

**Fishers Planned Unit Development (PUD) Committee Minutes
May 6, 2026**

Mr. Stevenson called the Meeting to order at 5:00 PM.

Members present: Howard Stevenson, Pete Peterson, Shawn Curran, Megan Baumgartner, Drew Bender

Others present: Kay Prange, Rodney Retzner, Christy Cashin, Paul Walters, Sue and Jack Follmar, Bill Butz, Scott Weathers, Casey Bean.

For Regular PUD Committee:

Leo Saxony :

Address: 13640 E 131st St **Parcel:** 19-11-26-00-00-011.303, 13-11-26-00-01-001.000 , 19-11-26-00-50-003.000 **Case:** PUD-26-1 **Request:** Consideration of a site plan and architecture approval for the 234-unit LEO Saxony single-family for-rent homes, clubhouse, and associated structures. **Petitioner:** Advenir Azora Development, LLC
Planner: Ross Hilleary

Ross Hilleary presented the Staff Report. This project spans two large parcels as regional mixed-use. The site plan and architectural approval were presented. There will be 19 homes, clubhouse, pool house, maintenance shed in addition to all the apartments. There will be 3 duplex cottages, 4 duplex and 5 stacked duplex including cottages, rowhomes, and townhouses. The overhead images were reviewed and the elevations were also reviewed. Staff visited the

Staff recommends approval with fence and planting upgrades as outlined in TIF process. Fences must be open non-privacy fences and 3-4 feet in height.

In Board discussion, Shawn expressed concern that There must be 4 shrubs within 20 feet of foundation facing the street, and concern that the materials would be comparable to the rest of Saxony. Pete thinks that the stacked duplex with the staircase going up the front of the building is problematic but want to keep the front door on the street. The similar project in Carmel was reviewed by Staff.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, with the TIF items about the fence, landscape and no stair case on the building fronts. Ms. Baumgartner seconded. The Motion was approved, 4-0.

There were no items for Riverplace PUD Committee.

The meeting was adjourned at 5:30 pm.