



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 5/3/2023, 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. 3-1-23

4. Public Hearings

a. Cyntheanne Woods

Parcel: 13-12-29-00-00-019.000Case: PP-23-1

Request: To approve a Primary Plat of 61 lots on 41.79 acres, known as Cyntheanne Woods. Subject site is generally located Southeast of the corner of 136th and Cyntheanne.

Petitioner: Brett Huff (brett.huff@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
March 1, 2023**

The Plat Committee convened at 4:00 p.m. at Launch Fishers.

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

Members absent: None

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Tracy Gaynor, Ross Hilleary, Bre King

Election of Officers was added to the agenda.

Megan Vukusich nominated Jason Taylor as President, seconded by Selina Stoller. The Nomination was approved, 3-0. Selina Stoller nominated Megan Vukusich as Vice-President, seconded by Jason Taylor. The Nomination was approved, 3-0.

Previous Minutes of the 1-4-23 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Ms. Vukusich. The Minutes were approved, 3-0.

PUBLIC HEARING

a. Mid State Trucking

Parcel: 14-14-02-00-00-004.000

Address: 11050 Allisonville Rd

Case: PP-22-21

Request: To approve a Primary Plat of 2 lots on 6.38 acres, known as the Mid State Trucking property.

Petitioner: Jim Barnes, (jbarnes@solomoncons.com)

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

Bre King presented the Primary plat. Two lots with split zoning are to be combined into one Plat. Lot 1 is C3 and Lot 2 is R2. Both lots meet their respective zoning requirements. An encroachment agreement is finalized. An access agreement exists in the C3 lot. There are no waivers. A rezone will be initiated. Staff recommends approval.

Mr. Taylor opened and closed the Public Hearing seeing no one present to speak about the Plat.

Selina Stoller noted that this will give them the ability to do lot improvements. It was noted that no zoning standard changes have been made to the Allisonville corridor.

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

The Meeting was adjourned at 4:11 PM.



Plat Committee Staff Report

Meeting Date: May 3, 2023

DEPARTMENT CONTACT:

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

CASE NUMBER:

PP-23-1

PETITIONER:

Brett Huff, (brett.huff@kimley-horn.com)

PROPERTY ADDRESS/LOCATION:

Southeast corner of 136th and Cyntheanne Rd.

REQUEST:

Request to approve a Primary Plat of 61 lots on 41.79 acres, known as Cyntheanne Woods

APPLICABLE REGULATIONS:

Cyntheanne Woods PUD

EXISTING ZONING:

PUDR – Cyntheanne Woods ((Ord. # 111422))

FISHERS 2040:

Neighborhood Service Center / Estate Residential

PARENT PARCEL SIZE: 41.79 acres

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

The previous zoning of the property was PUD-Commercial (Creekside Shoppes Ordinance No. 080408). This zoning designation was approved on November 5, 2008. The zoning was intended to allow all uses described in the C1, C2 and I1 districts of the Unified Development Ordinance (UDO) with some additional use restrictions.

RZ-22-8 (Ord. # 111422) was approved on January 17, 2023 to allow for residential uses and officially rezoned the property to PUDR – Cyntheanne Woods.

The property is currently vacant and has been vacant / farmland since at least 1936 according to photographic evidence taken from the City's GIS maps.

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Lot Standards

The proposed lots meet the requirements of the Cyntheanne Woods PUD zoning district. All proposed lots are currently annexed into the City of Fishers.

Vehicular Access & Street Design

The proposed subdivision features a main entrance across Cyntheanne from the entrance to Hunters Run to the West. It also features emergency access along the North property line. The proposed roads will be public and will stub to the empty lot to the North to allow for future connectivity.

Pedestrian Improvements

Pedestrian improvements will be provided as required by the PUD zoning district and the UDO where applicable.

Open Space & Landscaping

Development of the Real Estate shall not be subject to the Open Space requirements of UDO. Dedication of the part of the Real Estate, as generally illustrated and labeled as Greenway Trail Corridor Area in the rezone, to the City of Fishers at the time of Secondary Plat shall satisfy all applicable Open Space requirements of the UDO. If the City desires to improve the dedicated area prior to its dedication, then the property owner shall work in good faith with the City to accommodate the City's plans.

All required landscaping in common areas and pond edging will be species native to Central Indiana. The species will also be varied to protect against pest and disease.

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 March 30, 2023. At this time, all TAC comments have been addressed. Staff recommends approval of the Primary Plat.

STAFF RECOMMENDATION

☒ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

Drawing name: K:\ND_LIVE\170139008_Cyntheanne Woods Plat_Fishers.INX Design\CADD\PlanSheets\COVER SHEET.dwg C100 Apr 05, 2023 4:33pm by: Tristen Carthier
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.

PLANS PREPARED BY:
KIMLEY-HORN & ASSOCIATES
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: BRETT
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

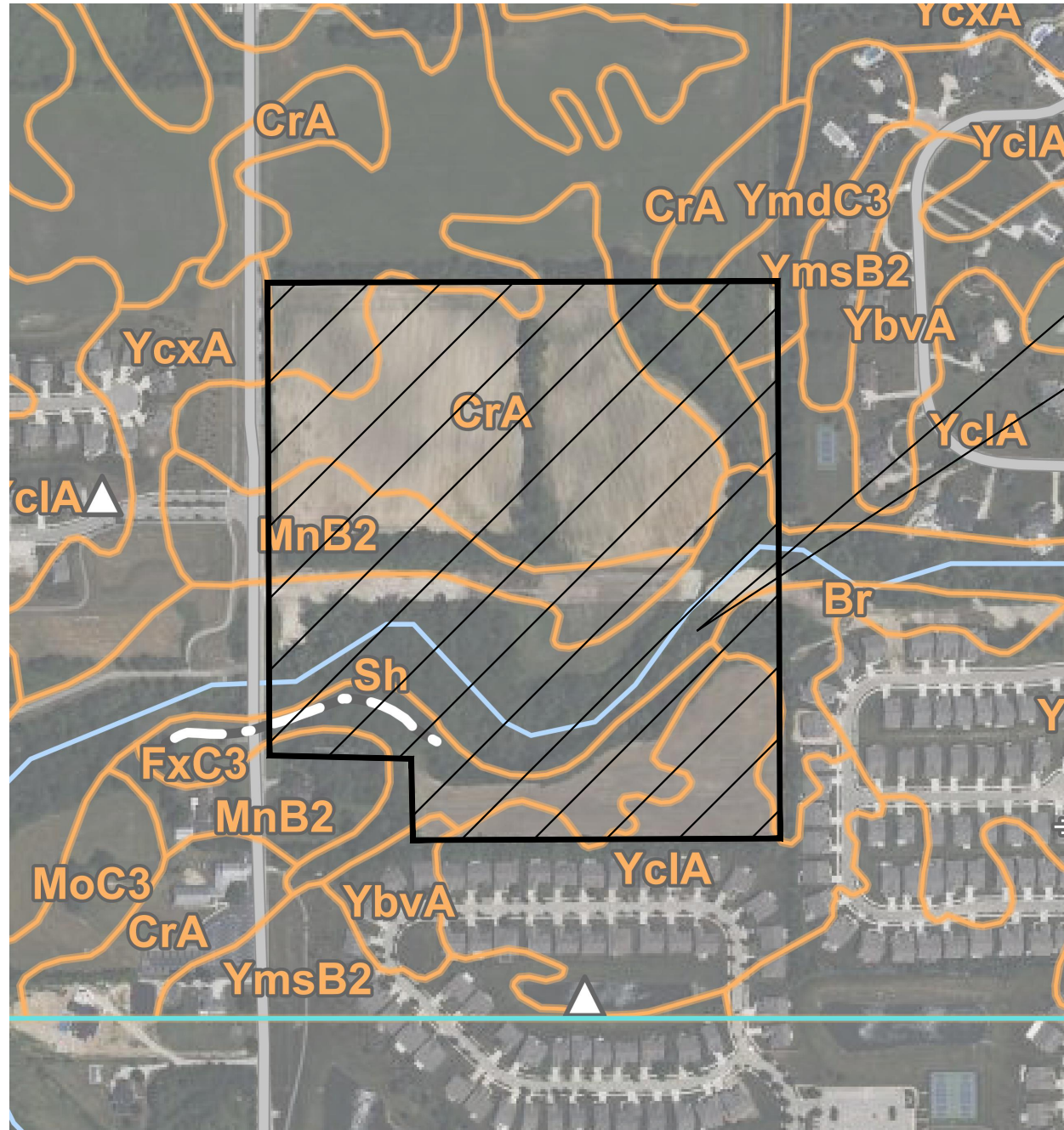
PLANS PREPARED FOR:
WILLIAM TRES DEVELOPMENT
510 E. STATE ROAD 32
WESTFIELD, IN 46074
CONTACT: JESSE POHLMAN
PHONE: (317) 696-9254

