



## CITY OF FISHERS AGENDA

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

**DATE: 7/1/2026 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. Story Cottage

**Address:** 10990 Brooks School Rd.

**Parcel:** 13-15-03-00-00-013.000 & 13-15-03-00-00-013.001

**Case:** PUD-25-17

**Request:** Request to approve the elevations and site plan for a 6600 sq. ft. memory care facility.

**Petitioner:** Keith Cruz, Landworx Eng

**Staff:** Christy Cashin

#### b. The Crossing Curio Hotel

**Address:** 9001 Maynard Lane

**Parcel:** 15-15-06-00-00-015.000

**Case:** PUD-26-3

**Request:** Request to Approve the Elevations and Site Plan for the 125-room Hilton Hotel Curio brand within the Crossing at Fishers District

**Petitioner:** Clay Markham, Ratio Design

**Staff:** Ross Hilleary

#### c. Fishers Fieldhouse

**Address:** E 106<sup>th</sup> Street

**Parcel:** 15-15-06-00-00-016.000

**Case:** PUD-26-8

**Request:** Request to Approve the Elevation and Site Plan for the approx. 180,000 sq ft Fishers Fieldhouse, including the 29,000 sq ft Major League Volleyball Indy Ignite Headquarters and practice facility, and flex space for 10 basketball or 20 volleyball courts, and 20,000 sq ft feet for an IU Health primary care /clinic.

**Petitioner:** Brett Davis, Buckingham Companies

**Staff:** Ross Hilleary

## 2. Staff Communication



# Planned Unit Development (PUD) Committee Staff Report

Meeting Date: July 1, 2026

**DEPARTMENT CONTACT:**

Christy Cashin

**CASE NUMBER:**

PUD-25-17

**PETITIONER:**

Keith Cruz

**PROPERTY ADDRESS/LOCATION:**

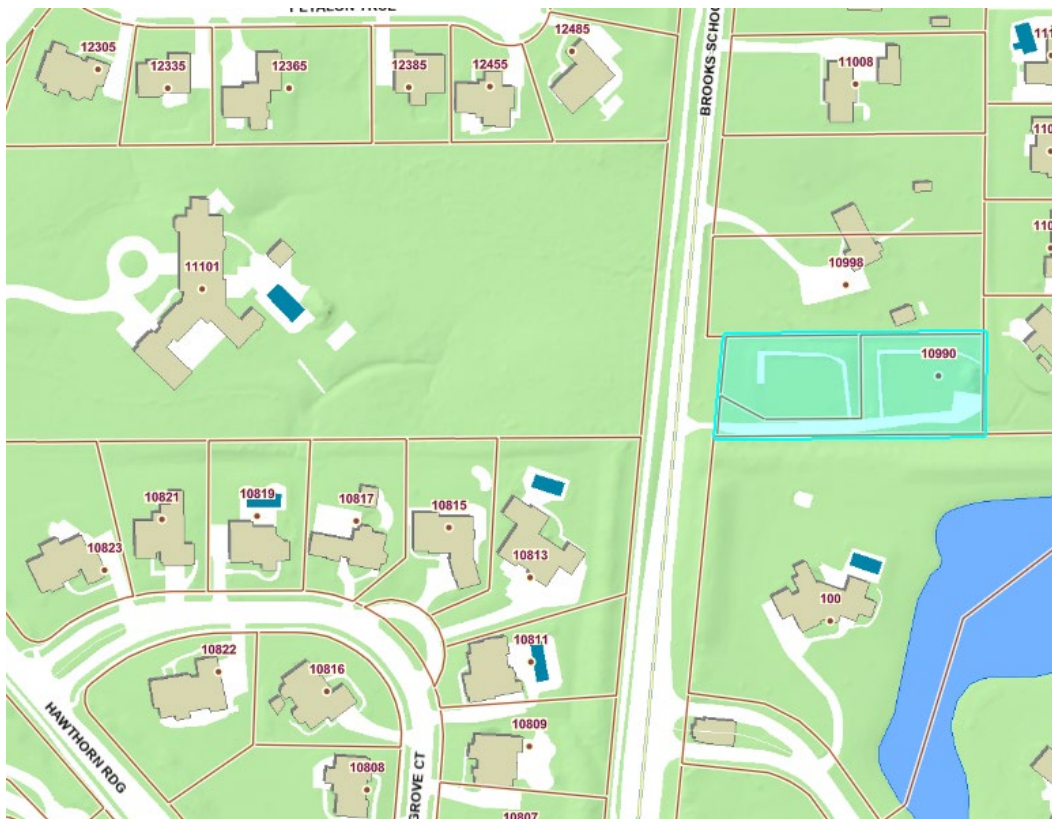
10982 & 10990 Brooks School Rd.

**REQUEST:** Request to approve the elevations and site plan for a 6600 sq. ft. memory care facility.

<b>APPLICABLE REGULATIONS:</b> Story Cottage PUD & City of Fishers UDO	<b>EXISTING ZONING:</b> Story Cottage PUD	<b>FISHERS 2040:</b> Suburban Residential
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**Lot Size:** 0.86 acres

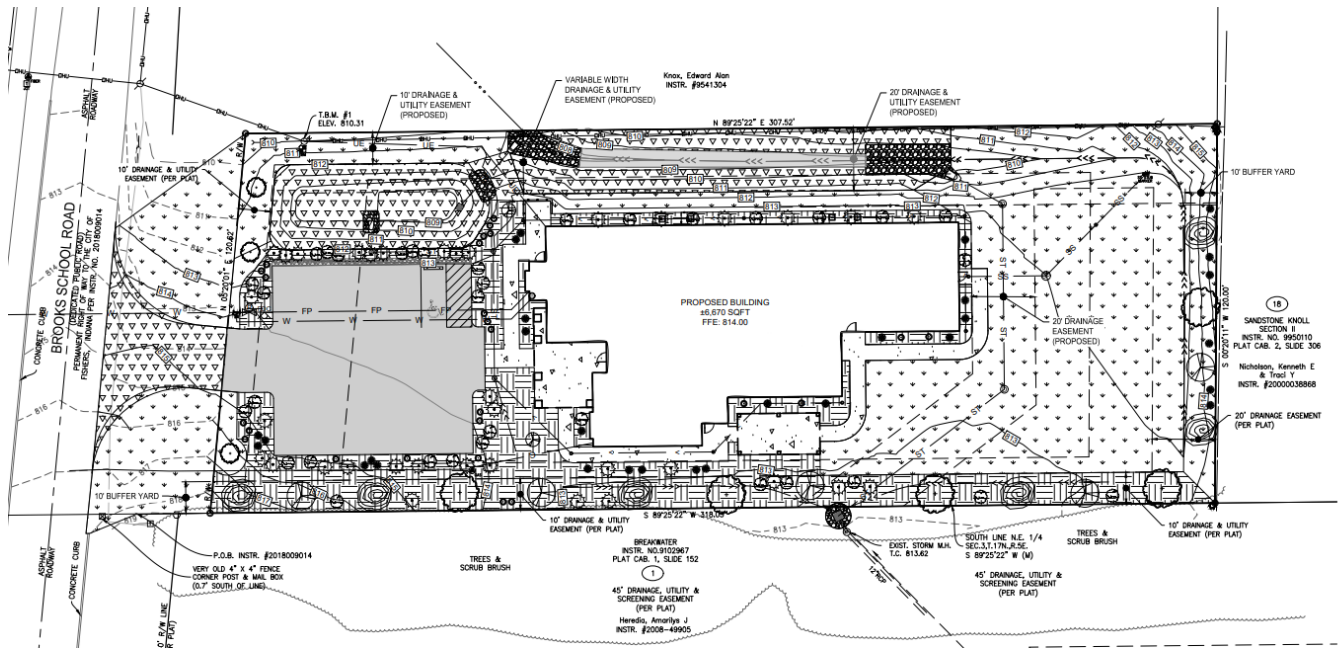
**LOCATION MAP**



**STAFF RECOMMENDATION**

- Approve     
  Approve with Conditions     
  Continue     
  Deny





Landscape plan

**ELEVATIONS**

**Elevations**

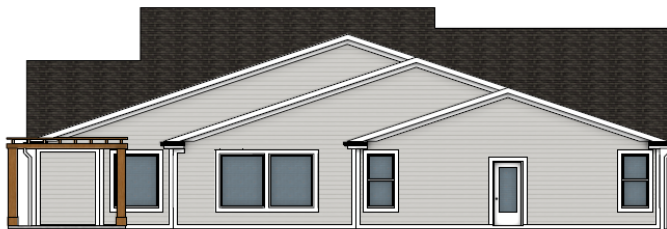
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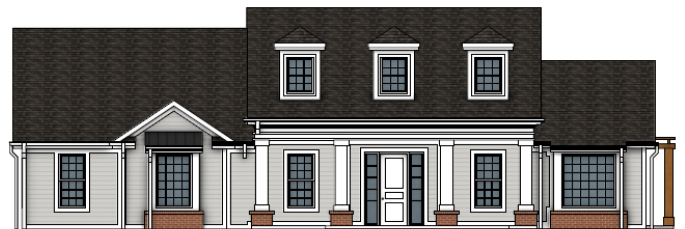
Left Elevation



Right Elevation



Back Elevation



Front Elevation

**RENDERINGS**





**ARCHITECTURAL STANDARDS**

Architectural standards defer to the Unified Development Ordinance (UDO). Staff reviewed the elevations according to Section 6.3.5 of the UDO. Standards that are met are identified with an “X”. Staff worked closely with the developer to meet these requirements.

The two sections **highlighted in yellow** are areas where staff allowed a deviation from the UDO standards. See below.

- 1) Section 6.3.5.B.2.e. states that buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Due to the narrow site constraints, a side driveway with rear parking is not feasible.

- 2) Section 6.3.5.C.2.b. states qualifying modulation must be at least 12” in depth, be at least 14” in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 100’, horizontal modulation must occur no less than every 30’. For buildings with façades greater than or equal to 100’, horizontal modulation must occur no less than every 50’.

Modulation on the west, south, and east elevations meet this standard, however, a drainage swale along the northern property line prevents modulation from occurring.

**UDO Architectural Standards**

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
N/A	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
N/A	For buildings with façades longer than 100’, reduce massing of buildings by incorporating at least two (2) modulations with depth at least 5% of the total façade length, and a width of at least 20% of the façade length.

N/A	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees, or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: <a href="#">fenestration</a> patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
	Qualifying modulation must be at least 12” in depth, be at least 14” in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 100’, horizontal modulation must occur no less than every 30’. For buildings with façades greater than or equal to 100’, horizontal modulation must occur no less than every 50’.
X	Facades facing Public View shall incorporate visual and physical distinctions in the building design that enhance building forms, articulate facades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level.
X	For at least 30% of applicable facades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10” in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.
N/A	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
N/A	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10’ to 16’.
X	At least 40% of the first-floor façade must consist of transparent door and window fenestration. Where functional or structural constraints exist, provide at least two (2) of the following treatments: material changes, reveals with color/material shifts, modulation (recessed areas), trellises, awnings, pergolas, or spandrel glass windows. Spandrel glass windows may not exceed 10% of the total first-floor façade area. For big-box and industrial buildings, this requirement is limited to the 30 feet surrounding public entries.

Roof Standards

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
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X	Buildings with rooflines exceeding 50' must incorporate integrated rooflines or parapet variations to reduce perceived mass. Variations may include sloped forms, varied eaves heights, or architectural features such as cornices or ledges that create strong shadow lines. These features occur in total combination for at least 20% of the façade length. May be averaged over entire façade but may not exceed 75' without a break.
X	All architectural parapet walls, including smaller accent sections, shall be fully enclosed. These enclosure walls must be finished with the same high-quality materials, colors, and textures as the primary building facade. To prevent a false-front appearance, decorative parapet sections must have a minimum depth of 24" toward the interior of the roof. Furthermore, all parapet walls must feature a distinct architectural cap or coping (such as masonry, metal, or stone) that matches the primary building's architectural trim.
N/A	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable facades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
X	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulations and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhand eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone bandings, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation

X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with <i>Sec. 6.2.6. Mechanical &amp; Utility Equipment</i> .

**Materials**

X	Buildings with facades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
N/A	Building facades visible from Public View shall incorporate an accent material on the 1 <sup>st</sup> story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
N/A	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
N/A	In Industrial Districts, untextured concrete panels and prefabricated steel panels are prohibited as façade field materials facing arterial and collector roadways, or public spaces, except when used with a minimum of two (2) other qualifying field materials and meeting standard fenestration requirements. Concrete panels that do not exceed 3 sf without a patterned reveal or modulation break may be considered textured.
N/A	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
N/A	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of the wall area is prohibited.

**DETAILS FOR THIS PROJECT**

Material breakdown:

Brick: 2.3%

Fiber cement siding/trim: 81%

Openings (windows/doors): 16.7%

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**SURROUNDING CHARACTER**



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**STAFF RECOMMENDATION**

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

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**STAFF RECOMMENDATION**

Approve       Approve with Conditions       Continue       Deny

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**10990 Brooks School Road  
Fishers, Indiana**

05/21/2026

# View from Northwest



Note - These are conceptual landscape renderings intended to depict an approximate likeness. Actual look and materials may vary.



# View from Southwest



Note - These are conceptual landscape renderings intended to depict an approximate likeness. Actual look and materials may vary.



## View from Northeast



Note - These are conceptual landscape renderings intended to depict an approximate likeness. Actual look and materials may vary.



## View from Southeast



Note - These are conceptual landscape renderings intended to depict an approximate likeness. Actual look and materials may vary.



# Elevations

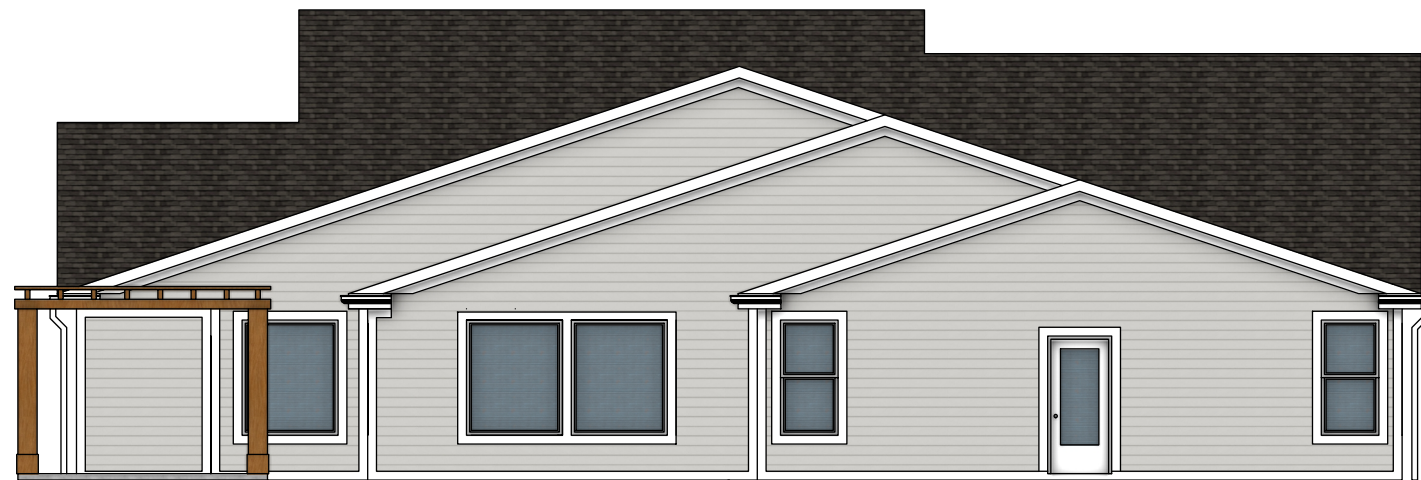
Scale: 1" = 10'



