



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee Meeting

DATE: 2/22/2023, 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. Roll Call

3. Election of Officers

- a. Election of President
Election of Vice-President

4. Approval of Previous Minutes

- a. 9-28-23

5. Room Service on Wheels Patio Covering

- a. Parcel: 15-14-01-02-04-008.000
Address: 11110 Lantern Road, Unit 110
Case: NPR-23-1
Request: To approve an 800 sq ft patio enclosure for Room Service on Wheels located at Pullman Pointe, common address of 11110 Lantern Road.

Petitioner: Aaron Pearlman (pearlmanfamily4@gmail.com)
Planner: Ross Hilleary, Assistant Director (hillearyr@fishers.in.us)

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

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
September 28, 2022**

The Nickel Plate Review Committee was convened by Emily Bowman at 5:00 p.m. The meeting was held at the City Services Building.

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

Others in attendance: Megan Vukusich, Sydney Granlund, Tyler Folk, Jonah Butler, Art Mandelbaum, Mike Lewis, Joe Nixon, and Larry Lannan.

Minutes from the 8-4-22 meeting were approved, 5-0.

a. Case #NPR-22-4 11405 Lantern Road (PREVIEW)

Custom Container Builders on behalf of Joe Nixon Properties request approval of site design, architecture, and waivers for a 2,260 sqft Custom Container Builders new residential house. The property is zoned VC – Village Center with the common address of 11405 Lantern Road.

Megan Vukusich, Director of Planning and Zoning, presented the resubmitted request for site design, architecture, and waivers for a house at 11405 Lantern Road to be built using shipping containers. The lot is currently empty. Selina Stoller pointed out that the first time this home design was before the committee, the staff did not approve of the plans. The second time the committee reviewed the proposal, it still did not pass muster with committee members. On this third attempt, there were enough changes to allow approval.

Rich Block gave a hesitant yes. Appreciates creativity but has concerns about longevity and quality of material. Wants to see landscaping added back in. This will be a model for future requests of this type.

Eugene Johnson appreciates the petitioners working with staff. Likes the changes made to the rear. Jamie Nieves appreciates the effort put into creative development and re-use of space. Emily Bowman always appreciates Mr. Nixon's vision and creativity. Ms. Stoller asked about price range- Mr. Nixon answered \$650M- \$750M. Mr. Johnson asked about long-term plan for powerlines. Mr. Mandelbaum stated that they have built similar products in Mation County with no concerns.

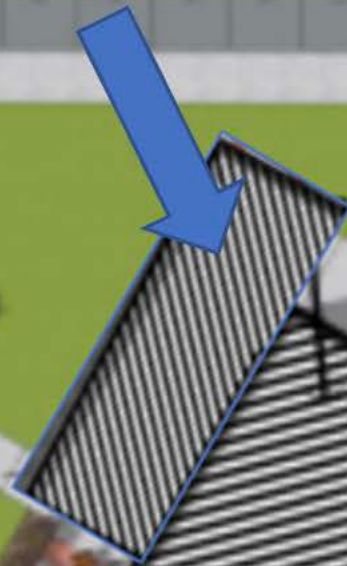
Ms. Bowman asked for a Motion. Selina Stoller made a Motion to approve, seconded by Rich Block. The Motion was approved, 5-0.

As there was no other business, the meeting concluded at 5:30 p.m.

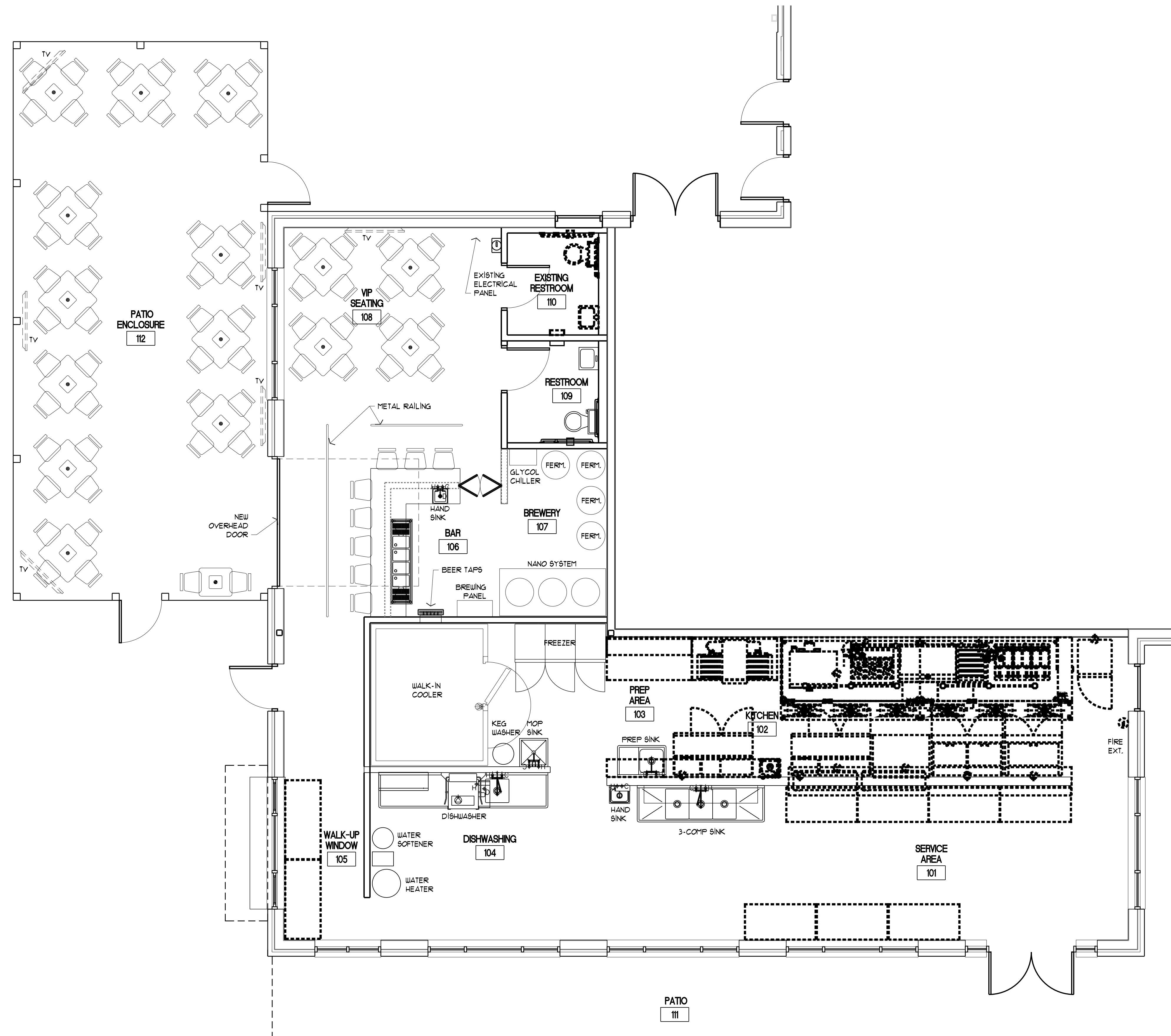
Respectfully Submitted by:

Kay Prange, Recording Secretary

Proposed Patio



PEDERSON PONTE BLVD



FURNITURE AND EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



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

REMODEL / ADDITION ROOM SERVICE ON WHEELS 1110 LANTERN ROAD FISHERS, INDIANA 46038

PERMIT SET
DECEMBER 6, 2022

REVISIONS:

1	REVISION
2	DATE
3	REVISION
4	DATE
5	REVISION
6	DATE

DRAWN BY: P. JORDAN

CHECKED BY: D. PETERSON

PROJECT NUMBER: 21-0111

FURNITURE AND
EQUIPMENT PLAN

A103

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Nickel Plate Review Committee Staff Report

Meeting Date: February 22, 2023

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

NPR-23-1

PETITIONER:

Aaron Pearlman (pearlmanfamily4@gmail.com)

PROPERTY ADDRESS/LOCATION:

11110 Lantern Rd, #110 Fishers, IN 46038

REQUEST: To approve an 800 sqft patio enclosure for Room Service on Wheels located at Pullman Pointe, common address of 1110 Lantern Road.

APPLICABLE REGULATIONS:

NPRC Sec. 2.3 Materials

EXISTING ZONING:

Nickel Plate District Code
([Ord. No. 111813A](#))

FISHERS 2040:

Neighborhood Mixed Use

LOT SIZE: 3.69 Acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

☐ Continue

☐ Deny

☐ No Recommendation

Meeting Date: 2/22/23
Case Number: NPR-23-1

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code expanding the Village Center to its current location. 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 (Single Family)
East: VC – Village Center (Multi-Family), I-69 Overlay
South: PUDM – Lantern Pointe PUD (Multi-Family / Open Space)
West: TCR – Town Center Residential (Single-Family)



PETITION OVERVIEW:

Pullman Pointe began construction in 2019 and was completed in 2021. Pullman Pointe is a 190-unit multi-family development that includes 2,000 sqft of retail space. Room Service on Wheels opened in 2022. Room Service on Wheels started as a “ghost kitchen” with no indoor seating. They are remodeling to now include both indoor and outdoor seating. The outdoor seating will be within a covered patio area allowing for three seasons of outdoor seating.

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.

Logic of design;

✓ Site access: No change to the Site Access

Exterior space utilization;

✓ Parking and vehicle circulation: Does not impact existing parking and circulation or necessitate any changes

✓ Landscape: Does not impact existing landscaping or necessitate any changes

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Architectural Character:

- ✓ Accessory Structures: At least six feet of clear space is maintained on the sidewalk
- ✓ Entryways must be clearly defined on all sides of the building.
- ✓ Façade Articulation: N/A
- ✓ Four-sided architecture: Aluminum Patio
- ✓ Mechanical & Utility Equipment Screening: N/A
- ✓ Roof: Pitched Roof
- The building includes a defined base, middle, and top: structure does not clearly meet this standard – The Pullman Pointe primary structure meets this requirement.
- ✓ Wall Planes: Structure does project into sidewalk/public right-of-way

Material and color selection:

- Exterior Materials: Structural aluminum supports, no masonry – however, attached to a masonry building.
- ✓ Color: Matte black finish is a muted tone.
- ✓ Exterior building materials must be high quality.

Harmony and compatibility with surrounding development:

- ✓ Site Furniture: Existing streetscape furniture not affected
- ✓ 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 by reducing the width of the dining area's projection into the right-of-way and sidewalk
- ✓ Vehicular circulation and parking is not affected.
- ✓ Bike parking: Does not impact existing bike parking or necessitate any changes
- ✓ 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. None requested.

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. Building materials: for structural aluminum with no additional masonry
2. Building design standards: for façade articulation, wall planes, and defined base, middle, & top

The following **Minor Waivers** are requested:

1. None

STAFF RECOMMENDATION:

Staff recommends approval as presented. This recommendation is subject to the following conditions:

1. All staff comments must be addressed and resolved with the Departments of Planning & Zoning, Engineering, Public Works, and Fire.
2. Approval of the Development Standards Variance before the Fishers Board of Zoning Appeals to allow for Outdoor Dining.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation