



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee Meeting

DATE: 5/22/2024, at 5:00 PM

DIRECTIONS: Launch Fishers Theater, 12175 Visionary Way, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

- 1. Call to Order & Pledge of Allegiance**
- 2. Oath of Office- Mandy Leverenz**
- 3. Roll Call**
- 4. Elections**
 - a. • President
 - Vice-President
- 5. Approval of Previous Minutes**
 - a. 1-11-24
- 6. 11466 Lantern Road**
 - a. Parcel: 15-15-06-01-01-027.000
Address: 11466 Lantern Road
Case: NPR-24-1
Request: To approve site design and architecture for the 2,100 sq ft infill mixed use

development including a boutique restaurant.

Petitioner: Darren Peterson (dpeterson@petersonarchitecture.com) on behalf of
Andrew Wojcik

Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

- 7. New Business**
- 8. Old Business**
- 9. Staff Communication**
- 10. Adjournment**

CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
January 11, 2024

The Nickel Plate Review Committee was convened by Jamie Nieves at 4:00 p.m. The meeting was held in the Pavilion Conference Room.

A roll call was taken and those members present were: Rich Block via Teams, Jamie Nieves, Selina Stoller, Emily Bowman.

Others in attendance: Ross Hilleary, Kay Prange, Tracy Gaynor, Shelby Bowen, Chris Hagen, Bill Butz, Karmen Deaton, Alyssa Prazeau.

Minutes from the 12-20-23 meeting were approved, 4-0.

a. District South

Parcel: 15-14-01-02-12-001.000, 15-14-01-02-02-005.000, 15-14-01-02-02-006.000, 15-14-01-02-02-007.000, 15-14-01-02-02-008.000, 15-14-01-02-02-009.000, 15-14-01-02-02-010.000, & 15-14-01-02-02-011.000

Address: 8705 South Street

Case: NPRC-23-6

Request: To approve the site plan and architecture for three multi-family buildings and two mixed use buildings south of south street on 3.36 acres known as District South.

Petitioner: Karmen Deaton (karmen.deaton@kimley-horn.com) on behalf of Rebar Development

Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

This item was continued at the December 2023 meeting in order to review more illustrative elevations. Ross Hilleary reviewed the presentation from December. Most elevations remain unchanged. New visuals showed the Plaza area being an activated space where residents and retail can interact. Mr. Hilleary suggested working with staff to activate the space between the parking garage and South Street. Staff recommends approval with these conditions: 1) to continue to work with staff on ways to activate/provide access from South Street; 2) All TAC Comments have been addressed; and 3) supportive of the 4 waivers outlined in the report.

The Committee discussed public art on the buildings, wayfinding signage along the trail to direct pedestrians to retail/restaurants and trail transitions. Ms. Stoller made a motion to approve NPRC-23-6. Ms. Bowman seconded the motion. Motion passed 4-0.

The meeting was adjourned at 4:20 p.m.

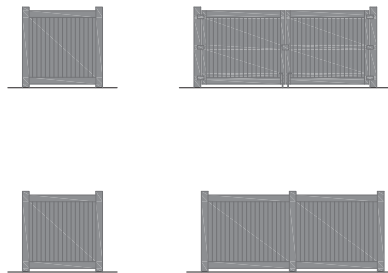
Respectfully Submitted by:

Kay Prange, Recording Secretary



NEW CONSTRUCTION
DELI / BAKERY
FISHERS INDIANA

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



① **TRASH ENCLOSURE ELEVATIONS**
SCALE: 1/4" = 1'-0"



② **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



③ **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION
DELI + BAKERY
1466 LANTERN ROAD
FISHERS, INDIANA

CITY REVIEW

MAY 6, 2024



PROJECT DATE 2024-05-06
DRAWN BY P. JORDAN
CHECKED BY D. PETERSON
PROJECT NUMBER 24-0096

ELEVATIONS

A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE
AND SHALL BE USED ONLY IN ACCORDANCE TO THE
AGREEMENT WITH
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① **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



② **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

peterSONARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
peterSONarchitecture.com

NEW CONSTRUCTION
DELI + BAKERY
1466 LANTERN ROAD
FISHERS, INDIANA

CITY REVIEW

MAY 6, 2024

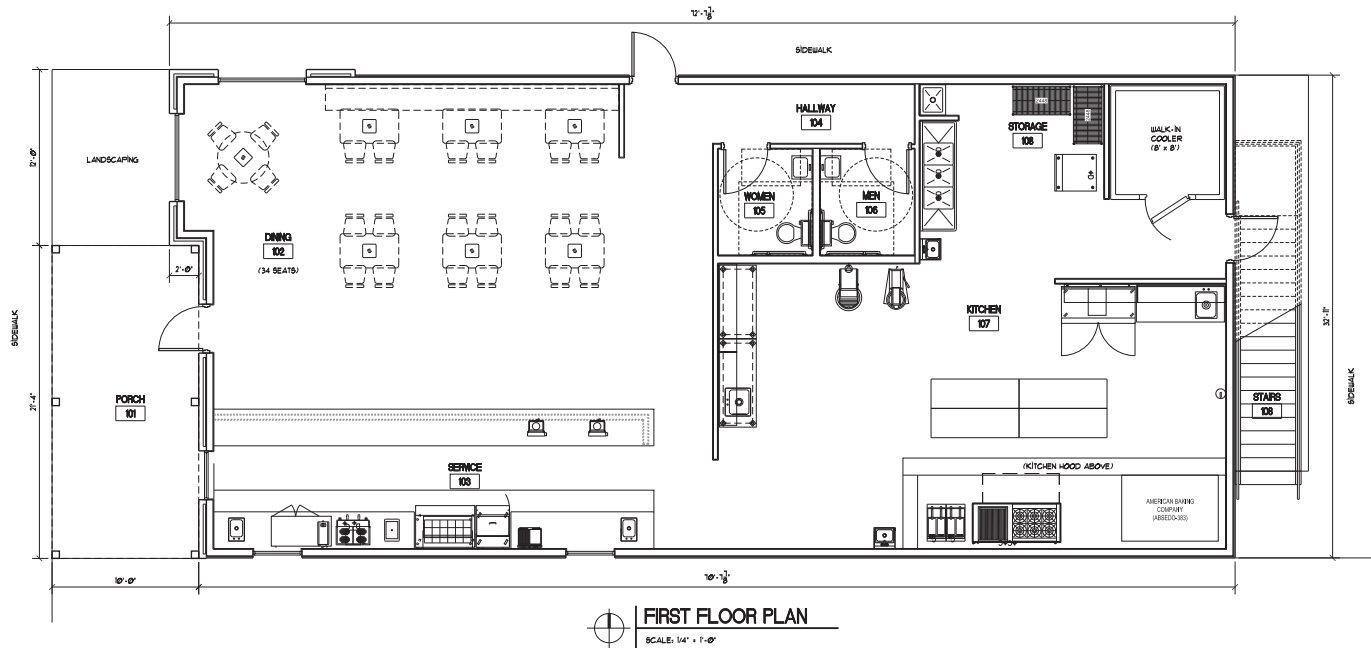
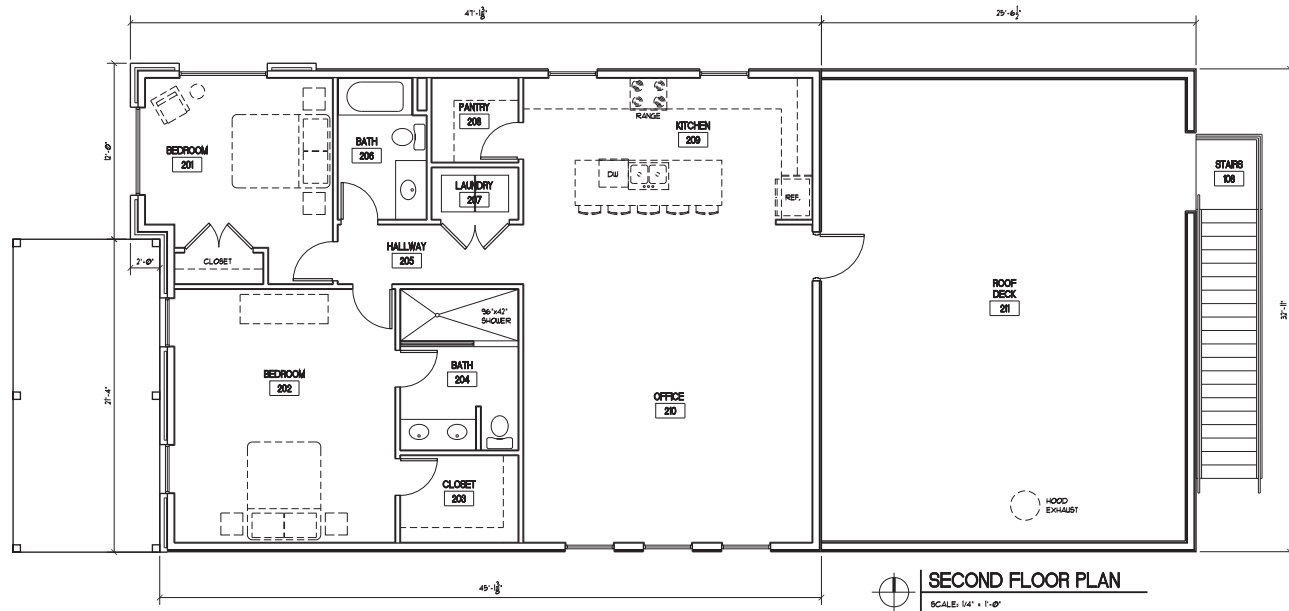
REVISIONS
DATE
DATE
DATE
DATE
DATE
DATE