Left Elevation



Right Elevation

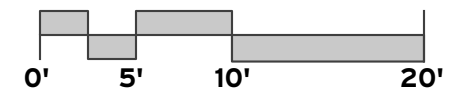


Back Elevation

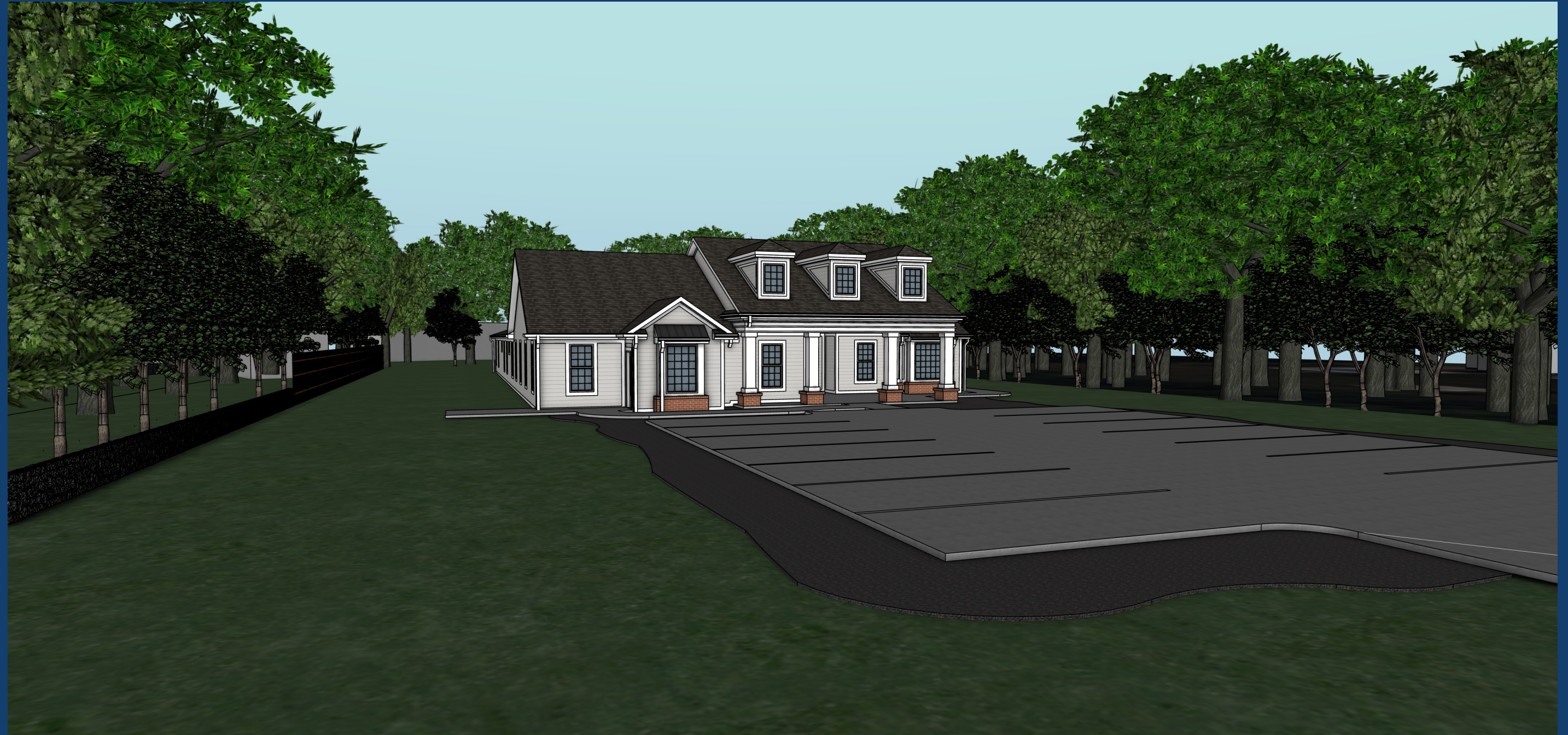


Front Elevation

Note - These are conceptual landscape renderings intended to depict an approximate likeness. Actual look and materials may vary.



## View from Northwest



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## View from Southwest



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# View from Northeast



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## View from Southeast

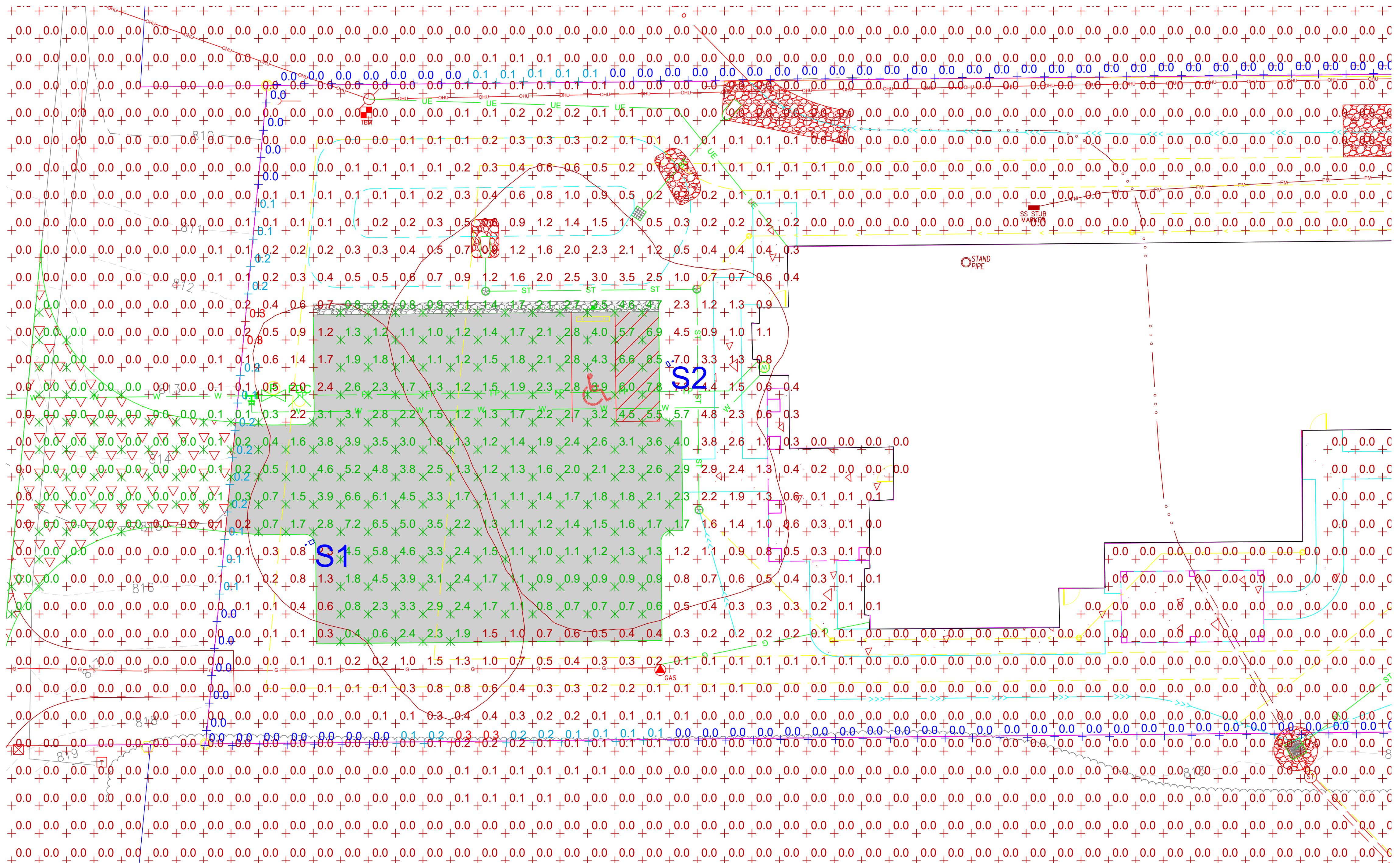


Note - These are conceptual landscape renderings intended to depict an approximate likeness. Actual look and materials may vary.

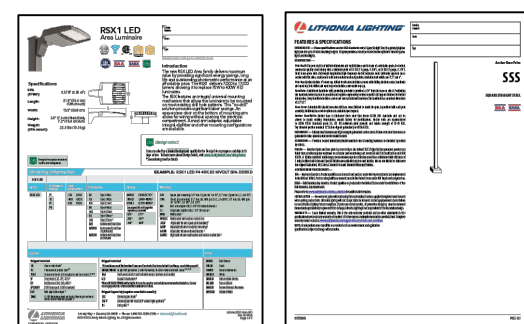








LIGHTING PHOTOMETRIC  
SCALE :  $\frac{3}{32}'' = 1\text{FT}$



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Paved Areas_Grade	✕	1.9 fc	8.5 fc	0.0 fc	N/A	N/A
Property Line_Grade	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Site_Grade	+	0.2 fc	8.5 fc	0.0 fc	N/A	N/A

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Mounting	Lumens per Lamp	LLF	Wattage
S1			1	Lithonia Lighting	RSX1 LED P2 40K R4 HS MVOL1 SPA FINISH-SSS 12-6-4C(DM19AS) FINISH	RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution with HS shield	MOUNTED @ 15'-0" AFG ON 12'-6" SQUARE STRAIGHT STEEL POLE WITH 2'-6" BASE	6554	0.95	72.95
S2			1	Lithonia Lighting	RSX1 LED P2 40K R4 MVOL1 SPA FINISH-SSS 12-6-4C(DM19AS) FINISH	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution	MOUNTED @ 15'-0" AFG ON 12'-6" SQUARE STRAIGHT STEEL POLE WITH 2'-6" BASE	9972	0.95	72.95

GENERAL NOTES

- GENERAL PLAN NOTES:
- MH: AS NOTED
  - POINTS CALCULATED AT: GRADE
  - LIGHT LOSS FACTOR: AS NOTED
  - CONTACT LIGHTSOURCE PROJECT BIDS FOR PRICING/QUOTATION INFORMATION
  - PLEASE INCLUDE PHOTOMETRIC AND FIXTURE SCHEDULE IN DRAWINGS

No.	Revision/Issue	Date

Firm Name and Address

**LIGHTSOURCE**  
THE LIGHTING & CONTROL EXPERTS

8719 CASTLE PARK DRIVE  
INDIANAPOLIS, IN 46256  
WWW.LIGHTSOURCEINDIANA.COM  
p:317-598-6900

Project Name and Address

**FISHERS STORY COTTAGE**

EXTERIOR LIGHTING PHOTOMETRIC

Drawn By	ARH
Scale	As Noted
Date	6/15/2026
Drawing #	LS-26-2193 SITE
Sheet No.	<b>E101</b>

Disclaimer: This lighting submittal is strictly based on the information provided to LIGHTSOURCE, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor plans, reflected ceiling plans, electrical plans and specifications) provided to LIGHTSOURCE is incorrect or incomplete (in whole or in part), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (or approved in a professional engineering opinion), it is the responsibility of the customer or end-user to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. No one shall LIGHTSOURCE be responsible for any loss resulting from any use of any information contained in this lighting submittal.



For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only

**Owner Consent to Application**

The undersigned, Dima Investments, is the owner (the "Owner") of two (2) parcels of real estate that are identified per the records of the Hamilton County, Indiana Auditor's Office as Tax Parcel Identification Numbers 13-15-03-00-00-013.000 and 13-15-03-00-00-013.001 (collectively the "Real Estate").

The Owner hereby authorizes and consents to Story Custom Development, LLC, and its successors and assigns, (collectively, the "Applicant") to file an application pertaining to the development of the Real Estate seeking rezone approval from the City of Fishers (the "Application").

Further, the Owner also authorizes the Applicant, its employees, engineers, land planners, attorneys, attorney's employees and agents, as follows:

1. To file the Application with respect to the Real Estate; and,
2. To pursue the approval of the Application as such may be required.

**Dima Investments**

By: 

Printed: Imam C. Rashid Farukhi

Its: Dima Investments, LLC


STATE OF Indiana )  
 ) SS:  
COUNTY OF Marion )



Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Imam C. Rashid Farukhi, the Owner for Dima Investments and acknowledged the execution of the foregoing Owner's Consent to Application.

WITNESS my hand and Notarial Seal this 2<sup>nd</sup> day of December, 2025.

My Commission Expires:  
06/21/2030

  
Notary Public

County of Residence: Marion

Printed Name

Nathan Beckett

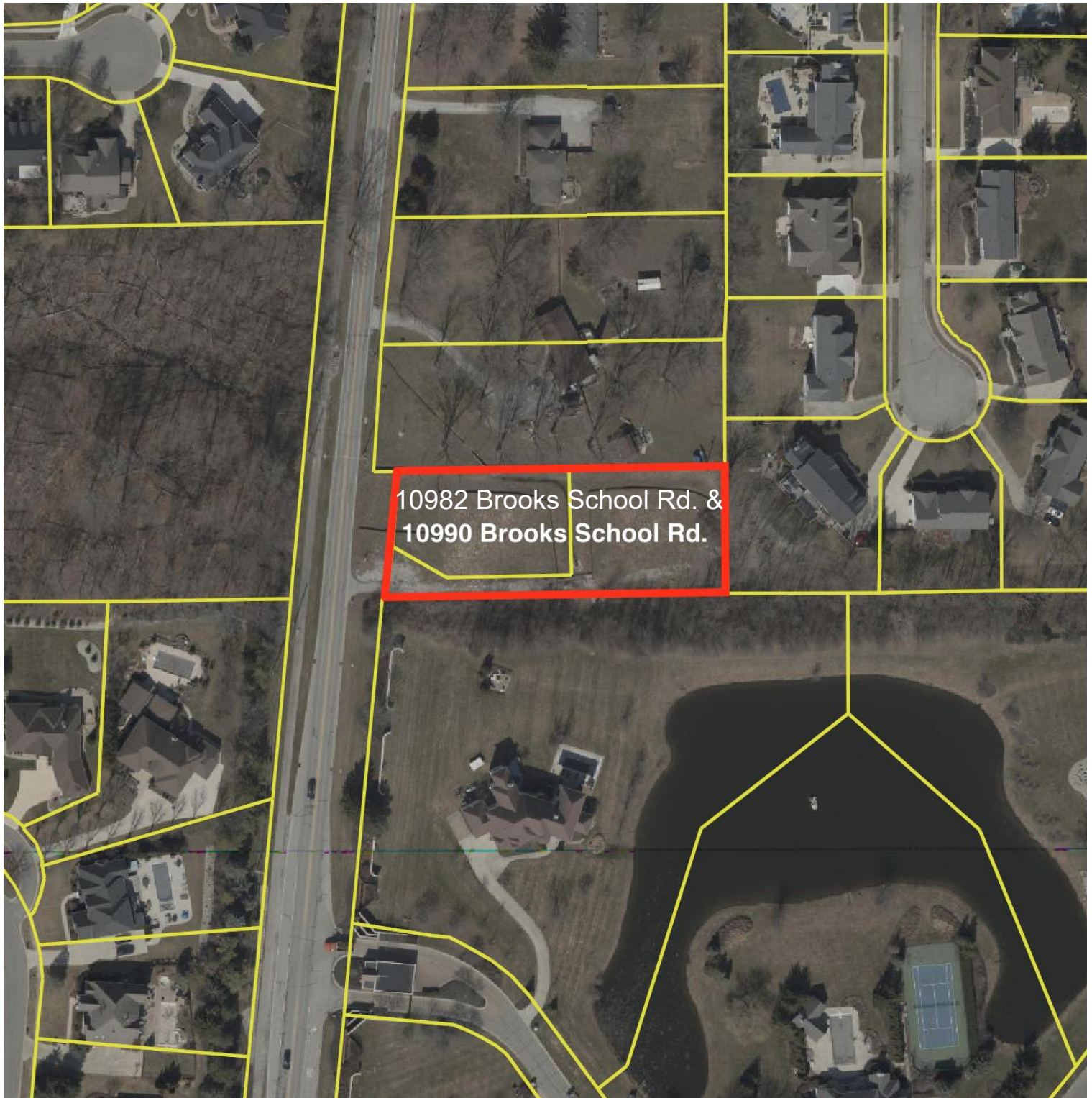
## **Story Cottage Senior Memory Care Group Home Project Description**

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, are identified by the Auditor of Hamilton County, Indiana as Tax Parcel Identification Numbers 13-15-03-00-00-013.001 and 13-15-03-00-00-013.000, 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 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, 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. 86<sup>th</sup> 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.

# Aerial Map





# Planned Unit Development (PUD) Committee Staff Report

Meeting Date: July 1, 2026

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

**CASE NUMBER:**  
PUD-26-3

**PETITIONER:**  
Clay Markham, RATIO Design

**PROPERTY ADDRESS/LOCATION:**  
9001 Maynard Lane Fishers, IN 46037  
15-15-06-00-00-015.000

**REQUEST:** Request to Approve the Elevations and Site Plan for the 125-room Hilton Hotel Curio brand within the Crossing at Fishers District.

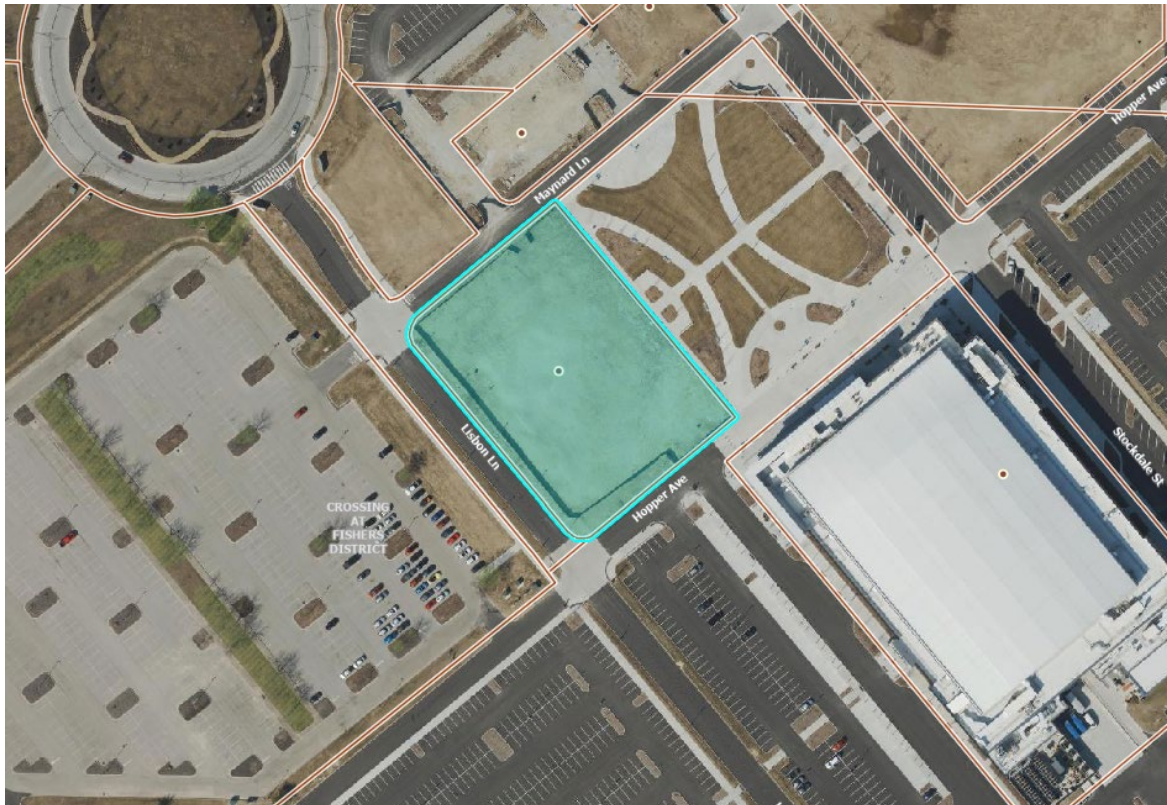
**APPLICABLE REGULATIONS:**  
The Yard Phase II PUD and Unified Development Ord.

**EXISTING ZONING:**  
The Yard Phase II PUD, I-69 Overlay District

**FISHERS 2040:**  
Employment Node

**Lot Size: 1.52 Acres**

### LOCATION MAP

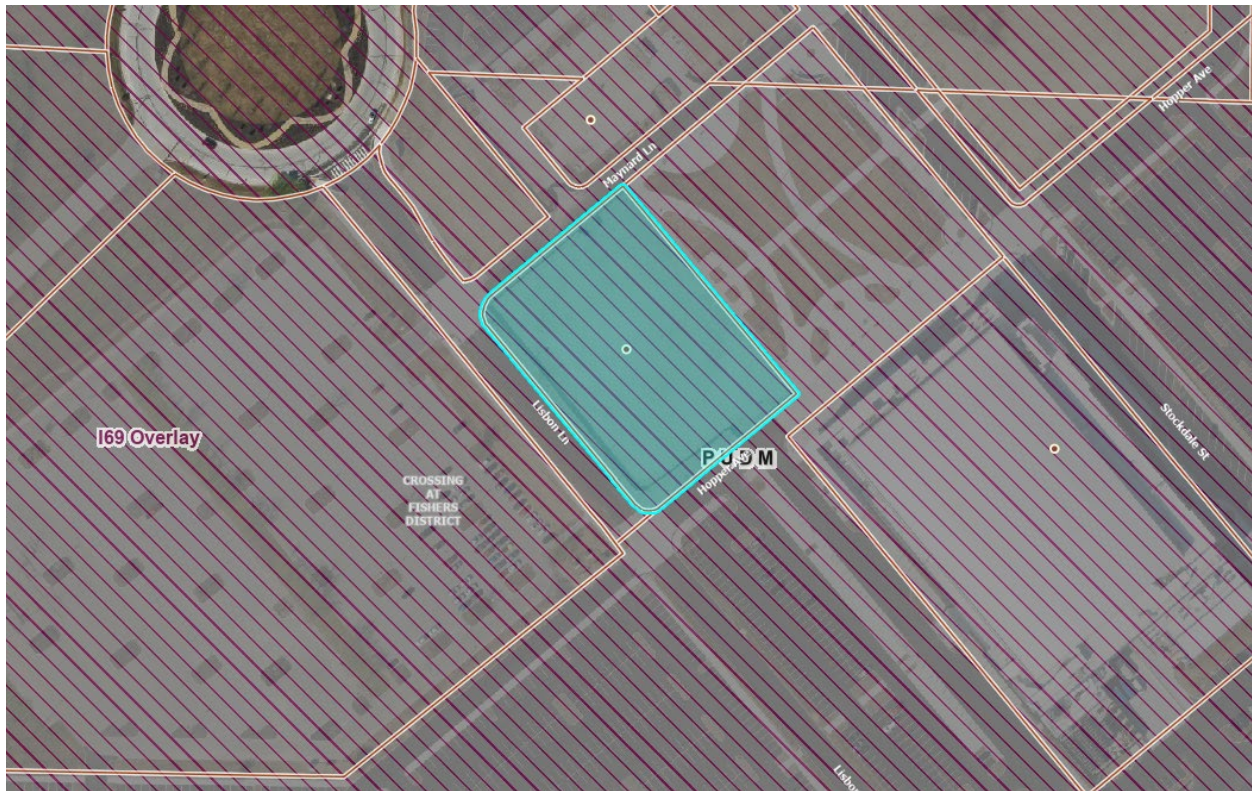


### STAFF RECOMMENDATION

- Approve     
  Approve with Conditions     
  Continue     
  Deny

## ZONING OVERVIEW

The property is currently zoned PUD-M The Yard Phase II PUD. The Yard Phase II PUD was approved in October 2022, Ord. No. # 091922F, in anticipation of The Crossing at Fishers District, home of the Fishers Event Center.



Zoning Map

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## PETITION OVERVIEW

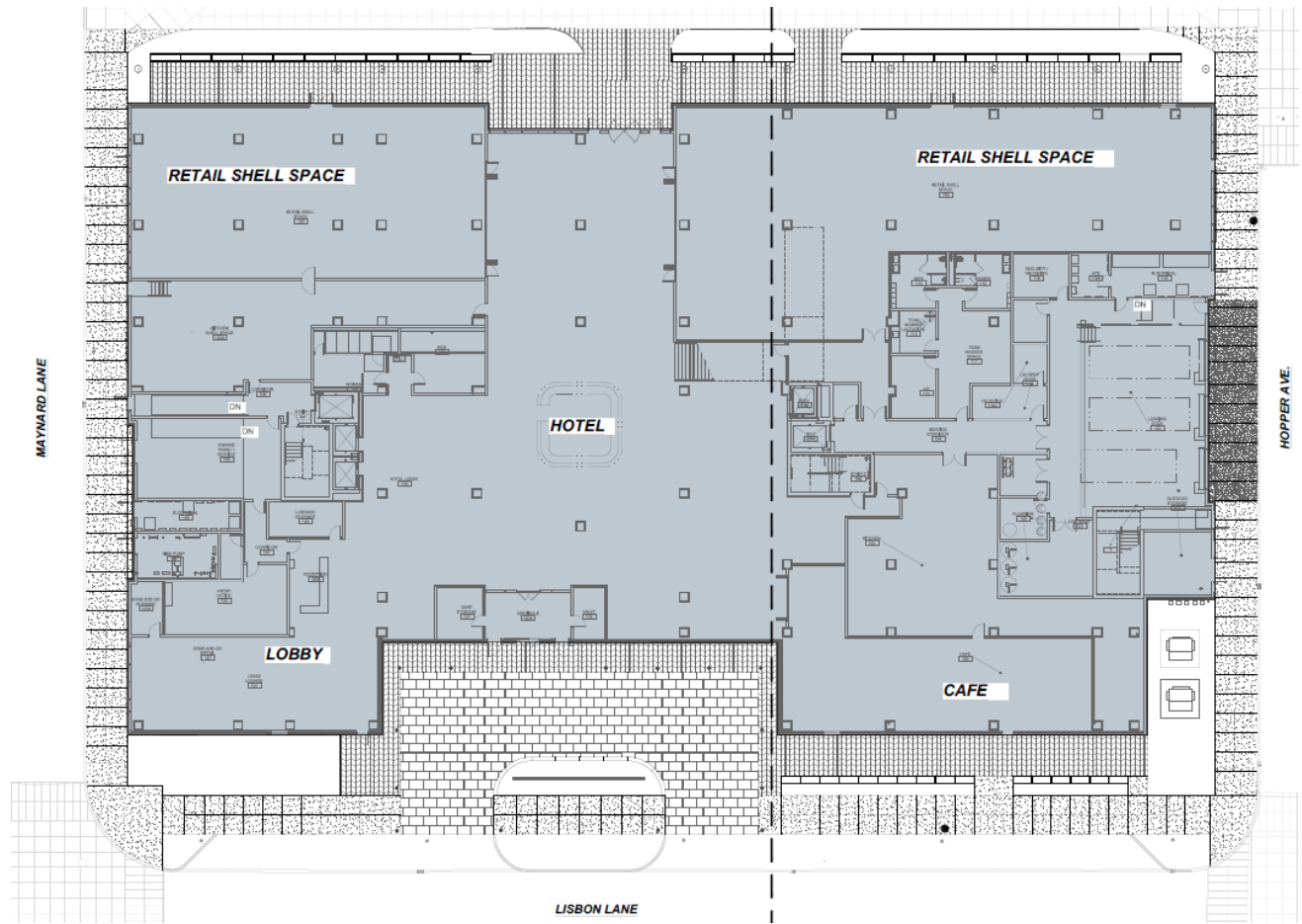
The petitioner requests approval of the architecture and site plan for a 5-story 125-room Hilton Hotel under the Curio brand. This hotel will feature a rooftop bar and pool, conference rooms, ballroom, café, patio, and retail/restaurant space.

This site was previously seen before the PUD Committee on January 10, 2024 for the now cancelled Chicken N Pickle development (PUD-23-15).

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## SITE PLAN

Below is the site plan. The site is boarded by the FORUM Credit Union Plaza, Hooper Avenue, Lisbon Lane, and Maynard Lane.

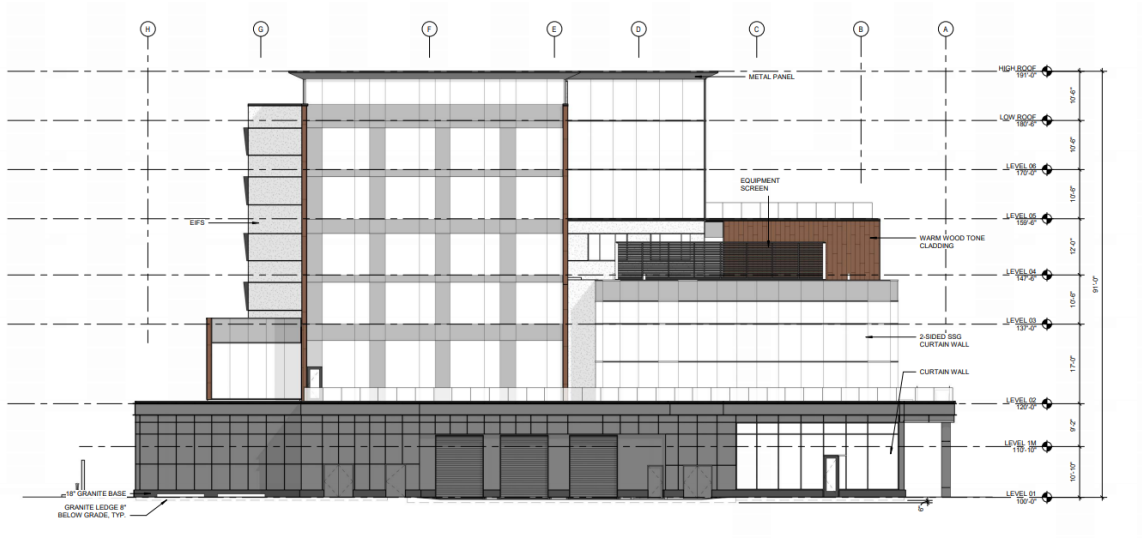


Full Site Plan

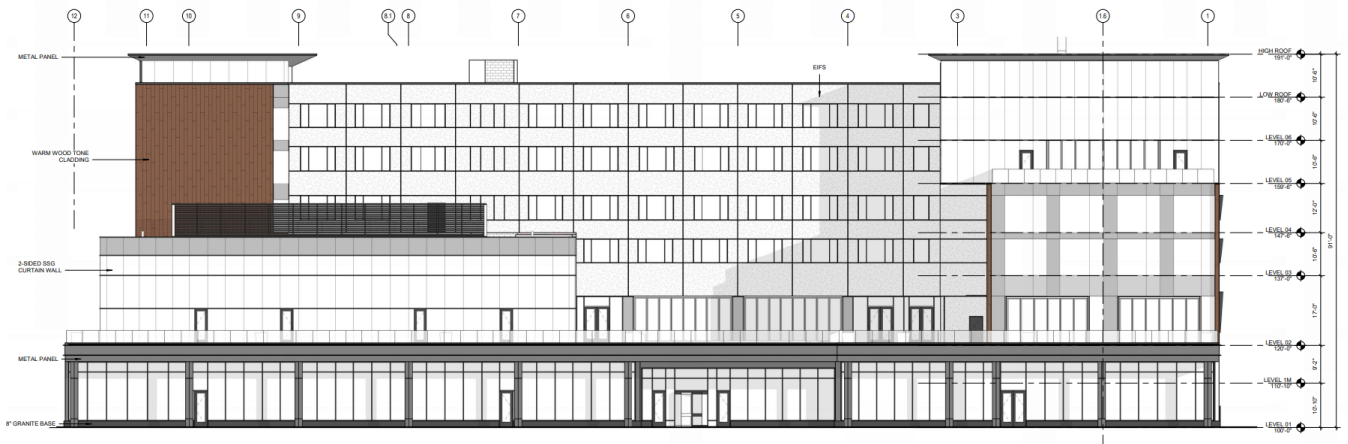
## ELEVATIONS

While not facing due north, the elevations are labeled per cardinal directions. Below are the adjacent streets and plaza.

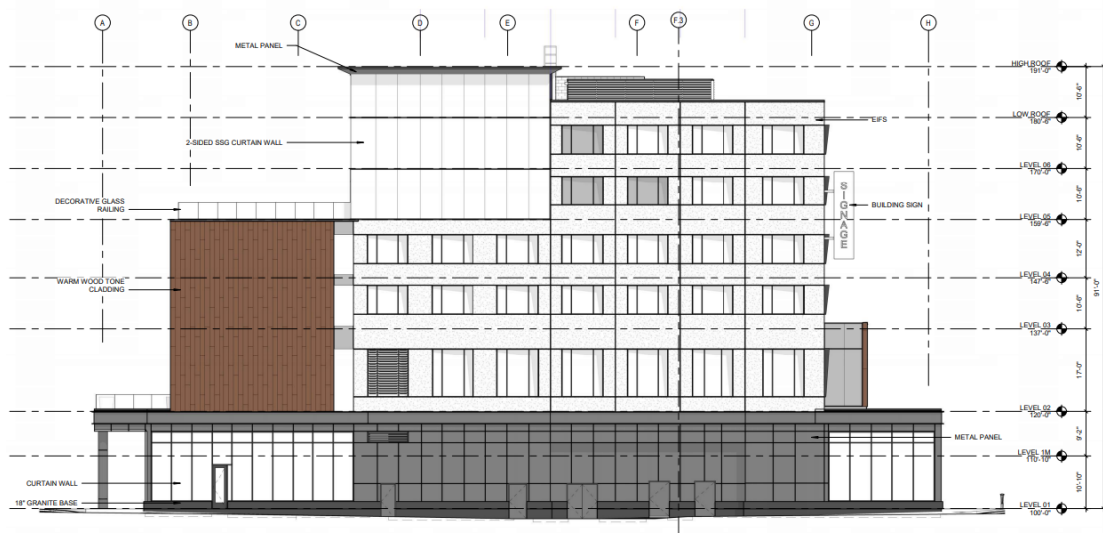
- East Elevation, adjacent to Hooper Avenue
- North Elevation, adjacent to FORUM Credit Union Plaza
- West Elevation, adjacent to Maynard Lane
- South Elevation, adjacent to Lisbon Lane



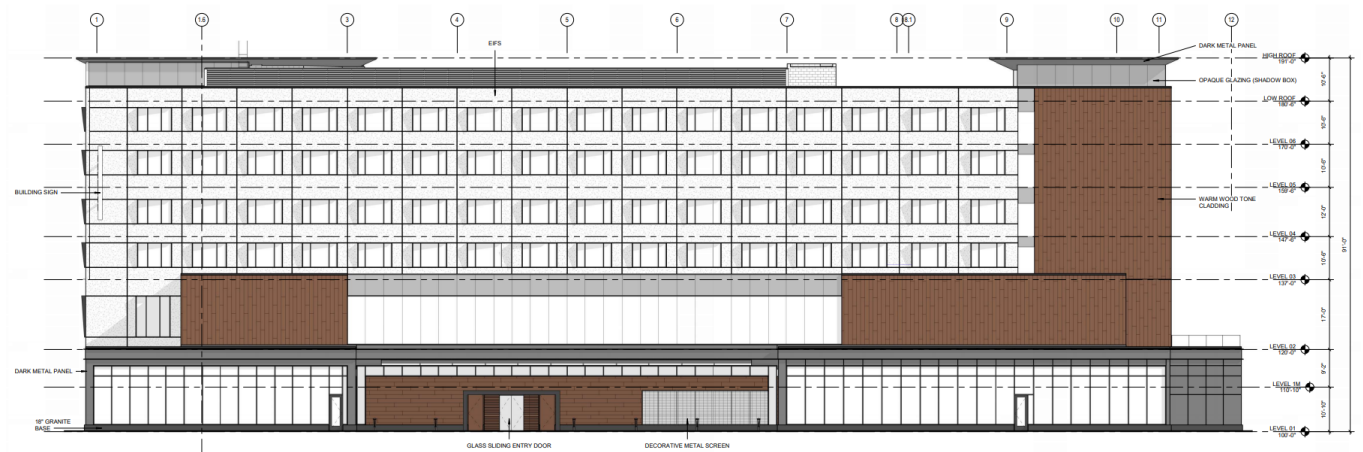
East Elevation (Hooper Avenue)



North Elevation (FORUM Credit Union Plaza)



*West Elevation (Maynard Lane)*



*South Elevation (Lisbon Lane)*

## MATERIAL

The building is a combination of a granite base with a metal panel on the ground floor and top of the building. The white façade is an EFIS with the brown vertical pattern is a warm wood tone cladding, with windows, curtain window walls with some low iron curtain window walls. Rooms within the white EFIS material will include a protruding eyebrow screen.

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**PERSPECTIVE**



*Northeast Aerial and Eye Level (Hooper Avenue & FORUM Credit Union Plaza)*



*Northwest Aerial (FORUM Credit Union Plaza & Maynard Lane)*



*Southwest Aerial and Eye Level (Maynard Lane & Lisbon Lane)*



*Southeast Aerial and Eye Level (Lisbon Lane & Hooper Avenue)*

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**STAFF RECOMMENDATION**

The petitioner has met with staff to modify the elevations as presented. All images are included in the associated petitioner packet. Staff has met and worked with Ratio and BW to integrate this hotel into the context, including scale and material, of the Crossing at Fishers District with the adjacent Fishers Event Center.

Along with the BW Retail, Fishers Event Center, and the Crossing Lofts, these buildings will enclose the FORUM Credit Unit Plaza, creating a desirable gathering place that is already activated with outside events. The hotel’s retail/restaurant and patio space is adjacent to this area.

While shown in the elevations the final rendition of the primary entrance, the porte cochere, may have additional modifications based on Hilton Hotel brand standards.

It is understood that the east and west elevations are to the best of their abilities back of house for maintenance and trash removal while still being required to be pedestrian friendly. A 10’ sidewalk is to be installed on both sides, consistent with the Crossing development.

Staff continues to have concern with the southwest corner of the building. Staff believe the petitioner should continue to work to identify a way to provide additional architectural interest through a combination of pedestrian scale awnings / overhead, additional modulation and/or a creative sign package.

**Staff recommends Approval with the Condition that the petitioner continues to work with staff on identifying and updating the elevations once a solution is found for the southwest corner.**

---

**STAFF RECOMMENDATION**

Approve       Approve with Conditions       Continue       Deny

---

# FISHERS CROSSING HOTEL

Fishers, IN



PACKAGE

SEAL | DATE 06/17/26

## PUD SUBMITTAL

OWNER  
**BW DEVELOPMENT**  
11 Municipal Dr, Ste 400  
Fishers, Indiana 46038  
(317)-204-2782

CONTRACTOR  
**BUILD BW**  
11 Municipal Dr, Ste 400  
Fishers, Indiana 46038  
(317)-204-2782

ARCHITECT & LANDSCAPE ARCHITECT  
**RATIO**  
101 South Pennsylvania Street  
Indianapolis, Indiana 46204  
(317) 633-4040

INTERIOR DESIGN  
**Gettys Group**  
55 West Wacker Dr, 4th Floor  
Chicago, Illinois 60601  
(312) 836-1111

STRUCTURAL ENGINEER  
**KPFF Consulting Engineers**  
3815 River Crossing Pkwy, Ste 20  
Indianapolis, Indiana 46240  
(317)-854-3231

MEPT/T ENGINEER  
**Heapy**  
3850 Priority Way S Dr, Ste 204  
Indianapolis, Indiana 46240  
(317)-571-8795

CIVIL ENGINEER  
**Kimley Horn**  
500 East 96th St, Ste 300  
Indianapolis, Indiana 46240  
(317)-218-9560

LIGHTING DESIGN  
**KLH Engineers**  
850 Twin Rivers Drive, #1594  
Columbus, Ohio 43216  
614-228-2180

ACOUSTICAL DESIGN  
**IMEG**  
8900 Keystone Crossing, Ste 210  
Indianapolis, Indiana 46240  
(317)-848-5045

FOODSERVICE DESIGN  
**Ricca Design Studios**  
5613 DTC Parkway, Ste 100  
Greenwood Village, Colorado 80111  
(303)-221-0500

CODE CONSULTANT  
**RTM Consultants, Inc.**  
6640 Parkdale Place, Ste J  
Indianapolis, Indiana 46254  
(317)-329-7700

VOLUME  
**1**

RATIO PROJECT NO.  
**25286**

OWNER PROJECT NO.  
**12345**

DATE  
**06/17/26**

PROJECT ADDRESS  
**9001 Maynard Lane  
Fishers, IN 46037**

SET NO. VOLUME  
DATE 06/17/26 1

RATIO PROJECT NO. PACKAGE  
25286 PUD SUBMITTAL

RATIO PROJECT NO. PACKAGE  
25286 PUD SUBMITTAL

PROJECT NAME  
FISHERS CROSSING HOTEL





# FISHERS CROSSING HOTEL

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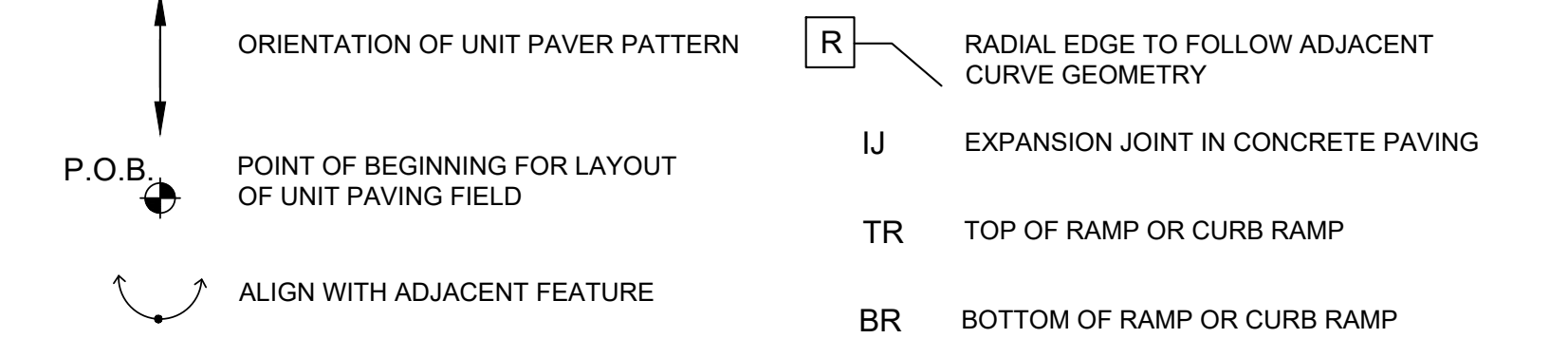
### GENERAL NOTES | SITE FEATURES PLANS:

- DO NOT SCALE DRAWINGS FOR FIELD LAYOUT.
- COORDINATE ALL WORK WITH OTHER DESIGN DISCIPLINES.
- EXISTING AND PROPOSED UTILITIES THAT ARE SHOWN ARE FOR REFERENCE ONLY. REFER TO THE SITE SURVEY FOR EXISTING UTILITIES AND VERIFY ALL IN THE FIELD. REFER TO THE SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING AND POWER DISTRIBUTION EQUIPMENT. REFER TO CIVIL DRAWINGS FOR ALL OTHER PROPOSED UTILITIES.
- REFERENCE NOTES SCHEDULE MAY APPEAR ON MULTIPLE SHEETS. NOT ALL REFERENCE NOTES APPEAR ON EACH SHEET.
- REFER TO XX/00 FOR CONCRETE PAVING JOINT DETAILS.
1. 'UJ' DENOTES ISOLATION JOINT.
- ALL ISOLATION AND CONCRETE JOINTS FOR CONCRETE CURBS SHALL ALIGN WITH RESPECTIVE ISOLATION AND CONTRACTION JOINT SPACING OF ADJACENT CONCRETE PAVEMENTS AND SIDEWALKS. SEE CURB DETAILS FOR ADDITIONAL INFORMATION, IF APPLICABLE.
- THE LANDSCAPE ARCHITECT'S ELECTRONIC DESIGN DATA FILE(S) MAY BE MADE AVAILABLE TO THE SUCCESSFUL BIDDER(S) FOR LAYOUT PURPOSES UPON REQUEST AND RECEIPT OF A SIGNED "WAIVER OF CLAIMS FOR USE OF ELECTRONIC DATA" FORM.

### GENERAL NOTES | SPECIALTY PAVING:

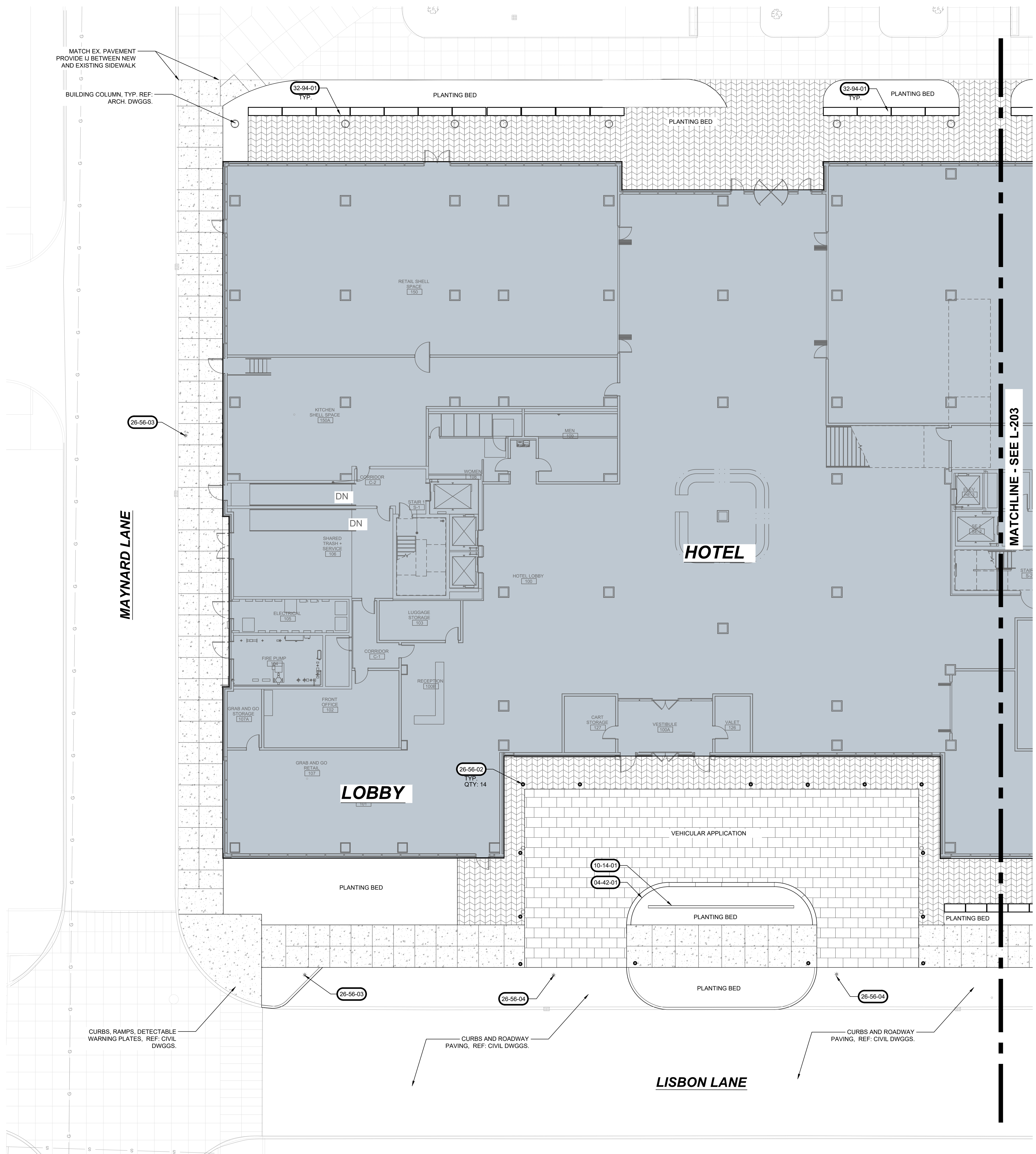
- UNIT PAVERS TO HAVE A CONSISTENT SAND SWEEP JOINT IN ACCORDANCE WITH THE SPECIFICATIONS. UNIT PAVERS SHALL BE INSTALLED TO ALIGN JOINTS WITH ADJACENT UNIT PAVER JOINTS, FACE OF LIMESTONE PLANTER CURB, INTEGRAL CONCRETE CURB, BACK OF STREET CURB, AND ALL CONCRETE UNLESS OTHERWISE NOTED.
- ALL FIELD CUTS SHALL BE PERFORMED TO MAINTAIN A MINIMUM 1/3 UNIT PAVER WIDTH, UNLESS NOTED OTHERWISE.
- ALL CUTS ON BEVELED UNIT PAVERS ARE TO BE FROM MIDDLE OF UNIT PAVER AS REQUIRED TO ENSURE NO UNIT PAVERS HAVE A CUT EDGE ABUTTING A BEVELED EDGE.
- FOR ALL RADIAL APPLICATIONS IDENTIFIED, CUT UNIT PAVERS INTO WEDGES TO MAINTAIN MAXIMUM UNIT PAVER WIDTH, UNLESS NOTED OTHERWISE.
- DEFINITIONS:
  - POINT OF BEGINNING:** AS STARTING UNIT PAVER LAYOUT TO FIT SPECIFIC DESIGN CONDITION IN ORDER TO HAVE ZERO CUTS.
  - CUT LINE:** DESIGNATED LOCATION TO CUT UNIT PAVERS TO MATCH UP ADJOINING UNIT PAVING FIELD. ADJOINING UNIT PAVING FIELDS SHOULD MATCH IN OVERALL UNIT PAVER MODULE (OR PATTERN) SO THE MODULE (OR PATTERN) APPEARS TO BE CONSISTENT ACROSS FIELDS.
  - UNIT PAVING FIELD:** MASS OF UNIT PAVERS RELYING ON A SINGLE POINT OF BEGINNING.

### LEGEND:



### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
<b>EXTERIOR STONE</b>		
04-42-01	GRANITE CURB, 1" WIDE BY 6" TALL. CHARCOAL GRAY COLOR THERMAL FINISH ALL SIDES, SAWN BOTTOM. EASE EDGES. AVAILABLE FROM ASL STONE OR EQUAL.	
<b>10 SPECIALTIES</b>		
10-14-01	METAL SCREEN WALL WITH HOTEL NAME & LOGO. REF: ARCH. DWGS.	
<b>26 ELECTRICAL</b>		
26-56-02	HAWTHORNE LIGHT BOLLARD, BY LANDSCAPE FORMS. REF: ELECTRICAL DWGS. FOR POWER, CONDUIT, WIRING, AND CONNECTIONS. INSTALLED PER MFG RECOMMENDATIONS.	
26-56-03	EX. STREET LIGHT TO REMAIN, PROTECT IN PLACE	
26-56-04	EX. STREET LIGHT, REMOVED. OWNER TO COORDINATE WITH CITY ON TURN OVER OF SALVAGED ITEM.	
<b>32 EXTERIOR IMPROVEMENTS</b>		
	CONCRETE PAVING, REF: CIVIL PLANS FOR DETAIL. LAYOUT JOINTS PER SITE FEATURES PLANS	
	CONCRETE PAVING, HEAVY DUTY, REF: CIVIL PLANS FOR DETAIL. LAYOUT JOINTS PER SITE FEATURES PLANS	
<b>UNIT PAVING</b>		
	TECHO-BLOC, INC. INDUSTRIA 450 - 21	
	GRANITEX, LINEAR PATTERN, (100%) 450X300.	
	TECHO-BLOC, INC. DIAMOND 02	
	DIAMOND PAVER WITH A HD2 SMOOTH FINISH. CHEVRON PATTERN, (100%).	
<b>PLANTING ACCESSORIES</b>		
32-94-01	RAISED METAL PLANTER. TOURNESOL OR EQUAL. SIZE 36" TALL X 2' WIDE LEIGHT VARIES PER PLANS.	



### KEY PLAN

SEAL | DATE 01/01/17

SHEET ISSUE	DATE
1 100% SCHEMATIC DESIGN	05/29/26

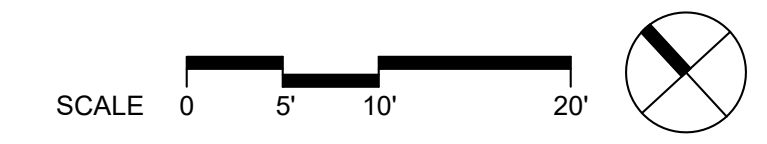
**RATIO**

PROJECT NO. 25286

SHEET TITLE  
**SITE FEATURES PLAN**

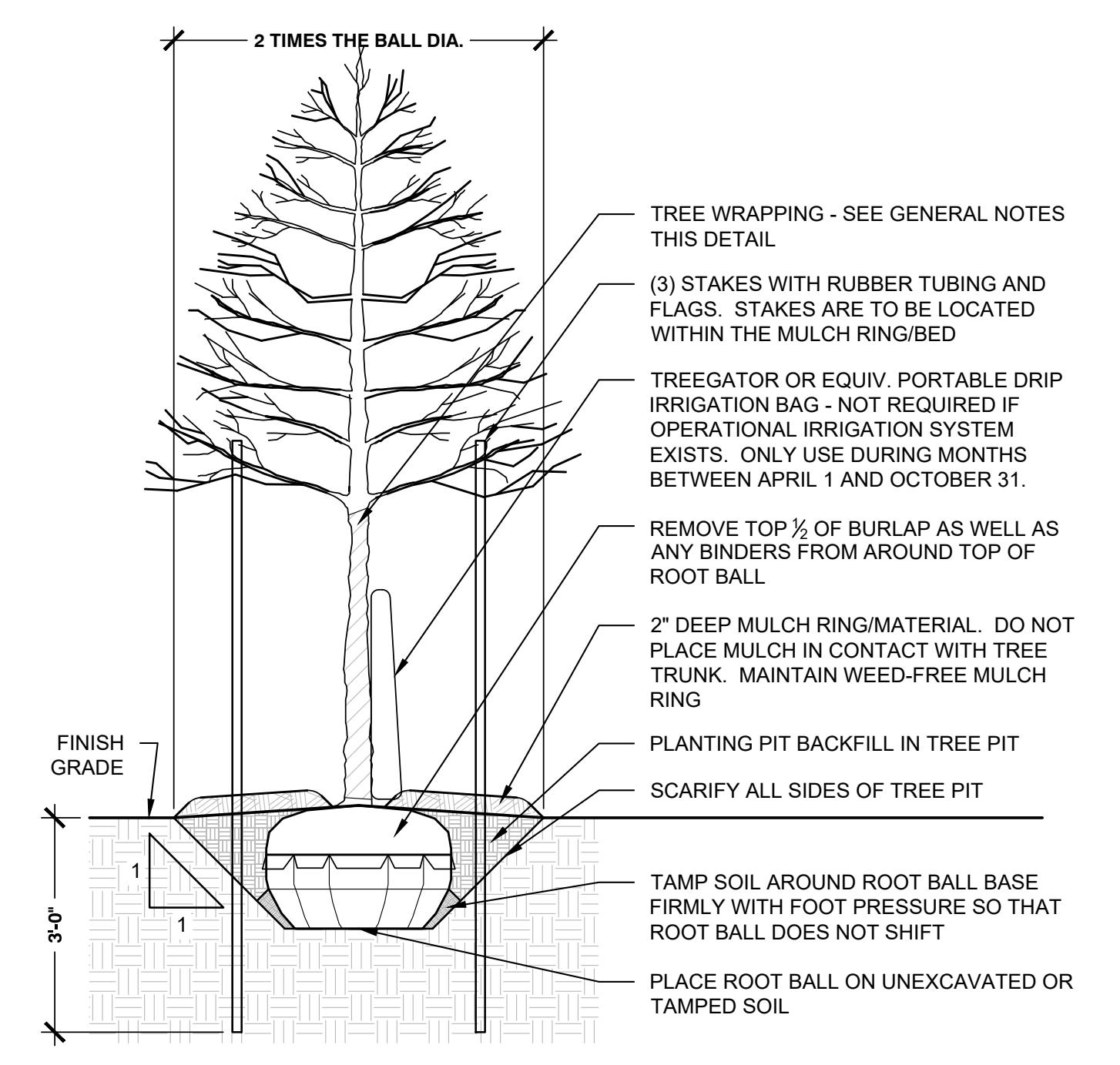
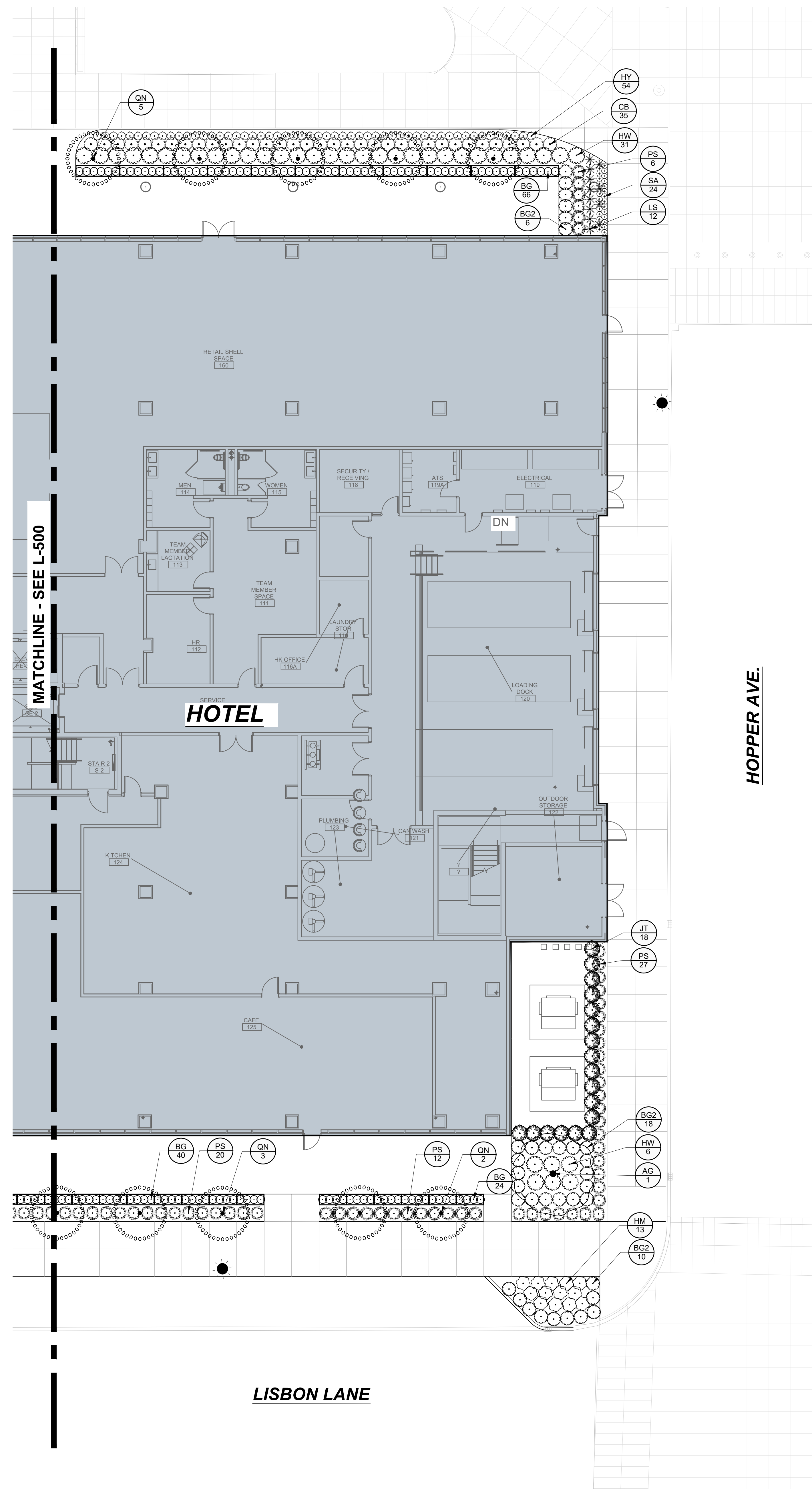
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**L-202**

