



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 7/1/2026 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](https://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**
 - a. 6-3-26 DRAFT Minutes
5. **Public Hearings**
 - a. **Buckhaven PUD**

Address: 11798 & 11842 E 131st Street
Parcel: 13-11-27-00-00-022.002 & 13-11-27-00-00-022.004
Case: RZ-26-5
Request: Consideration of a rezone of 11.54 acres of from R2 Residential to PUD-R for a 23-lot for sale single-family residential neighborhood to know as Buckhaven at the common addresses of 11798 and 11842 E 131st Street
Petitioner: Zach Burton, Pulte Homes
Staff: Ross Hilleary

b. **Nickel Plate District Code ADUs Text Amendment (TA-26-5)**

Location: Village Center Zoning District

Case: TA-26-5

Request: Request to Approve a Text Amendment to the Nickel Plate District Code (NPDC) to Section 1. Zone Regulations, Section 4. Parking Regulations, Section 8. Administration, and Section 9. Definitions (TA-26-5)

Petitioner: City of Fishers

Staff: Lucas Smith

6. Staff Communication

7. Summary of Council Action

8. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
June 3, 2026**

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum. Rick Fain, Howard Stevenson, Kim Logan, Selina Stoller, Tiffanie Ditlevson, Angie Frazier, Pete Peterson, Cody Kendall were present.

Others present: Rodney Retzner, Lindsey Bennett, Ross Hilleary, Larry Lannan, Kelly Lewark

Public Hearing:

Request to Approve Amendments to Chapter 32 (Impact Fee Advisory Committee), Chapter 96 (Parks and Recreation), and Chapter 156 (Administration Permits and Fees) of the City of Fishers Code of Ordinances

Lindsay Bennett presented the Staff Report.

In the 2026 regular session, the Indiana General Assembly adopted HEA 1001, which implemented additional requirements with regard to impact fees, as follows:

- An Impact Fee Advisory Committee must now include a community member representing (1) a single-family builder, (2) a multifamily builder, and (3) a realtor, all of whom must be selected based upon the recommendation of the statewide trade association representing each industry
- An impact fee imposed by a unit after June 30, 2026, on a new development to pay for infrastructure may not be collected after June 30, 2026, unless the unit includes in an impact zone the geographical area necessary to ensure that: (1) there is a functional relationship between the components of the infrastructure type in the impact zone; (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; (3) all areas included in the impact zone are contiguous; and (4) the impact zone is:

A. contiguous to the new development;

B. coterminous with a: (i) utility service; or (ii) distribution line of a type described in Ind. Code § 36-7-4-1309(1) or 1309(5) that may be necessary for the new development to interconnect with existing utility infrastructure; or

C. located not more than five (5) miles from the infrastructure type described in Ind. Code § 36-7-4-1309(3) (road impact fees) and 1309(4) (drainage impact fees)

This ordinance amends the City's Impact Fee Advisory Committee provisions to incorporate the new membership requirements established by HEA 1001. In addition, the ordinance adopts language intended to ensure the City of Fishers' impact zones comply with the requirements of HEA 1001 with respect to impact fees imposed and collected after June 30, 2026.

PUBLIC COMMENTS:

No Public Comments have been received. Staff recommends sending a favorable recommendation to Council. This item, if approved, will go to Council in June.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation, seconded by Ms. Ditlevson. The Motion was approved, 8-0.

Mr. Stevenson thanked Angie Frazier for her contributions.

The meeting was adjourned at 6:08.

Respectfully Submitted by:

Kelly Lewark/Kay Prange, Recording Secretary

Advisory Plan Commission Staff Report

Meeting Date: July 1, 2026

DEPARTMENT CONTACT:

Ross Hilleary

CASE NUMBER:

RZ-26-5

PETITIONER:

Zach Burton, Pulte Homes

PROPERTY ADDRESS/LOCATION:

11798 & 11842 E 131st Street
13-11-27-00-00-022.002, 13-11-27-00-00-022.004

REQUEST: Consideration of a rezone of 11.54 acres from R2 Residential to PUD-R for a 23-lot for sale single-family residential neighborhood

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

EXISTING ZONING:

R2 Residential &
I-69 Overlay District

FISHERS 2040:

Suburban Residential

Lot Size: 11.54 Acres

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation

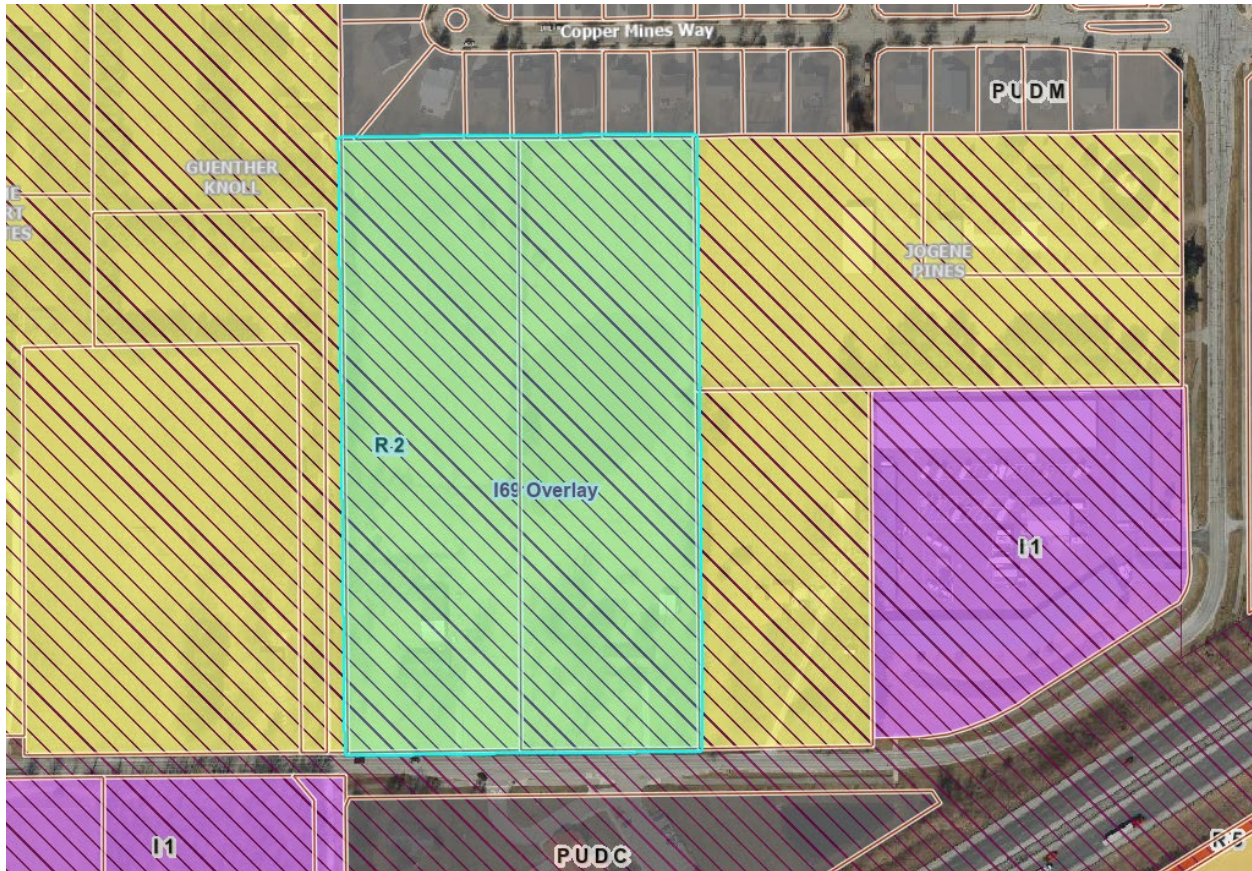
Unfavorable Recommendation

No Recommendation

RZ-26-5
July 1, 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. This property is also within the I-69 Overlay District.



Zoning Map

REZONING REQUEST:

Pulte Homes of Indiana request a rezone of 11.54 acres from R2 Residential to PUD-R for a 23-lot subdivision. This will be a for-sale single family neighborhood.

Staff will require the architecture to be approved by the PUD Committee if the rezone is approved at City Council.

SITE PLAN

Below is a site plan that is included in the draft ordinance. It includes a single street with a cul-de-sac and two stub streets. Stub streets are required per the Fishers 2040 comprehensive plan. The neighborhood is required to make road improvements such as acceleration and deceleration lanes along E 131st Street along with a 10' path. The site will also include street adjacent sidewalks and an active open space for gathering. The pond will be used for water quality and a bufferyard is to be included as well.



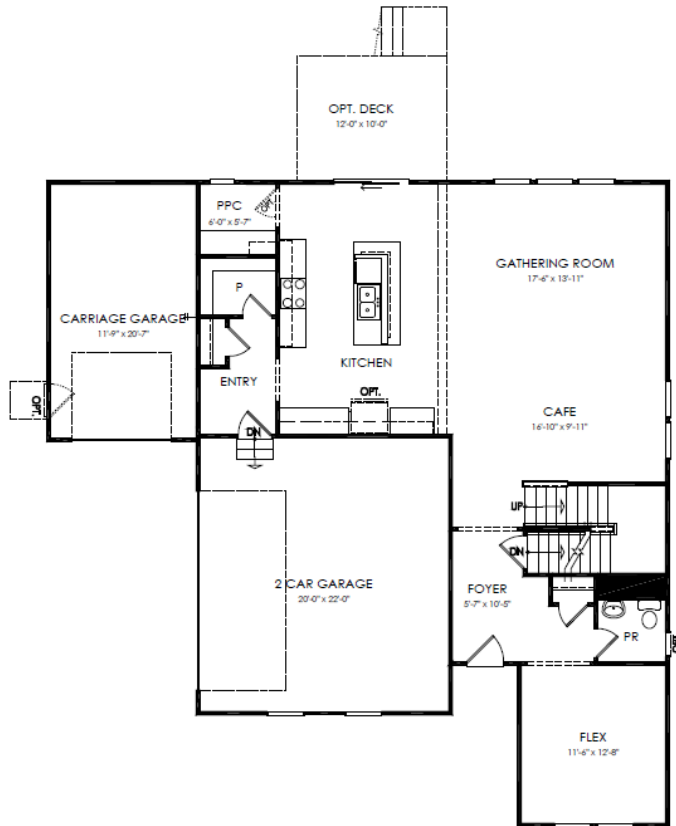
Site Plan that shows home footprints and the active open space.

RZ-26-5
July 1, 2026

ELEVATIONS:

Homes Elevations will include the Ivy, Continental, and Waverly models with multiple elevations each to allow for anti-monotony compliance. All homes will be a side-load garage with a third car option.





Example of a the side-load garage with a third car option.

PUBLIC COMMENTS:

No Public Comments have been received at the time of writing this staff report.

NEIGHBORHOOD MEETING:

Pulte Homes of Indiana hosted a neighborhood meeting on June 11, 2026 at 6 PM at the Billericay Park Building. The meeting was attended by adjacent neighbors who had general questions about the development and stub streets.

The petitioner can provide additional context for their neighborhood meeting.

STAFF RECOMMENDATION:

The comprehensive plan calls for Suburban Residential staff believes this use and planned unit

RZ-26-5

July 1, 2026

development is an acceptable reuse of the property. Staff believe the modifications to the standards are acceptable and provide for additional density while keeping with a neighborhood feel. This use provides for-sale single-family residential within our community.

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 July 20, 2026 for Final Reading.

STAFF RECOMMENDATION

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

ORDINANCE NO. 051826G

**AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA
AMENDING THE OFFICIAL ZONING MAP TO REZONE 11.54 +/- ACRES
FROM R2 TO PUD-R FOR A PROJECT KNOWN AS
BUCKHAVEN PLANNED UNIT DEVELOPMENT.**

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into Unified Development Ordinance, (“UDO”), for the City of Fishers (the “City”), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-26-5 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its July 1, 2026 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

- Section 1.** **Amendment.** The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-R, Buckhaven Planned Unit Development.

- Section 2.** This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

- Section 3.** The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit B** (“Petitioner’s Packet”), attached.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20th day of July 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