CYNTHEANNE WOODS

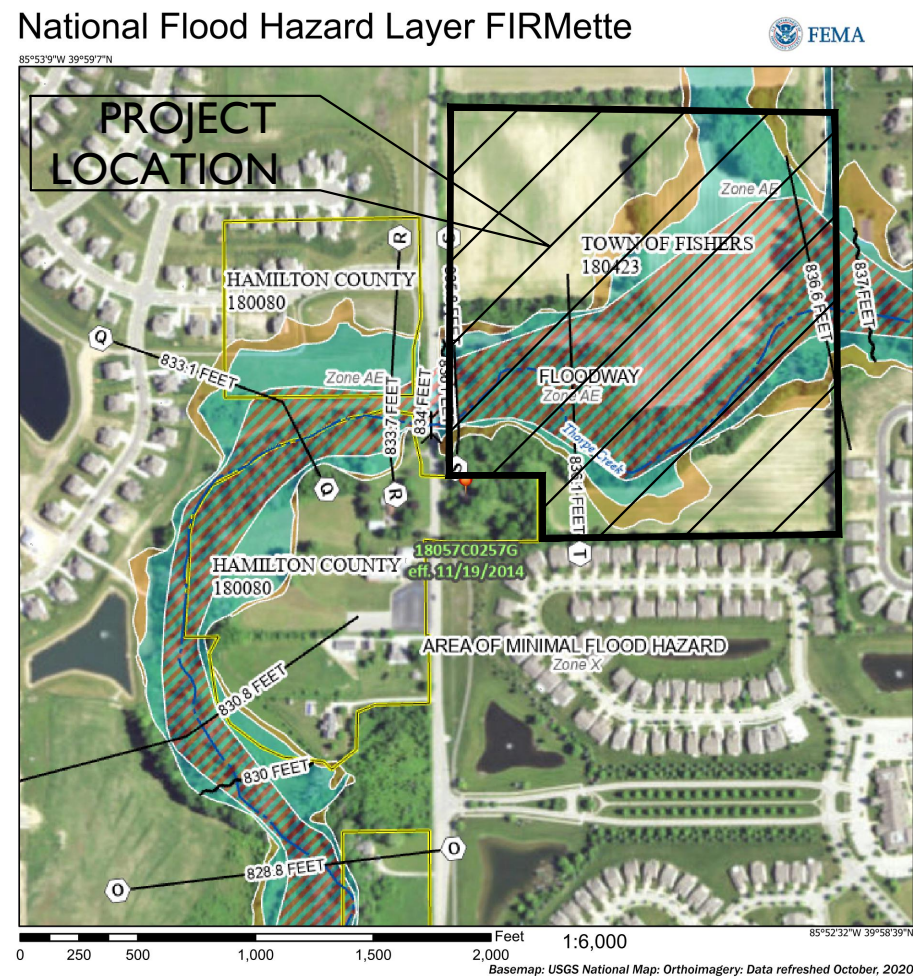
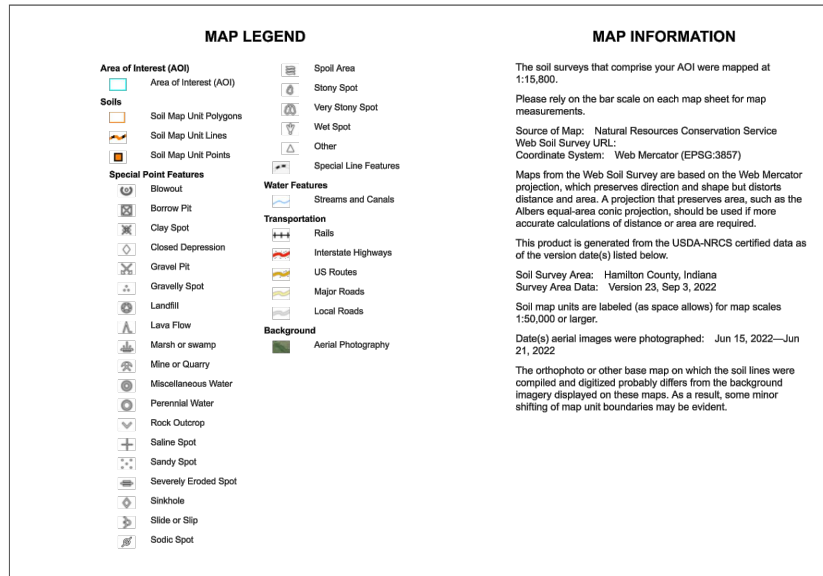
PRIMARY PLAT (PP-23-1)