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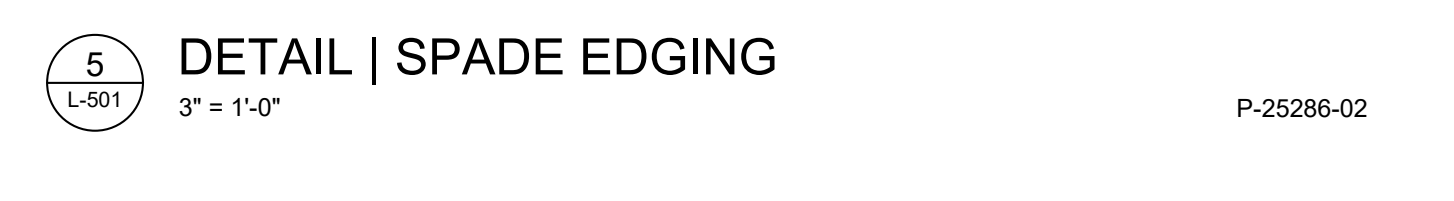
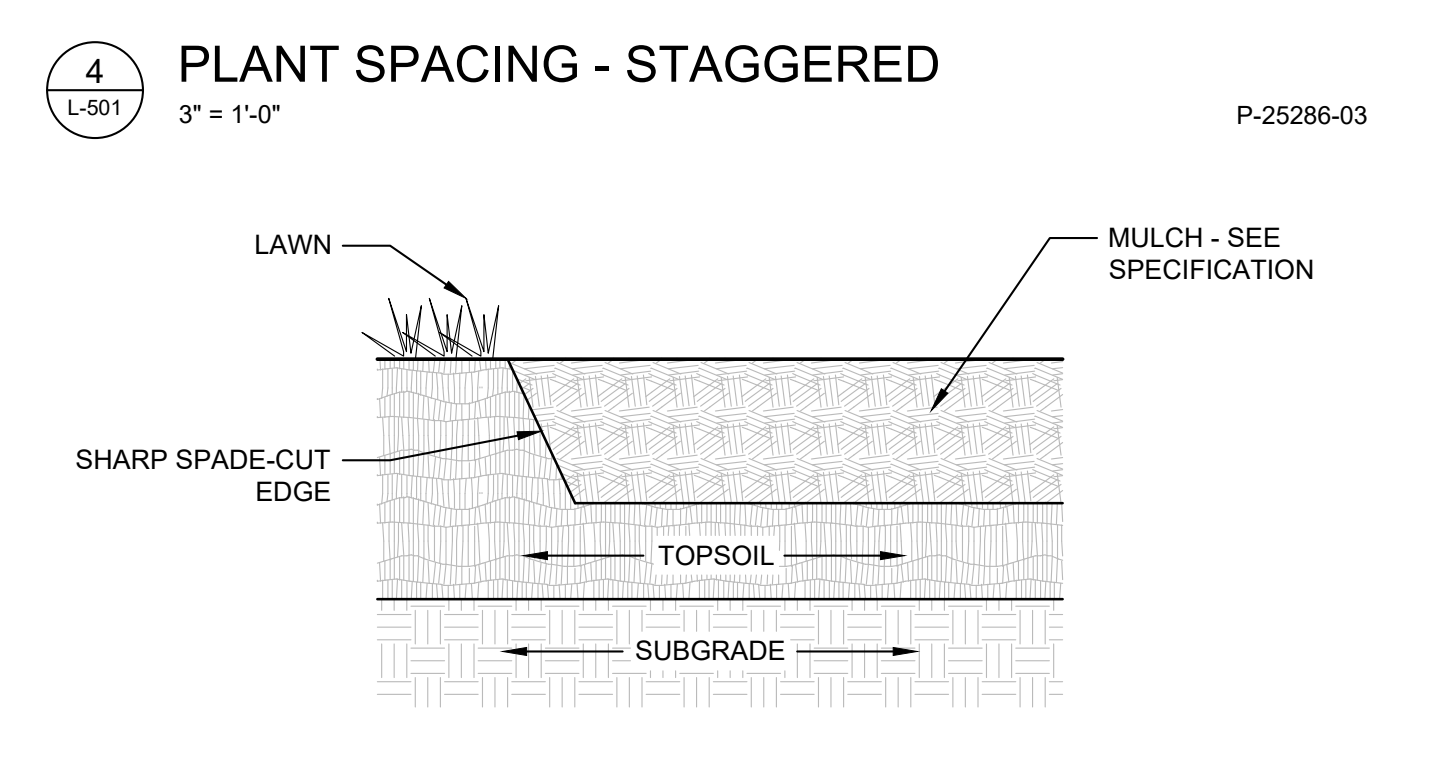
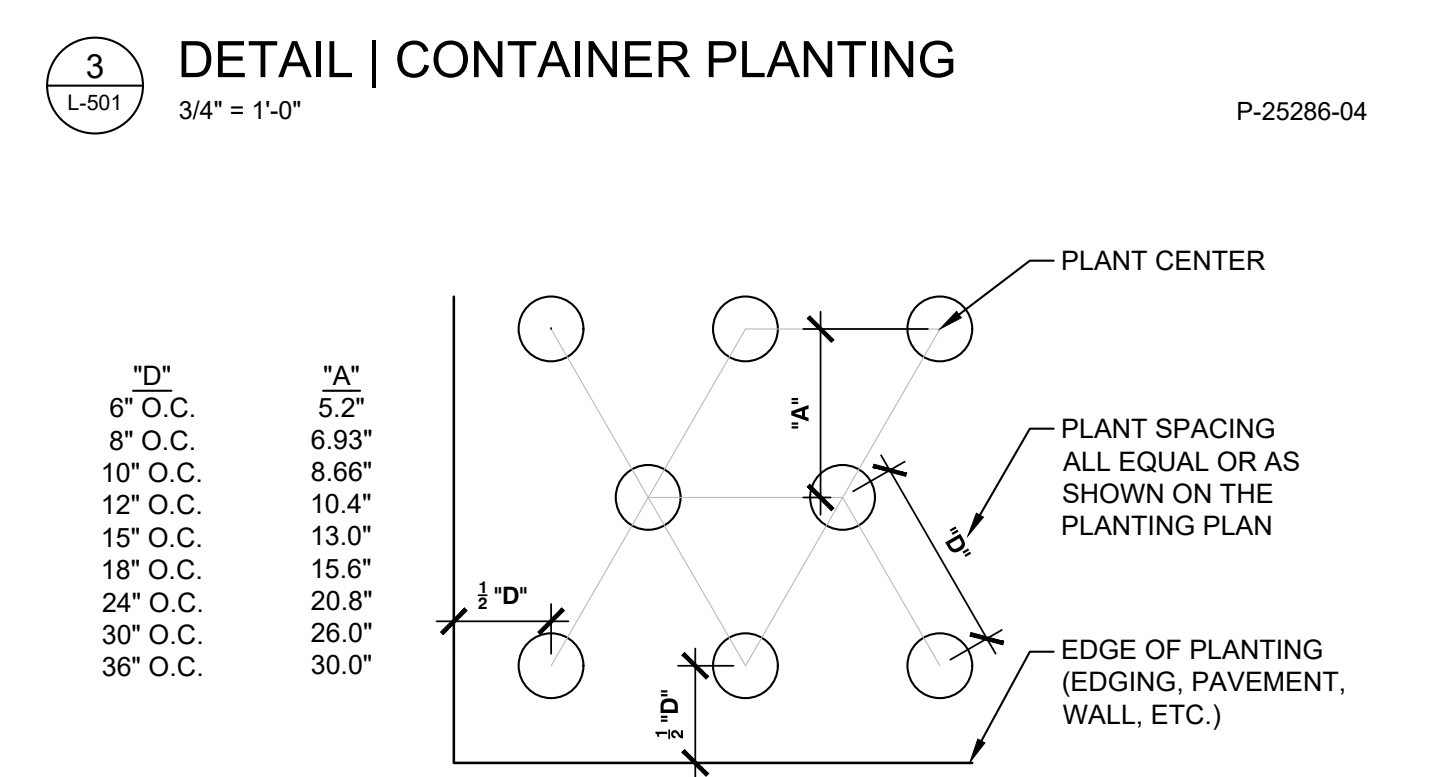
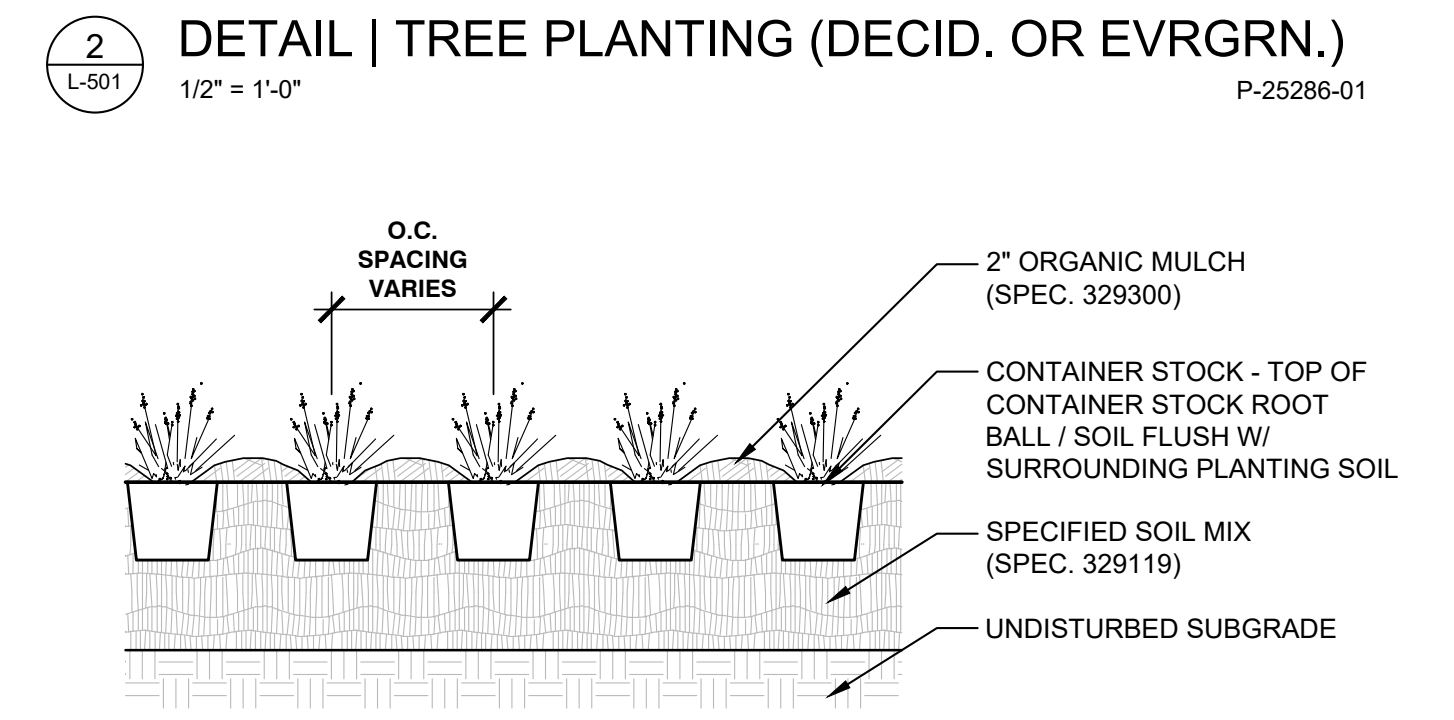








- GENERAL NOTES:**
- TREE WRAPPING SHALL BE IN PLACE ONLY IN MONTHS BETWEEN OCTOBER 31 AND APRIL 1.
  - TREE WRAPPING TO BE PLACED ONLY ON TREES WITH THIN BARK.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.



- GENERAL NOTES | PLANTING AND SOILS:**
- COORDINATE WORK WITH OTHER DESIGN DISCIPLINES.
  - PARTICIPATE IN THE PRE-INSTALLATION CONFERENCE FOR THE PLANTING SCOPE OF WORK, ACCORDING TO THE PROJECT SPECIFICATIONS, PRIOR TO COMMENCEMENT.
  - MATCH GRAPHIC REPRESENTATION SHOWN UNLESS NOTED OR DIMENSIONED OTHERWISE.
  - EXISTING AND PROPOSED UTILITIES THAT ARE SHOWN ARE FOR REFERENCE ONLY. REFER TO THE SITE SURVEY FOR EXISTING UTILITIES AND VERIFY IN THE FIELD. REFER TO THE SITE ELECTRICAL PLAN FOR PROPOSED LIGHTING AND OUTLETS.
  - COMMENCEMENT OF SOILS AND PLANTING SCOPE CONSTITUTES ACCEPTANCE OF SITE CONDITIONS. ENSURE THAT NECESSARY AND SPECIFIED PLANTING CONDITIONS HAVE BEEN ACHIEVED PRIOR TO PLANTING AND LAWN INSTALLATION, INCLUDING POSITIVE DRAINAGE AND INFILTRATION OF PRECIPITATION (AND IRRIGATION).
  - PROVIDE 2" ORGANIC MULCH AT ALL PLANTING AREAS.
  - PROPOSED CONTAINER GROUNDCOVERS, GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS.
  - FOR AREAS WHERE PROPOSED LAWN AND PLANTINGS MEET, 'SPADE EDGE' SHALL BE INSTALLED PER DETAILS.
  - PROVIDE MINIMUM IMPORTED SOIL DEPTH OF 12". PLACE SOIL IN 6" MAXIMUM LIFTS AND COMPACT LIGHTLY (SEE SPECIFICATION SECTION 329119 FOR COMPACTION RATES). PERFORM PERCOLATION TESTS AT EACH LIFT TO ENSURE ADEQUATE DRAINAGE.
  - INSTALL SOIL TO AN ELEVATION THAT ASSUMES A MINIMUM OF 2" ORGANIC MULCH WILL BE PROVIDED IN ALL PLANTING BEDS (NON-LAWN AREAS).
  - REFER TO SPECIFICATION SECTION 329119 - SOIL PREPARATION FOR ADDITIONAL INFORMATION.

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CAL.	HGT.	TYPE / SIZE
AG		Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	1	Multi-Stem	12'	Balled and Burlapped
JT		Juniperus virginiana 'Taylor' Taylor Eastern Redcedar	18	N/A	8'	Balled and Burlapped
QN		Quercus robur x bicolor 'Nadler' Kindred Spirit® Oak	20	2 1/2" Cal	12'	Balled and Burlapped
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONTAINER SIZE	HEIGHT @ PLANTING	ROOTBALL
<b>SHRUBS</b>						
BG2		Buxus x 'Green Gem' Green Gem Boxwood	107	3 Gal.		
BG		Buxus x 'Green Mountain' Green Mountain Boxwood	220	1 Gal.		
CB		Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	89	3 Gal.		
HI		Helleborus orientalis 'Double Ellen Red' Double Ellen Red Lenten Rose	98	1 Gal.		
HY		Helleborus x hybridus 'Yellow Lady' Yellow Lady Hellebore	134	1 Gal.		
HW		Hydrangea arborescens Smooth Hydrangea	115	3 Gal.		
HM		Hydrangea quercifolia 'Munchkin' Munchkin Oakleaf Hydrangea	18	1 Gal.		
LS		Liatris spicata Blazing Star	16	1 Gal.		
PS		Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	70	1 Gal.		
RM		Rosa x 'Meibambino' Petite Knock Out® Rose	126	1 Gal.		
SA		Sesleria autumnalis Autumn Moor Grass	59	QUART		
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY			
<b>GROUND COVERS</b>						
TS		Turf Sod Drought Tolerant Fescue Blend	442 sf			

**ORDINANCE CHART:**

REQUIREMENT	REQUIRED	PROVIDED
<b>ZONING-PUD</b>		
LOT PLANTINGS		
LOT SIZE ~45,000 SF MIN. OF 3 +1 PER 15,000 SF OF LOT AREA OVER 45,000SF	4 TREES MIN.	22
<b>FOUNDATION</b>		
PLANTINGS SHALL BE LOCATED WITHIN 20' OF THE FOUNDATION WALL 1 SHRUBS OR ORNAMENTAL TREES PLANTED/10' OF BUILDING CIRCUMFERENCE ALL LOTS SHALL HAVE A MINIMUM OF 4 SHRUBS ALONG FOUNDATION FACING STREET	975/10=97.5	155
<b>TRASH RECEPTACLES</b>		
TRASH RECEPTACLES AND COMPACTORS SHALL BE ENCLOSED ON ALL SIDES BY STRUCTURE SHRUB MATERIAL SHALL BE PROVIDED TO SUPPLEMENT THE SCREENING OF THE ENCLOSURE	TRASH WILL BE LOCATED INSIDE BUILDING	

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317-329-7700

KEY PLAN

SEAL | DATE 01/01/17

**SHEET ISSUE**

NO.	DESCRIPTION	DATE
1	100% SCHEMATIC DESIGN	05/29/26

**RATIO**  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE

PROJECT NO. 25286

SHEET TITLE  
**PLANTING PLAN**

SHEET NUMBER  
**L-501**

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SEAL | DATE 05/29/26

SHEET ISSUE

1	100% SCHEMATIC DESIGN	05/29/26
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**RATIO**  
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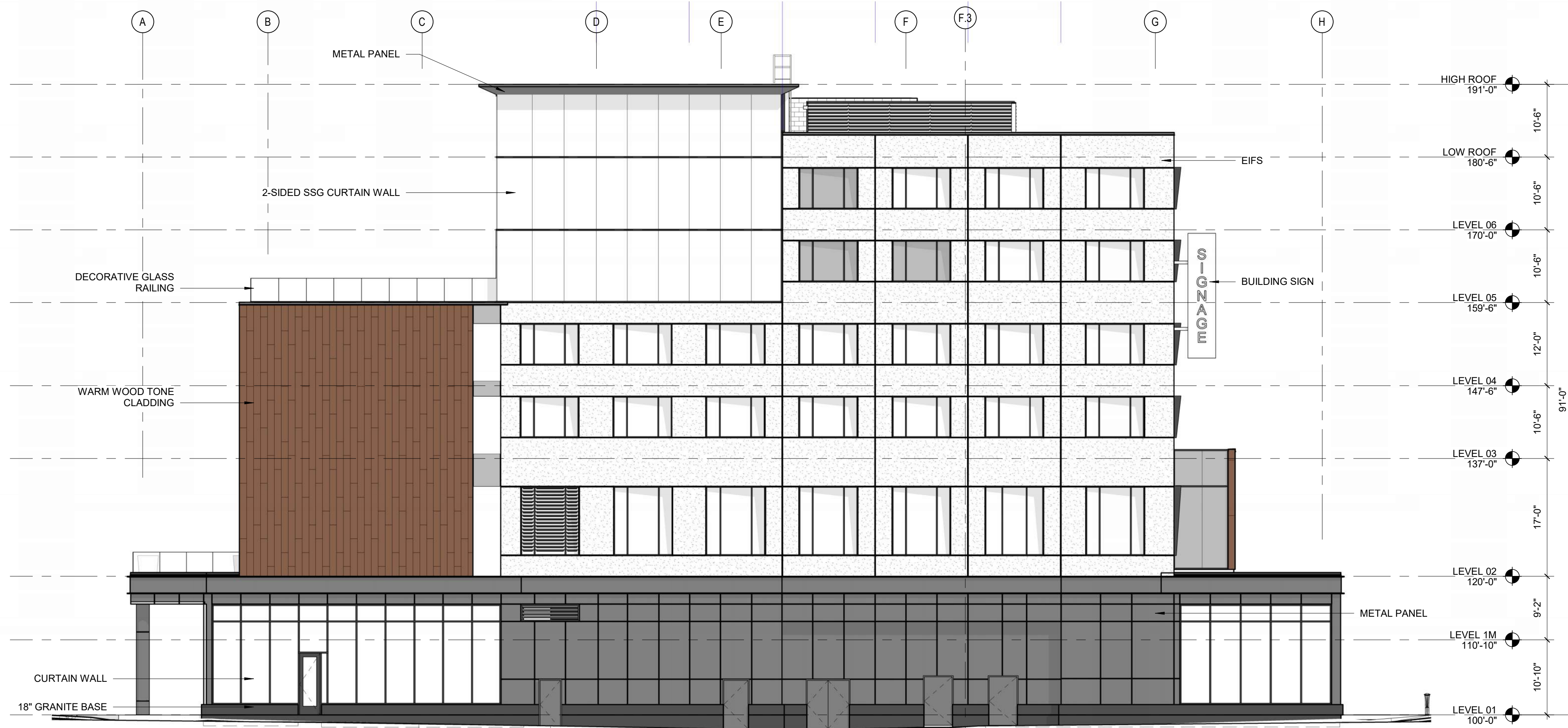
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**EXTERIOR ELEVATIONS**

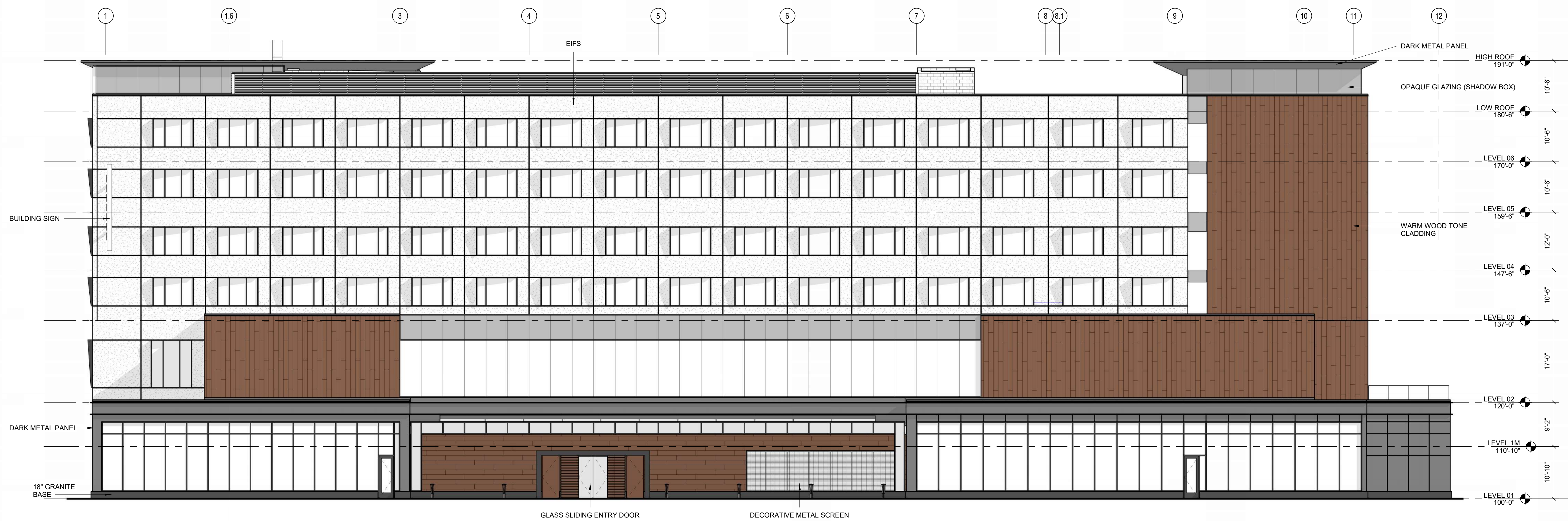
SHEET NUMBER

**A-202**

**NOT FOR CONSTRUCTION**



**D1 WEST ELEVATION**  
3/32" = 1'-0"



**A1 SOUTH ELEVATION**  
3/32" = 1'-0"









# Planned Unit Development (PUD) Committee Staff Report

**Meeting Date: July 1, 2026**

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

**CASE NUMBER:**  
PUD-26-8

**PETITIONER:**  
Brett Davis, Buckingham Companies

**PROPERTY ADDRESS/LOCATION:**  
15-15-06-00-00-016.000

**REQUEST:** Request to Approve the Elevation and Site Plan for the approximately 180,000 sq ft Fishers Fieldhouse, including the 29,000 sq ft Major League Volleyball Indy Ignite Headquarters and practice facility, and flex space for 10 basketball or 20 volleyball courts, and 20,000 sq ft for an IU Health primary care /clinic.

<b>APPLICABLE REGULATIONS:</b> The Yard Phase II PUD and Unified Development Ord.	<b>EXISTING ZONING:</b> The Yard Phase II PUD, I-69 Overlay District	<b>FISHERS 2040:</b> Employment Node
--	---	---

**Lot Size: 16.6 Acres**

### LOCATION MAP



### STAFF RECOMMENDATION

- Approve     
  Approve with Conditions     
  Continue     
  Deny

### ZONING OVERVIEW

The property is currently zoned PUD-M Sunbeam PUD and I-69 Overlay District. The Sunbeam PUD was approved in November 2022, Ord. No. #101022D.



Zoning Map

---

## PETITION OVERVIEW

The petitioner requests approval of the elevation and site plan for approximately 180,000 sq ft Fishers Fieldhouse. The fieldhouse includes:

- 29,000 square feet Major League Volleyball Indy Ignite Headquarters and practice facility
- flex space for 10 basketball or 20 volleyball courts
- 20,000 square feet for an IU Health primary care /clinic

---

## SITE PLAN

Below is the site plan. The site is boarded by the FORUM Credit Union Plaza, Hooper Avenue, Lisbon Lane, and Maynard Lane.





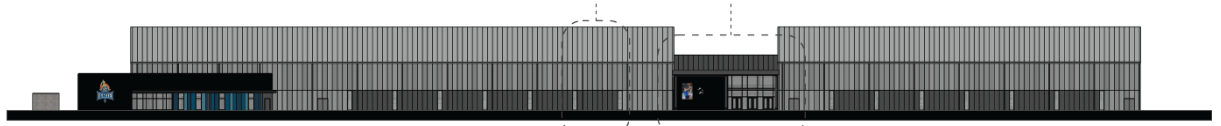
*Rendering looking southwest at the Indy Ignite Practice Facility and Headquarters.*



*Rendering for the North Entrance.*

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**ELEVATION**



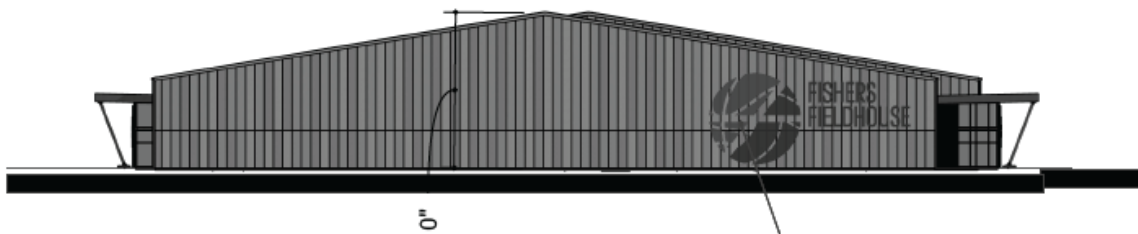
*North Elevation.*



*East Elevation.*



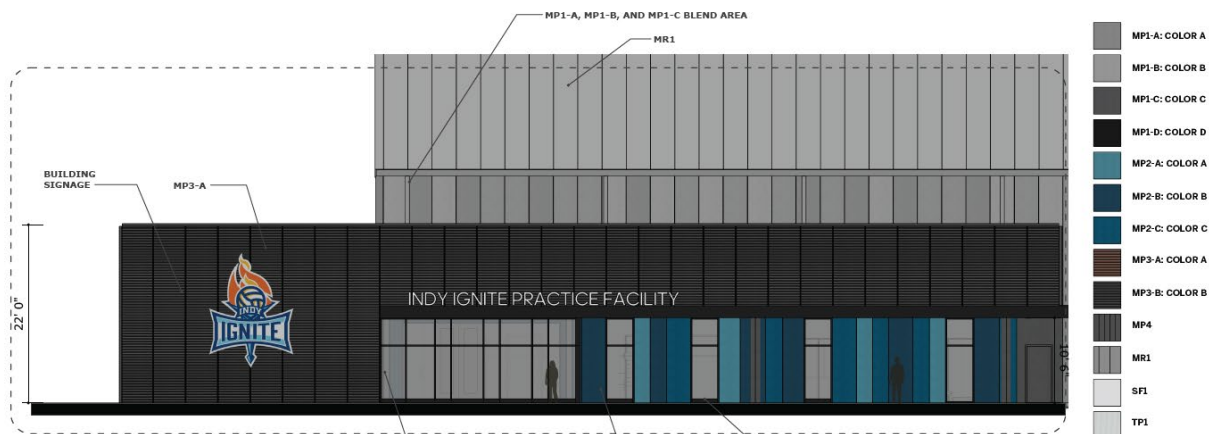
*South Elevation.*



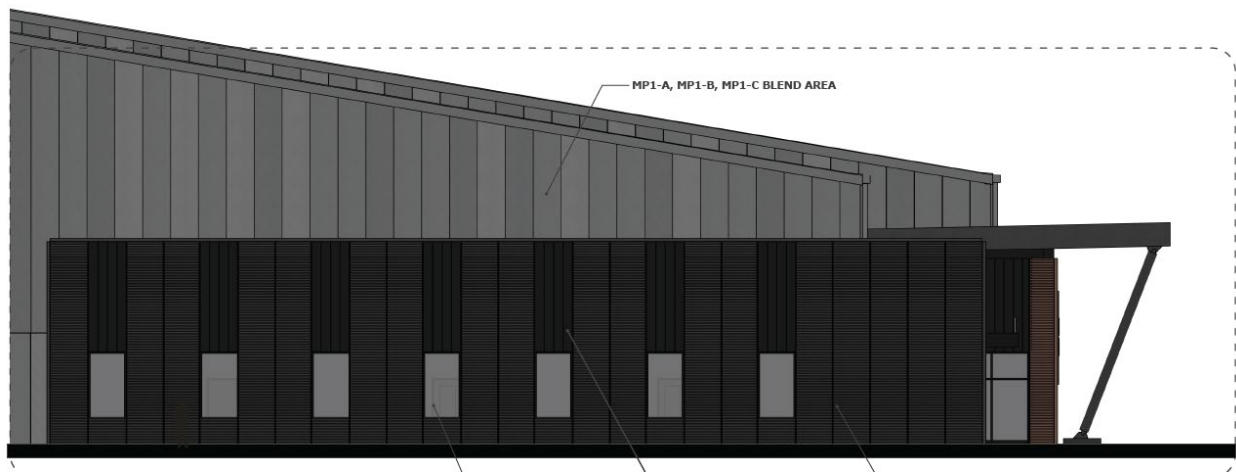
*West Elevation.*



Enlarged North Elevation, Main Entrance.



Enlarged North Elevation, Indy Ignite Practice Facility & Headquarters.



Enlarged East Elevation.



*Enlarged South Elevation.*

**MATERIAL**

The building is a combination of a insulated metal panel in various colors including Regal Gray, Silversmith, Reflective White, Dark Gray Metallic. At the Indy Ignite Entrance additional accent colors of Slate Blue, Deep Sea Blue and Night Horizon. The Horizontal slated material is a metal panel in the color Weathered Zinc. The building will also have window glazing at the entrances and translucent panels.

PUD Committee has the ability to approve metal panels as a material.

**STAFF RECOMMENDATION**

The petitioner has met with staff to modify the elevations as presented. All images are included in the associated petitioner packet. Staff has met and worked with DELV Design and Buckingham.

Staff will continue to work with the petitioner on HVAC screening solutions while parking lot, landscaping and buffering will all be handled through the Technical Advisory Committee (TAC) process via the associated Improvement Location Permit (ILP).

The building footprint and elevation for IU Health are not shown with these elevations. Staff recommend the IU Health portion have the same look and feel, including building modulation, and similar material including window glazing and awnings to be a harmonious addition.

**Staff recommends Approval with the Condition that the petitioner continues to work with staff on HVAC Screening, Landscaping, Buffering and Parking, and the IU Health Elevations.**