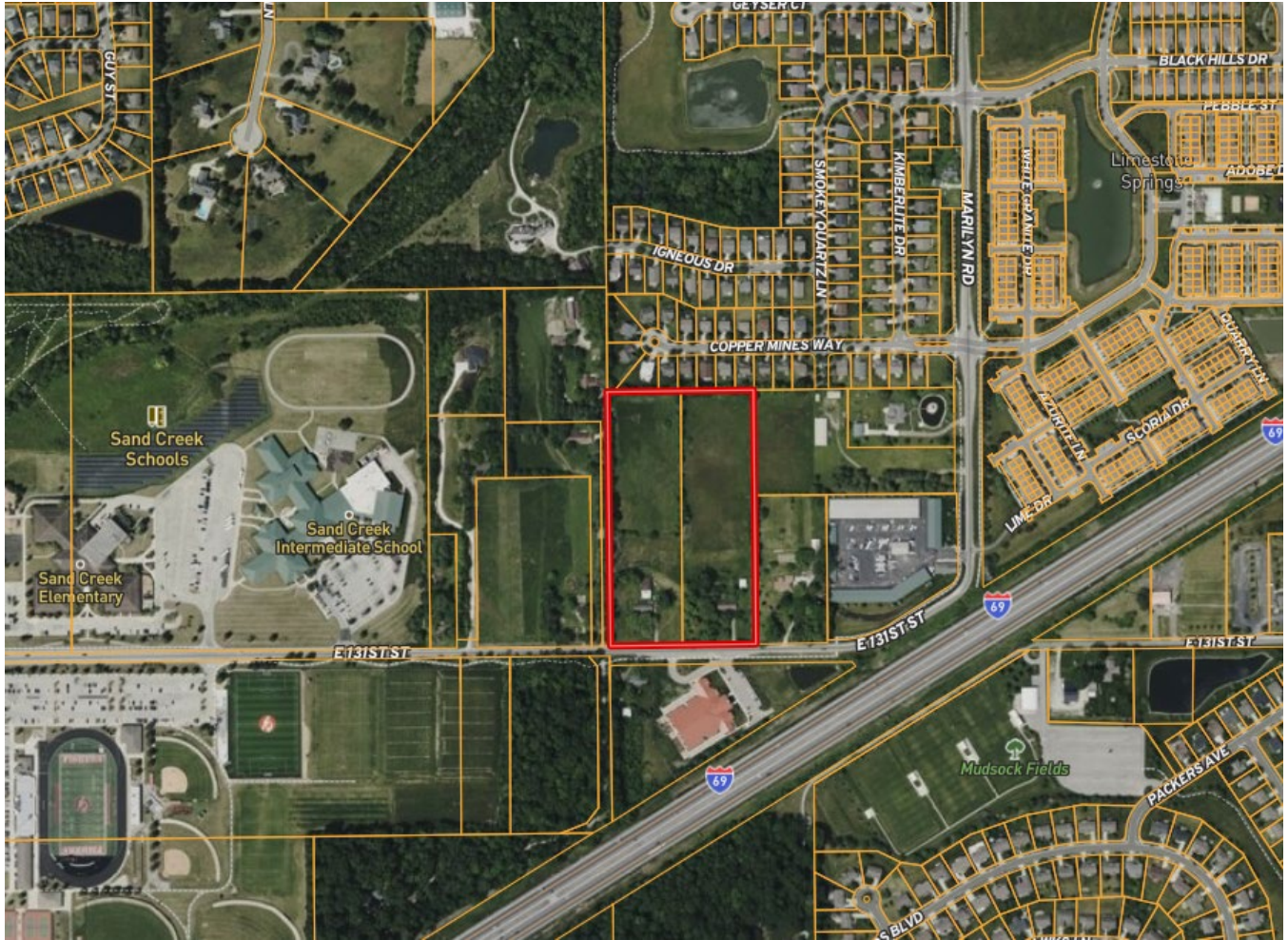
“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” Lindsey Bennett

Exhibit A:
Legal Description and Depiction

AS-SURVEYED LAND DESCRIPTION
Combined Subject Tracts 1 & 2

A part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor #21500017, HWC Engineering Job #2600-291-A, dated April 23, 2026, more particularly described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of said Quarter Section, being marked by railroad spike; thence North 00 degrees 18 minutes 14 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of the Southwest Quarter of the Northwest Quarter a distance of 947.46 feet to the southwest corner of Limestone Springs, Section 2A, the plat of which is recorded in Instrument Number 200500049682 in the Office of the Hamilton County Recorder, being marked by a 5/8-inch diameter rebar with cap stamped "HWC Engineering Firm #0114"; thence North 89 degrees 25 minutes 31 seconds East along said south line of Limestone Springs, Section 2A a distance of 530.73 feet to the northwest corner of Jogene Pines, Secondary Plat, the plat of which is recorded in Instrument Number 200300069595 in said Recorder's Office; thence South 00 degrees 18 minutes 15 seconds East along the west line of said plat and the southerly extension thereof a distance of 946.84 feet to the south line of the Southwest Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees 21 minutes 30 seconds West along said south line a distance of 530.74 feet to the POINT OF BEGINNING, containing 11.540 acres, more or less.



11798 E 131st Street & 11842 E 131st Street
Parcel No. 13-11-27-00-00-022-004 & 13-11-27-00-00-022.002

Exhibit B:
Petitioner Packet

2026

Buckhaven PUD



Planning & Zoning Department

City of Fishers

Ordinance: 051826G



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

1. Declaration

- a. Ordinance No. 051826G (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, 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 Planned Unit Development - Residential District (PUD-R) and shall hereafter be known as the "Buckhaven 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.

3. Applicability

The standards of the UDO applicable to the *R5 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 (i) this Ordinance has specified an alternative development or design standard, or (ii) the amendment prevents the application of a specified, alternative development or design standard of this UDO amendments to *Sec. 1.3.6. Transition Ordinance* also shall apply to this Ordinance.

4. Allowed Uses

All uses, including accessory uses, permitted in the *R5 Residential District* shall be permitted in the Real Estate.