FISHERS, INDIANA

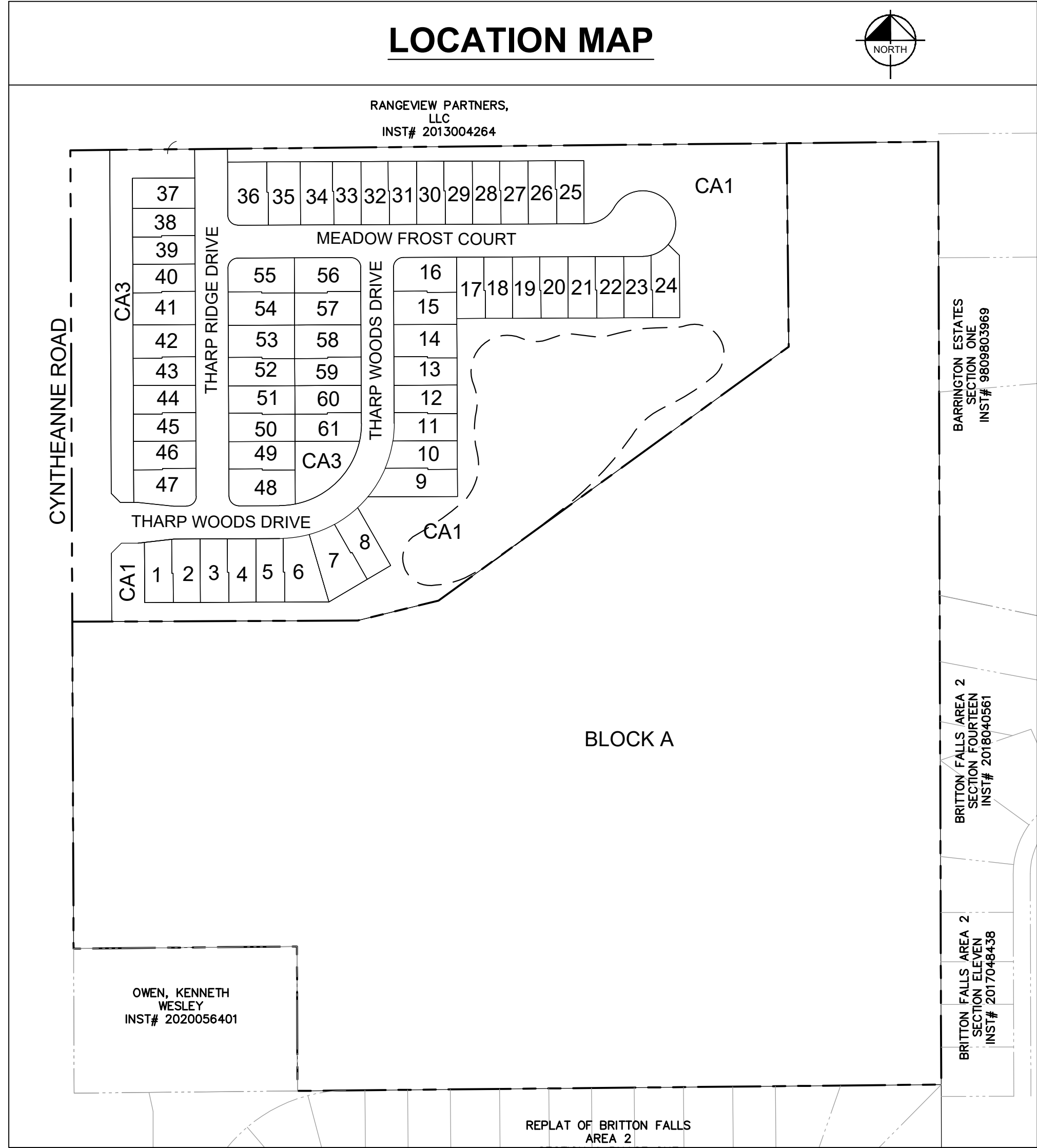
WILLIAM TRES DEVELOPMENT



SOILS MAP
NTS



FLOOD MAP
NTS



LOCATION MAP

LEGAL DESCRIPTION

CYNTHEANNE WOODS

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID HALF QUARTER 301.12 FEET TO A POINT ON THE BOUNDARY OF REPLAT OF BRITTON FALLS AREA 2, RECORDED AS INSTRUMENT NUMBER 2013070859 IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST ALONG SAID BOUNDARY 980.00 FEET TO A POINT ON THE BOUNDARY OF A PARCEL RECORDED AS INSTRUMENT NUMBER 2020056401, THE FOLLOWING TWO (2) COURSES BEING ON AND ALONG SAID BOUNDARY: 1) THENCE NORTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 220.00 FEET; 2) THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST 340.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 29; THENCE NORTH 00 DEGREES 13 MINUTES 38 SECONDS ALONG SAID WEST LINE 1,215.34 FEET TO A POINT ON THE BOUNDARY OF A PARCEL RECORDED AS 2013004264; THENCE NORTH 89 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID BOUNDARY 1,321.25 FEET TO A POINT ON THE WEST LINE OF SAID HALF QUARTER, THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS EAST ALONG SAID WEST LINE 1,433.34 FEET TO THE POINT OF BEGINNING, CONTAINING 41.8 ACRES MORE OR LESS.

STREETS	
NAME	LENGTH (LF±)
THARP WOODS DRIVE	829
THARP RIDGE DRIVE	579
MEADOW FROST COURT	682
TOTAL	2,090

NOTES:
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FISHERS STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. 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.

THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE FISHERS DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.

THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE FISHERS DEPARTMENT OF ENGINEERING INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.

SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPT. RELEASE OF THE COMPLETED SITE.

A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY.

UTILITY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN 5' OF EXISTING PUBLIC RIGHT-OF-WAY PAVEMENT REQUIRES FLOWABLE FILL.

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, CURB/STONE SHOULDERS, SIGNAGE, ETC. REPAIRS SHALL COINCIDE WITH THE ADJOINING ROAD.

ALL PERIMETER PATHS AND COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS ARE TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	PRIMARY PLAT
C102	PRIMARY PLAT
C103	UTILITY PLAN
C104	OPEN SPACE PLAN

PROJECT INFORMATION

TOTAL ACRES	41.8 ACRES
BLOCK A	26.5 ACRES
DEVELOPMENT	15.3 ACRES
61 LOTS	1.46 LOTS PER ACRE
DESIGN SPEED LIMIT	25 MPH
BELOW IS FOR DEVELOPMENT AREA ONLY (EXCLUDES BLOCK A)	
TOTAL C.A.	5.76 AC±
USEABLE OPEN SPACE (EXCLUDES LAKE AREA)	4.64 AC± (80.56%)
OPEN SPACE PERCENTAGE	37.64% (NOT SUBJECT TO OPEN SPACE REQUIREMENTS OF UD0 PER PUD ARTICLE 8.4)

CYNTHEANNE
WOODS
FISHERS, IN

COVER SHEET

WILLIAM TRES
DEVELOPMENT

APPROVAL PENDING
NOT FOR
CONSTRUCTION

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	NO.	REVISIONS	DATE	BY

ORIGINAL ISSUE:

3/01/2023

KHA PROJECT NO.

170139008

SHEET NUMBER

C100

Drawing name: K:\IND_LIVE\170139008_Cynthanne Woods Plat\Fishers.INX | Design CADD\PlanSheets\PRIMARY PLAT.dwg C101 Apr 18, 2023 4:25pm By: Tristen Cortright
This document, together with the concepts and designs presented herein, 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 Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
VAR. D&U.E.	VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
R.U.A.E.	RECIPROCAL USE ACCESS EASEMENT
N.B.E.	NON-BUILDABLE EASEMENT

