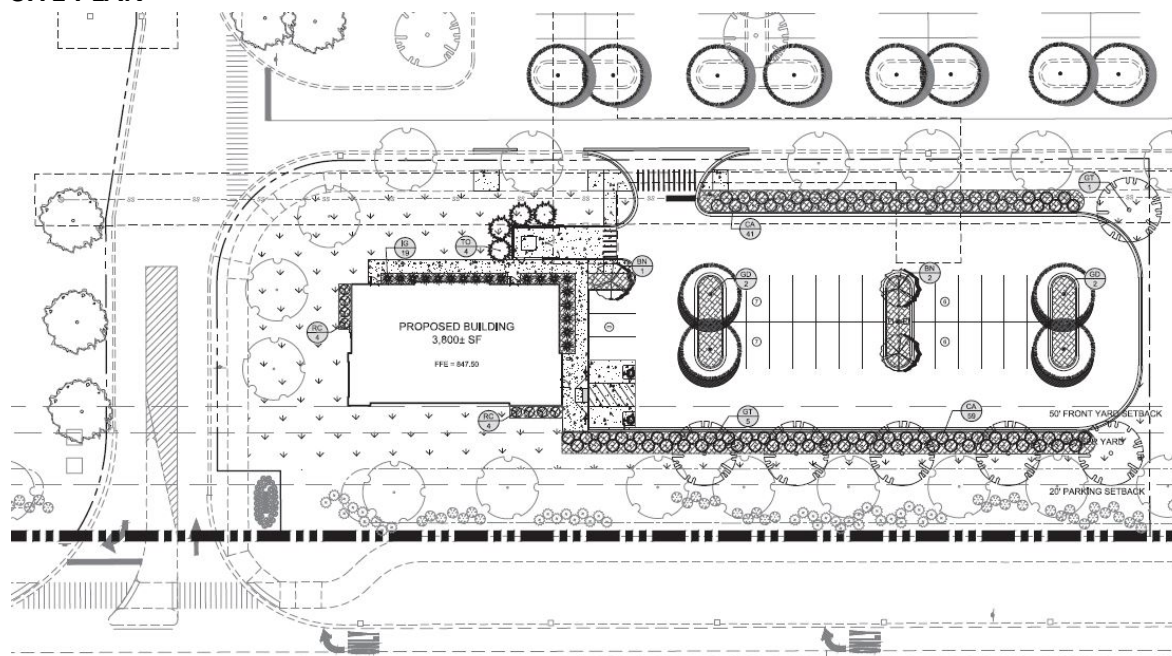
This project is currently going through the City of Fishers Technical Advisory Committee (TAC) process.

**OVERALL SITE PLAN**



Overall Site Plan with Lot 1 (Meijer Grocery and mExpress) Lot 2 and Lot 3 (Heartland Dental).

**SITE PLAN**

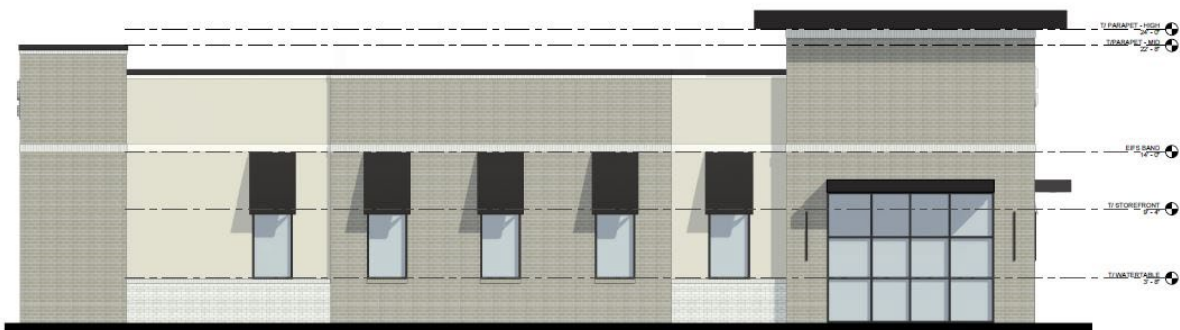


Heartland Dental Site Plan showing the proposed building, associated parking, and landscaping. Access is provided off an internal private drive.

## ELEVATIONS



*South Elevation, primary entrance facing the parking lot*



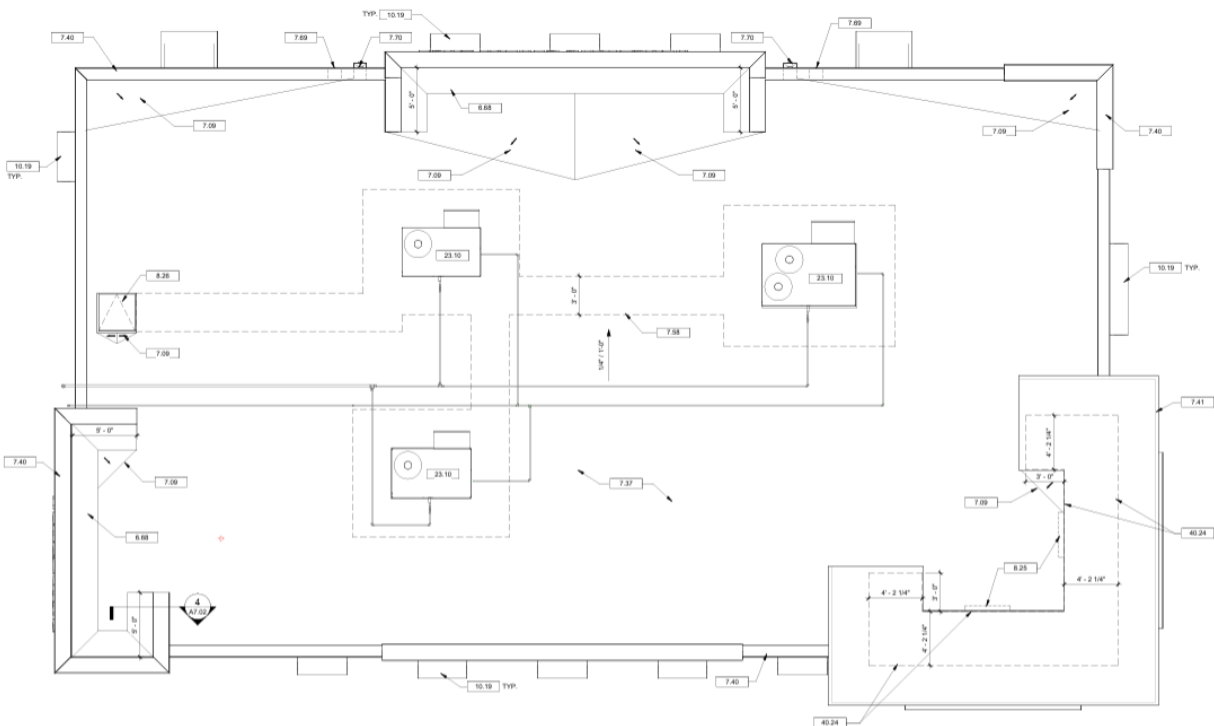
*West Elevation, facing Southeastern Parkway*



*North Elevation, along Meijer Grocery entrance drive*



East Elevation, along access drive facing Meijer Grocery



Roof Detail showing extended parapet walls. All HVAC to be screened.

---

**MATERIAL**

The development is a combination of two (2) tones of masonry and EIFS.

All windows include a traditional awning (all elevations).

All entrances including a modern awning providing weather projected and emphasizing the customer entrance with window glazing vs back of house access.

Four (4) pedestrian scale wall mounted lights are included at the customer entrance and front of the building (south and west elevations).

No signage is shown in the elevations. Signage is approved by staff per UDO or PUD standards.

---

**PUBLIC ART**

No public art is proposed.

---

**CONTEXT**



*Meijer Grocery Elevation.*



*Meijer Grocery in the background with a proposed Out Lot 3 in the foreground.*

---

### STAFF RECOMMENDATION

The petitioner has met with staff and staff believes that the intent of the Fall Creek Marketplace PUD and the text amendment brought forward by Meijer Inc is being met. The proposed medical office is complimentary to the Meijer Grocery in material and secondary in size and scale. The parking is located on the side with pedestrian access provided to the Meijer Grocery pedestrian network. Wall signage is permitted with ground signage incorporated in an integrated center type sign approved as part of a creative sign package.

Staff recommends approval of the architecture and site plan with the condition that all TAC comments are addressed.

---

### STAFF RECOMMENDATION

Approve       Approve with Conditions       Continue       Deny

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



1 SOUTH ELEVATION  
A4.03 / 1/4" = 1'-0"



2 WEST ELEVATION  
A4.03 / 1/4" = 1'-0"

Seal



**DP3**  
ARCHITECTS

DP3 Architects, Ltd.  
15 South Main Street, Suite 400  
Greenville, SC 29601  
864.232.8200  
www.DP3architects.com

Project



DENTAL OFFICE SHELL  
BUILDING  
FISHERS, IN

Project Number	25254
Drawn By	ALT
Checked By	KMW
Date	6 JAN 2026

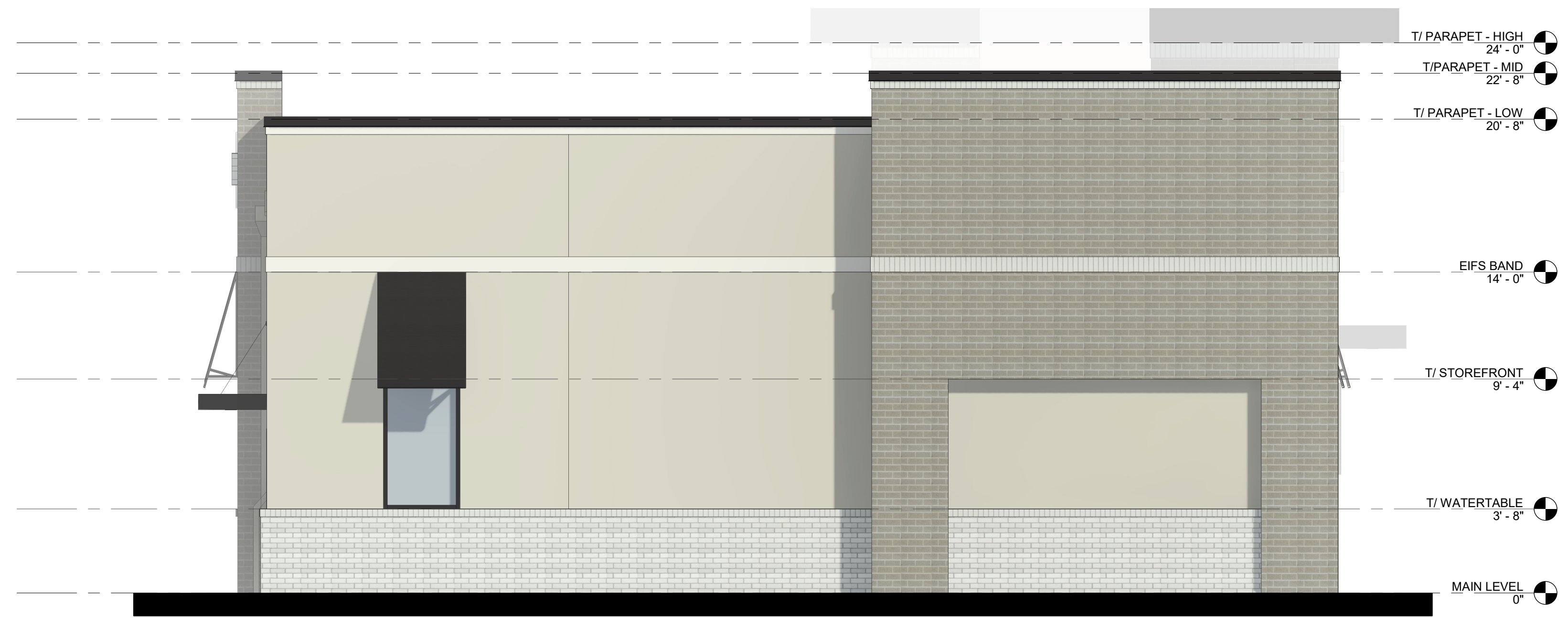
Revisions

Drawing

EXTERIOR  
ELEVATIONS  
(COLORED)

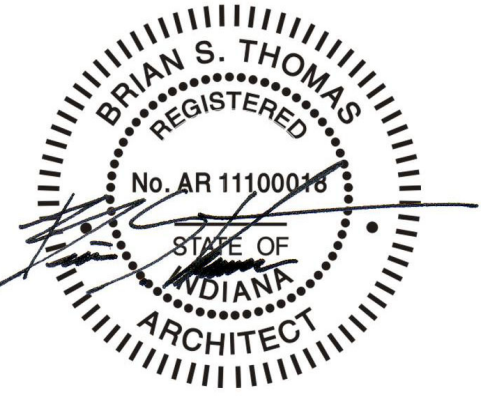
**A4.03**

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



2 NORTH ELEVATION  
A4.04 1/4" = 1'-0"

Seal



**DP3**  
ARCHITECTS

DP3 Architects, Ltd.  
15 South Main Street, Suite 400  
Greenville, SC 29601  
864.232.8200  
www.DP3architects.com

Project



DENTAL OFFICE SHELL  
BUILDING  
FISHERS, IN

Project Number 25254  
Drawn By ALT  
Checked By KMW  
Date 6 JAN 2026

Revisions

Drawing

EXTERIOR  
ELEVATIONS  
(COLORED)

A4.04



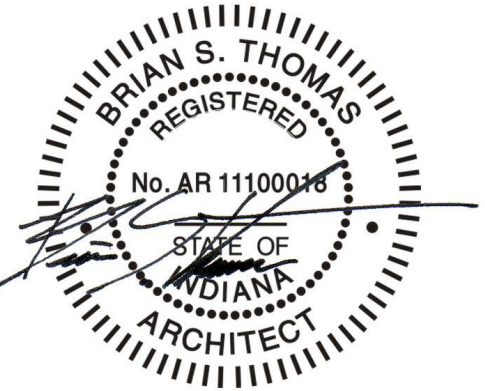
3 EAST ELEVATION  
A4.04 1/4" = 1'-0"

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

**GENERAL ROOF PLAN NOTES**

- A. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW OTHER DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON THIS PLAN.
- C. PROVIDE ALL FLASHING MATERIALS AND METHODS AS APPROVED BY THE MANUFACTURER FOR A FULL WATERPROOFING SYSTEM.
- D. PAINT EXPOSED ROOF-MOUNTED EQUIPMENT, PIPING, ETC. IN A COLOR AS SELECTED BY ARCHITECT, EXCEPT THOSE ITEMS WHICH ARE PRE-FINISHED.
- E. ALL FLASHING TO BE SHEET METAL UNLESS NOTED OTHERWISE.
- F. TRAFFIC OVER FINISHED ROOF SURFACES IS NOT DESIRED. WHERE OVER-ROOF TRAFFIC IS ANTICIPATED, PROTECT ROOF SURFACE FROM DAMAGE DURING CONSTRUCTION.

Seal



**DRAWING NOTES**

- 6.02 PRESSURE TREATED BLOCKING AS REQUIRED.
- 6.68 PARAPET WALL KICKER. REFER TO STRUCTURAL DRAWINGS.
- 7.09 ROOF CRICKET AS REQUIRED FOR POSITIVE DRAINAGE.
- 7.37 ROOF MEMBRANE OVER R-30 OR GREATER RIGID INSULATION. 60 MIL. TPO FULLY ADHERED MEMBRANE WITH 20 YEAR WARRANTY. COLOR: WHITE. GAF EVERGUARD EXTREME OR EQUAL.
- 7.39 EXTEND ROOF MEMBRANE UP AND OVER TOP OF PARAPET WALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 7.40 PREFINISHED METAL COPING WITH CONTINUOUS CLEAT.
- 7.41 PREFINISHED ALUMINUM FASCIA. COLOR TO MATCH STOREFRONT.
- 7.45 FLASHING.
- 7.46 WINDOW SILL FLASHING. PROVIDE FULLY WELDED SILL PAN WITH END DAMS. AT SLOPED SILL AND DRIP EDGE LOCATIONS, PROVIDE HEMMED EDGE. SET SYSTEM IN CONTINUOUS BED OF SEALANT.
- 7.58 ROOF WALK PADS.
- 7.64 SEALANT. CONTINUOUS.
- 7.67 THRU-WALL SCUPPER INSERT.
- 7.68 COLLECTOR HEAD AND DOWNSPOUT.
- 7.69 OVERFLOW SCUPPER. REFER TO 2/A1.02.
- 7.70 ROOF DRAIN SCUPPER. REFER TO 3/A1.02.
- 8.25 ACCESS PANEL FOR SIGNAGE. COORDINATE EXACT NUMBER AND LOCATION WITH SIGNAGE DRAWINGS BY OTHERS.
- 8.26 PREFABRICATED GALVANIZED 30" X 36" METAL ROOF HATCH. REFER TO DETAIL 5/A1.02.
- 10.04 EXTERIOR SIGNAGE BY OTHERS. COORDINATE EXACT NUMBER AND LOCATION WITH SIGNAGE DRAWINGS BY OTHERS.
- 10.19 ALUMINUM FRAMED FABRIC AWNING.
- 23.10 ROOF TOP PACKAGE UNIT. REFER TO MECHANICAL DRAWINGS.
- 40.24 DASHED LINE INDICATES EXTERIOR FACE OF STUD BELOW.
- 60.01 REFER TO EXTERIOR ELEVATIONS FOR WALL FINISH.

**DP3**  
ARCHITECTS

DP3 Architects, Ltd.  
15 South Main Street, Suite 400  
Greenville, SC 29601  
864.232.8200  
www.DP3architects.com

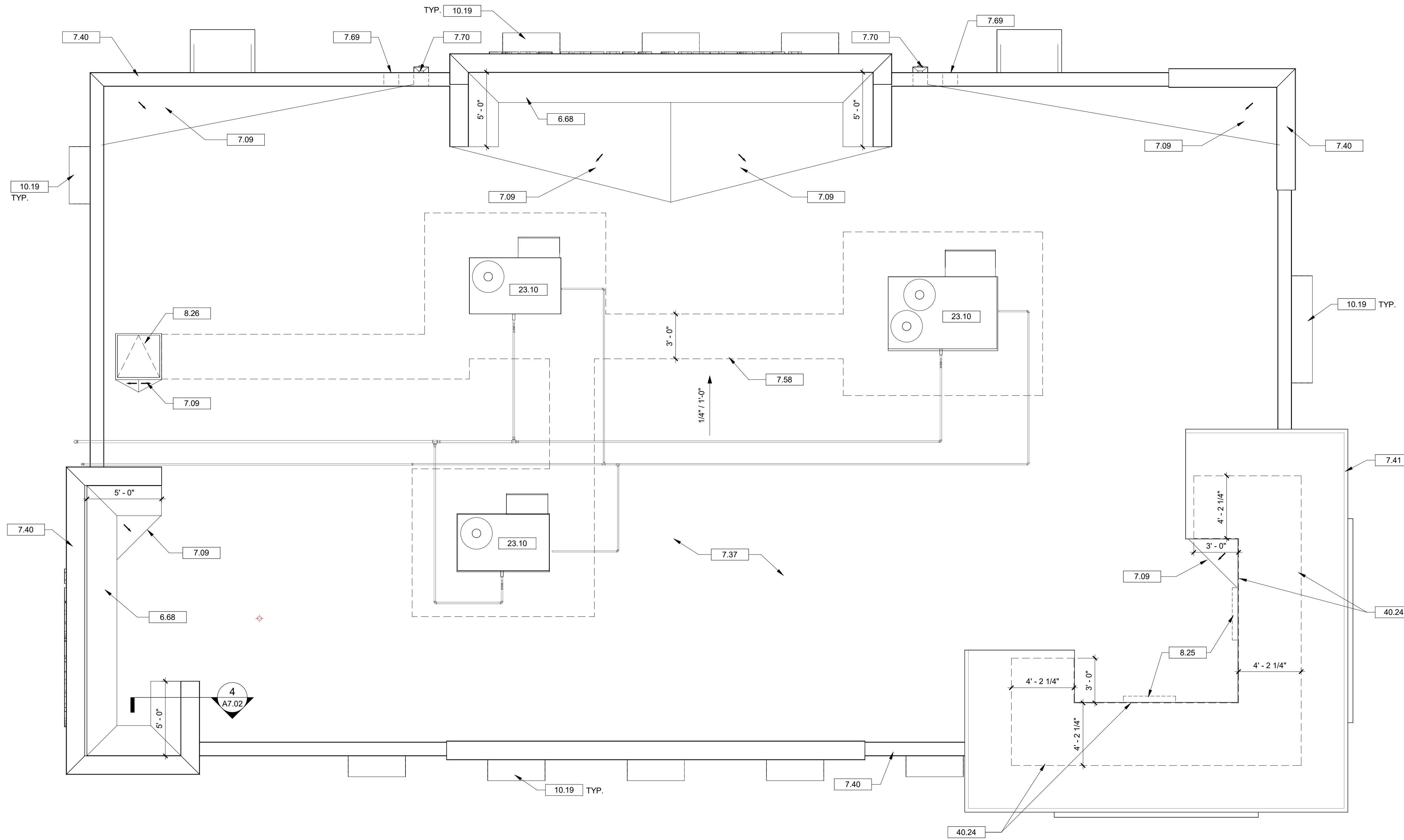
Project

**meijer**

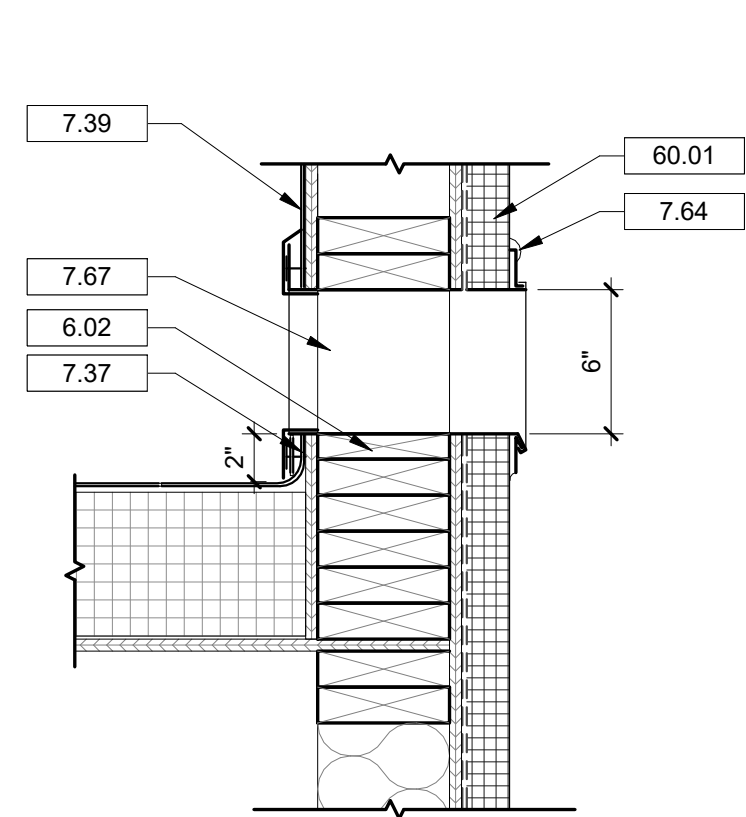
DENTAL OFFICE SHELL  
BUILDING  
FISHERS, IN

Project Number 25254  
Drawn By ALT  
Checked By KMW  
Date 6 JAN 2026

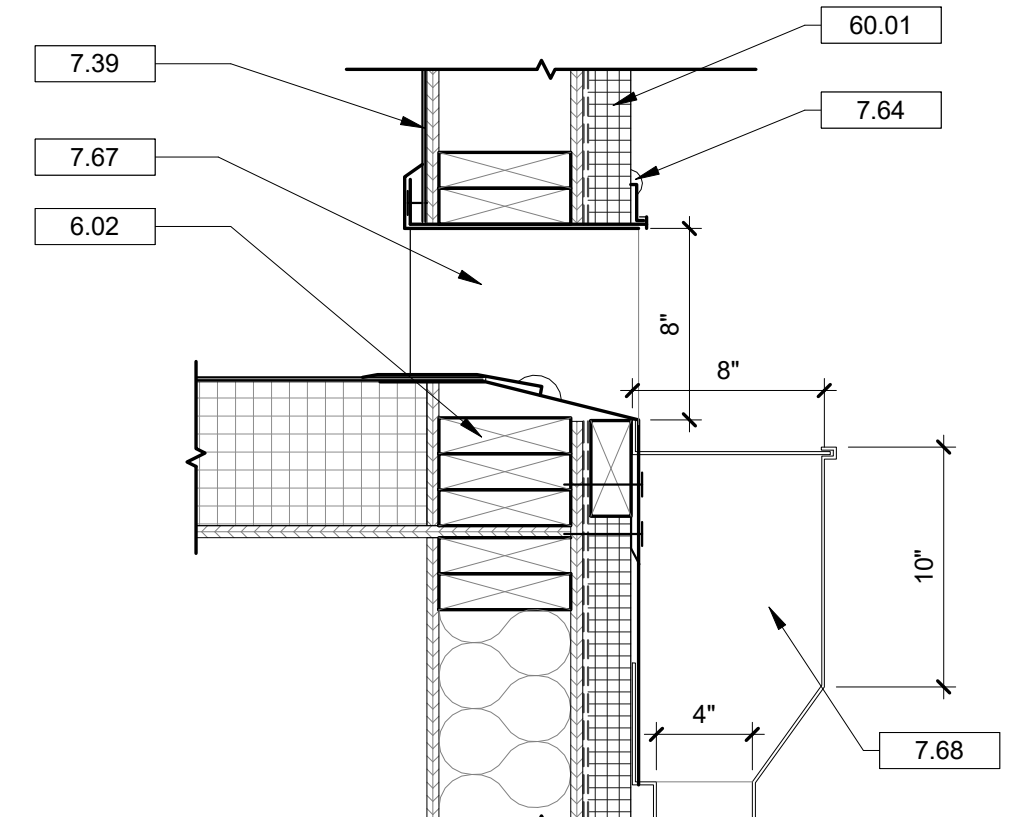
Revisions



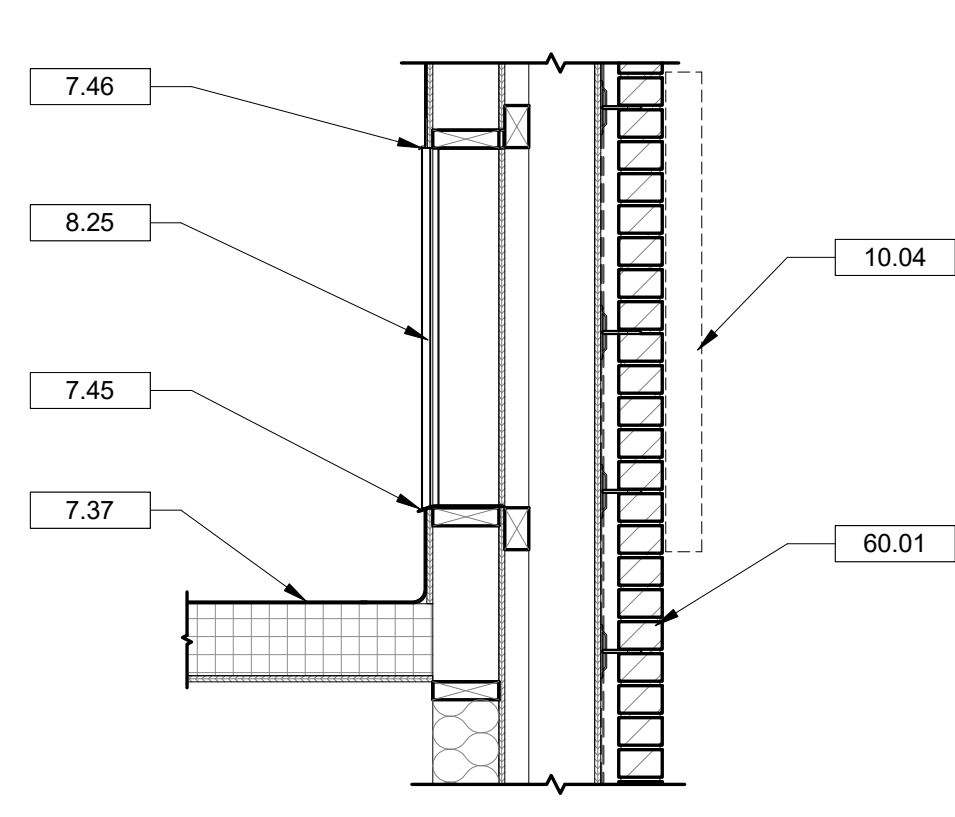
**1 ROOF PLAN**  
A1.02 1/4" = 1'-0"