PROJECT DATE: 2024-05-06
DRAWN BY: P. JORDAN
CHECKED BY: D. PETERSON
PROJECT NUMBER: 24-006

ELEVATIONS

A202

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peterSON ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@peterSONarchitecture.com

NEW CONSTRUCTION
SPICY SICILIAN
1466 LANTERN ROAD
FISHERS, INDIANA 46038

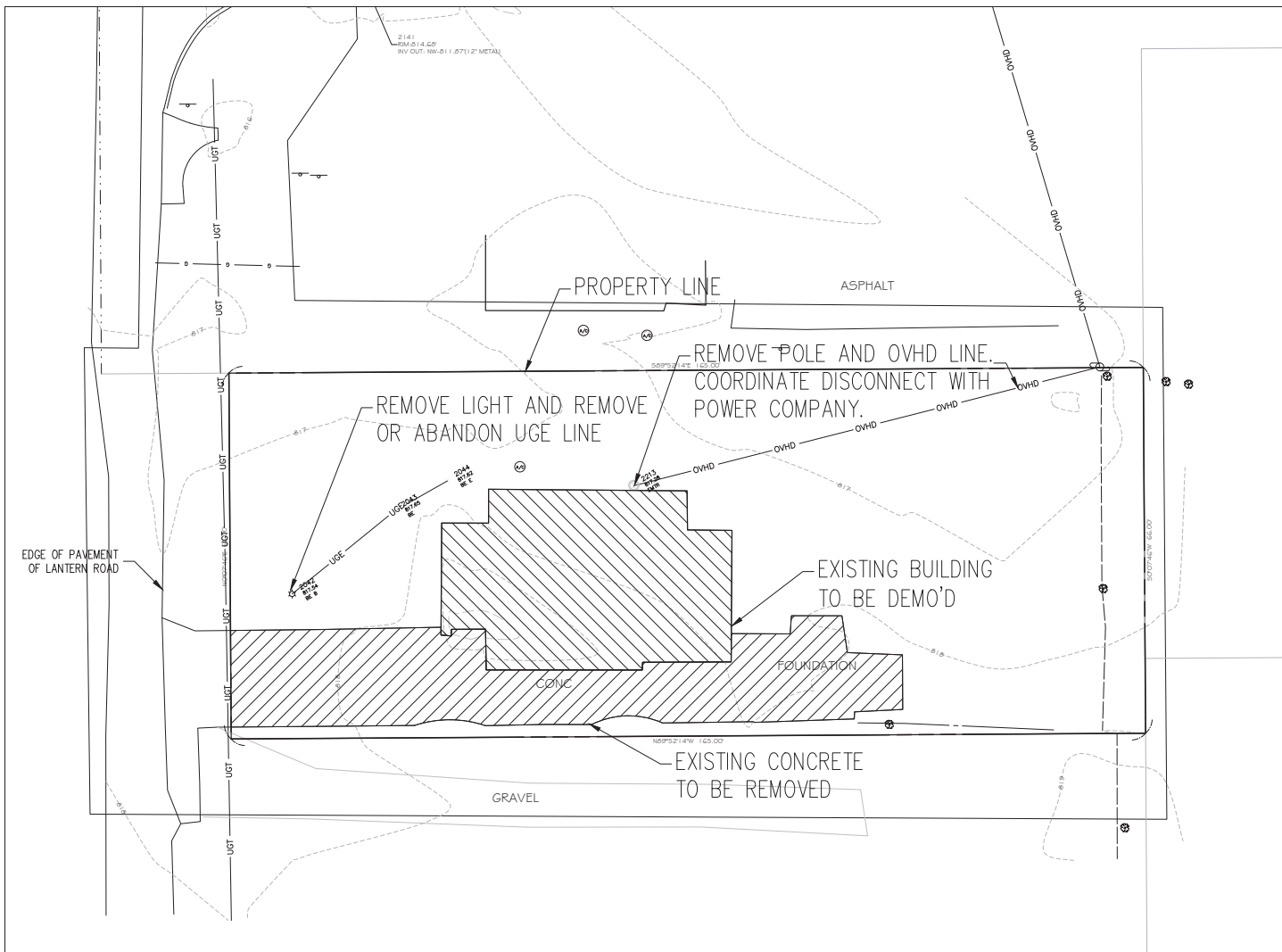
PRELIMINARY DRAWINGS
MAY 2, 2024

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DRAWN BY: P. JORDAN
CHECKED BY: D. PETERSON
PROJECT NUMBER: 24-0016

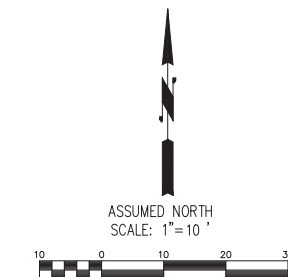
ARCHITECTURAL
FLOOR PLAN
A101

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UTILITY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON MARKINGS PROVIDED BY PRIVATE UTILITY LOCATE SERVICE. THE EXISTING CONNECTIONS WITHIN THE BUILDING WILL BE UTILIZED FOR THE EXPANSION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ONSITE UTILITIES.