**STAFF RECOMMENDATION**

- Approve     
  Approve with Conditions     
  Continue     
  Deny



## NORTHEAST AERIAL RENDERING



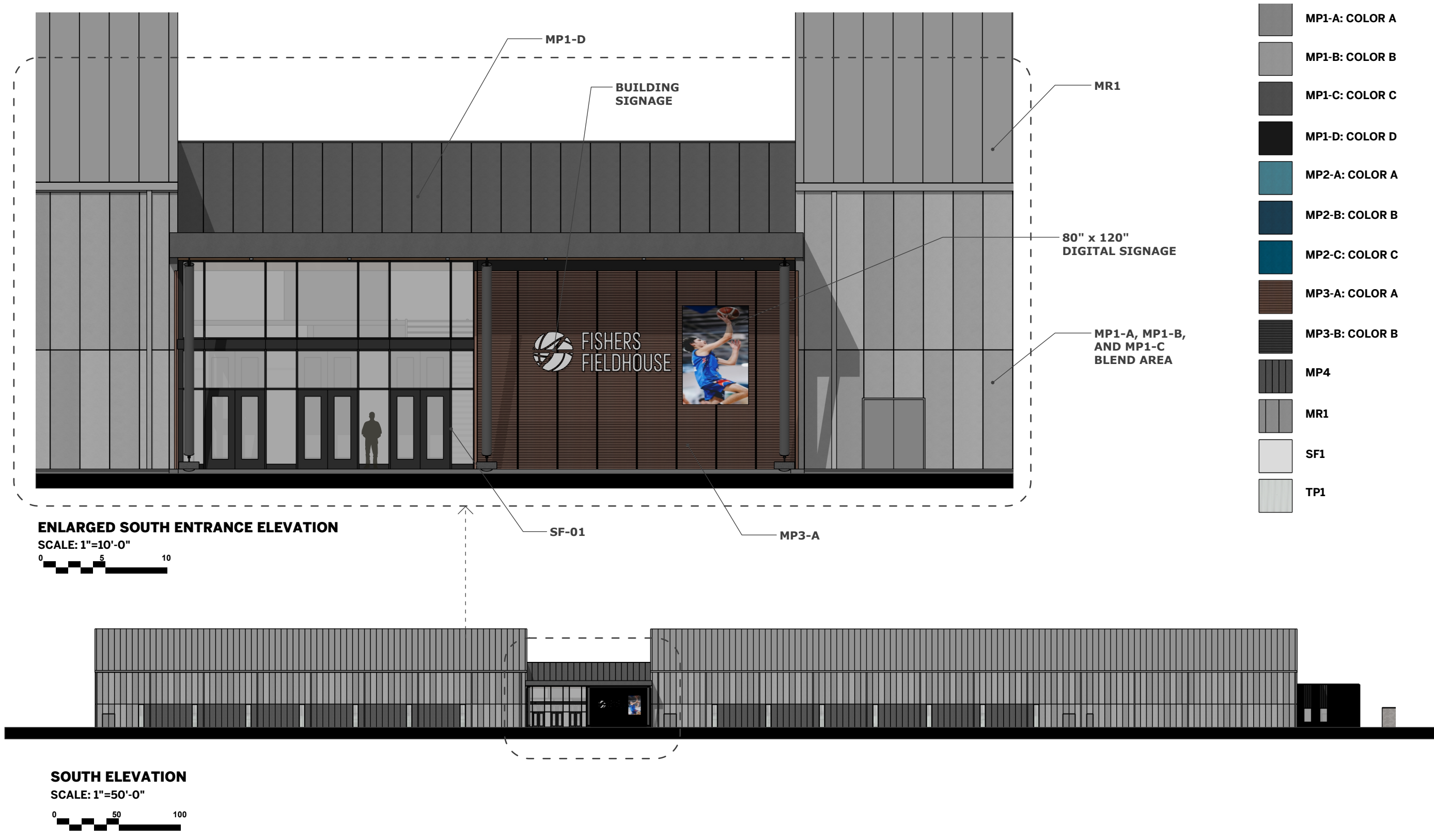
## SOUTH ENTRY RENDERING



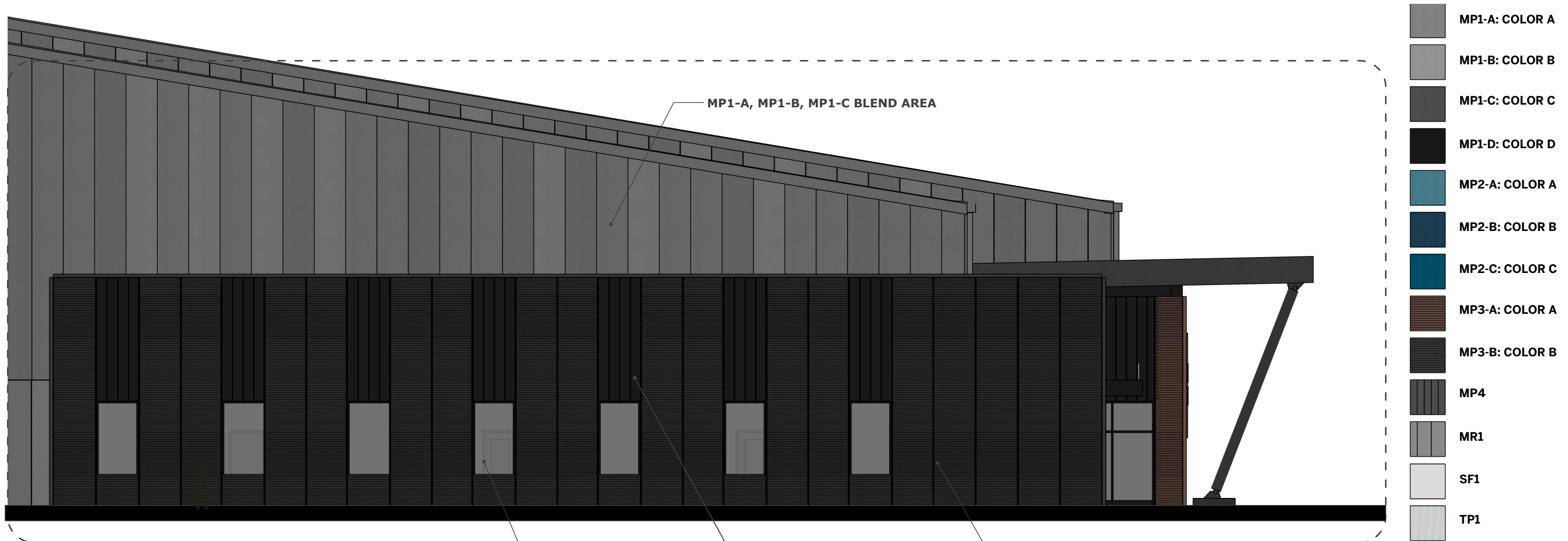
NORTH (IGNITE) ENTRY RENDERING



## NORTH ENTRY RENDERING



# EXTERIOR VIEWS



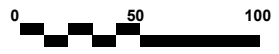
**ENLARGED EAST ELEVATION**

SCALE: 1"=10'-0"



**WEST ELEVATION**

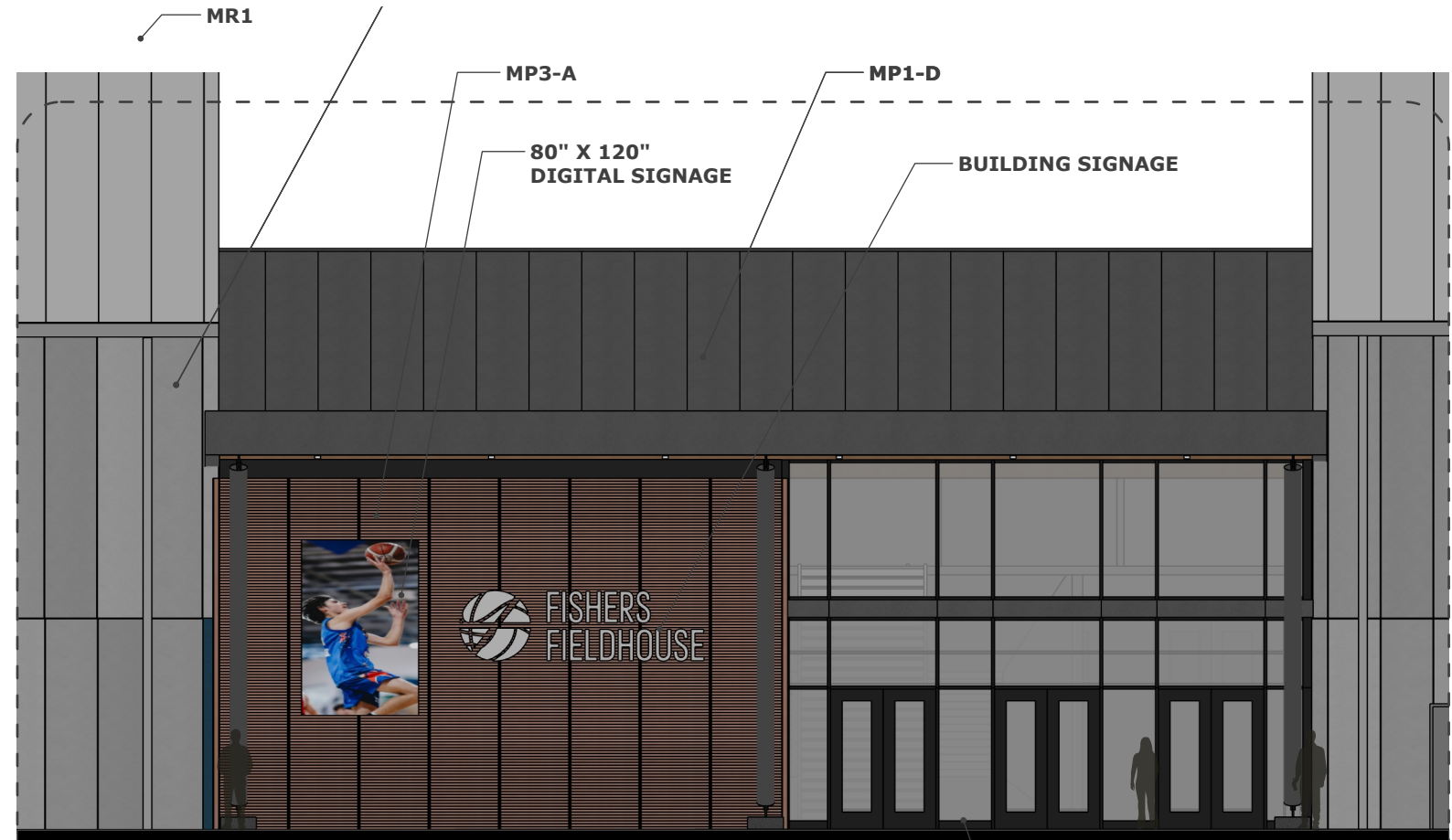
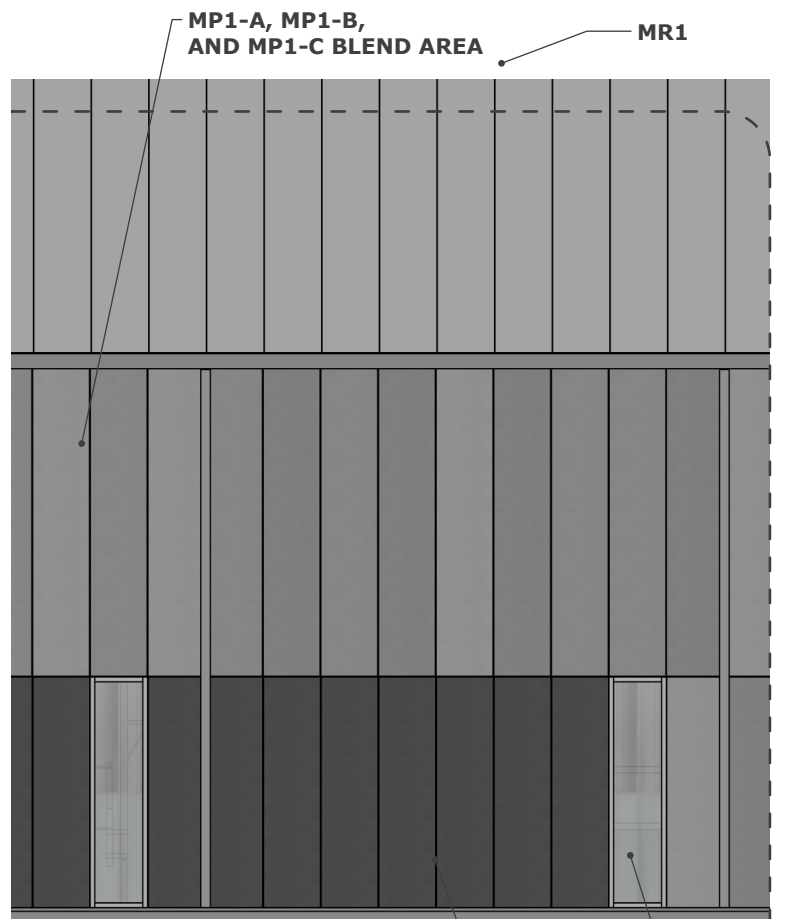
SCALE: 1"=50'-0"



**EAST ELEVATION**

SCALE: 1"=50'-0"

**EAST ELEVATION**



- MP1-A: COLOR A
- MP1-B: COLOR B
- MP1-C: COLOR C
- MP1-D: COLOR D
- MP2-A: COLOR A
- MP2-B: COLOR B
- MP2-C: COLOR C
- MP3-A: COLOR A
- MP3-B: COLOR B
- MP4
- MR1
- SF1
- TP1

**ENLARGED NORTH ENTRANCE ELEVATION**

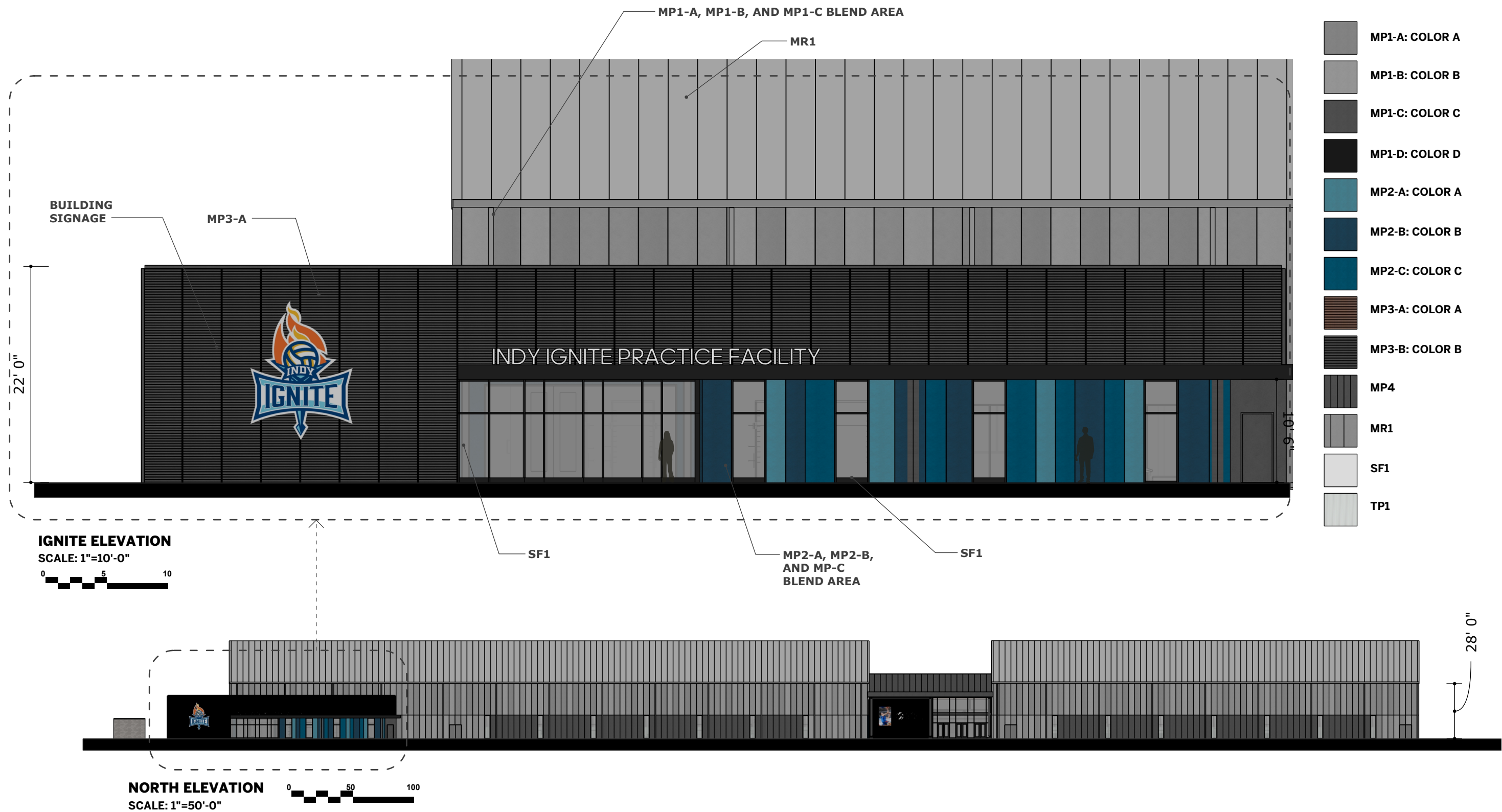
SCALE: 1"=10'-0"  
 0 5 10



**NORTH ELEVATION**

SCALE: 1"=50'-0"  
 0 50 100

# NORTH ELEVATION













# NORTH ELEVATION

# EXTERIOR MATERIAL LEGEND

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

MP1-A	INSULATED METAL PANEL BOD: METL SPAN CF PANEL - 36" WIDTH, 2" THICK PROFILE: STRIATED PANEL COLOR: REGAL GRAY - 40%
MP1-B	INSULATED METAL PANEL BOD: METL SPAN CF PANEL - 36" WIDTH, 2" THICK PROFILE: SMOOTH ARCHITECTURAL PANEL COLOR: SILVERSMITH - 30%
MP1-C	INSULATED METAL PANEL BOD: METL SPAN CF PANEL - 36" WIDTH, 2" THICK PROFILE: STRIATED PANEL COLOR: REFLECTIVE WHITE - 30%
MP1-D	INSULATED METAL PANEL BOD: METL SPAN CF PANEL - 36" WIDTH, 2" THICK PROFILE: STRIATED PANEL COLOR: DARK GRAY METALLIC
MP2-A	INSULATED METAL PANEL BOD: CENTRIA FORMAWALL DIMENSION SERIES 24", 30", AND 36" WIDTHS, 2" THICK COLOR: SLATE BLUE
MP2-B	INSULATED METAL PANEL BOD: CENTRIA FORMAWALL DIMENSION SERIES 24", 30", AND 36" WIDTHS, 2" THICKNESS COLOR: DEEP SEA BLUE

MP2-C	INSULATED METAL PANEL BOD: CENTRIA FORMAWALL DIMENSION SERIES 24", 30", AND 36" WIDTHS, 2" THICKNESS COLOR: NIGHT HORIZON
MP3-A	ARCHITECTURAL METAL PANEL BOD: MORIN MX-1 COLOR: COPPER PENNY
MP3-B	ARCHITECTURAL METAL PANEL BOD: MORIN MX-1 COLOR: WEATHERED ZINC
MP4	ARCHITECTURAL METAL PANEL BOD: MORIN MATRIX MX-0, 12" COLOR: BLACK
MR1	METAL ROOF PANELS BOD: METL SPAN CFR, 42", 3" THICK COLOR: REGAL GRAY
SF1	STOREFRONT BOD: TUBELITE T14000 SERIES, 4 1/2" DEEP COLOR: BLACK
TP1	TRANSLUCENT PANELS BOD: KINGSPAN LIGHT AND AIR UNIQUAD

	MP1-A: COLOR A
	MP1-B: COLOR B
	MP1-C: COLOR C
	MP1-D: COLOR D
	MP2-A: COLOR A
	MP2-B: COLOR B
	MP2-C: COLOR C
	MP3-A: COLOR A
	MP3-B: COLOR B
	MP4
	MR1
	SF1
	TP1