B. Concept Plan

The Concept 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 compliance with (i) the provisions of this Ordinance, and (ii) the applicable requirements in the UDO, and the Development Plan's compatibility and consistency with the intended quality and character of the Buckhaven 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.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of lots within the Buckhaven PUD shall not exceed 23 lots.

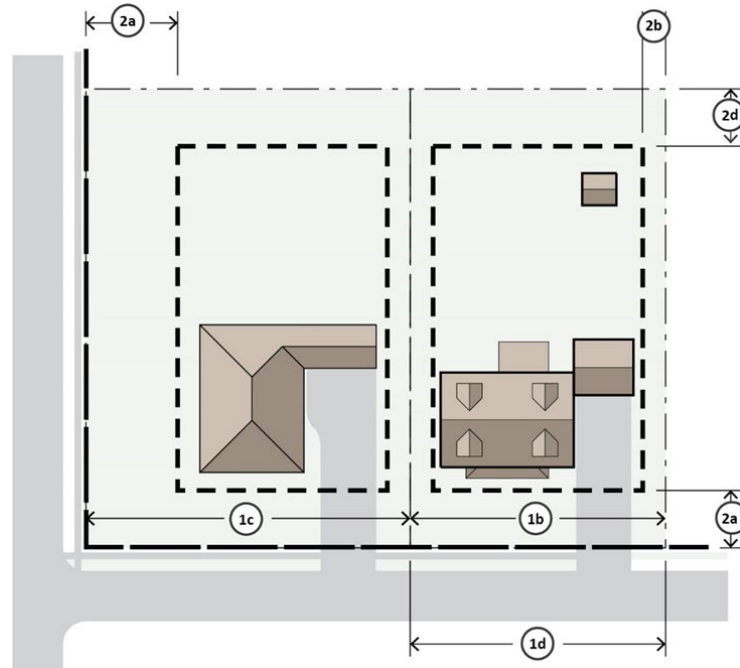
a. Article 3.1. Establishment of Zoning Districts: Shall apply.

b. Article 3.2. Residential Districts: Shall apply, except as modified below:

(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead the following shall apply to the District:

District Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	8,750 sf
1b. Lot width at building line – standard	70'
1c. Lot width at building line – corner	Shall not apply
1d. Lot frontage	35'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	20' (min. 3' offset on adjacent lots)
2b. Side	3'
2c. Side, Aggregate	14'
2d. Rear	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	N/A
4b. Living unit area, 2-story (min)	2,600 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	60%
5d. Accessory structures	<i>Article 6.2. Accessory Structure Standards</i>
5e. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	23



c. **Article 3.3. Nonresidential Districts:** Shall not apply.

d. **Article 3.4. Other Districts:** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. **Article 6.1. General Provisions:** Shall apply.

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

c. **Article 6.3. Architectural Design Standards:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to conceptually illustrate the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; provided however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.

(2) *Section 6.3.4.A.2.e. Residential Design; Standards:* Shall apply.

(3) *Section 6.3.4.B.2.b. Residential Building Form; Façade Standards:* Shall not apply. Instead, the following shall apply:

(i) Homes on lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall satisfy this requirement provided that these homes incorporate both of the following features:

- i. A minimum of three (3) materials, colors, and/or patterns, one of which shall be a masonry wainscot a minimum of thirty inches (30”) in height or the bottom of the lowest window sill, on the home’s side elevation façade facing a Public View.
 - ii. A rear façade offset (a minimum of 4’ wide and 4’ feet deep), which may be selected from but not limited to the following:
 1. sunroom;
 2. covered porch;
 3. screened in porch;
 4. rear pergola;
- (4) *Section 6.3.4.B.2.c. Residential Building Form; Facade Standards:* Shall apply, except as modified below:
 - (i) Homes on lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall be exempt from the 50% visibility over a permanent barrier provision.
- (5) *Section 6.3.4.B.3.a. Residential Building Form; Roof Standards:* Shall apply, except as modified below:
 - (i) Side façade elevations facing a Public View for homes on lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall be exempt from this requirement. Instead, Section 6.3.c above shall apply.
- (6) *Section 6.3.4.B.4.a. Residential Building Form; Automobile Storage Standards:* Shall not apply, all homes must have a two-car side loaded garage; however, an additional 3rd car garage bay may be front loaded.
- (7) *Section 6.3.4.B.4.c. Residential Building Form; Automobile Storage Standards:* Shall apply, except as modified below:
 - (i) A 3rd car garage bay shall qualify as additional storage area.
- (8) *Section 6.3.4.B.4.d. Residential Building Form; Automobile Storage Standards:* Shall apply, except as modified below:
 - (i) A third car garage bay shall have a separate door and shall have a 2’ plane separation from adjacent garage door(s). Plane separation as noted in this section shall not apply to side load garages.
- (9) *Section 6.3.4.B.4.e. Residential Building Form; Automobile Storage Standards:* Shall apply. Decorative garage doors shall be substantially similar in quality and character as illustrated in the Garage Door Exhibit, attached hereto as **Exhibit B.5**.
- (10) *Section 6.3.4.D.2.d. Residential Building Form; Residential Materials Standards:* Shall apply, except as modified below:
 - (i) Façades facing a Public View shall use a cohesive color scheme featuring a minimum of two (2) field materials, colors, or patterns, plus (one) accent material, color, or pattern, plus one (1) trim color. Garage door colors must coincide with the scheme or other accents.
 - (ii) Side facades shall include a masonry wainscot with a minimum of two feet (2’) in length measured from the front corner of the dwelling, or to the garage, whichever is less.
- (11) *Section 6.3.4.D.2.e. Residential Building Form; Residential Materials Standards:* Shall apply.
- d. Article 6.4. Entrance & Driveway Standards:** Shall apply.
- e. Article 6.5. Exterior Lighting Standards:** Shall apply.
- f. Article 6.6. Height Standards:** Shall apply.
- g. Article 6.7. Landscaping Standards:** Shall apply, except as modified below:
 - (1) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not

