



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 12/6/2023, 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. 10-4-23

4. Public Hearings

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: 8620 Morgan Drive, 8667, 8697, 8705, 8713, 8723, 8745 & 8757 South Street

Case: PP-23-6

Request: Request to approve a Primary Plat of 4 lots on 3.36 Acres know as District South. Subject site is located at south of South Street.
Petitioner: Karmen Deaton (karmen.deaton@kimley-horn.com)
Planner: Bre King, Senior Planner (kingb@fishers.in.us)

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

**CITY OF FISHERS
Plat Committee
MINUTES
October 4, 2023**

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, Bre King, Aaron Hurt, Karmen Deaton

Ross Hilleary, Director of Planning and Zoning, signed the Oath of Office. Ross is replacing Megan Vukusich as Director of Planning and Zoning.

Selina Stoller nominated Ross Hilleary as Vice-President, seconded by Hatem Mekky. The Nomination was approved, 3-0.

Previous Minutes of the 9-6-23 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Mr. Mekky. The Minutes were approved, 3-0.

MINOR PLATS

a. Magnolia Grove Salon

Parcel: 13-11-35-00-00-041.001

Case: PP-22-19

Request: To approve a Primary Plat of 1 lot on 1.71 acres, known as the Magnolia Grove Salon. The subject site is located at the address 13484 E 116th.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

Planner: Bre King, Senior Planner (kingb@fishers.in.us)

Bre King presented the Plat. The existing single-family residence will be removed. Annexation is in process. There are no waivers. Staff recommends approval.

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

b. Fishers Community Center

Case: PP-23-5

Address: 12102 Hoosier Road

Request: Request to approve a Primary Plat of one (1) lot known on 25 acres the Fishers Community Center

Petitioner: Aaron Hurt on behalf of the City of Fishers

Planner: Bre King, Senior Planner (kingb@fishers.in.us)

Bre King presented the Fishers Community Center. The property will be rezoned to Open Space and annexed. The Plat meets all requirements. Staff recommends approval. A new roundabout will be at 121st and Hoosier Road. It was noted that the Marathon Pipeline goes under this site diagonally.

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

c. **Circle Heights Subdivision Vacation (CityWalk)**

Case: VAC-23-7

Address: Multiple parcels generally located east of Lantern Road and west of the Nickel Plate Trail with a common address near 12162 Lantern Road

Request: To vacate the Circle Height Subdivision

Petitioner: Wanas Group LLC

Planner: Bre King, Senior Planner (kingb@fishers.in.us)

Ross Hilleary presented the Vacation of the Circle Heights neighborhood as part of the CityWalk project. Staff recommends approval. Selina Stoller asked about the house at the South end of the City Walk site. Ross Hilleary stated that it is staying, with potential to sell and the City has met with the family and the developer is aware.

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

The Meeting was adjourned at 4:14 PM.

DISTRICT SOUTH

PRIMARY PLAT

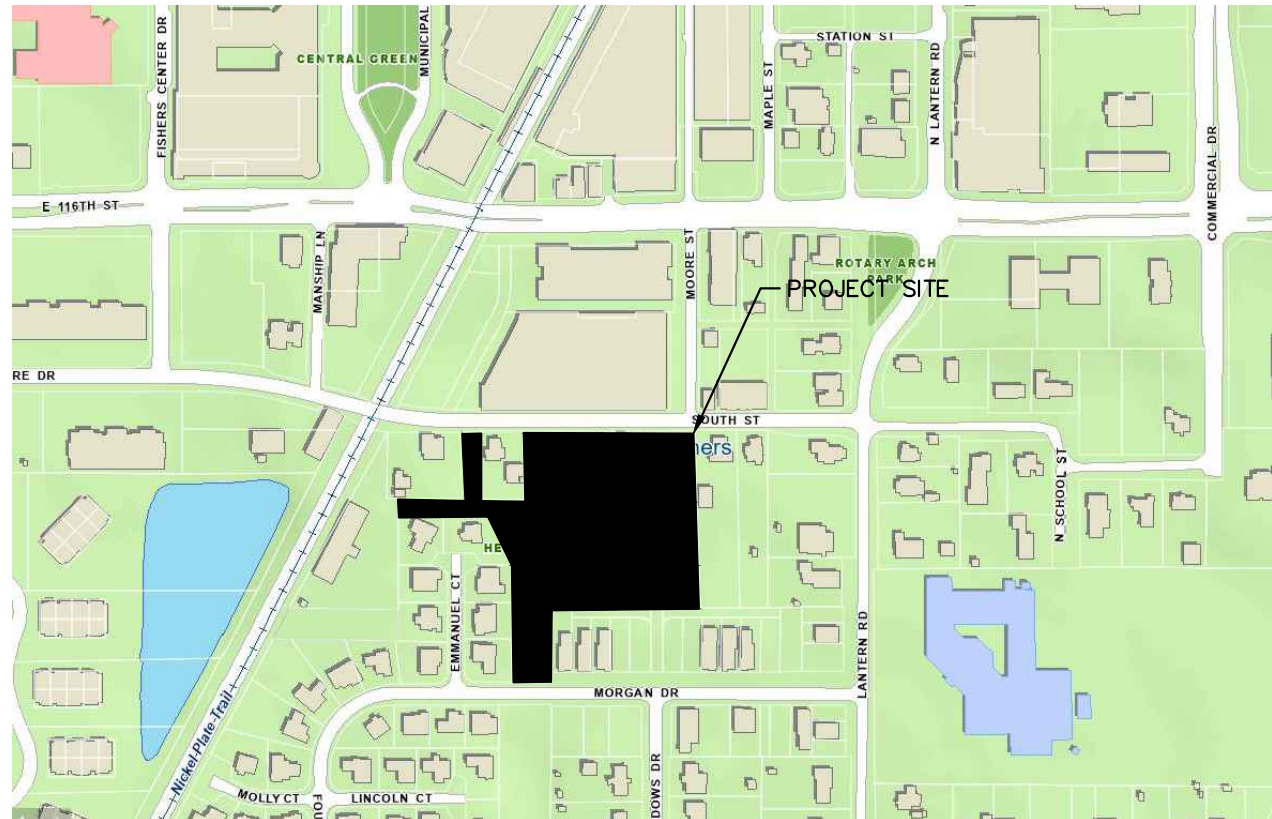
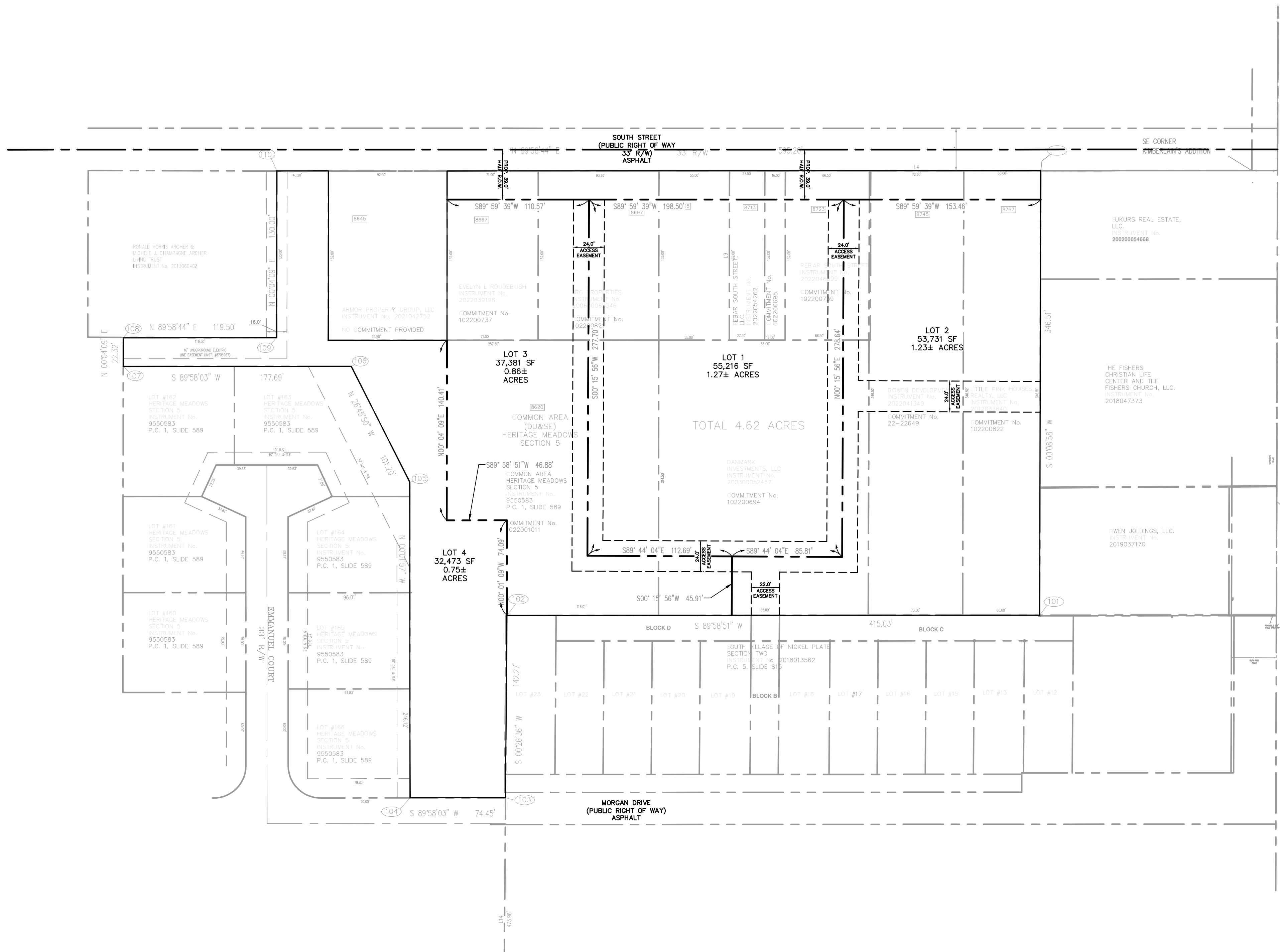
(PP-23-__)

OCTOBER 2, 2023

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA,

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 00 DEGREES 08 MINUTES 46 SECONDS EAST 421.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 184.48 FEET TO THE POINT OF BEGINNING,

THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS WEST 346.51 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST 415.03 FEET;
THENCE SOUTH 00 DEGREES 26 MINUTES 36 SECONDS WEST 142.27 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS WEST 74.45 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 57 SECONDS WEST 246.12 FEET;
THENCE NORTH 26 DEGREES 45 MINUTES 50 SECONDS WEST 101.20 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS WEST 177.69 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST 22.37 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 119.50 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST 130.00 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 40.20 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 09 SECONDS WEST 132.00 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 82.50 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST 132.00 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 462.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.34 ACRES, MORE OR LESS.



VICINITY MAP

DISTRICT SOUTH DEVELOPMENT STANDARDS
ZONE: NICKEL PLATE DISTRICT – VC VILLAGE CENTER (AS AMENDED).
SUBJECT TO CHANGE.

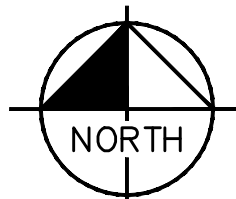
LOTS 1-4
LOT AREA: N/A
LOT FRONTAGE: N/A
MIN. FRONT SETBACK: 2' MIN / 10' MAX
MIN. SIDE/AGGREGATE SETBACK: 0' MIN / 15' MAX
MIN. REAR SETBACK: 5' MIN / N/A MAX
BUILDING SEPARATION: 0' MIN
INTERNAL SETBACK: 0'
MAX STRUCTURE HEIGHT MINIMUM: 3 STORIES (36'), 2 STORIES (24' SINGLE FAMILY)
MAX STRUCTURE HEIGHT MAXIMUM: 3 STORIES (42')
MAX IMPERVIOUS SURFACE COVERAGE: 90%

ALL STANDARDS NOTED ABOVE AND INCLUDED IN NICKEL PLATE DISTRICT VILLAGE CENTER DISTRICT (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 = 7

Indiana Utilities Protection Service

Call 811
before you dig



GRAPHIC SCALE IN FEET
0 25 50 100

Kimley-Horn

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600 EAST 86TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

WILLIAM A. BUELL
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
10/2/2023

REBAR DEVELOPMENT

PRIMARY PLAT

DISTRICT SOUTH
8705 SOUTH STREET
FISHERS, IN 46038

ORIGINAL ISSUE:
10/02/2023
KHA PROJECT NO.
170046008
SHEET NUMBER
PP-1

SURVEYOR:
MILLER SURVEYING, INC.
948 CONNER ST.
NOBLESVILLE, IN 46060

DEVELOPER/PREPARED FOR:
REBAR SOUTH STREET, LLC
8700 NORTH STREET, SUITE 120
FISHERS, INDIANA 46038

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.

FEMA NOTE:
THE PROJECT SITE IS LOCATED ENTIRELY IN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM MAP PANEL 18057C0234G, DATED NOVEMBER 19, 2014.



Plat Committee Staff Report

Meeting Date: December 6, 2023

DEPARTMENT CONTACT: Bre King, Senior Planner (kingb@fishers.in.us)	CASE NUMBER: PP-23-6
PETITIONER: Kimley-Horn on behalf of Rebar Development	PROPERTY ADDRESS/LOCATION: 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

REQUEST: Request to approve a Primary Plat of 4 lots on 3.36 Acres know as District South. Subject site is located at south of South Street.

APPLICABLE REGULATIONS: Nickel Plate District Code & Unified Development Ord.	EXISTING ZONING: VC Village Center	FISHERS 2040: Regional Mixed Use
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PARENT PARCEL SIZE: 3.36 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve
 ☒ Approve with Conditions
 ☐ Continue
 ☐ Deny

ZONING HISTORY:

This property is zone VC – Residential under the City of Fishers Nickel Plate District Code.

North: DC Downtown Core (Parking Structure / Office)

East: VC Village Center (Small Office, Place of Worship)

South: VC Village Center (Single Family Detached)

West: TCR Town Center Residential (Single Family Detached)



PETITION OVERVIEW:

Kimley-Horn on behalf of Rebar Development proposes three (3) multi-family buildings, two (2) mixed-use buildings, trail connection and associated parking on four lots. Lots 1 -3 are to be owned by the developer while Lot 4 is to remain owned by the City.

Zoning

The Zoning of the Property is VC Village Center which is the population center to support downtown and connectivity is critical for pedestrians, cyclist, and vehicles. VC allows for several uses including multifamily, townhomes, and single family.

Lot Standards

The proposed lot meets the requirements of the Unified Development Ordinance.

Vehicular Access & Street Design

The proposed four lots will have two access points along South Street with on street parking.

Pedestrian Improvements

The development will include pedestrian pathways as required by the Fishers Unified Development Ordinance and throughfare plan along South Street, with a realignment of the existing trail through Lot 4.

Open Space & Landscaping

The development will provide a public plaza, trail connection, and landscaping requirements set forth by the Nickel Plate District Code

Utilities

The development will connect to water, and sanitary services as well as all other utilities during construction. The developer and the City are working with Duke Energy on the relocation of the above ground utility lines.

Waivers Requested

No waivers are requested.

PUBLIC COMMENT:

This is a Minor Subdivision and is not required to be noticed. A public notice will be issued after approval with subject to appeal to the Advisory Plan Commission.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) in October 2023. Staff recommend approval of this Primary Plat with the condition that all TAC comments are to be addressed.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny