



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 6/5/2024, at 4:00 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.

Members of the public are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 2-7-24

4. Public Hearings

a. Villas at Fishers District Replat (The Union)

Parcel: 15-15-06-00-002.012

Case: PP-24-1

Request: Request to replat the Villas at Fishers District Primary Plat Block A from a maximum of six (6) lots to maximum ten (10) lots for The Union at Fishers District development.

Petitioner: Kimley-Horn on behalf of Thompson Thrift, Bill Butz (bill.butz@kimley-

horn.com)

Planner: Kevin Martin, Assistant Director (martinke@fishers.in.us)

- 5. Staff Communication**
- 6. Board Signatures – Findings of Fact**
- 7. Adjournment**
- 8. Old Business**
- 9. New Business**

CITY OF FISHERS
Plat Committee
MINUTES
February 7, 2024

The Plat Committee was convened at 4:00 p.m. by Hatem Mekky at Launch Fishers.

A roll call was taken- members present: Hatem Mekky, Selina Stoller, Ross Hilleary

Members absent: None

Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Kevin Martin, Christy Cashin, Tracy McGill, Derek Naber.

Previous Minutes of the 12-6-23 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Minutes were approved, 3-0.

Marsh Brooks School Lot Split Parcel: 19-11-34-00-21-004.000

Address: 12520 E 116th St

Case: PP-23-7 & SP-23-21 **Request:** Request to approve a Primary Plat of 2 lots on 7.81 acres, known as the Marsh Brooks School Subdivision property. Subject site is generally located north of E. 116th St and east of Brooks School Rd, with a common address of 12520 E 116th St.

Petitioner: Tracy McGill (tmcgill@structurepoint.com)

Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

Christy Cashin presented the request for replat of Lot 5 of the March Brooks School Subdivision, Currently developed with a former Marsh grocery store building and surface parking. The property is currently zoned C-3 Commercial with a Commercial Use Limits Overlay District.

There are no waivers requested. This is a Minor plat so no Public Hearing is needed.

Ms. Stoller confirmed 2 entrances exist with no new access.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Motion was approved, 3-0.

The Meeting was adjourned at 4:07 PM.

Drawing name: K:\IND_LDEV\170001010-Thompson-Thrift_The Villas at Fishers\IN\2 Design\CADD\Primary Plat\Primary Replat.dwg Primary Plat Feb 28, 2024 8:35am by Anthony.Moghty
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

VILLAS AT FISHERS DISTRICT

PRIMARY REPLAT (PP-24-1)

COMMERCIAL SUBDIVISION

FEBRUARY 1, 2024

DEVELOPER/PREPARED FOR:
THOMPSON THRIFT
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204

VILLAS AT FISHERS DISTRICT DEVELOPMENT STANDARDS
ZONE: THE VILLAS AT FISHERS DISTRICT PUD ORD. NO. 021521D (AS AMENDED). SUBJECT TO CHANGE.

BLOCK A (COMMERCIAL AREA)
LOT FRONTAGE: 200'
MIN. FRONT SETBACK: 20'
MIN. SIDE/AGGREGATE SETBACK: 10' / 20'
MIN. REAR SETBACK: 20'
MIN. INTERNAL SETBACK: 0'
MAX STRUCTURE HEIGHT: 75'
MAX IMPERVIOUS SURFACE COVERAGE: 80%

ALL STANDARDS NOTED ABOVE AND INCLUDED IN VILLAS AT FISHERS DISTRICT PUD ORDINANCE (AS AMENDED) INCLUDING BUT NOT LIMITED TO SETBACKS, COVERAGE, LANDSCAPING, ETC. ARE FOR OVERALL DEVELOPMENT AND NOT FOR THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION.

