



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 3/4/2026 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](https://fishersin.gov/PUD).

1. Regular PUD Committee

a. Holiday Inn Express

Address: 10570 Kincaid Dr, Fishers, IN

Parcel: 15-14-12-00-21-001.000

Case: PUD-25-12

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

Petitioner: Ravi Patel

Planner: Christy Cashin

b. The Crossing Lofts

Address: 11000 Stockdale Street

Parcel: 15-15-06-00-00-002.013, 15-15-06-00-00-014.002

Case: PUD-26-2

Request: Request to approve architecture and site plan for a four-story multi-family development

Petitioner: Josh Estridge

Planner: Ross Hilleary

2. Riverplace PUD Committee

a. None

3. Staff Communication



Planned Unit Development (PUD)

Committee

Staff Report

Meeting Date: March 4, 2026

DEPARTMENT CONTACT:

Christy Cashin

CASE NUMBER:

PUD-25-12

PETITIONER:

Ravi Patel

PROPERTY ADDRESS/LOCATION:

10570 Kincaid Dr, Fishers, IN

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

APPLICABLE REGULATIONS:

Delaware Park PUD & City of Fishers UDO

EXISTING ZONING:

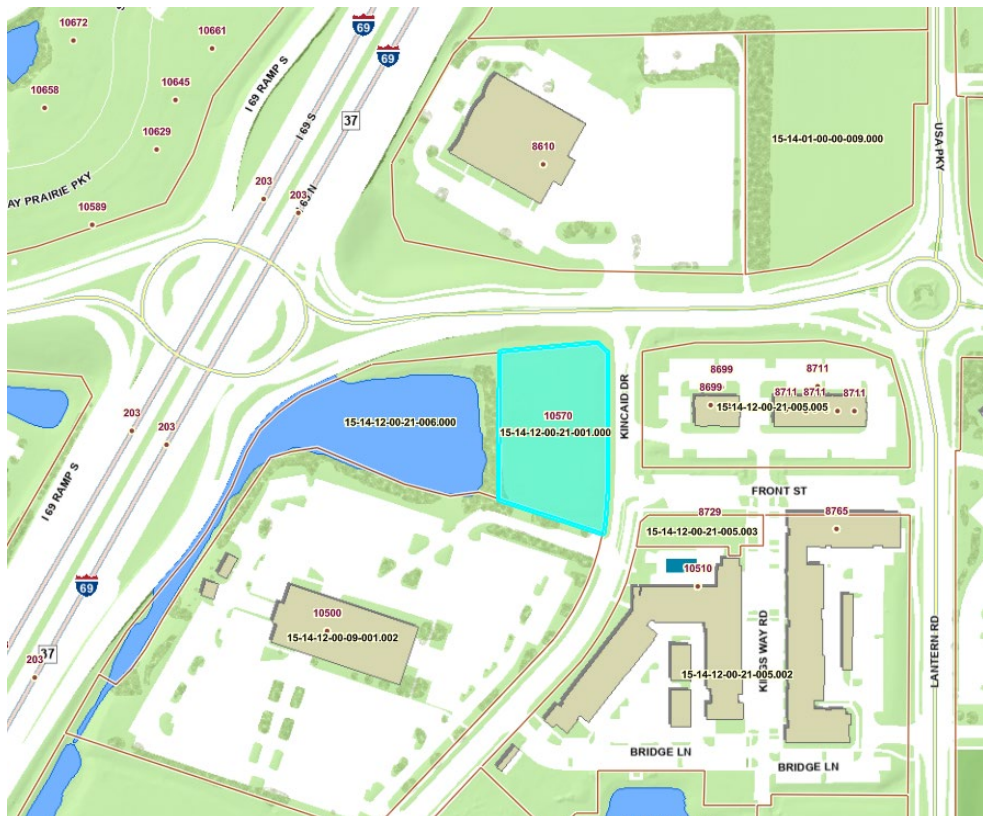
Delaware Park PUD

FISHERS 2040:

Employment Node

Lot Size: 1.6 acres

LOCATION MAP



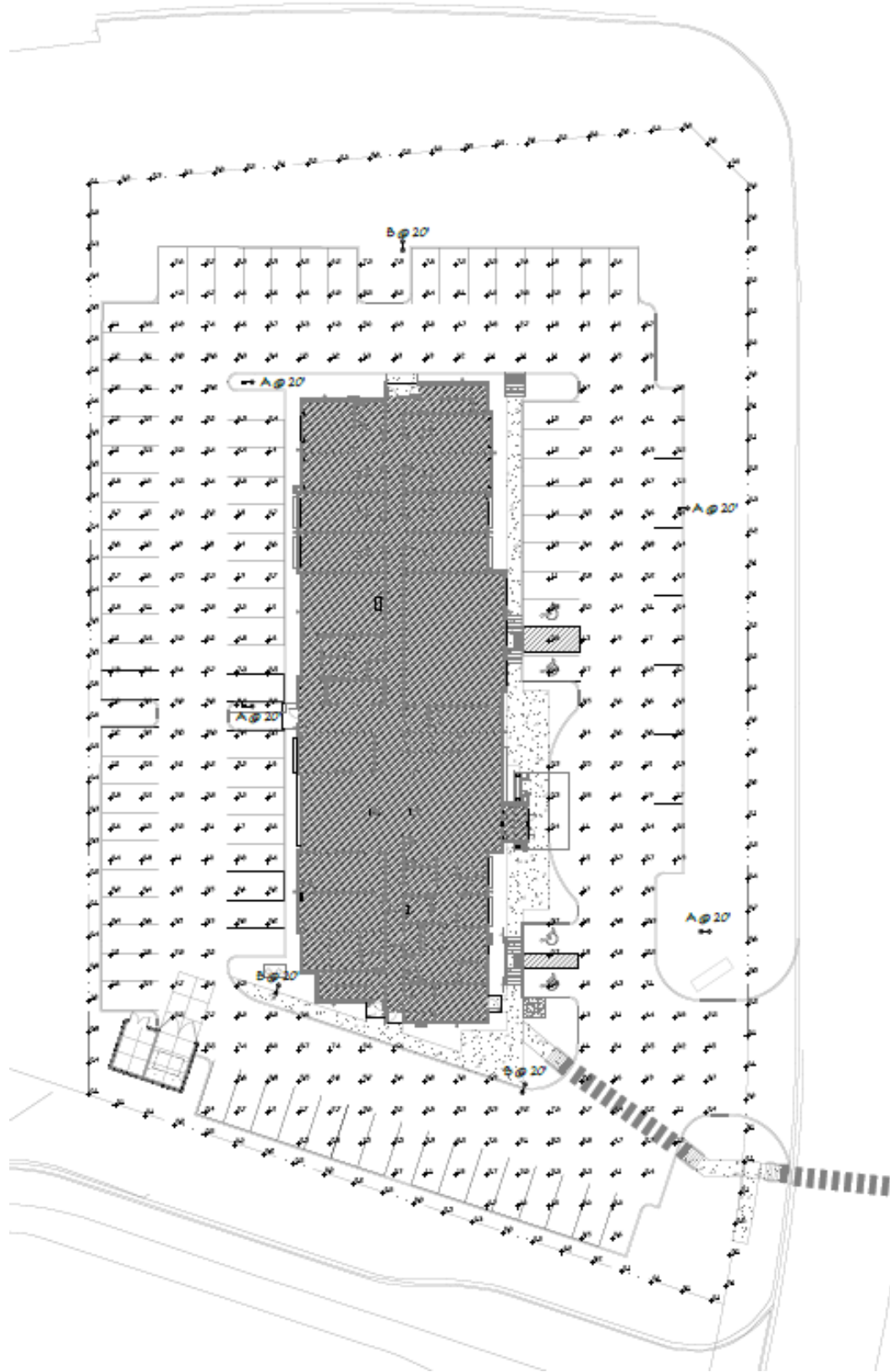
STAFF RECOMMENDATION

Approve

Approve with Conditions

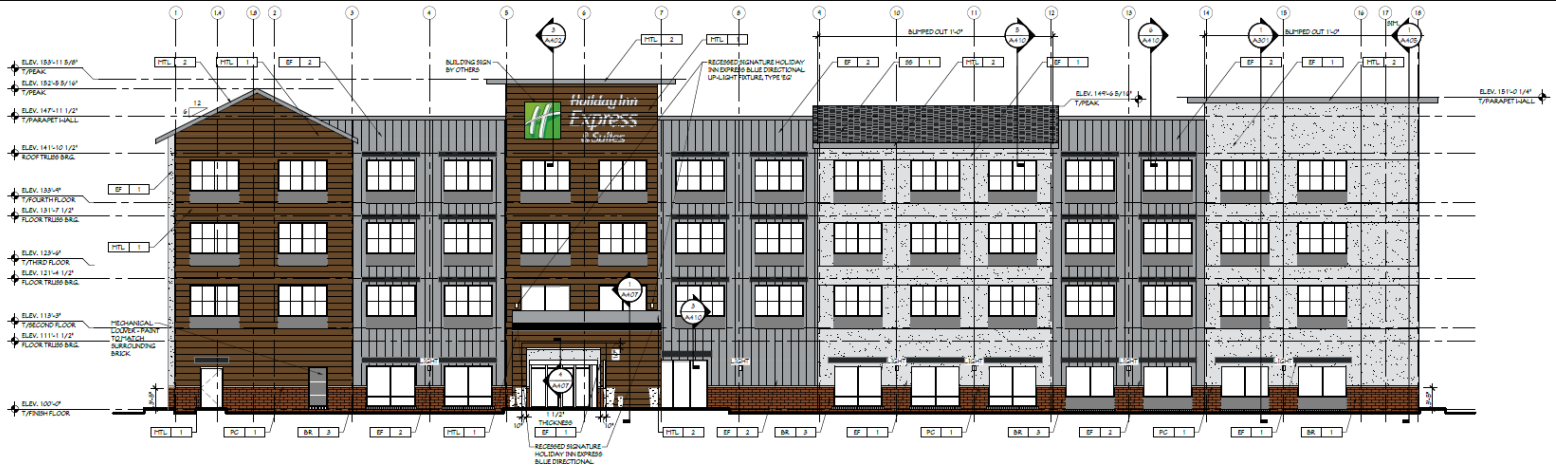
Continue

Deny

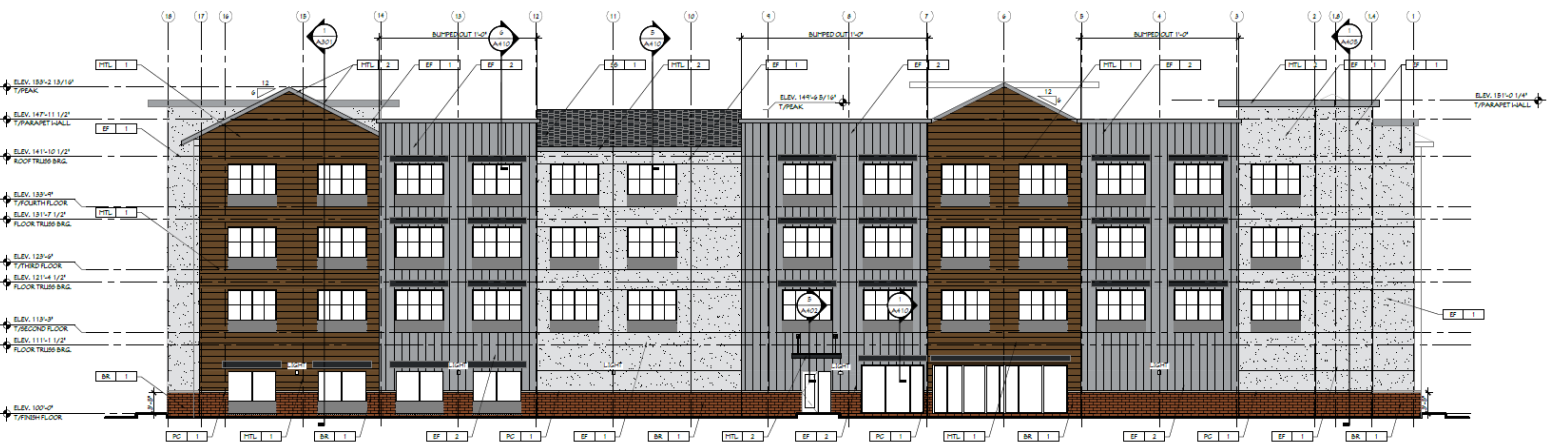


Photometric plan

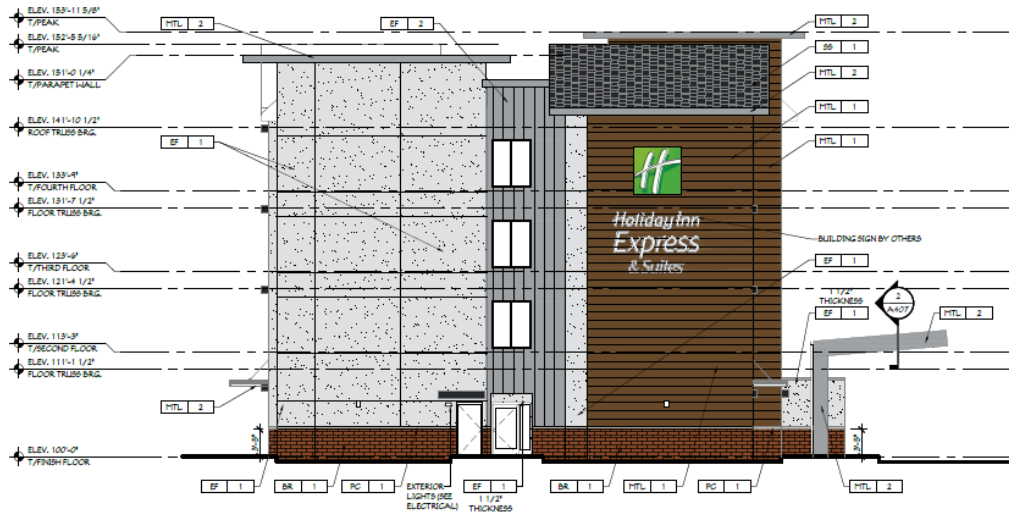
ELEVATIONS



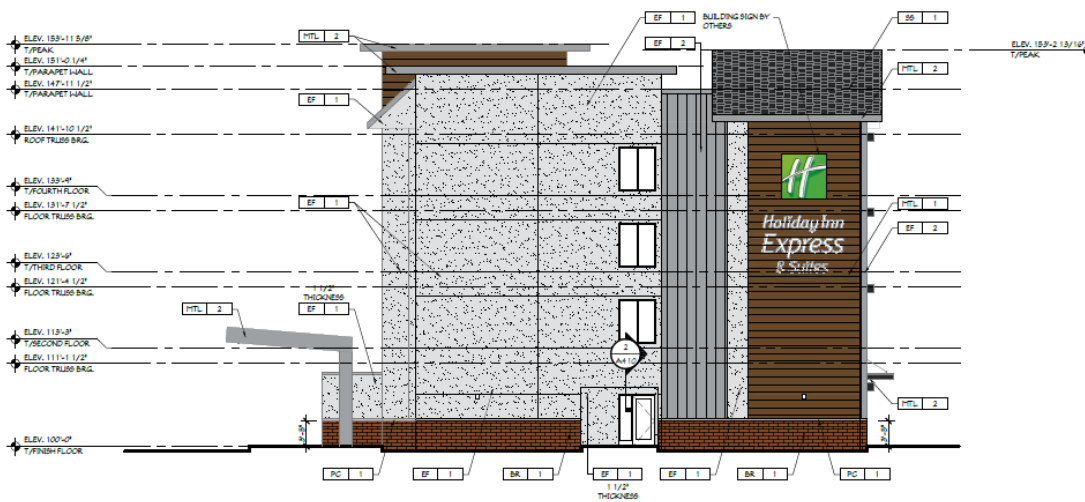
West Elevation



East Elevation



North Elevation



South Elevation

RENDERINGS



Southeast corner, looking northwest



West elevation



Northwest corner, looking southeast

ARCHITECTURAL STANDARDS







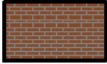
Per the Delaware Park PUD Ordinance No. 10112D, The location and architecture of buildings shall be reviewed and approved by the PUD Committee, pursuant to Article 10.A of this Ordinance, prior to the issuance of a building permit for each building, respectively.

Additionally,

- a) The following materials shall be permitted: composite wood materials, steel, aluminum, metal, precast concrete, stone, and porcelain/ceramic tile, masonry, glass, EIFS.
- b) All mechanicals shall be located and screened to minimize visibility from the Real Estate's property line and adjacent Rights-of-Way at the grade of the site.

DETAILS FOR THIS PROJECT

Materials

MATERIAL LEGEND					
	EIFS-1: 1 1/2" THICKNESS		MTL-1: NICHIBA FIBER CEMENT VINTAGE WOOD SERIES - BARK		SS-1 3 DIMENSIONS ARCHITECTURAL SHINGLES : SW 6991 'BLACK MAGIC'
	EIFS-2: #133 DRIFTWOOD 1 1/2" THICKNESS		MTL-2: #133 DRIFTWOOD		PC-1: PRECAST CONCRETE LEDGE : SW#7069 IRON ONE
			BR-1: BELDEN BRICK-		

Material Breakdown

ELEVATION MATERIAL BREAKDOWN		
BRICK/ PRECAST	1,624 SQ. FT.	6%
METAL PANEL	5,718 SQ. FT.	21%
EIFS	13,074 SQ. FT.	47%
SHINGLES	867 SQ. FT.	3%
GLAZING/ DOOR	6,348 SQ. FT.	23%
TOTAL	27,631 SQ. FT.	100%

NOTE:
 ALL WINDOW AND DOOR FRAMES TO BE BLACK OR DARK ANODIZED ALUMINUM

NOTE:
 ALL COPING, SCUPPERS, AND MECHANICAL GRILLS AND/ OR LOUVER TO MATCH ADJACENT EXTERIOR FINISH

SURROUNDING CHARACTER



State at Fishers Retail



State at Fishers Apartments



IMI Headquarters

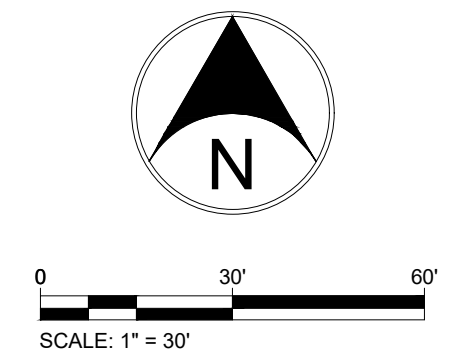
STAFF RECOMMENDATION

The petitioner has met staff requests for architecture and site plan improvements.

Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny



KEY NOTES: (XX)

A1	CONCRETE PAVEMENT	
C13	CONCRETE 6 INCH "STRAIGHT" CURB	
C15	CHAIRBACK CURB AND GUTTER	
C19	DEPRESSED CURB AND GUTTER	
D1	LIGHT DUTY ASPHALT PAVEMENT	
D2	HEAVY DUTY ASPHALT PAVEMENT	
D3	PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY ASPHALT PAVEMENT	
E	EXISTING CURB / PAVEMENT / SIDEWALK TO REMAIN	
F1	CONCRETE SIDEWALK	
F2	CONCRETE INTEGRAL / MONOLITHIC CURB AND WALK	
I	INLET / CASTING CONCRETE COLLAR APRON	
L	EXTERIOR LIGHTS. VERIFY FINAL LOCATION WITH PHOTOMETRIC PLAN.	
M	MATCH INTO EXISTING	
P	INDOT APPROVED, SNOWPLOWABLE, RAISED PAVEMENT MARKER W/ BLUE LENSE. REFER TO FISHERS STANDARD CONSTRUCTION DETAIL SHEET NO. 28.	
S34	4 INCH SOLID WHITE PAVEMENT STRIPING (TYP.)	
S36	PAVEMENT MARKING AS SHOWN	
S38	WHITE PAVEMENT CROSSWALK TRANSVERSE MARKING	
T3	CURB TURNOUT / CHUTE	
U	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)	
X1	HANDICAP PARKING SIGN	
Y	BICYCLE PARKING	
Z	LANDSCAPE AREA	

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE
LAW"
811

Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:

HOLIDAY INN EXPRESS FISHERS

PROJECT LOCATION:
10570 KINCAID DR.
FISHERS, INDIANA 46037
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
SW 1/4, S17, T17N, R4E

CLIENT:

SOHUM HOTELS
12045 ILLINOIS ST.
CARMEL, INDIANA 46032

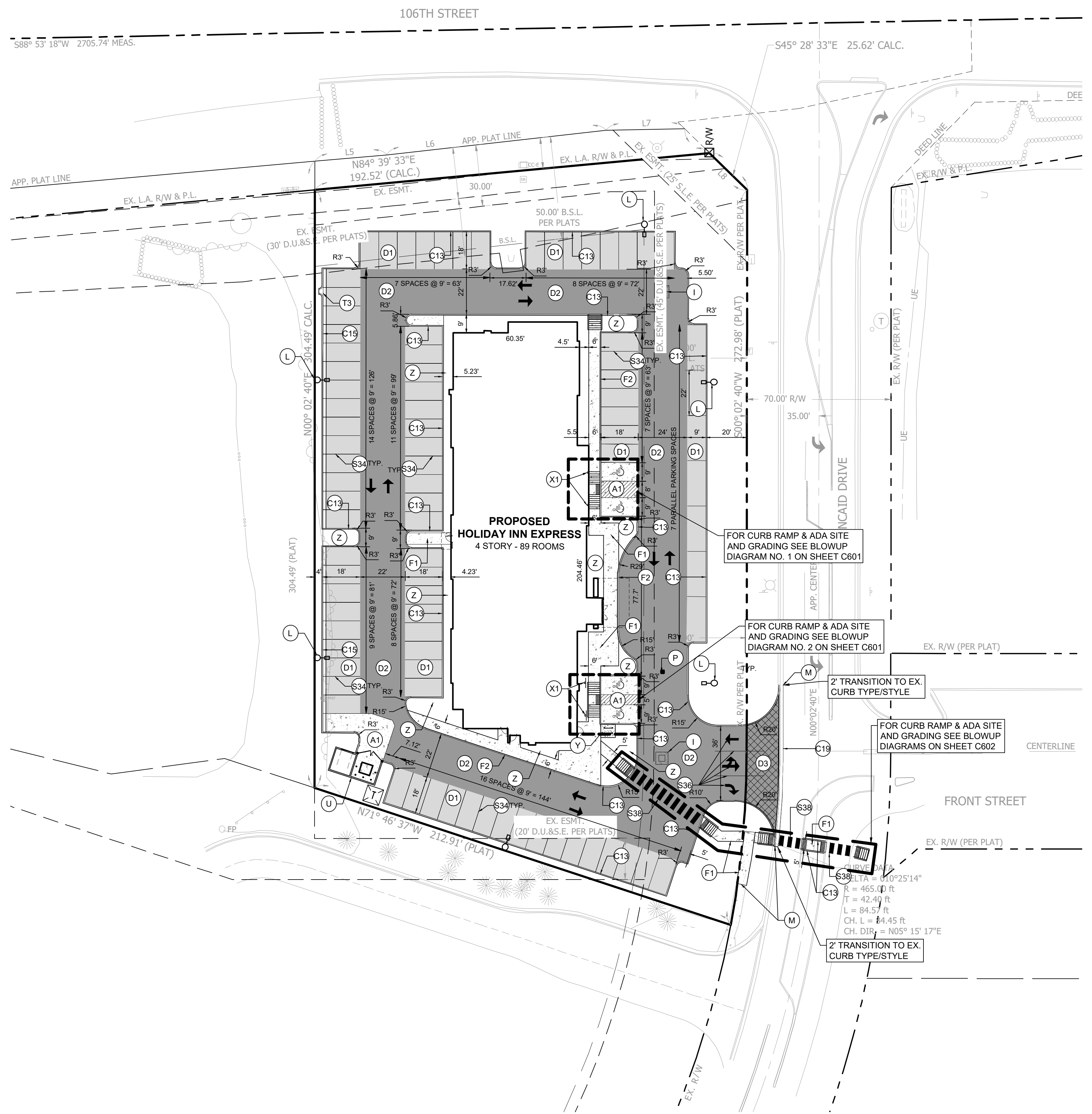
PLAN DATE:
1/22/2026

DESIGN: AF	CHECK: AF	DRAWN: KG
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PROJECT NO:
2403003

SHEET NAME:
SITE PLAN

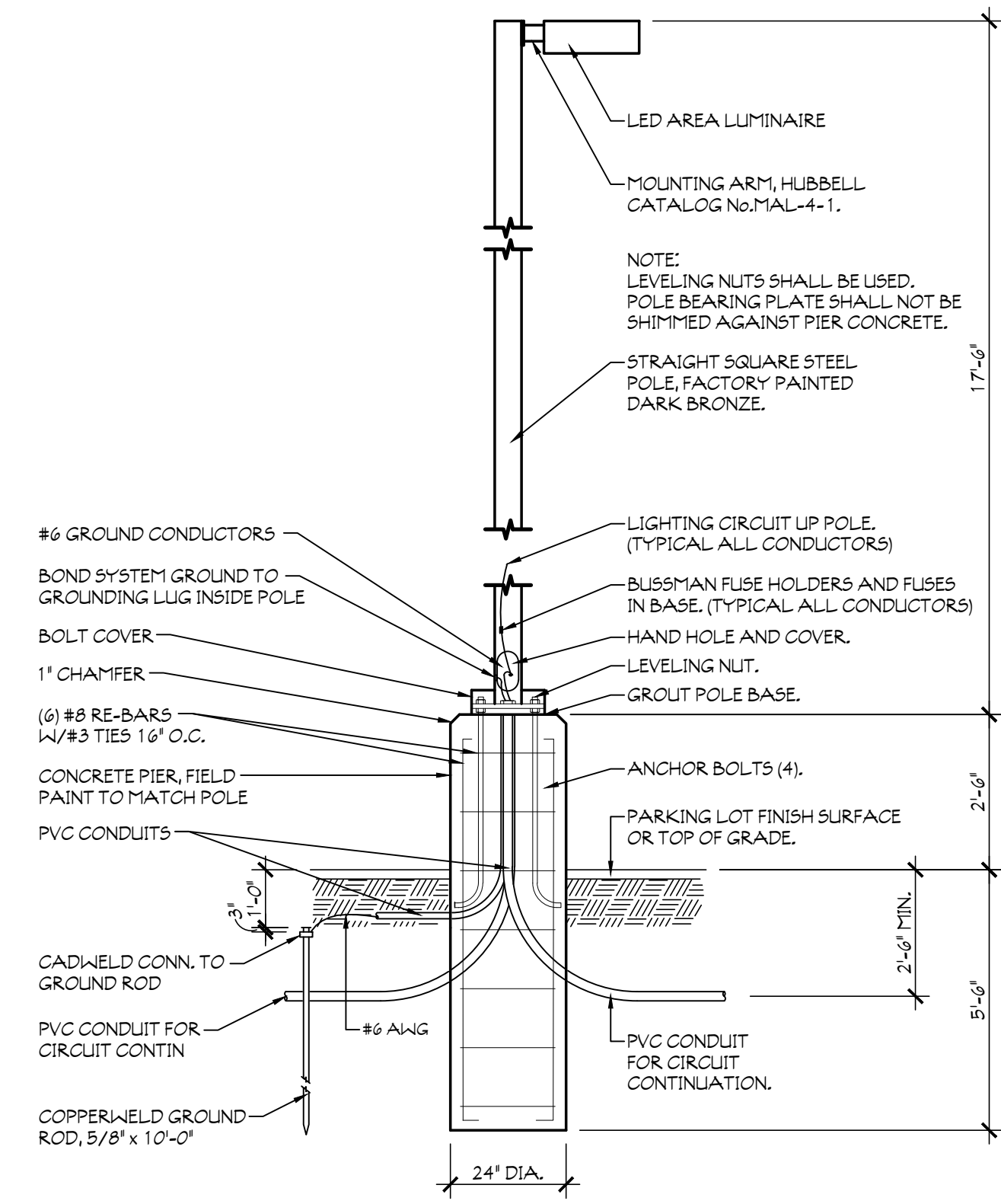
SHEET NO.
C201



DATE: 1/22/2026 11:27 AM
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 USER: J. GARDNER