apply to foundation plantings nor other on-lot landscaping. However, the initial installation of street trees planted in a front yard of an individual homeowner's property shall be required to be native species.

- (2) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 and B.3 shall not apply. Instead, the following shall apply: All lots shall have a minimum of six (6) shrubs planted along the foundation facing a street.
- (3) All boundaries of the Property shall provide a common area strip a minimum of ten (10) feet in width. The west, north, and east common areas where adjacent to the proposed lots shall consist of three (3) Canopy Trees a minimum of two inches (2") caliper (DHB) at planting, and four (4) Evergreen Trees a minimum of six feet (6') in height at planting, per one hundred (100) lineal feet. Any existing trees within these required common areas which are healthy, non-invasive, and a minimum of three inches (3") caliper (DBH) may be preserved, and if preserved, shall qualify toward the planting requirements set forth above.
- (4) New and existing tree plantings may overlap with other utilities and easements along the Property boundary.

h. Article 6.8. Lot Standards: Shall apply, except as modified by this Ordinance.

- (1) **Minimum Front Setback:** The minimum front setback shall be twenty (20) feet, but there shall be a minimum three (3) foot offset on all adjacent lots.

i. Article 6.9. Non-Residential Open Space: Shall not apply.

j. Article 6.10. Outdoor Display & Storage Standards: Shall apply.

k. Article 6.11. Parking & Loading Standards: Shall apply.

l. Article 6.12. Pedestrian Accessibility Standards: Shall apply.

m. Article 6.13. Permitted Non-residential Structure Standards: Shall apply.

n. Article 6.14. Property Identification Standards: Shall apply.

o. Article 6.15. Public Art Standards: Shall not apply.

p. Article 6.16. Setback Standards: Shall apply, except as modified by this Ordinance.

q. Article 6.17. Signage Standards: Shall apply.

r. Article 6.18. Wall & Fence Standards: Shall apply.

s. Article 6.19. Water & Sewer Standards: Shall apply.

t. Article 6.20. Vision Clearance Standards: Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

a. Article 8.1. General Provisions: Shall apply.

- (1) **Article 8.2. Block, Lot & Access Standards:** Shall apply. *Section 8.2.6. Pedestrian Network:* Shall apply.

b. Article 8.3. Street & Alley Standards: Shall apply.

c. Article 8.4. Open Space, Common Area & Amenity Standards: Shall apply, except as modified below:

- (1) **Section 8.4.6. Open Space:** Shall not apply. Instead, Open Space shall be provided as generally shown on the Concept Plan.

(2) *The southwest common area shall include a community-focused feature which shall include a seating area and corn hole that shall be substantially similar to that shown in Exhibit B.6.*

d. Article 8.5. Other Design Standards: Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

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

11. Enforcement & Penalties

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

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. 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.