MAXIMUM NUMBER OF LOTS = 10



VICINITY MAP

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

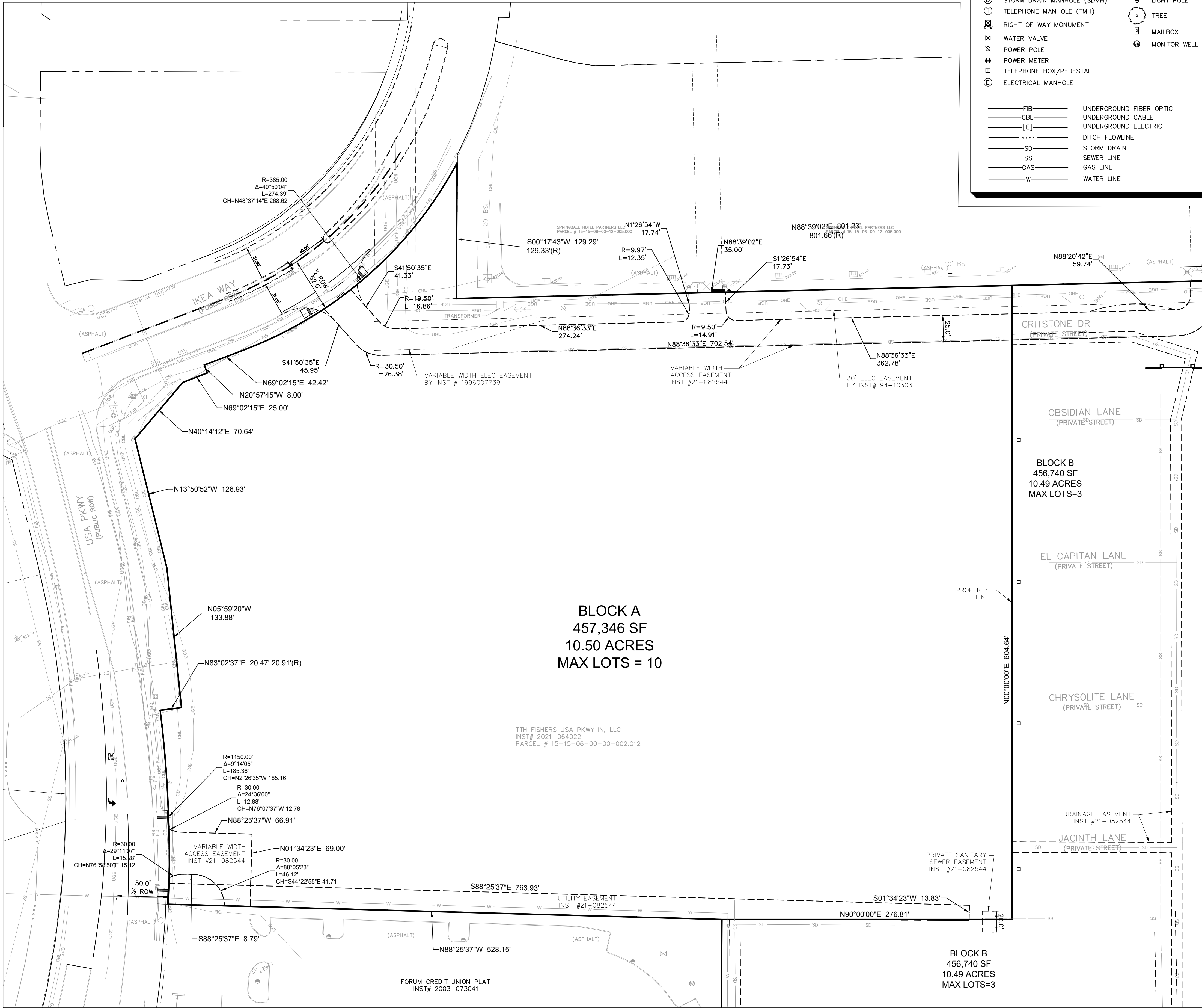
LAND DESCRIPTION
BLOCK A OF THE SLATE AT FISHERS DISTRICT FINAL PLAT RECORDED AS INSTRUMENT NUMBER 2021082544 IN THE OFFICE OF THE HAMILTON COUNTY, INDIANA RECORDER.

TOTAL OF NEW PUBLIC ROAD = 0 FT

CROSS ACCESS EASEMENTS ARE PROPOSED TO ADJACENT PROPERTIES WHERE AVAILABLE PER THE PUD ORDINANCE. ANY SUCH RECORDED EASEMENTS SHALL BE ASSOCIATED WITH A MUTUALLY AGREED TO WRITTEN AND RECORDED CROSS ACCESS AGREEMENT BETWEEN THE PARTIES.

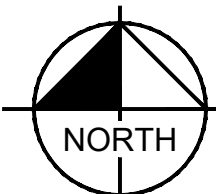
FLOOD MAP DESIGNATION

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 18057C0234G AND 18057C0253G DATED NOVEMBER 19, 2014, THE SITE FALLS WITHIN ZONE X (UNSHADED), WHICH INDICATES THAT IT HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Indiana Utilities Protection Service

Call 811
before you dig



GRAPHIC SCALE IN FEET
0 25 50 100

EXISTING LEGEND

- | | |
|-------------------------------|---------------------|
| STORM INLET | PS PARKING SPACE |
| CURB INLET | H/C PARKING SPACE |
| SANITARY SEWER MANHOLE (SSMH) | TRAFFIC SIGNAL POLE |
| STORM DRAIN MANHOLE (SDMH) | LIGHT POLE |
| TELEPHONE MANHOLE (TMH) | TREE |
| RIGHT OF WAY MONUMENT | MAILBOX |
| WATER VALVE | MONITOR WELL |
| POWER POLE | |
| POWER METER | |
| TELEPHONE BOX/PEDESTAL | |
| ELECTRICAL MANHOLE | |

- | | |
|-----|-------------------------|
| FIB | UNDERGROUND FIBER OPTIC |
| CBL | UNDERGROUND CABLE |
| [E] | UNDERGROUND ELECTRIC |
| ... | DITCH FLOWLINE |
| SD | STORM DRAIN |
| SS | SEWER LINE |
| GAS | GAS LINE |
| W | WATER LINE |

AS NOTED	DESIGNED BY: WAB	DRAWN BY: WAB	CHECKED BY: WAB
SCALE:	WILLIAM A. BUTZ, JR. REGISTERED PROFESSIONAL ENGINEER No. PE10606045 STATE OF INDIANA	THOMPSON THRIFT 111 MONUMENT CIRCLE, SUITE 1500, INDIANAPOLIS, IN 46204	
PRIMARY PLAT		VILLAS AT FISHERS DISTRICT USA PARKWAY FISHERS, IN	
ORIGINAL ISSUE: 2/1/2024		KHA PROJECT NO. 170001010	
SHEET NUMBER		PP-1	



Plat Committee Staff Report

Meeting Date: March 6, 2024

DEPARTMENT CONTACT:

Kevin Martín, Assistant Director (martinke@fishers.in.us)

CASE NUMBER:

PP-24-1

PETITIONER:

Kimley-Horn on behalf of Thompson Thrift

PROPERTY ADDRESS/LOCATION:

15-15-06-00-00-002.012

REQUEST: Request to replat the Villas at Fishers District Primary Plat Block A from a maximum of six (6) lots to maximum ten (10) lots for The Union at Fishers District development.

APPLICABLE REGULATIONS:

Villas at Fishers District
PUD & UDO

EXISTING ZONING:

Villas at Fishers District
PUD & UDO

FISHERS 2040:

Employment Node

PARENT PARCEL SIZE: 10.50 acres

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

This property is zone PUDM - Villas at Fishers District.

All: I-69 Overlay

North: Fishers District PUD (Mixed Use, Hotel, Restaurants)

East: Villas at Fishers District PUD (Townhomes)

South: Exit 5 Sunbeam PUD (Event Center / Bank), Villas at Fishers District PUD (Duplexes)

West: IKEA PUD (regional retail), Sunbeam PUD (vacant)



PETITION OVERVIEW:

Kimley-Horn on behalf of Thompson Thrift request approval to replat the Villas at Fishers District Block A from a maximum of six (6) lots to a maximum of ten (10) lots. This project is the future home of the Union at Fishers District, a mixed-use development that will include multi-family residential, a hotel, retail, and office. This request for additional lots is to allow for different owners within the same development, similar in nature to Fishers District to the north.

Zoning

The Zoning of the Property is Villas at Fishers District, and within the PUD is called out as Area B, with two concept plans included that show retail/office, retail/office/hotel, residential, with a parking garage.



Area B of the PUD, Option 1

Lot Standards

The proposed lot will be required to meet the standards of the Planned Unit Development and Unified Development Ordinance.

Vehicular Access & Street Design

Access will be provided from Ikea way and USA Parkway. There is no new public right-of-way.

- The Ikea Way access is currently used for construction for the townhome development, and will remain a right-in, right-out.
- The USA Parkway access has been constructed along USA Parkway and will be shared with the adjacent parcel, the Forum Credit Union and Forum Event Center as full access

Pedestrian Improvements

The development will be required to extend the trail along USA Parkway.

Open Space & Landscaping

The PUD requires Open Space.

Utilities

The development will connect to water, and sanitary services as well as all other utilities during construction.

Waivers Requested

No waivers are requested.



Concept visual of the Union at Fishers District, in red, courtesy of Thompson Thrift

PUBLIC COMMENT:

This is a Major Subdivision (5 or more lots and/or new public right-of-way) and was required to be noticed.

No public comments have been submitted at the time of writing this staff report.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) in February 2024. All comments have been addressed. Staff recommends approval.

A public hearing is required.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny