



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 9/6/2023, 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. 7-12-23

4. Public Hearings

a. **CityWalk**

Case: PP-23-3 CONTINUED FROM AUGUST MEETING

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: Request to approve a Primary Pat of three Blocks and 41 Lots on 6.79 acres, known as the CityWalk property.

Petitioner: Wanas Group LLC

Planner: Ross Hilleary, hillearyr@fishers.in.us

b. **Indy Hoops**

Parcel: 15-11-19-00-00-019.000

Case: PP-23-4

Request: To approve a Primary Plat of 1 lot on 5.6 acres, known as the Indy Hoops property. Subject site is located at 14001 Britton Park Rd.

Petitioner: Mark Meyerholtz (mmeyerholtz@af-eng.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
July 12, 2023**

The Plat Committee convened at 4:00 p.m. at Launch Fishers. This meeting was originally scheduled for 7/5/23 but was moved to the 12th due to the July 4th Holiday week.

A roll call was taken- members present: Megan Vukusich, Jason Taylor, Selina Stoller

Members absent: None

Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Nathan Winslow

Previous Minutes of the 5-3-23 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Ms. Vukusich. The Minutes were approved, 3-0.

PUBLIC HEARING

Parkside Lots 22 & 23

Address: 12953 Publishers Drive

Case: PP-23-2

Request: to approve a Primary Plat of 2 lots on 3.7 acres, known as the Publisher's Drive property.

Petitioner: Kylie Bright-Schuler, kbright@structurepoint.com

Planner: Megan Vukusich, vukusichm@fishers.in.us

Ross Hilleary presented the Staff Report. This parcel is being subdivided. No waivers have been requested and TAC comments have been addressed. Nathan Winslow from Structurepoint was present to answer questions. Lot 22 has access off of Parkside Drive and Lot 23 will be off of Parkside Drive. Staff recommends approval.

Mr. Taylor opened the Public Hearing portion of the meeting. There was no one from the Public to speak about the Plat. He then closed the Public Hearing.

Ms. Stoller confirmed that there will be connectivity between the lots with shared parking. Mr. Taylor confirmed that the owner is engaged in the process and discussed Barrett Law, converting private roadway to public. Rich Bassett is the Fishers contact for this.

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

The Meeting was adjourned at 4:07 PM.



Plat Committee Staff Report

Meeting Date: September 6, 2023

DEPARTMENT CONTACT: Ross Hilleary, hillearyr@fishers.in.us	CASE NUMBER: PP-23-3
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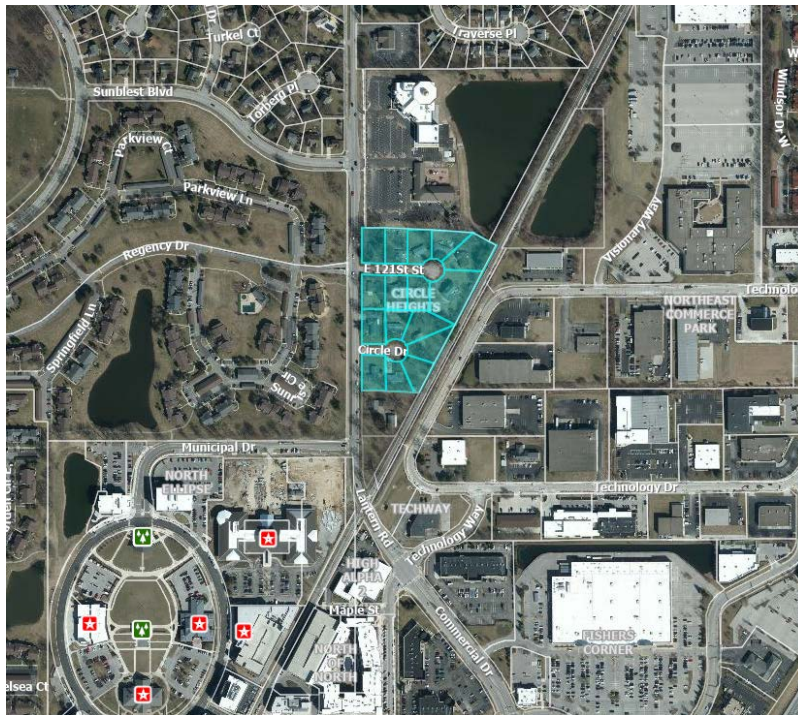
PETITIONER: Wanas Group LLC	PROPERTY ADDRESS/LOCATION: 12162 Lantern Road
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REQUEST: Request to approve a Primary Pat of three Blocks and 41 Lots on 6.79 acres, known as the CityWalk property. Subject site is generally located east of Lantern Road and west of the Nickel Plate Trail with a common address near 12162 Lantern Road