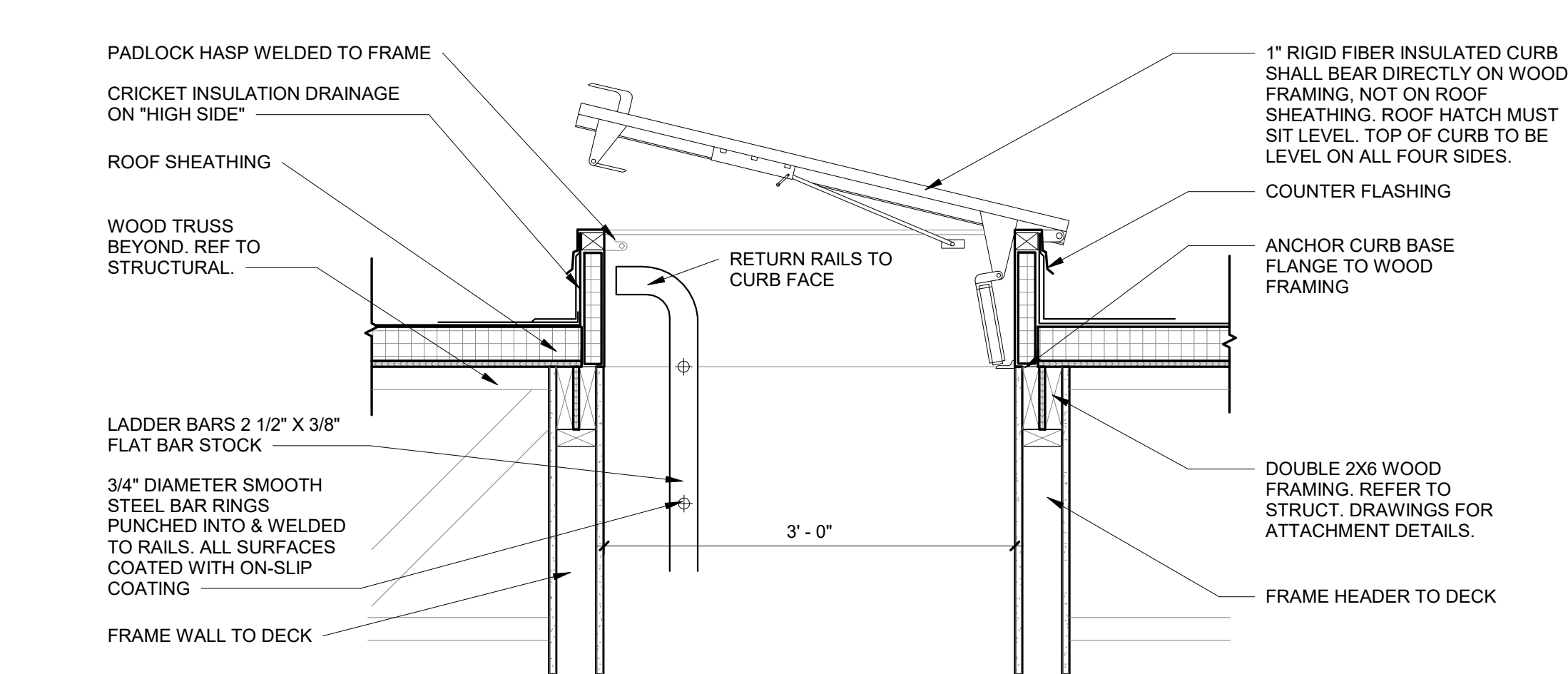
**2 OVERFLOW SCUPPER DETAIL**  
A1.02 1 1/2" = 1'-0"



**3 THRU-WALL SCUPPER DETAIL**  
A1.02 1 1/2" = 1'-0"



**4 SIGN ACCESS PANEL**  
A1.02 3/4" = 1'-0"



**5 ROOF HATCH DETAIL**  
A1.02 1" = 1'-0"

Drawing  
**ROOF PLAN**

**A1.02**