Exhibit B.1 – Real Estate Description and Depiction

**Buckhaven Property Legal Description
(per ALTA dated 04.23.2026)**

AS-SURVEYED LAND DESCRIPTION

Combined Subject Tracts 1 & 2

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BEGINNING at the Southwest corner of the Southwest Quarter of said Quarter Section, being marked by railroad spike; thence North 00 degrees 18 minutes 14 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of the Southwest Quarter of the Northwest Quarter a distance of 947.46 feet to the southwest corner of Limestone Springs, Section 2A, the plat of which is recorded in Instrument Number 200500049682 in the Office of the Hamilton County Recorder, being marked by a 5/8-inch diameter rebar with cap stamped "HWC Engineering Firm #0114"; thence North 89 degrees 25 minutes 31 seconds East along said south line of Limestone Springs, Section 2A a distance of 530.73 feet to the northwest corner of Jogene Pines, Secondary Plat, the plat of which is recorded in Instrument Number 200300069595 in said Recorder's Office; thence South 00 degrees 18 minutes 15 seconds East along the west line of said plat and the southerly extension thereof a distance of 946.84 feet to the south line of the Southwest Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees 21 minutes 30 seconds West along said south line a distance of 530.74 feet to the POINT OF BEGINNING, containing 11.540 acres, more or less.



11798 E 131st Street & 11842 E 131st Street
Parcel No. 13-11-27-00-00-022-004 & 13-11-27-00-00-022.002

Exhibit B.2 – Concept Plan



Exhibit B.3 – Illustrative Architectural Exhibit



Exhibit B.4 – Additional Architecture Exhibit



Exhibit B.5 – Garage Door Exhibit



Exhibit B.6 – Amenities



Staff Report

Meeting Date: July 1, 2026

DEPARTMENT CONTACT:

Lucas Smith

CASE NUMBER:

TA-26-5

PETITIONER:

City of Fishers

PROPERTY ADDRESS/LOCATION:

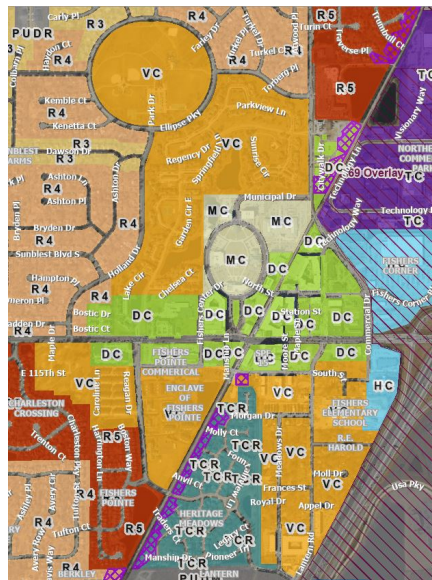
Village Center Zoning District

REQUEST: Consideration of a text amendment to the Nickel Plate District Code (NPDC) to Section 1. Zone Regulations, Section 4. Parking Regulations, Section 8. Administration, and Section 9. Definitions

<p>APPLICABLE REGULATIONS: City of Fishers Nickel Plate District Code</p>	<p>EXISTING ZONING: VC</p>	<p>FISHERS 2040: Core Residential/Regional Mixed Use</p>
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Lot Size: N/A

LOCATION MAP



STAFF RECOMMENDATION

- Favorable Recommendation
 Unfavorable Recommendation
 No Recommendation

TEXT AMENDMENT REQUEST:

Consideration of a text amendment to the Nickel Plate District Code (NPDC) to Section 1. Zone Regulations, Section 4. Parking Regulations, Section 8. Administration, and Section 9. Definitions

This text amendment to the Nickel Plate District Code will add Accessory Dwelling Units as an allowed use in the Village Center Zoning District. Much of this zoning district is already developed with apartments and townhomes, so the practical application of this addition is in the District South area which is to the south of South St and along and to the east of Meadows Dr.

Here is a summary:

Section 1. Zone Regulations:

- Add Accessory Dwelling Units as a use and identify them as permitted in the Village Center Zoning District
- Outline development standards for Accessory Dwelling Units.

Section 4. Parking Regulations:

- Clarifying that Accessory Dwelling Units do not affect the required parking ratios.

Section 8. Administration:

- Requiring Accessory Dwelling Units to adhere to all architectural standards of the district.

Section 9. Definitions:

- Addition definitions for Accessory Dwelling Unit and Accessory Structure.

PUBLIC COMMENTS:

No Public Comments have been received at this time.

On Monday June 22nd staff hosted a town hall meeting to describe this proposed text amendment and answer any resident questions. All properties within the Village Center zoning district were mailed notice of the town hall.

STAFF RECOMMENDATION:

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 City Council at their July 20, 2026, meeting.

STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL AMENDING THE NICKEL PLATE DISTRICT CODE OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.

This is an ordinance to amend the text of the Nickel Plate District Code, Ordinance No. 11813A, (“Nickel Plate Code”), as amended, previously enacted by the City of Fishers, Hamilton County Indiana (“City”) pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, The City of Fishers (the “Petitioner”) seeks to amend the Standards of the Nickel Plate Code, as further specified herein in Section 3;

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-26-5 as required by law in regard to the Text Amendment; and WHEREAS, the Plan Commission, at its meeting on the June 3, 2026 sent a _____ recommendation to the Common Council by a vote of ____ in favor and ____ opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

Section 1. Amendment. This Text Amendment amends certain sections of the Unified Development Ordinance.

Section 2. Purpose Statement. The purpose of this ordinance is to refine certain regulatory language for the allowance of Accessory Dwelling Units (“ADUs”) within the VC Village Center Zoning District to Section 1. Zone Regulations, Section 4. Parking Regulations, Section 8. Administration, and Section 9. Definitions as set forth herein.

Section 3. Changes to the Nickel Plate District Code. The following sections of the Nickel Plate District Code shall be amended, as follows, with additions shown in blue and deletions shown in red strikeout:

Nickel Plate Code Figure 1.2: Zone Descriptions


<p>Village Center</p> <p>The Village Center is the population center to support downtown. Connectivity to the Downtown Core is critical for pedestrians, cyclists and vehicles. This connectivity is to be achieved through pedestrian activity on a network of trails and sidewalks. Civic functions such as schools, community centers, and churches are possible uses to help enrich the overall character and experience.</p> <p>To maximize the resident population surrounding downtown, the Village Center will consist of residential building types including multifamily developments, townhouses, accessory dwelling units, and single-family</p>

dwellings. These building types provide a character of a tightly knit community that is ‘in town’, with building pulled close to primary streets while creating frontages that promote interaction of neighbors.

Nickel Plate Code Figure 1.3: Development Standards

	DC Downtown Core	MC Municipal Center	HC Highway Center	VC Village Center	TC Technology Center
Structure Height:					
Accessory Maximum:	Not Permitted	Not Permitted	Not Permitted	15 feet /600-SF	35 feet
ADU Minimum:	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted
ADU Maximum:	Not Permitted	Not Permitted	Not Permitted	25 feet (detached) 42 feet (over garage)	Not Permitted
Structure Size:					
Minimum Accessory Area:	Not Permitted	Not Permitted	Not Permitted	N/A	N/A
Maximum Accessory Area:	Not Permitted	Not Permitted	Not Permitted	600 SF	N/A
Minimum ADU Area:	Not Permitted	Not Permitted	Not Permitted	N/A	N/A
Maximum ADU Area:	Not Permitted	Not Permitted	Not Permitted	800 SF	N/A

Nickel Plate Code Figure 1.4: Building Types

	DC Downtown Core	MC Municipal Center	HC Highway Center	VC Village Center	TC Technology Center
ADU Accessory Dwelling Unit: A residential living unit on the same parcel as a single-family dwelling. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.					

ADU: Accessory Dwelling Unit

Type-Specific Standards	
Required Features	Desired Features
Paved egress route to driveway/alley	Stoop/front porch
Owner occupation in either ADU or primary	
One (1) ADU per lot	
Separate address/unit number	

Nickel Plate Code Section 4 – Parking Regulations

4.3.9: Accessory Dwelling Units shall not be considered a separate dwelling for the purpose of required parking space ratios in Figure 4.1.

Nickel Plate Code Section 8 – Administration

8.2: Review

8.2.10: Waivers Review Process

5. Minor waivers eligibility: Minor waivers are modest changes to design standards that are determined to meet the goals and intent of the Nickel Plate District and achieve substantial, though not complete, compliance with the Nickel Plate District Code. Minor waivers shall not compromise the project’s ability to meet the goals and intent of the district as stated in the Nickel Plate District Code. Minor waivers may be approved administratively by the Mayor or Mayor’s Designee or the Director’s designee. The following design standards are eligible for a minor waiver: (Ord. 081715F)

- q. Accessory Dwelling Units: Approval of alternate architecture for an Accessory Dwelling Unit (ADU) that meets the overall intent and character of Section 2 – Architecture Regulations.

Nickel Plate Code Section 9 – Definitions

~~Accessory Unit: an Apartment not greater than 440 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding.~~

Accessory Dwelling Unit: A residential living unit on the same parcel as a single-family dwelling. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

Accessory Structure: A non-dwelling structure that is subordinate in both purpose and size that is incidental to and customarily associated with any principal structure or principal use that is located on the same lot. This definition does not include Accessory Dwelling Units.

Section 4. All other provisions of Fishers’ Code of Ordinance or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect after its adoption by Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

ORDINANCE NO. _____

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 15th day of June 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

ORDINANCE NO. _____

“I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” Lindsey M. Bennett