APPLICABLE REGULATIONS: Nickel Plate Code	EXISTING ZONING: Downtown Core (DC)	FISHERS 2040: Neighborhood Mixed Use
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PARENT PARCEL SIZE: 16 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve
 ☒ Approve with Conditions
 ☐ Continue
 ☐ Deny

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. In June 2023, the property was rezoned to DC – Downtown Core with Ord. No. 041723D, aligning itself with other downtown Nickel Plate Trail adjacent parcels with a renewed focus on walkability and trail connectivity.

City Walk on Nickel Plate Trail (City Walk) is a residential development that plans to offer three distinct types of residential options listed below along the Nickel Plate Trail and within the Nickel Plate District.

- (a) four-story, multifamily building comprised of eighty-seven (87) for-lease multifamily units;
- (b) six-story, residential building comprised of forty (40) for-sale condominiums;
- (c) six-story, residential building comprised of sixty-one (61) for-sale condominiums; and
- (d) forty-one (41), four-story townhomes.

The Primary Plat (PP) went before the Technical Review Committee (TAC) in June 2023. There are minor outstanding comments that still need addressed. Staff recommends this as a condition of approval.

The right-of-way of E 121st Drive and Circle Drive was vacated by the petitioner at City Council in August 2023.

The area is currently platted under the Circle Heights Plat. This former plat shall be vacated before final approval of the CityWalk plat. Staff recommends this as a condition of approval.

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report no public comment have been received. Staff has spoken with several interested neighbors who have had questions on the property.

At last month's Plat Committee meeting (August) three (3) residents showed up to the meeting not knowing the item had been continued. This included the property owner to the south and representatives from Sunlake Apartments.

PETITION OVERVIEW:**Lot Standards**

All lots meet minimum requirements laid out in the Nickel Plate Code. There are proposed to be 17 lots, common areas, and private roads.

Vehicular Access & Street Design

The development will be served by two (2) access points off of Lantern Road. Entrance designs will be finalized with the Improvement Location Permit (ILP) through the city's TAC review. Internal roads will be private and placed in a shared access easement. There is a proposed stub street to the south to connect to any future development on the adjacent property.

Pedestrian Improvements

This development is adjacent to the Nickel Plate Trail and will have a direct connection to the trail. Internal sidewalks will be provided, with a sidewalk along that northern property line that will connect Lantern Road to the Nickel Plate Trail for public use.

Utilities

The property will connect to all major utilities. Utility easements will be finalized with the secondary plat.

Waivers Requested

None.

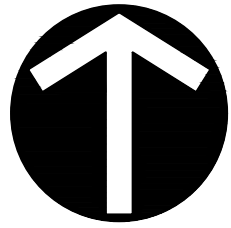
STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on 06/29/2023. Staff recommends approval on the condition that all TAC comments are addressed AND the plat vacation for Circle Heights be approved before final approval is given.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

P:\1320-000\323-947\Survey\DWG\5102 PLAT\323947-5102-PLAT.dwg[PLAT-1] LS(22/08/2023 - Thompson) - LP: 8/22/2023 9:21 AM



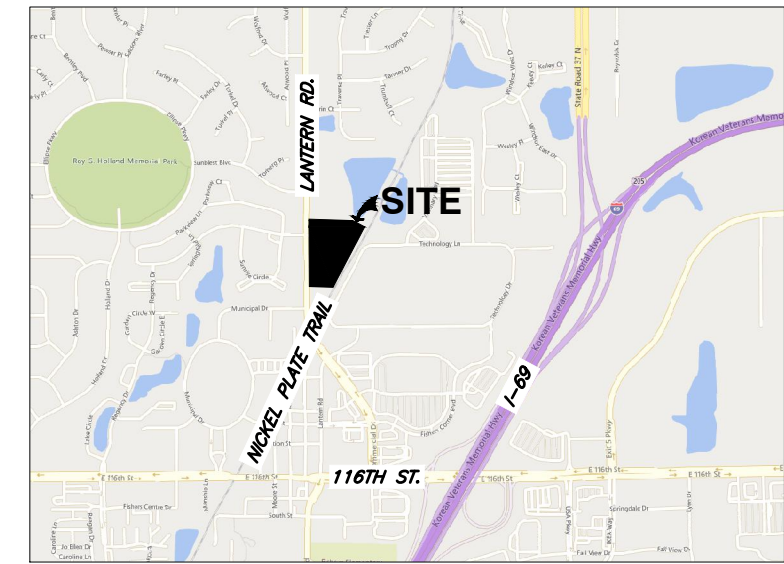
INDIANA STATE PLANE
EAST ZONE BEARINGS

PRIMARY PLAT OF CITYWALK ON NICKEL PLATE TRAIL

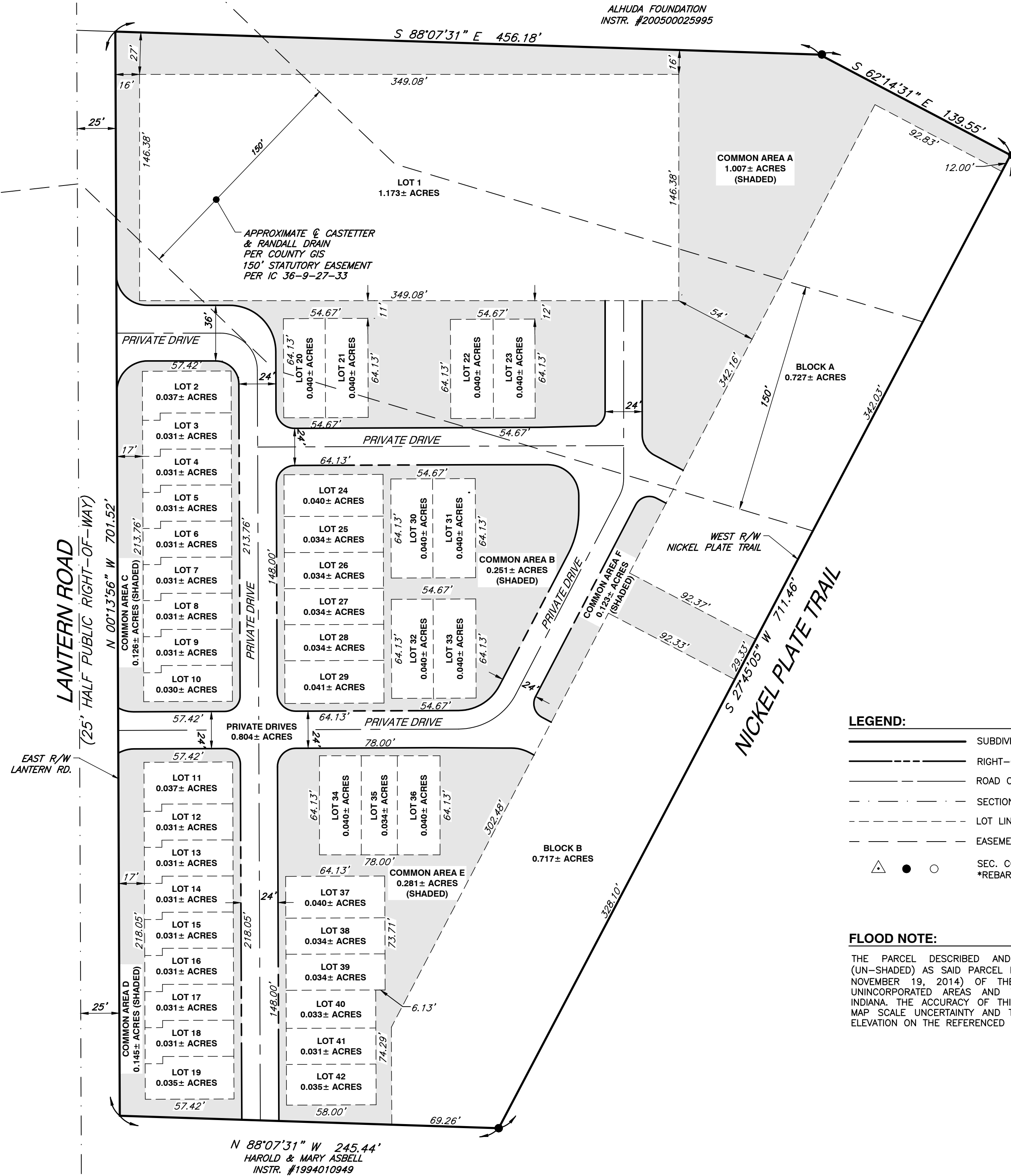
A REPLAT OF CIRCLE HEIGHTS ADDITION, 1ST SECTION AS PER THE PLAT THEREOF
RECORDED IN PLAT BOOK 2, PAGE 201 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA
BEING A PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN,
CITY OF FISHERS, DELAWARE TOWNSHIP OF HAMILTON COUNTY, INDIANA.