LEGEND

- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER, INLET & M.H.
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC POLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE, GAS & WATER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING CHAIN LINK FENCE
- EXISTING AIR CONDITIONING UNIT
- EXISTING SIGN
- EXISTING AREA LIGHT
- EXISTING TREE
- EXISTING BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED

DEMOLITION NOTES

1. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
2. PROVIDE TEMPORARY BARRIERS AND OTHER FORMS OF PROTECTION AS NEEDED TO PROTECT OWNER'S PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DUE TO THE DEMOLITION AREA.
3. REPAIR ALL INCIDENTAL DAMAGE TO ADJACENT FACILITIES CAUSED BY GENERAL DEMOLITION AT NO ADDITIONAL COST TO OWNER.
4. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
5. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION AND/OR REQUIRED PERMITS FROM LOCAL JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING JURISDICTION.
6. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING FROM UTILITY COMPANY.
7. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST, NOISE, AND DEBRIS TO LOWEST PRACTICAL LEVELS. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
8. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS NECESSARY TO COMPLETE DEMOLITION SHOWN ON DRAWINGS.
9. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONES OVER 6" DIAMETER, ROOTS, TOPSOIL, AND OTHER ORGANIC MATTER.
10. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS FROM SITE.
11. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
12. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REPAIR PROTECTION BARRIERS AND LEAVE SITE FREE OF DEBRIS.
13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN FACILITIES AND SURFACES TO REMAIN TO THEIR EXISTING CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED.



EXISTING CONDITIONS & DEMOLITION PLAN

FILE NAME: 15_Lantern Road.dwg, c28
REVISIONS: 1

LANTERN ROAD BOUTIQUE
RESTAURANT/APARTMENT SITE
11466 LANTERN ROAD
FISHERS, IN

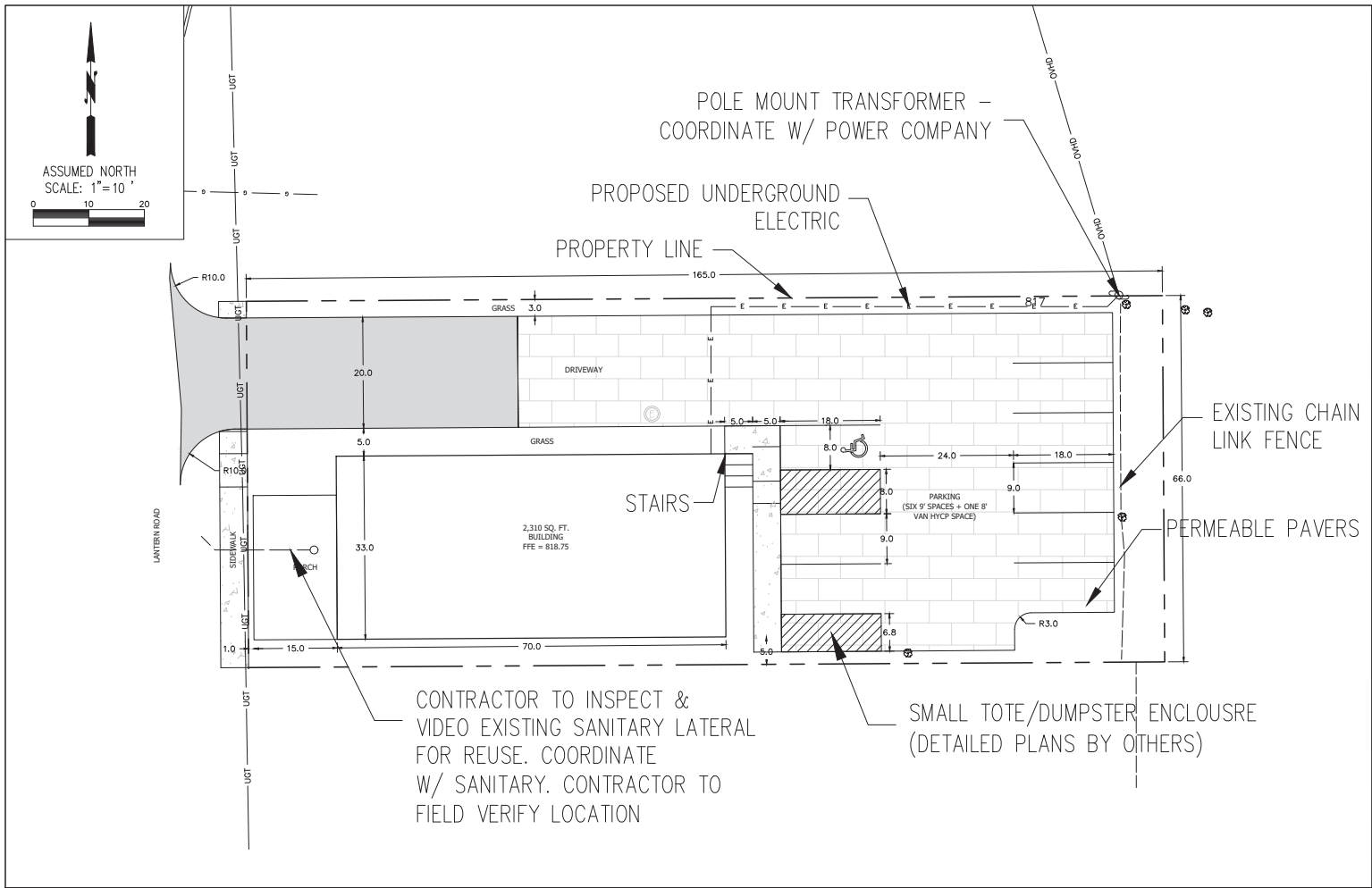


BY: R. Ward

DATE: 03/28/2024

SHEET
C101
OF
13

JOB#: SSF 001



LEGEND

	EXISTING SANITARY SEWER & MANHOLE
	EXISTING STORM SEWER, INLET & M.H.
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FIRE HYDRANT
	EXISTING VALVE, GAS & WATER
	EXISTING ELECTRIC METER
	EXISTING WATER METER
	EXISTING CHAIN LINK FENCE
	PROPOSED WATER SERVICE W/ METER
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC SERVICE
	HATCHING DENOTES CONCRETE WALKS AND PAVEMENT
	HATCHING DENOTES ASPHALT DRIVEWAY AND PARKING LOT
	HATCHING DENOTES PARKING LOT WITH PERMEABLE PAVERS
	EXISTING AREA LIGHT
	EXISTING OVERHEAD ELECTRIC POLE
	EXISTING TREE

SITE AND UTILITY NOTES

- IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE), HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL WATER MAINS TO HAVE A 54" MINIMUM COVER OVER TOP OF PIPE.
- WATER SERVICE LINE TO THE BUILDING SHALL HAVE A SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING.

- STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH REQUIREMENTS.
- EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY PLACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS, AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL 6" PVC SANITARY SEWER LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.04% AND HAVE A 48" MINIMUM COVER OVER TOP OF PIPE.
- ALL LATERALS ARE REQUIRED TO HAVE TRACER WIRE INSTALLED ON THE TOP OF THE PIPE FROM THE SEWER MAIN TO THE CLEANOUT.
- CONTRACTOR TO REFER TO SITE LIGHTING PLAN FOR LOCATION OF LIGHT POLES. CONTRACTOR TO PROVIDE SUFFICIENT CONDUIT WHERE ELECTRIC LINES CROSS PAVEMENT.
- ALL UNDERGROUND UTILITY SERVICE LINES AND CONNECTIONS TO ADHERE TO THEIR RESPECTIVE COMPANY MINIMUM COVER REQUIREMENTS.
- ADJUSTMENTS EXCEEDING TWO TENTHS (0.2) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE.
- ALL CONDUIT AND WIRING FOR TEMPORARY AND PERMANENT TAXIWAY LIGHTING INSTALLED PER DISCUSSION AND MEETING WITH NICK SUMMERS WITH THE AIRPORT 10/31/23.

TOPOGRAPHY NOTE

THE EXISTING GROUND ELEVATIONS, IMPROVEMENTS AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE AND FIELD MEASUREMENTS PERFORMED IN FEBRUARY 2024, ALONG WITH UTILITY MARKINGS PROVIDED BY 811. THE EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.

RIGHT-OF-WAY NOTE

DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF THE CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.