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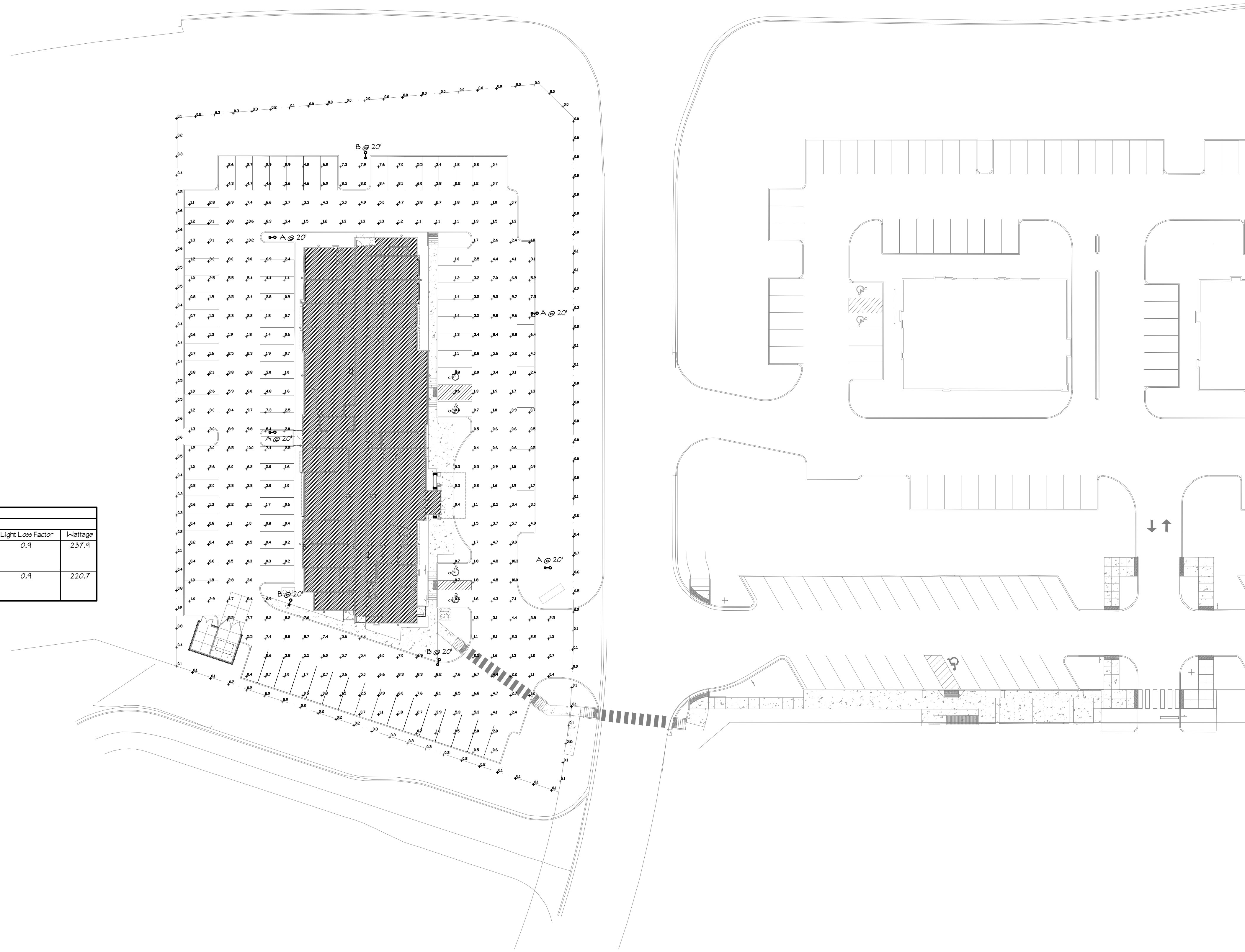
SEE SCHEDULE FOR LUMINAIRES



2 LIGHT POLE DETAIL
SCALE: NOT TO SCALE

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Property Line	+	0.2 fc	1.0 fc	0.0 fc	N/A
Layout	+	3.4 fc	10.6 fc	0.2 fc	53.0:1

Luminaire Schedule									
Project: FISHER, INDIANA HOLIDAY INN EXPRESS									
Symbol	Qty	Label	Manufacturer	Catalog Number	Description	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○-A	4	A	INDUSTRIAL LIGHTING PRODUCTS INC	SAS-36L-U-40-T4-H55	SKYLINE MEDIUM, 36,000 LUMENS, UNIVERSAL DRIVER, 4000K, TYPE 4 OPTIC, HOUSE SIDE SHIELD	1	23610	0.9	237.9
○-B	3	B	INDUSTRIAL LIGHTING PRODUCTS INC	SAS-30L-U-40-T3-H55	SKYLINE MEDIUM, 30,000 LUMENS, UNIVERSAL DRIVER, 4000K, TYPE 3 OPTIC, HOUSE SIDE SHIELD	1	22740	0.9	220.7



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE DERIVED FROM DISTRIBUTION PLANS.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES AND SHALL CORRECT THEM PRIOR TO CONSTRUCTION.

Architects
Planners
Construction Mgmt
* Rule 5 and MS4 Filing
PHONE: (574) 537-5500
FAX: (574) 537-0806

MAUST ARCHITECTURAL SERVICES DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526



SHEET SIZE 24x36

HOLIDAY INN EXPRESS

FISHERS, IN

REVISIONS:

NO.	DATE	DESCRIPTION
#1	02-04-26	POLES UPDATED

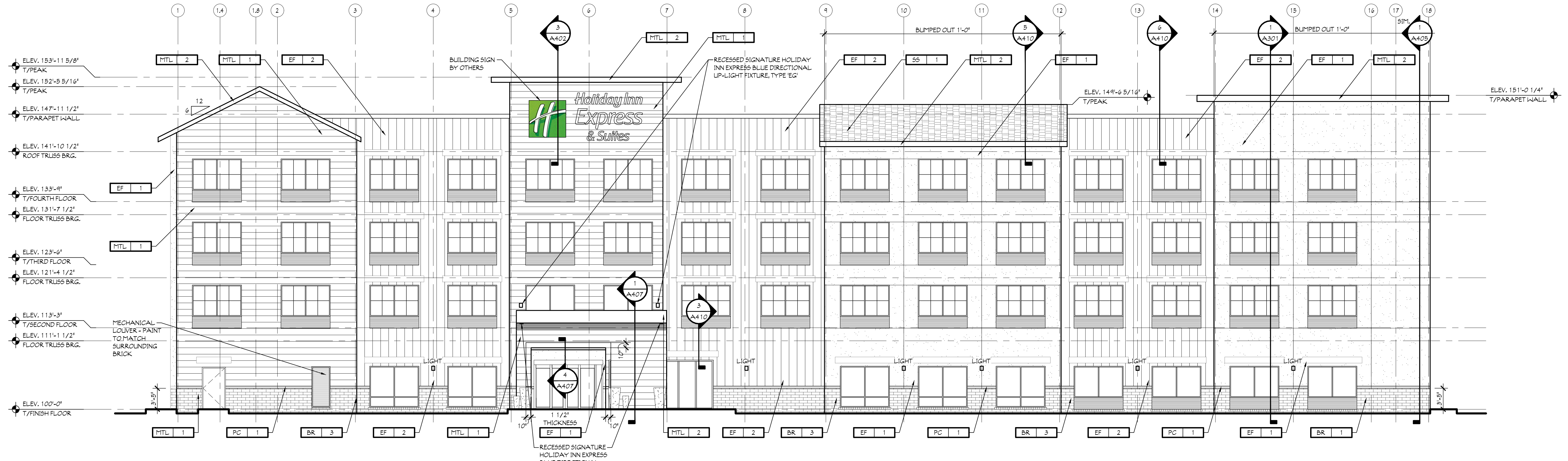
DATE: 01-10-26

JOB NO.: MAS-24-121

NAME: SITE PHOTOMETRIC PLAN

SHEET:

SE101

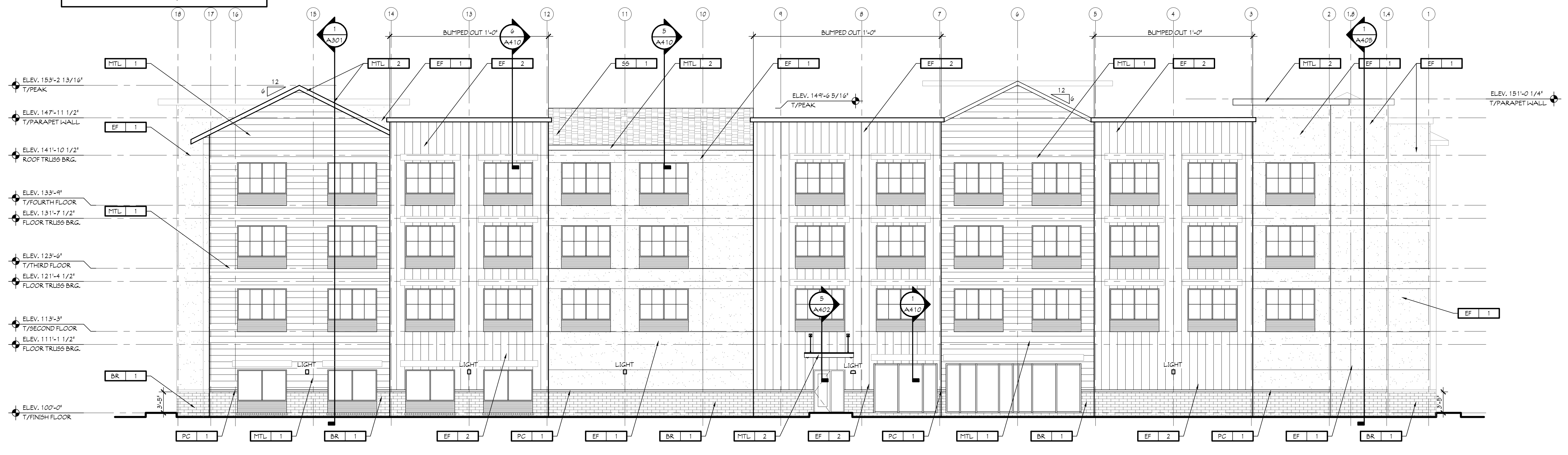


ELEVATION MATERIAL BREAKDOWN		
BRICK/ PRECAST	1,624 SQ. FT.	6%
METAL PANEL	5,718 SQ. FT.	21%
EIFS	13,074 SQ. FT.	47%
SHINGLES	867 SQ. FT.	3%
GLAZING/ DOOR	6,348 SQ. FT.	23%
TOTAL	27,631 SQ. FT.	100%

- NOTE:**
ALL WINDOW AND DOOR FRAMES TO BE BLACK OR DARK ANODIZED ALUMINUM
- NOTE:**
ALL GOPING, SCUPPERS, AND MECHANICAL GRILLS AND/ OR LOUVER TO MATCH ADJACENT EXTERIOR FINISH
- NOTE:**
HALLMARK LIGHT ARE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
EAST (FRONT) ELEVATION

MATERIAL LEGEND		
EIFS-1: 1 1/2" THICKNESS	MTL-1: NICHHA FIBER CEMENT VINTAGE WOOD SERIES - BARK	SS-1.3 DIMENSIONS ARCHITECTURAL SHINGLES : SW 6911 "BLACK MAGIC"
EIFS-2: #133 DRIFTWOOD 1 1/2" THICKNESS	MTL-2: #133 DRIFTWOOD	PC-1: PRECAST CONCRETE LEDGE : SW #7069 IRON ONE
	BR-1: BELDEN BRICK-	



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
WEST (REAR) ELEVATION

GENERAL NOTES

ALTHOUGH DRAWINGS ARE PREPARED TO SCALE, THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.

ALL DIMENSIONS UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.

Architects
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* Rule 5 and MS4 Filing

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FAX: (574) 537-0808

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SHEET SIZE 24x36

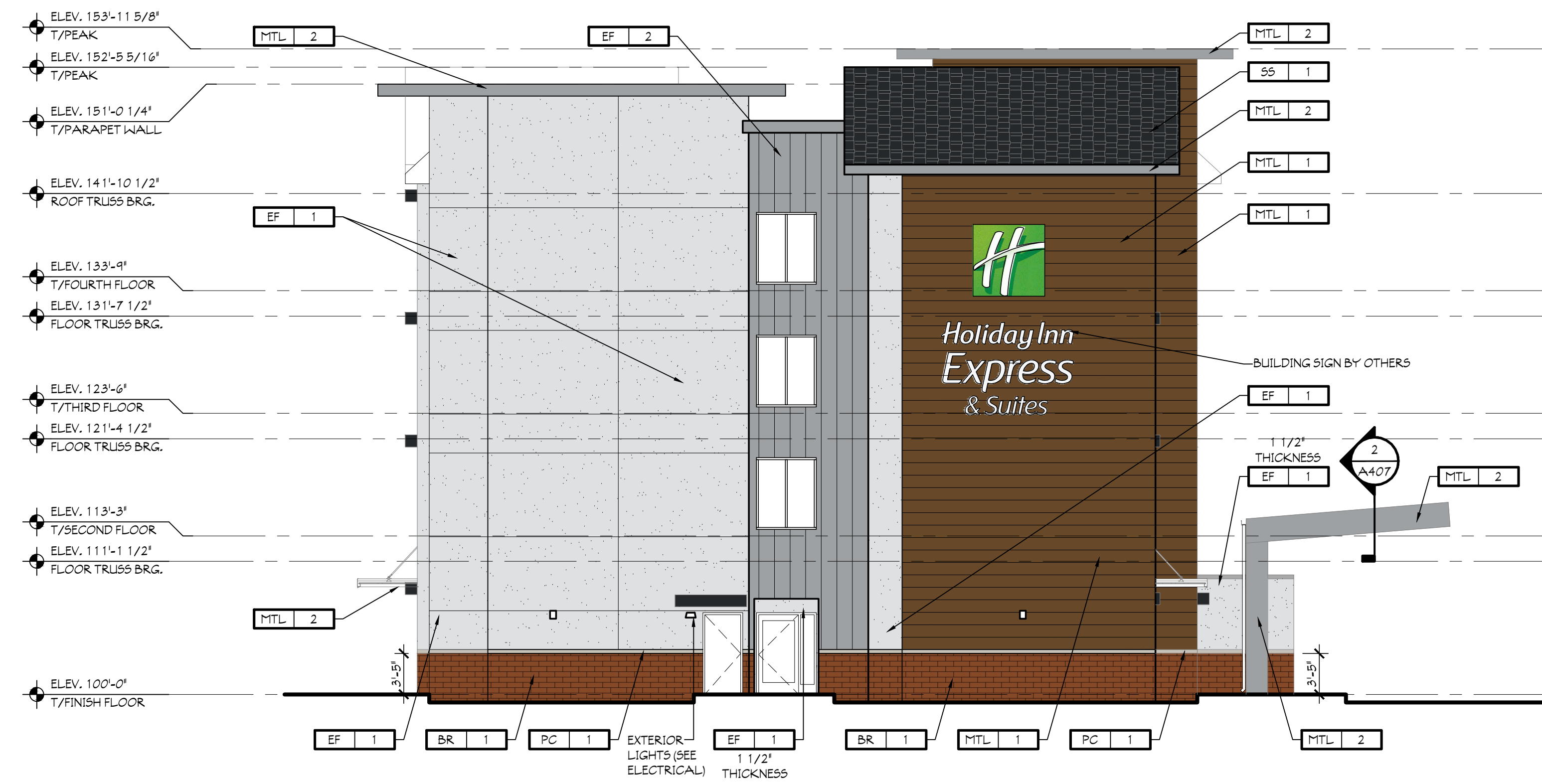
HOLIDAY INN EXPRESS
FISHERS, IN

REVISIONS:

#1	02-04-26	ENTIRE SHEET
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DATE: 01-10-26
JOB NO.: MAS-24-121
NAME: EXTERIOR ELEVATIONS
SHEET:

A201



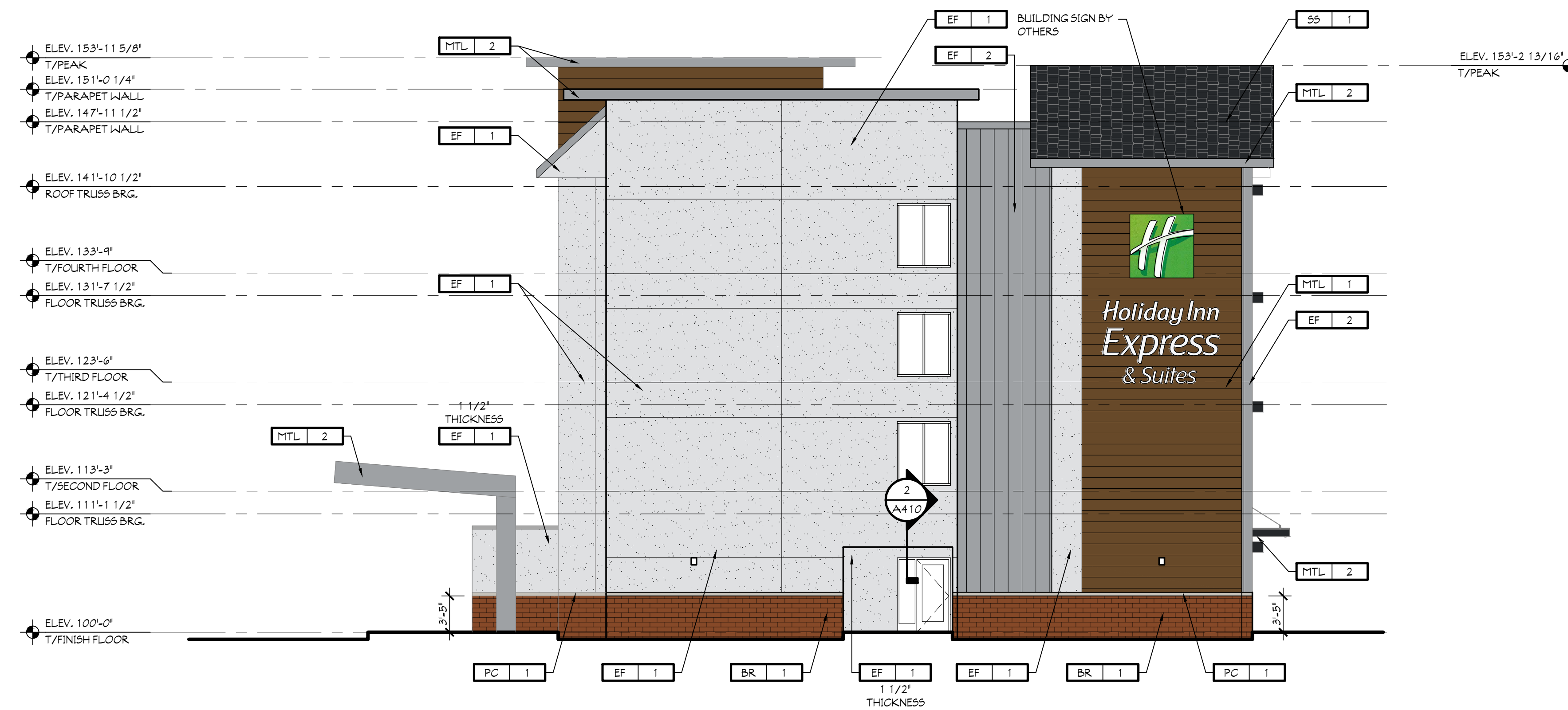
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NOTE:
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1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
SOUTH (LEFT SIDE) ELEVATION

MATERIAL LEGEND		
	EIFS-1: 1 1/2" THICKNESS	MTL-1: NICHHA FIBER CEMENT VINTAGE WOOD SERIES - BARK
	EIFS-2: #133 DRIFTWOOD 1 1/2" THICKNESS	MTL-2: #133 DRIFTWOOD
	BR-1: BELDEN BRICK-	SS-1: 3 DIMENSIONS ARCHITECTURAL SHINGLES : SW 6991 'BLACK MAGIC'
	PC-1: PRECAST CONCRETE LEDGE : SW #7069 IRON ONE	



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH (RIGHT SIDE) ELEVATION

GENERAL NOTES
ALTHOUGH DRAWINGS ARE PREPARED TO SCALE, THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. FRACTIONS SHALL BE IN 16THS OF AN INCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONAL CHECKS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Architects
Planners
Construction Mgmt.
Rule 5 and MS4 Filing
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FAX: (574) 537-0808
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526



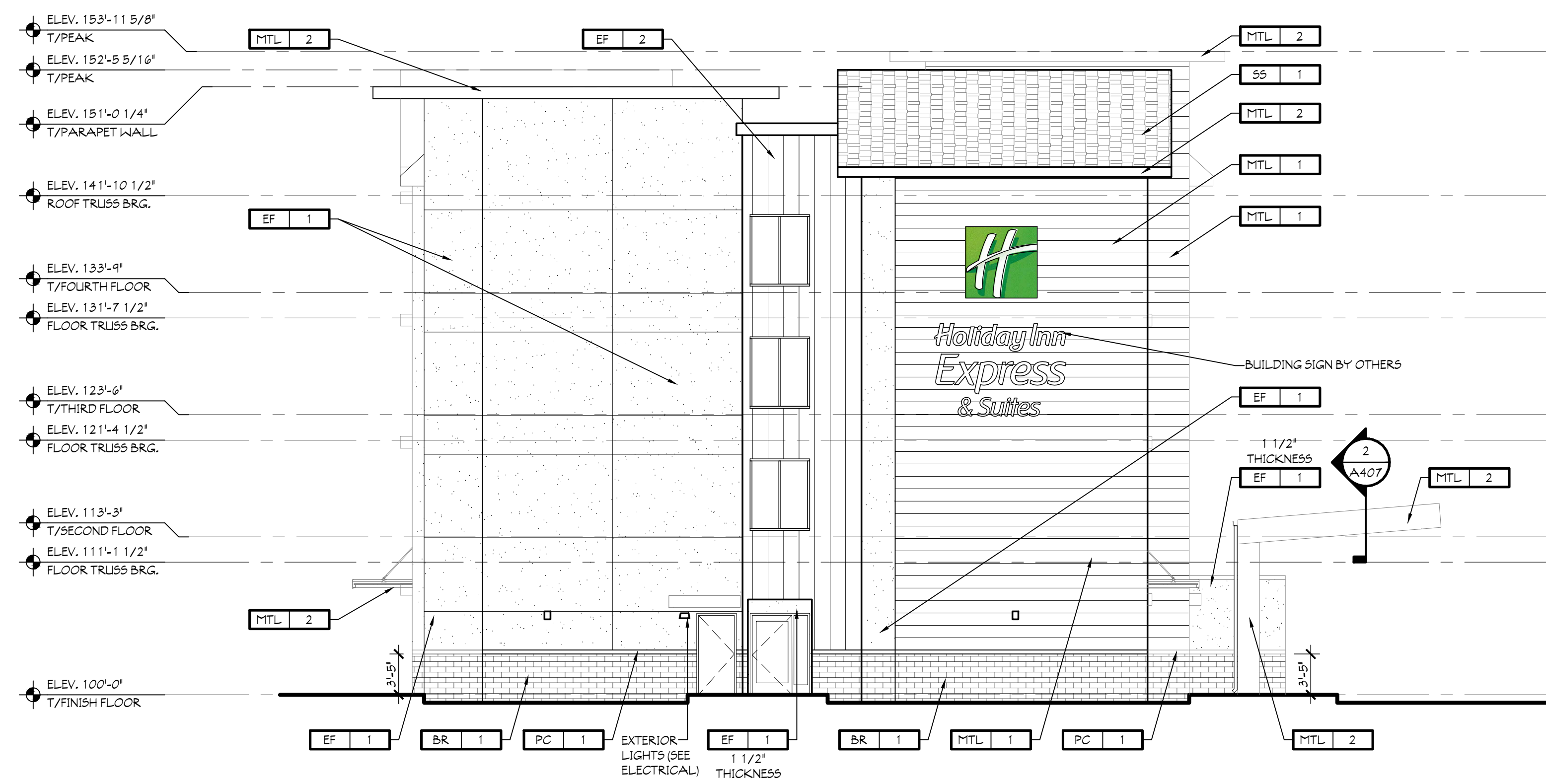
SHEET SIZE 24x36

HOLIDAY INN EXPRESS
FISHERS, IN

REVISIONS:
#1 02-04-26 ENTIRE SHEET

DATE: 01-10-26
JOB NO.: MAS-24-121
NAME:
EXTERIOR ELEVATIONS

SHEET:
A202



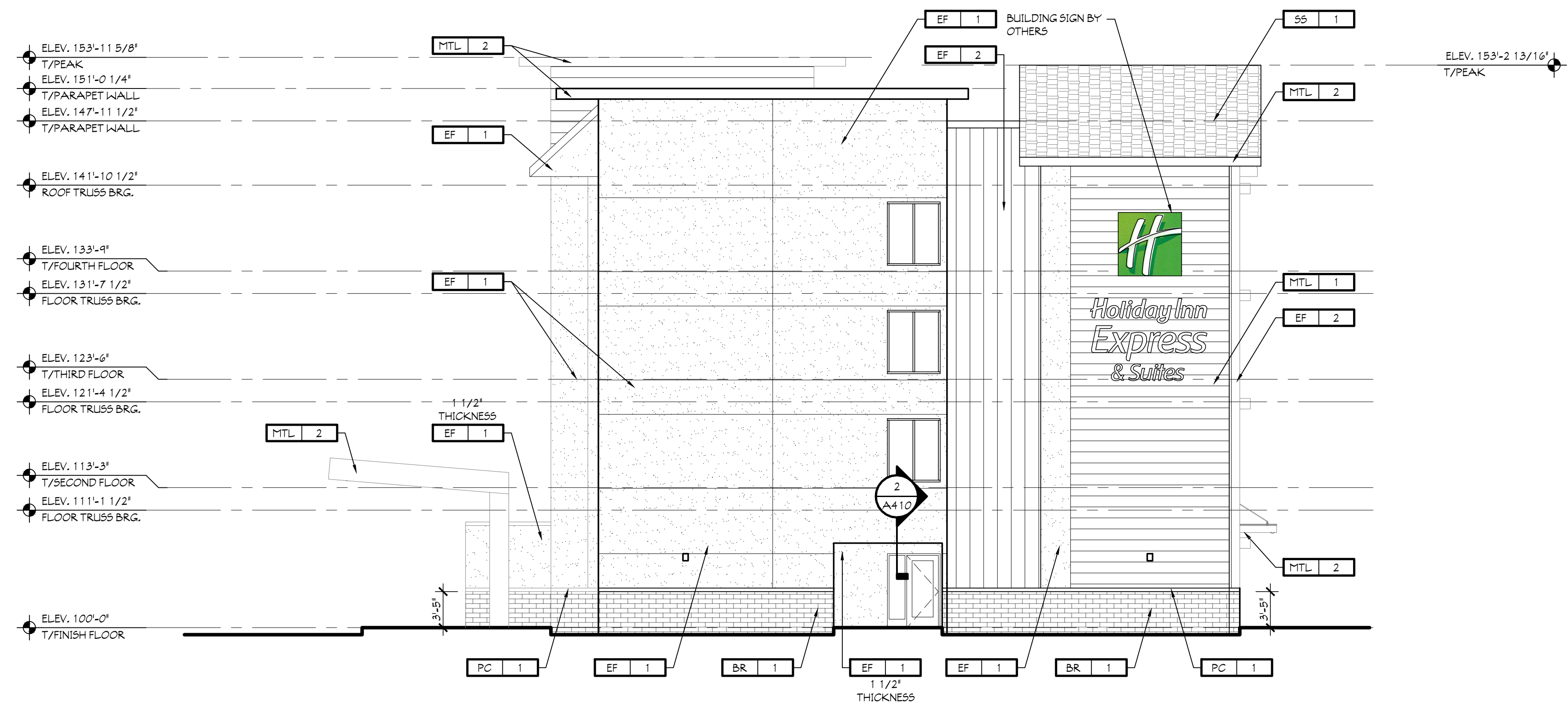
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SOUTH (LEFT SIDE) ELEVATION

MATERIAL LEGEND		
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	EIFS-2: #133 DRIFTWOOD 1 1/2' THICKNESS	MTL-2: #133 DRIFTWOOD
	BR-1: BELDEN BRICK-	SS-1: 5 DIMENSIONS ARCHITECTURAL SHINGLES : SW 6991 'BLACK MAGIC'
	PC-1: PRECAST CONCRETE LEDGE : SW #7069 IRON ONE	



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH (RIGHT SIDE) ELEVATION

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112 NORTH MAIN STREET
GOSHEN, INDIANA 46526



SHEET SIZE 24x36

HOLIDAY INN EXPRESS
FISHERS, IN

REVISIONS:
#1 02-04-26 ENTIRE SHEET

DATE: 01-10-26
JOB NO.: MAS-24-121
NAME:
EXTERIOR ELEVATIONS

SHEET:
A202



Holiday Inn
Express
& Suites

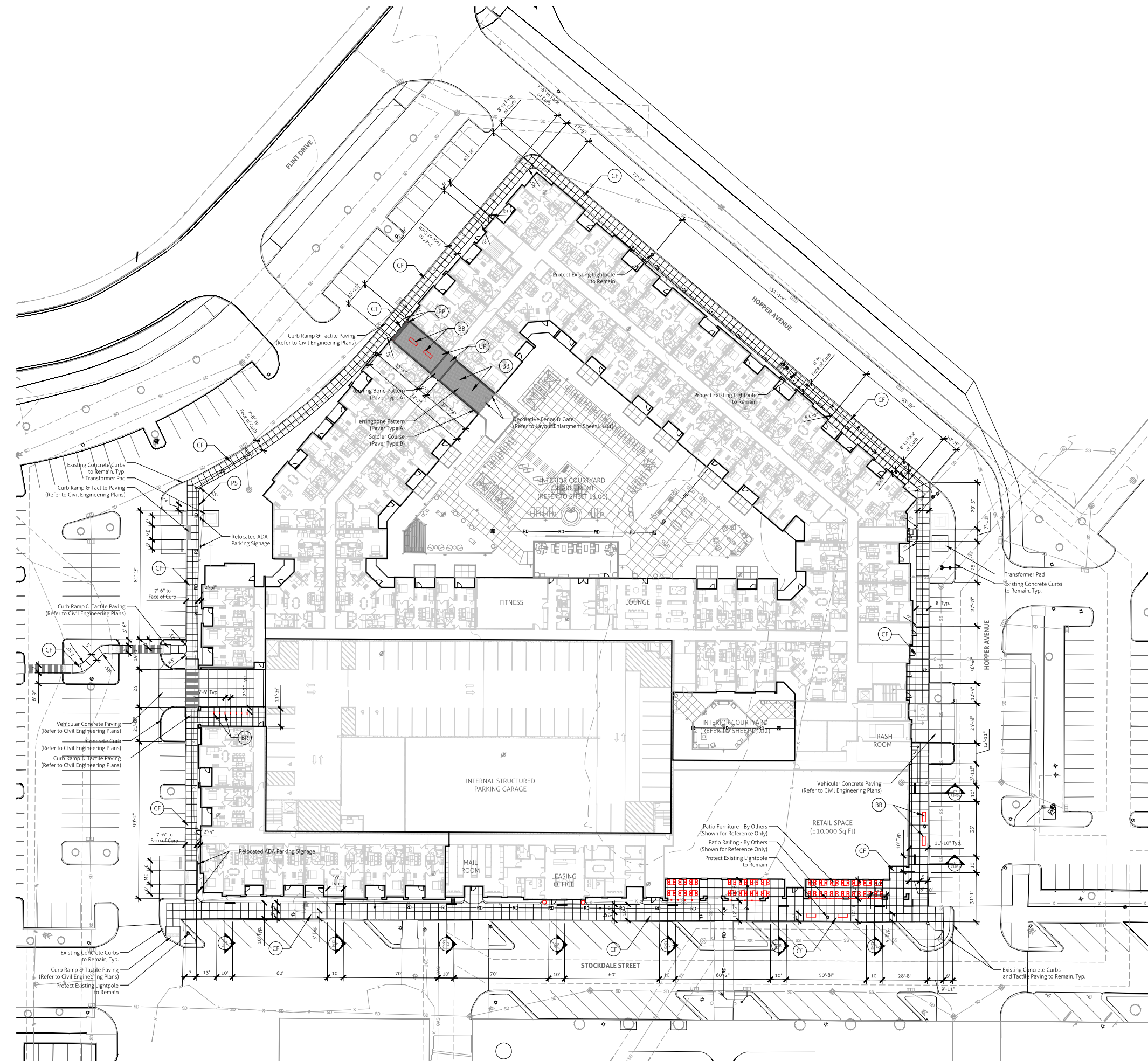


Holiday Inn
Express
& Suites



Holiday Inn
Express
& Suites





LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. All walls are dimensioned to Face of Wall unless otherwise noted.
5. All dimensions from roadway are from Back of Curb unless otherwise noted.
6. All curves and radii to be smooth and not segmented.
7. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
8. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
9. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
10. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
11. Contractor to provide 4" rigid PVC sleeves under all roadway and pavement crossings for irrigation system main line and secondary lines.

XX	SITE ELEMENTS	DETAIL
TAG	#	SHEET
BR	BIKE RACK (REFER TO MATERIAL SCHEDULE)	L3.05
CF	CONCRETE FLATWORK	01 L3.03
CT	CONCRETE FLATWORK w/ THICKENED EDGE	01 L3.03
CL	ADA CHAIR LIFT - DECK REINFORCEMENT	03 L3.05
CR	REINFORCED CONCRETE BASE (REFER TO POOL PLANS)	
CS	CRUSHED STONE	08 L3.03
F	FIRE PIT	03 L3.05
F-D	FENCE - DECORATIVE PICKET	02 L3.04
F-P	FENCE - POOL	01 L3.04
F-W	FENCE - WOOD SCREENWALL	02 L3.06
G-D	GATE - DECORATIVE PICKET	04 L3.04
G-P	GATE - POOL	03 L3.04
GS	GRILLING STATION	01 L3.06
PC	PLANTER CURB	09 L3.03
PD	CONCRETE POOL DECK	07 L3.03
PL	PLANTER POT	02 L3.05
PR	PATIO RAILING	02 L3.04
UP	UNIT PAVING ON RIGID BASE	06 L3.03
W-P	PLANTER WALL	03 L3.06

LEGEND

- Concrete Flatwork
(Refer to Detail 01/L3.13)
- Unit Paving on Rigid Base
(Refer to Detail 06/L3.13)
- Fence
- 6' Bench
- Planter Pot
(Refer to Detail 02/L3.15)



1054 Virginia Ave, Suite 210
Indianapolis, Indiana 46203
www.andersonbohlander.com

PREPARED FOR
Thompson Thrift Residential
111 Monument Circle, Suite 1600
Indianapolis, Indiana 46204

PROJECT
**The Crossing
Lofts at Fishers
District**
Fishers, Indiana 46037

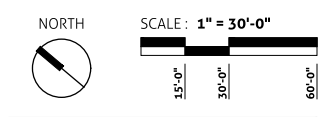
Not for Construction

ISSUE FOR 80% DOCUMENTS
FEBRUARY 20, 2026

DRAWN BY:
DMM/ORB
CHECKED BY:
JBB

REVISIONS	No.	Date	Issue

SHEET TITLE
SITE PLAN



SHEET NUMBER
L3.00



YARD SPACE VIEW LOOKING NORTH





STREET VIEW LOOKING EAST ON STOCKDALE STREET

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

THOMPSON
THRIFT



CLIENT

THE CROSSING LOFTS
AT FISHERS DISTRICT

FISHERS, IN

PROJECT

PERSPECTIVE VIEW

DRAWING TITLE

TAC RESUBMITTAL

FEBRUARY 20, 2026

23036

PROJECT INFO

A002

SHEET



STREET VIEW LOOKING SOUTH ON HOPPER AVENUE

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

THOMPSON
THRIFT



CLIENT

THE CROSSING LOFTS
AT FISHERS DISTRICT

FISHERS, IN

PROJECT

PERSPECTIVE VIEW

DRAWING TITLE

TAC RESUBMITTAL

FEBRUARY 20, 2026

23036

PROJECT INFO

A003

SHEET



STREET VIEW LOOKING EAST

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

THOMPSON
THRIFT



CLIENT

THE CROSSING LOFTS
AT FISHERS DISTRICT

FISHERS, IN

PROJECT

PERSPECTIVE VIEW

DRAWING TITLE

TAC RESUBMITTAL

FEBRUARY 20, 2026

PROJECT INFO

23036

A004

SHEET



STREET VIEW LOOKING NORTH ON STOCKDALE STREET





VIEW LOOKING WEST

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

THOMPSON
THRIFT



CLIENT

THE CROSSING LOFTS
AT FISHERS DISTRICT

FISHERS, IN

PROJECT

PERSPECTIVE VEIM

DRAWING TITLE

TAC RESUBMITTAL

FEBRUARY 20, 2026

23036

PROJECT INFO

A006

SHEET



STREET VIEW LOOKING EAST

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

THOMPSON
THRIFT

CLIENT

THE CROSSING LOFTS
AT FISHERS DISTRICT

FISHERS, IN

PROJECT

PERSPECTIVE VEIM

DRAWING TITLE

TAC RESUBMITTAL

FEBRUARY 20, 2026

23036

PROJECT INFO

A007

SHEET



YARD VIEW LOOKING TOWARD AMENITY AND RETAIL





VIEW LOOKING TOWARD LEASING AND AMENITY





VIEW LOOKING TOWARD CLUBHOUSE AND FITNESS

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

**THOMPSON
THRIFT**



CLIENT

THE CROSSING LOFTS
AT FISHERS DISTRICT

FISHERS, IN

PROJECT

PERSPECTIVE VEIM

DRAWING TITLE

TAC RESUBMITTAL

FEBRUARY 20, 2026

23036

PROJECT INFO

A010

SHEET



VIEW LOOKING TOWARD POOL DECK

STUDIO M
ARCHITECTURE & PLANNING

ARCHITECT

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THRIFT**



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A011

SHEET



NORTHWEST ELEVATION

Scale: 1/16" = 1'-0"

MATERIAL LEGEND

FB1	FACE BRICK COLOR 1
FB2	FACE BRICK COLOR 2
FB3	FACE BRICK COLOR 3
FCH	FIBER CEMENT HORIZONTAL SIDING
FCP	FIBER CEMENT PANEL
FCT	FIBER CEMENT TRIM
FGN	FIBER CEMENT COLUMN WRAP
FCNB	WOODTONE FIBER CEMENT ACCENT PANEL
EL	EXTERIOR LIGHTING
MR	METAL PATIO/BALCONY RAILING
OH	INSULATED METAL OVERHEAD DOOR
AS	ALUMINUM STORE FRONT
MC	ALUMINUM PREMANUFACTURED METAL CANOPY

NORTHWEST ELEVATION
 BRICK: 3803 SF (33%)
 LAP SIDING: 1561 SF (13%)
 LAP SIDING, STAINED: 610 SF (5%)
 VERTICAL PANEL: 1607 SF (14%)
 WINDOWS AND DOORS: 4094 SF (35%)
 TOTAL WALL AREA = 11680 SF

SOUTHEAST ELEVATION
 BRICK: 3874 SF (33%)
 LAP SIDING: 1479 SF (13%)
 LAP SIDING, STAINED: 1366 SF (12%)
 VERTICAL PANEL: 1106 SF (9%)
 WINDOWS AND DOORS: 3917 SF (33%)
 TOTAL WALL AREA = 11742 SF



SOUTHEAST ELEVATION

Scale: 1/16" = 1'-0"

Retail Elevations subject to change per tenant buildouts.

SOUTHWEST ELEVATION
 BRICK: 7111 SF (31%)
 LAP SIDING: 2782 SF (12%)
 LAP SIDING, STAINED: 1305 SF (6%)
 VERTICAL PANEL: 2829 SF (13%)
 WINDOWS AND DOORS: 8995 SF (39%)
 TOTAL WALL AREA = 23083 SF



SOUTHWEST ELEVATION

Scale: 1/16" = 1'-0"

Retail Elevations subject to change per tenant buildouts.

MATERIAL LEGEND	
FB1	FACE BRICK COLOR 1
FB2	FACE BRICK COLOR 2
FB3	FACE BRICK COLOR 3
FCH	FIBER CEMENT HORIZONTAL SIDING
FCP	FIBER CEMENT PANEL
FCT	FIBER CEMENT TRIM
FCW	FIBER CEMENT COLUMN WRAP
FCWS	WOODTONE FIBER CEMENT ACCENT PANEL
EL	EXTERIOR LIGHTING
MR	METAL PATIO/BALCONY RAILING
OH	INSULATED METAL OVERHEAD DOOR
AS	ALUMINUM STORE FRONT
MC	ALUMINUM PREMANUFACTURED METAL CANOPY



EAST ELEVATION
Scale: 1/16" = 1'-0"

EAST ELEVATION
BRICK: 4776 SF (30%)
LAP SIDING: 1625 SF (10%)
LAP SIDING, STAINED: 1409 SF (9%)
VERTICAL PANEL: 2560 SF (16%)
WINDOWS AND DOORS: 5642 SF (35%)
TOTAL WALL AREA = 16012 SF



NORTH ELEVATION
Scale: 1/16" = 1'-0"

NORTH ELEVATION
BRICK: 3549 SF (27%)
LAP SIDING: 1334 SF (11%)
LAP SIDING, STAINED: 1019 SF (8%)
VERTICAL PANEL: 2701 SF (21%)
WINDOWS AND DOORS: 4362 SF (34%)
TOTAL WALL AREA = 13009 SF

MATERIAL LEGEND	
FB1	FACE BRICK COLOR 1
FB2	FACE BRICK COLOR 2
FB3	FACE BRICK COLOR 3
FCH	FIBER CEMENT HORIZONTAL SIDING
FCP	FIBER CEMENT PANEL
FCT	FIBER CEMENT TRIM
FCN	FIBER CEMENT COLUMN WRAP
FCNS	WOODTONE FIBER CEMENT ACCENT PANEL
EL	EXTERIOR LIGHTING
MR	METAL PATIO/ BALCONY RAILING
OH	INSULATED METAL OVERHEAD DOOR
AS	ALUMINUM STORE FRONT
MC	ALUMINUM PREMANUFACTURED METAL CANOPY



NORTHEAST COURTYARD 1 ELEVATION
Scale: 1/16" = 1'-0"



EAST COURTYARD 1 ELEVATION
Scale: 1/16" = 1'-0"



SOUTHWEST COURTYARD 1 ELEVATION
Scale: 1/16" = 1'-0"



NORTHEAST COURTYARD 2 ELEVATION
Scale: 1/16" = 1'-0"



SOUTHWEST COURTYARD 2 ELEVATION
Scale: 1/16" = 1'-0"



NORTH COURTYARD 2 ELEVATION
Scale: 1/16" = 1'-0"



SOUTH COURTYARD 2 ELEVATION
Scale: 1/16" = 1'-0"



SOUTHWEST COURTYARD 2 ELEVATION
Scale: 1/16" = 1'-0"



SOUTHEAST ELEVATION - RETAIL
Scale: 1/8" = 1'-0"

MATERIAL LEGEND	
FB1	FACE BRICK COLOR 1
FB2	FACE BRICK COLOR 2
FB3	FACE BRICK COLOR 3
FCH	FIBER CEMENT HORIZONTAL SIDING
FCP	FIBER CEMENT PANEL
FCT	FIBER CEMENT TRIM
FCN	FIBER CEMENT COLUMN WRAP
FCNS	WOODTONE FIBER CEMENT ACCENT PANEL
EL	EXTERIOR LIGHTING
MR	METAL PATIO/BALCONY RAILING
OH	INSULATED METAL OVERHEAD DOOR
AS	ALUMINUM STORE FRONT
MC	ALUMINUM PREMANUFACTURED METAL CANOPY



SOUTHWEST ELEVATION - RETAIL
Scale: 1/8" = 1'-0"

STUDIO M
ARCHITECTURE & PLANNING

**THOMPSON
THRIFT**

**THE CROSSING LOFTS
AT FISHERS DISTRICT**
FISHERS, IN

**BUILDING
ELEVATIONS**

TAC RESUBMITTAL
FEBRUARY 20, 2026
23036

A204

ARCHITECT

CLIENT

PROJECT

DRAWING TITLE

PROJECT INFO

SHEET



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: March 4, 2026

DEPARTMENT CONTACT:
Ross Hilleary, Assistant Director of Planning

CASE NUMBER:
PUD-26-2

PETITIONER:
Josh Estridge, Thompson Thrift

PROPERTY ADDRESS/LOCATION:
11000 Stockdale Street
15-15-06-00-00-002.013 & 15-15-06-00-00-014.002

REQUEST: Request to approve architecture and site plan for a four-story multi-family development.

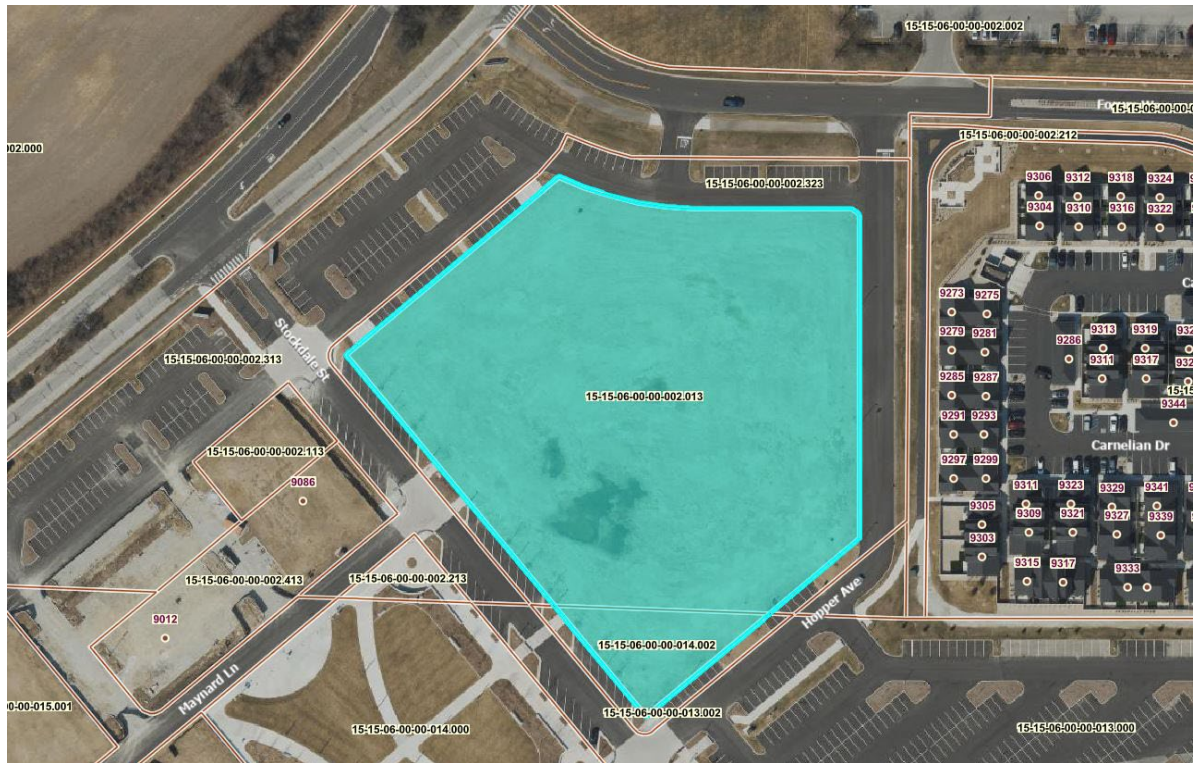
APPLICABLE REGULATIONS:
The Yard Phase II PUD and Unified Development Ordinance

EXISTING ZONING:
The Yard Phase II PUD

FISHERS 2040:
Employment Node

Lot Size: 4.05 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

ELEVATIONS



Northwest Elevation (along Hopper Avenue)



Southeast Elevation (along Hooper Avenue)



Southwest Elevation (along Stockdale Street)



East Elevation



North Elevation



Southeast Elevation – Retail (along Hooper Avenue)



Southwest Elevation – Retail (along Stockdale Street)

ISOMETRIC VIEWS



Street View looking east along Stockdale Street



View from the event lawn looking north along Stockdale Street



View from the northwest corner along Hopper Avenue



View from Forum Way looking south.



View from USA Parkway looking east.



View from Stockdale Street of masonry details, light packs, and pedestrian scale.

MATERIAL

The development is a combination of three (3) tones of masonry, two (2) tones of horizontal lap siding, vertical panel, windows and doors. The materials across the exterior elevations are as follows:

- 31% masonry
- 20% horizontal lap siding
- 14% vertical panel
- 36% Windows and Doors

While signage is shown in the elevations, signage is approved by staff per UDO or PUD standards and is included for scale.

PUBLIC ART

No public art is proposed.

CONTEXT



The Fishers Event Center, 2025



The Crossing Retail buildings (rendering) under construction now.

STAFF RECOMMENDATION

The petitioner has met with staff and staff believes that the intent of the Yard Phase II is being met. The proposed multi-family development is complimentary to the Fishers Event Center in material and scale. Along with the Crossing Retail and the Event Center have created a street wall around the event lawn. Parking for residents will be located inside a parking garage with parking for the retail / restaurant area to be on-street and shared across the Crossing development. Pedestrian paths of travel will continue around the site providing ample opportunity for residents and visitors to enjoy the Event Center and local retail / restaurant options.

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