PP-23-3

ALHUDA FOUNDATION
INSTR. #200500025995



VICINITY MAP
NOT TO SCALE

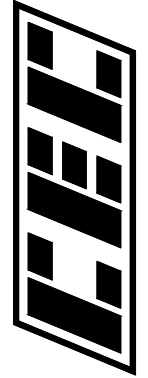
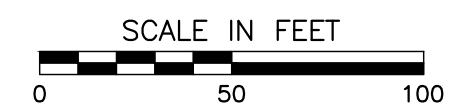


LEGEND:

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- SEC. COR., MONUMENT FD., MON. SET*
*REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057C0234G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE UNINCORPORATED AREAS AND THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



Civil & Environmental Consultants, Inc.
530 E. Ohio Street · Suite G · Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

STUDIO M
ARCHITECTURE & PLANNING, LLC
LANTERN ROAD
FISHERS, INDIANA

CITYWALK ON NICKEL PLATE TRAIL
A SUBDIVISION IN FISHERS, INDIANA

DATE:	AUGUST 21, 2023	DRAWN BY:	TJT
DWG SCALE:	1"=50'	CHECKED BY:	ABS
PROJECT NO:	323-947	APPROVED BY:	ABS

DRAWING NO.:

PLAT

SHEET 1 OF 2

8	7	6	5	4	3	2	1
PRIMARY PLAT OF CITYWALK ON NICKEL PLATE TRAIL A REPLAT OF CIRCLE HEIGHTS ADDITION, 1ST SECTION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 201 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING A PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF FISHERS, DELAWARE TOWNSHIP OF HAMILTON COUNTY, INDIANA. PP-23-3							
OWNER'S CERTIFICATE OF PLATTING STATEMENT OF DEDICATION AND DECLARATION OF COVENANTS The undersigned, _____, the owner of record of the real estate described hereon, does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as shown hereon in accordance with this plat. This subdivision consists of 42 Lots numbered 1 through 42, 2 Blocks named A and B, 6 Common Areas, and 1 Private Drive Area and shall be known as Citywalk on Nickel Plate Trail, an Addition to the City of Fishers, Hamilton County, Indiana. All streets shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the City of Fishers for public use and maintenance, save and except for those streets specifically identified as private on the plat. The owner/developer expressly covenants and warrants on behalf of itself and all future owners of lots within this subdivision that because the streets are private that all maintenance, repairs and replacement now and forever shall be undertaken at the expense of the lot owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair or replace any private streets. There are strips of land, the widths as shown on the plat, and labeled as Access Easement, Utility Easement and Drainage Easement, either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Governmental Agencies for the installation, operation and maintenance of improvements and facilities as follows: Access Easements are hereby created for ingress and egress over and across said easements for the exclusive use of the path to the designated location. Utility Easements (U.E.) are reserved for use by the Developer, public utility companies and governmental agencies for the installation, operation and maintenance of sanitary sewer mains and structures, poles, lines, wires, ducts, transformers, riser pedestals, gas mains, water mains, and appurtenances. Drainage Easements (DE.) are reserved for use by the Developer and governmental agencies, for the installation, operation and maintenance of storm water drainage pipes and structures, subsurface drainage tiles, lakes, ponds, drainage retention and/or detention areas, and surface drainage courses. There shall be no buildings or other improvements erected or allowed to remain within said easements except for private driveways, parking areas and facilities expressly permitted above. The owners of lots and blocks within the subdivision shall not alter, disturb, obstruct or impede the improvements in, or the use of said easements. The size of the lots are shown in feet and decimal feet. In testimony whereof, witness the signature this _____ day of _____, 2023 Owners – Owner Representative Signature: Title: Printed Name: State of Indiana)) SS: County of) Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, a duly authorized representative of _____ and acknowledged the execution of this Instrument as his/her voluntary act and deed and affixed his/her signature thereof. Witness my hand and Notarial Seal this _____ day of _____, 2023. Notary Public _____ Printed Name _____ My Commission Expires: _____ County of Residence: _____ LEGAL DESCRIPTION Lots 1 through 17 and the right-of-ways of East 121st Street and Circle Drive, all in the Plat of Circle Heights Addition, 1st Section as recorded in Plat Book 2, page 201 in the Office of the Recorder of Hamilton County, Indiana. SOURCE OF TITLE Owner: The Village Holding Group, LLC Owner Address: 11205 Governors Lane, Fishers, IN 46037 Reference: Boundary Retracement Survey by Civil & Environmental Consultants, Inc. Dated: August 19, 2022 as Project No. 323–947 SURVEYOR'S CERTIFICATE I hereby state that the within plat is true and correct to the best of my knowledge and belief and represents a survey completed under my direct supervision. There have been no changes from the matters of survey revealed by the above cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 865 and the subdivision control ordinance. Witness my seal and signature this 21st day of August, 2023 _____ Tyler J. Thompson Registered Land Surveyor No. LS21400006 tthompson@cecinc.com prepared by Tyler J. Thompson I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tyler J. Thompson							
STUDIO M ARCHITECTURE & PLANNING, LLC LANTERN ROAD FISHERS, INDIANA CITYWALK ON NICKEL PLATE TRAIL A SUBDIVISION IN FISHERS, INDIANA DRAWING NO.: PLAT SHEET 2 OF 2 TJT ABS DATE: AUGUST 21, 2023 DWG SCALE: PROJECT NO: DRAWN BY: CHECKED BY: APPROVED BY: 323-947 ABS							
8	7	6	5	4	3	2	1

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Plat Committee Staff Report

Meeting Date: September 6, 2023

DEPARTMENT CONTACT:

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

CASE NUMBER:

PP-23-4

PETITIONER:

Mark Meyerholtz, (mmeyerholtz@af-eng.com)

PROPERTY ADDRESS/LOCATION:

14001 Britton Park Rd.

REQUEST:

To approve a Primary Plat of 1 lot on 5.6 acres, known as the Indy Hoops property.

APPLICABLE REGULATIONS:

Fishers Trade Center PUD
(Ordinance Number
030294C, 070898)

EXISTING ZONING:

PUDC

FISHERS 2040:

Parks, Open Space

PARENT PARCEL SIZE: 5.6 acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

The zoning of the property was PUD-Commercial (Fishers Trade Center Ordinance No. 030294C, 070898). This zoning designation was approved on March 2nd, 1994. The Fishers Trade Center PUD was originally a part of the Britton Park PUD until 1994. The current zoning is intended to allow all uses described in the C1, C2, C3 and I1 districts of the Unified Development Ordinance (UDO) with some additional use restrictions.

The property is currently vacant and has been vacant since the Planned Unit Development Rezone, according to photographic evidence taken from the city's GIS maps.

No zoning petitions have been applied for prior to the proposed development.

SUMMARY OF PUBLIC COMMENTS:

No public comments have been received at the time this staff report was written.

PETITION OVERVIEW:

Lot Standards

The proposed lot meets the requirements of the Fishers Trade Center PUD zoning district. The proposed lot is currently annexed into the City of Fishers.

Vehicular Access & Street Design

The proposed subdivision features 2 entrances off Britton Park Rd to allow access to the proposed basketball facility.

Pedestrian Improvements

The development will include pedestrian pathways as required by the PUD and Fishers Unified Development Ordinance where applicable. A sidewalk will be placed along the perimeter at Britton Park Rd. to connect to existing pedestrian paths on adjacent parcels.

Open Space & Landscaping

The developer is providing outdoor seating at the Southwest corner of the building at the maintenance doors to allow the opportunity for staff, pedestrians, and customers to utilize the provided open space and pedestrian facilities.

Utilities

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

Waivers Requested

No waivers are requested.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) on July 27, 2023. Staff recommends approval of this Primary Plat on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

14001 BRITTON PARK RD. FISHERS, IN 46038



THE DESIGN AND
CONSTRUCTION SHALL COMPLY
WITH ALL ADA REQUIREMENTS.

HSE 7	ELEVATION 787.73 (NAVD 88)
HSE DISK SET IN CONCRETE ON HARRISON LAKES LIFT STATION SITE ON ALLISONVILLE ROAD.	
CSC TBM #1321	ELEVATION 810.08
A CUT SQUARE FOUND ON THE BACK OF A 24-INCH CONCRETE CHAIR-BACK CURB ON THE WEST SIDE OF BRITTON PARK DRIVE LOCATED 17.7 FEET WEST OF THE CENTERLINE OF SAID BRITTON PARK DRIVE AND 1.3 FEET NORTH OF THE CENTER OF A CURB INLET.	
CSC TBM #1750	ELEVATION 814.08
A CUT SQUARE FOUND ON THE BACK OF A 6-INCH CONCRETE CURB LOCATED EASTERLY OF THE SURVEYED PROPERTY LOCATED ON THE NORTH END OF THE PARKING LOT ON FISHERS TRACE CENTER BLOCK K.	
CSC TBM #1377	ELEVATION 814.16
A CUT "X" SET ON THE NORTH-NORTHEAST BONNET BOLT OF A FIRE HYDRANT ON THE EAST SIDE OF BRITTON PARK DRIVE LOCATED 21.6 FEET EAST OF THE CENTERLINE OF SAID BRITTON PARK DRIVE AND 19.0 FEET NORTH OF A CURB INLET.	
FLOOD ZONE STATEMENT	
ALL OF THE PARCEL DESCRIBED HEREIN DOES NOT LIE WITHIN THAT SPECIAL FLOOD ZONE "A", BUT LIES WITHIN FLOOD ZONE "X". AS SAID PARCEL PLOTS ON COMMUNITY PANEL NUMBER 18057C 0232G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FISHERS, INDIANA, THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.	

Commencing at the Northeast Corner of the Southwest Quarter of said Section 19, Township 18 North, Range 5 East; thence South 89 degrees 12 minutes 46 seconds West (Basis of Bearings; Indiana State Plane, East Zone, NAD 83) 475.11 feet along the North Line of said Southwest Quarter to a northern corner of the 4.31-acre tract of land granted to Fishers Trade Center Owners' Association Inc. ("Owners' Association Tract") (recorded as Instrument Number 2017055832 in said Recorder's Office) common with a northern corner of Fishers Trade Center Block B ("Block B") (recorded as Instrument Number 2020017762 in said Recorder's Office) (the following three (3) corners are along the common boundary of said Owners' Association Tract and said Block B): (one) thence South 00 degrees 47 minutes 14 seconds East 30.00 feet; (two) thence South 45 degrees 47 minutes 14 seconds East 35.36 feet; (three) South 00 degrees 47 minutes 14 seconds East 373.00 feet to the southeastern corner of said Block B and the northeastern corner of the Fishers Trade Center Block K ("Block K") (recorded as Instrument Number 2020000702 in said Recorder's Office); thence South 89 degrees 12 minutes 46 seconds West 289.50 feet along the common line of said Block B and said Block K to their western common corner and the POINT OF BEGINNING of this description; thence South 00 degrees 47 minutes 14 seconds East 230.00 feet along the western line of said Block K to the southwestern corner thereof on the northern line of the Fishers Office Suites II at Fishers Trade Center ("Office Suites") (recorded as Instrument Number 2006068492 in said Recorder's Office); thence South 89 degrees 12 minutes 46 seconds West 15.50 feet along said northern line to the northwestern corner thereof; thence South 00 degrees 47 minutes 14 seconds East 667.93 feet along the western line of said Office Suites and the western line of the Fishers Trade Center Parcel Block 3 (recorded as Instrument Number 2018051499 in said Recorder's Office) to the southwestern corner thereof on a boundary line of said Owners' Association Tract (the following five (5) corners are along the boundary of said Owners' Association Tract); (one) thence South 57 degrees 04 minutes 16 seconds West 1.03 feet to the point of curvature of a tangent curve concave northerly, said point lying South 32 degrees 55 minutes 44 seconds East 25.00 feet from the radius point thereof; (two) thence 39.27 feet southwesterly, westerly, and northwesterly along said curve to a point lying South 57 degrees 03 minutes 58 seconds West 25.00 feet from said radius point; (three) thence North 32 degrees 55 minutes 44 seconds West 408.43 feet to the point of curvature of a tangent curve concave northerly, said point lying South 57 degrees 04 minutes 16 seconds West 180.00 feet from the radius point thereof; (four) thence 102.73 feet northwesterly and northerly along said curve to a point lying South 89 degrees 46 minutes 14 seconds West 180.00 feet from said radius point; (five) thence North 00 degrees 13 minutes 46 seconds West 115.07 feet to the southern line of Fishers Trade Center Block H ("Block H") (recorded as Instrument Number 2007007750 in said Recorder's Office) (the following two (2) corners are along said Block H); (one) thence North 89 degrees 37 minutes 35 seconds East 19.99 feet; (two) thence North 00 degrees 13 minutes 49 seconds West 505.38 feet (505.36 feet - plat) to the southern line of Fishers Trade Center Block I (recorded as Instrument Number 20080051979 in said Recorder's Office); thence North 89 degrees 12 minutes 46 seconds East 269.69 feet along said southern line to the southeastern corner thereof on the western line of said Block B; thence South 00 degrees 47 minutes 14 seconds East 173.01 feet along said western line to the southwestern corner thereof and the POINT OF BEGINNING, containing 244,676.4 square feet (5,617 acres), more or less.