DEVELOPMENT SUMMARY

PR. BUILDING SIZE = 2,100 SF (0.05 AC)
DEVELOPED AREA = 0.25 AC±
ZONING = VC
FRONT SETBACK = 2' MIN / 10' MAX
SIDE SETBACK = 0' MIN / 15' MAX
REAR SETBACK = 5' MIN / NONE
% LOT COVERAGE = 79.0%
ALLOWED LOT COVERAGE = 90%

BOUNDARY NOTE

PROPERTY BOUNDARY AS SHOWN IS PURSUANT TO AN ALTA SURVEY PREPARED BY OTHERS, DATED 8-14-23



SITE & UTILITY PLAN	
REVISIONS:	FILE NAME: 22-03-01-005-0102
1-2/2/24 REV FOR CLIENT COMMENTS	REV:
2	
3	
4	

LANTERN ROAD BOUTIQUE
RESTAURANT/APARTMENT SITE
11466 LANTERN ROAD
FISHERS, IN

BY: *R. C. W. J.*

DATE: 03/28/2024

SHEET
C102
OF
13

JOB#: SSF.001

Perennials				
Qty	Key	Common	Botanical	Plant Size
31	L	Leatherleaf Sedge	Carex buchanai	#1
9	C	Candytuft	Iberis sempervirens 'Purity'	#1
8	D	Dianthus	Dianthus gratianopolitanus 'Bath's Pink'	#1
10	RS	Russian Sage	Perovskia atriplicifolia	#2
9	S	Sage	Salvia verticillata 'Purple Rain'	#1
2	SC	Stonecrop	Sedum 'Autumn Joy'	#2
3	SG	Switch Grass	Panicum virgatum	#2
4	W	Wormwood	Artemisia ludoviciana 'Valerie Finnis'	#2

Trees				
Qty	Key	Common	Botanical	Plant Size
2	TH	Thornless Honeylocust	Gleditsia triacanthos var. inermis	#25

Shrubs				
Qty	Key	Common	Botanical	Plant Size
3	B	Boxwood	Buxus sempervirens 'Suffruticosa'	#5
9	BB	Blue Beard	Caryopteris x clandonensis	#5
3	BH	Blue Holly	Ilex x meserveae*	#5
8	ER	Eastern Red Cedar	Juniperus virginiana 'Taylor'*	#10
44	IB	Inkberry	Ilex glabra 'Shamrock'*	#5
21	JB	Japanese Boxwood	Buxus microphylla 'Green Beauty'	#5
13	KO	Knockout Rose	Rosa knockout	#5
3	SH	Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	#5

*Must buy one male and female to produce fruit



NOTE:
Use of all or any part of this design is restricted to: (1) the owner of the land where the plants will be installed, and (2) the vendors and contractors who supply or install the plants for the owner at the owner's land. All other uses of this design, or any part of this design, are prohibited. GREEN DREAM DESIGNS , Email: greendreamlandscapes@gmail.com



CLIENT:
**ANDREW
WOJCIK**

TITLE OF PROJECT:
LEATHER LEAF

PROJECT ADDRESS:
**1466 LANTERN RD.
FISHERS, IN**

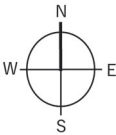
DOCUMENT TITLE:
**Planting Plan
SECTION 1-1**

VERSION NUMBER:
PLD - 1.01

DATE:
5/2/2024

SHEET NUMBER:
1/1

SCALE:
1" = 10'
DRAWING SIZE:
A2





Nickel Plate Review Committee Staff Report

Meeting Date: May 22, 2024

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

NPR-24-1

PETITIONER:

Darren Peterson on behalf of Andrew Wojcik
(dpeterson@petersonarchitecture.com)

PROPERTY ADDRESS/LOCATION:

14466 Lantern Road
15-15-06-01-01-027.000

REQUEST: To approve site design and architecture for the 2,100 sqft infill mixed use development including a boutique restaurant.

APPLICABLE REGULATIONS:

[Nickel Plate District Code](#)

EXISTING ZONING:

VC – Village Center

FISHERS 2040:

Regional Mixed Use

LOT SIZE: .25 Acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve, with Condition

☐ Continue

☐ Deny

☐ No Recommendation

ZONING HISTORY:

(317)595-3111

FishersIN.gov

[facebook.com/Fishers.Indiana](https://www.facebook.com/Fishers.Indiana)

[@FishersIN](https://www.instagram.com/FishersIN)

1 Municipal Drive

Fishers, Indiana 46038

Meeting Date: May 22, 2024

Case Number: NPR-24-1

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

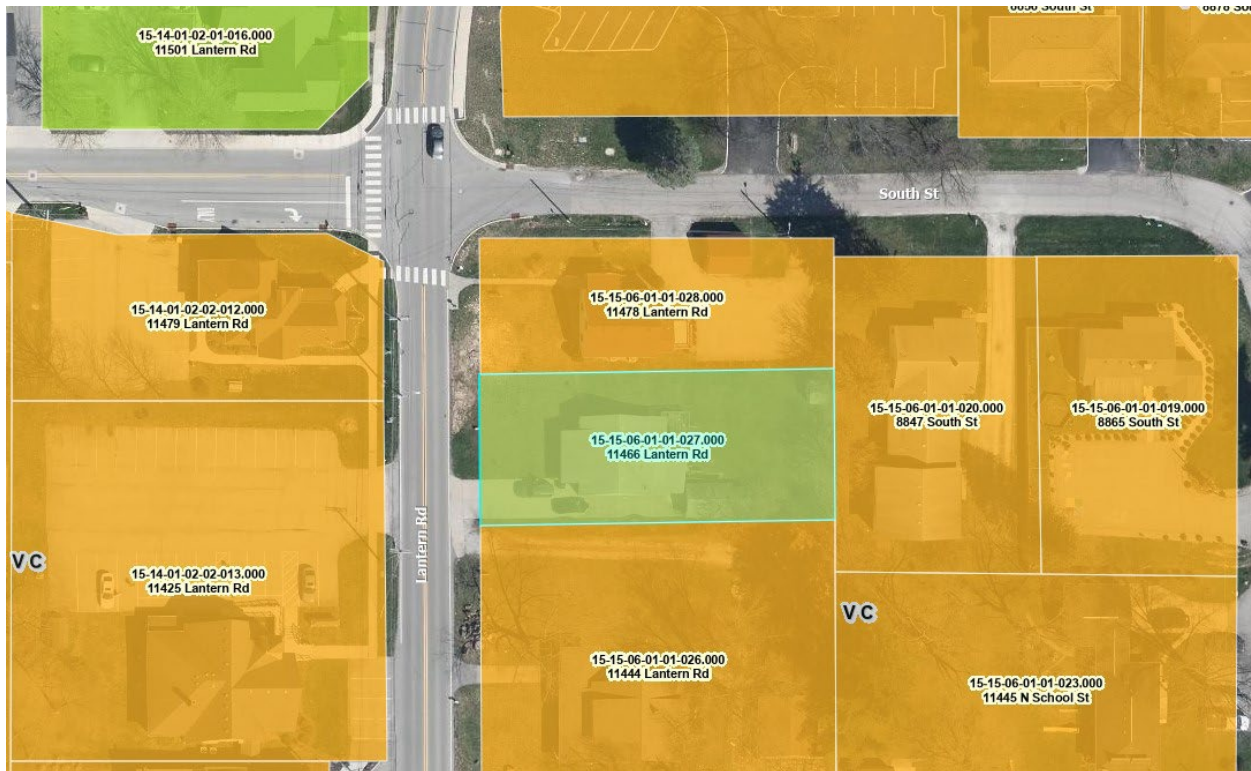
SURROUNDING ZONING & LAND USE:

North: VC - Village Center (Salon - Residential Conversation)

East: VC - Village Center (SF Residential)

South: VC - Village Center (Vacant - SF Residential)

West: VC - Village Center (Office - Residential Conversation / Place of Worship)



Village Center, Zoning Map

Meeting Date: May 22, 2024

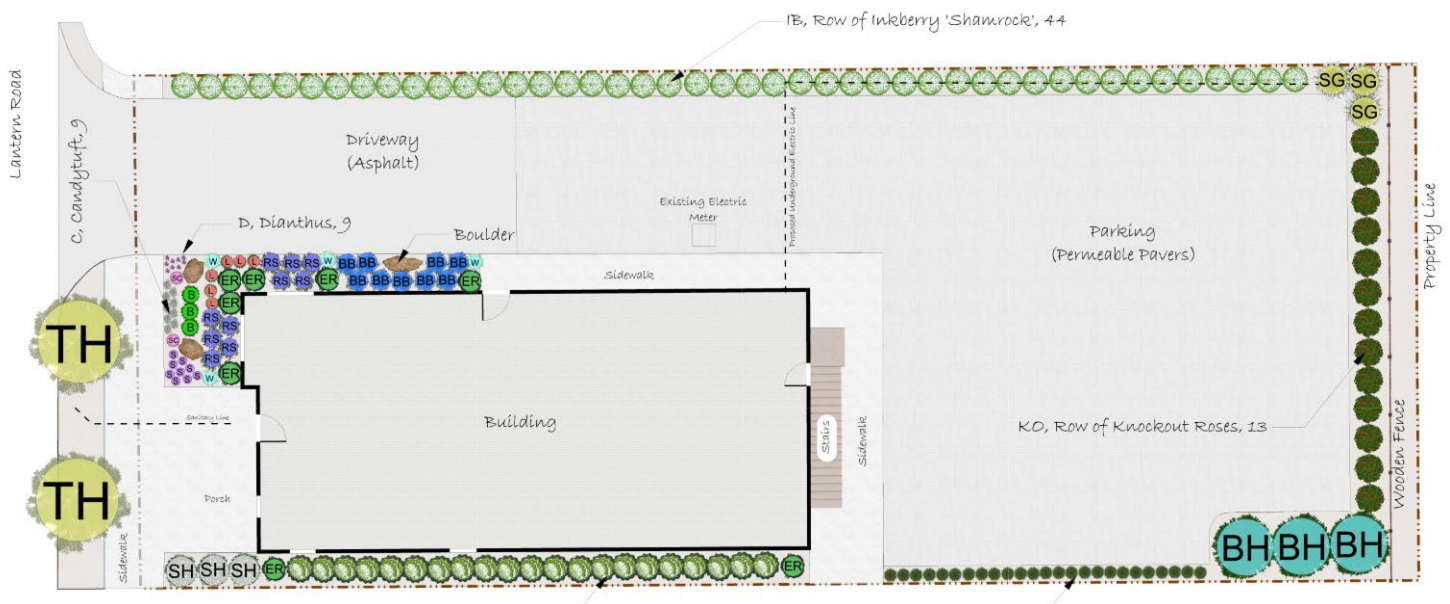
Case Number: NPR-24-1

PETITION OVERVIEW:

11366 Lantern Road is a new proposed two-story infill mixed use building that will provide a new restaurant option to the South Village area, in and around the other residential conversation uses. The existing home was demolished earlier this year.

The first floor of the building will be the restaurant use while the second floor can be used for an apartment or office space (all under common ownership). Streetscape are required including sidewalk improvements. Parking is proposed in the rear of the property, similar to the adjacent small office and residential conversions.

The Improvement Location Permit (ILP) was filed in April 2024.



Proposed Site Plan

Meeting Date: May 22, 2024

Case Number: NPR-24-1



② WEST ELEVATION
SCALE: 1/4" = 1'-0"



① EAST ELEVATION
SCALE: 1/4" = 1'-0"



③ NORTH ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

West, East, North and South Elevations.

Meeting Date: May 22, 2024

Case Number: NPR-24-1



Street View of the proposed development.

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition's compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code;

✓ Conforms to the Downtown 2030 Master Plan.

Meeting Date: May 22, 2024

Case Number: NPR-24-1

Logic of design;

✓ Site access: The proposed vehicular access will be provided off Lantern Road Street with an entrance drive, Pedestrian access will be provided along Lantern Road.

Exterior space utilization;

○ Parking and vehicle circulation: No new public right-of-way is being proposed. Parking will be located in the rear.

✓ Landscape: Landscaping will be reviewed through the TAC process.

Architectural Character;

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north, and east of the building.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, and glass, and cement board, with 100% masonry provided along Lantern Road.

✓ Mechanical & Utility Equipment Screening: HVAC / Dumpsters are required to be screened. Staff will review during the TAC process if parapet wall needs to be extended.

✓ Defined Entrance: Development has defined entrance points for pedestrian along the Nickel Plate Trail for both the public and residents, and vehicular entrances along Lantern Road.

✓ Roof: Hip and Flat Roofs

✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entry awning and windows.

✓ Wall Planes: Structure does not project into sidewalk/public right-of-way

Material and color selection;

○ Exterior Materials:

- West Façade: Masonry
- East Façade: Fiber Cement Board (Lap Siding, Board and Batten)
- North Façade: Masonry and Fiber Cement Board (Lap Siding, Board and Batten)
- South Façade: Fiber Cement Board (Lap Siding, Board and Batten)

✓ Exterior building materials must be high quality.

Harmony and compatibility with surrounding development;

✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process.

✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are in keeping with the Master Plan.

Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

- ✓ Pedestrian circulation will be improved with sidewalk improvements along Lantern Road.
- ✓ Vehicular circulation: Reviewed through TAC Process.
- ✓ Bike parking: Reviewed through TAC Process.
- ✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Nickel Plate Review Committee approval is needed to approve the use and location of the art. The following location shall be reviewed and approved by the NPRC:

1. No Public Art is requested by staff.

WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

1. Figure 1.3. Development Standards Side Max 15 feet. 28 feet is proposed to allow for the vehicular drive.
2. 2.4. Façade: All structures shall be at 75% masonry on frontages facing public rights-of-ways and 50% on all other sides. Building is 100% masonry facing Lantern Road and a mixture of masonry and/or cement board siding (e.g. Hardie Pank) on all other sides.
3. Surface Parking in VC - Village Center based on:
 - a. These lots shall not be located in a front yard, except where a parcel has more than two front yards. Where a lot has more than two front yards, the Nickel Plate Review Committee shall determine the least impactful frontage for the parking lot to be placed.
 - b. Parking lots may only be granted for projects larger than two (2) acres.
 - c. Parking lots may not negatively impact the streetscape or adjacent properties.

Meeting Date: May 22, 2024

Case Number: NPR-24-1

The following **Minor Waivers** are requested:

4. None

STAFF RECOMMENDATION:

Staff is supportive of the side yard setback.

Staff is supportive of the rear surface parking. Discussions have happened to possible provide cross access with the development to the north but is not required.

Staff is supportive of the material proposed as presented.

Staff recommends approval as presented with the following conditions:

- All TAC Comments (ILP) have been addressed.

STAFF RECOMMENDATION

☒ Approve, with Condition

☐ Continue

☐ Deny

☐ No Recommendation