CYNTHEANNE WOODS

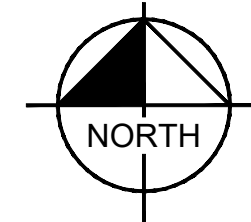
PRIMARY PLAT

PP-23-1

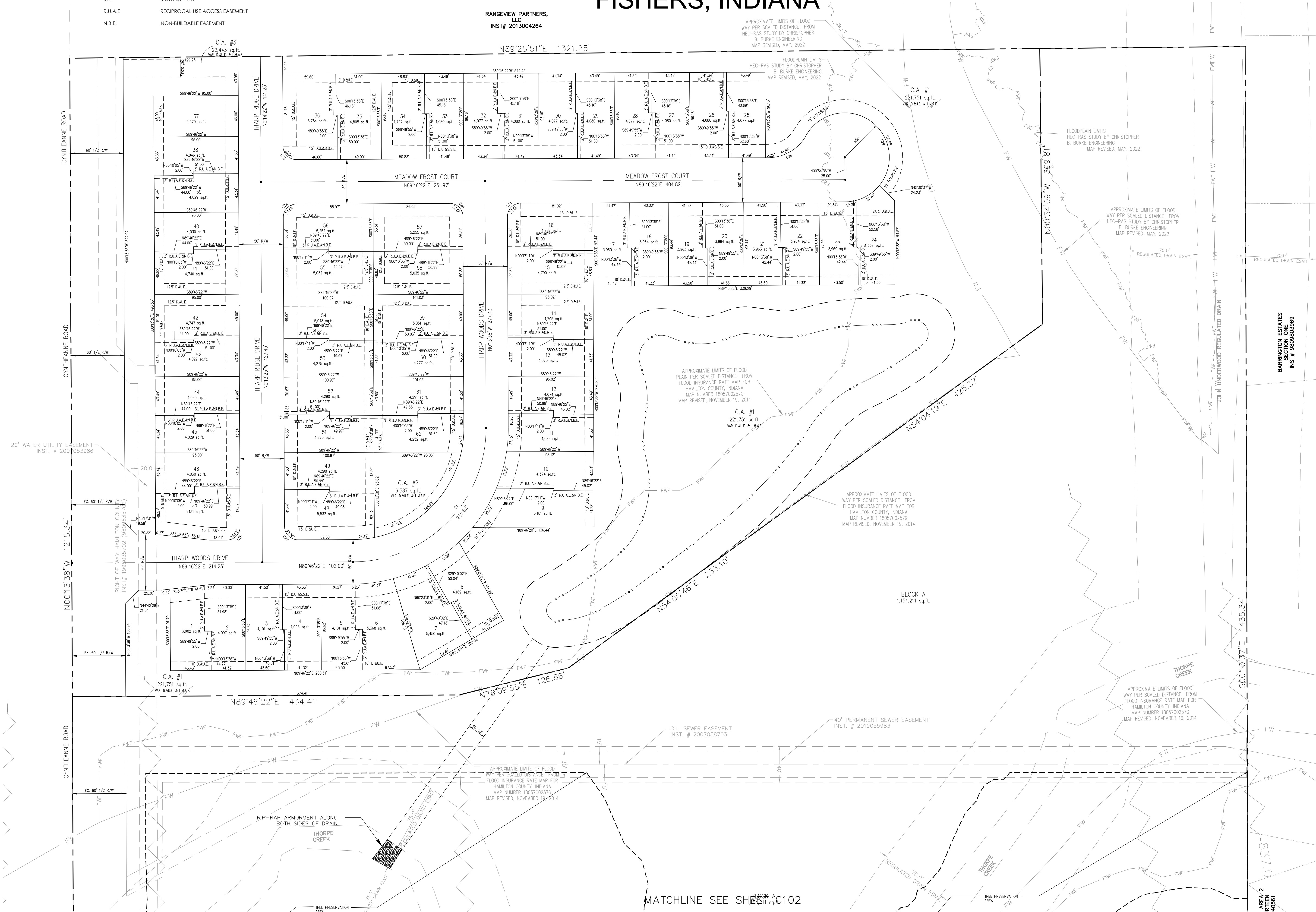
FISHERS, INDIANA

RANGEVIEW PARTNERS,
LLC
INST# 2013004264

APPROXIMATE LIMITS OF FLOOD
WAY PER SCALED DISTANCE FROM
HEC-RAS STUDY BY CHRISTOPHER
B. BURKE ENGINEERING
MAP REVISED, MAY, 2022



GRAPHIC SCALE IN FEET
0 25 50 100



AS NOTED	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	NO.	REVISIONS	DATE	BY
APPROVAL PENDING	NOT FOR CONSTRUCTION	WILLIAM TRES DEVELOPMENT	PRIMARY PLAT	CYNTHEANNE WOODS FISHERS, IN	ORIGINAL ISSUE: 3/01/2023	KHA PROJECT NO. 170139008	SHEET NUMBER C101

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Horn@kimley-horn.com
WWW.KIMLEY-HORN.COM

WILLIAM TRES
DEVELOPMENT

PRIMARY PLAT

CYNTHEANNE
WOODS
FISHERS, IN

ORIGINAL ISSUE:
3/01/2023
KHA PROJECT NO.
170139008
SHEET NUMBER

C101

Drawing name: K:\IND_LEV\170139008_Cynthianne Woods Plat_Fishers.IN\ Design\CADD\PlanSheets\PRIMARY PLAT.dwg C102 Apr 18, 2023 4:26pm By: Tritten Cortright
This document, together with the concepts and designs presented herein, 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.

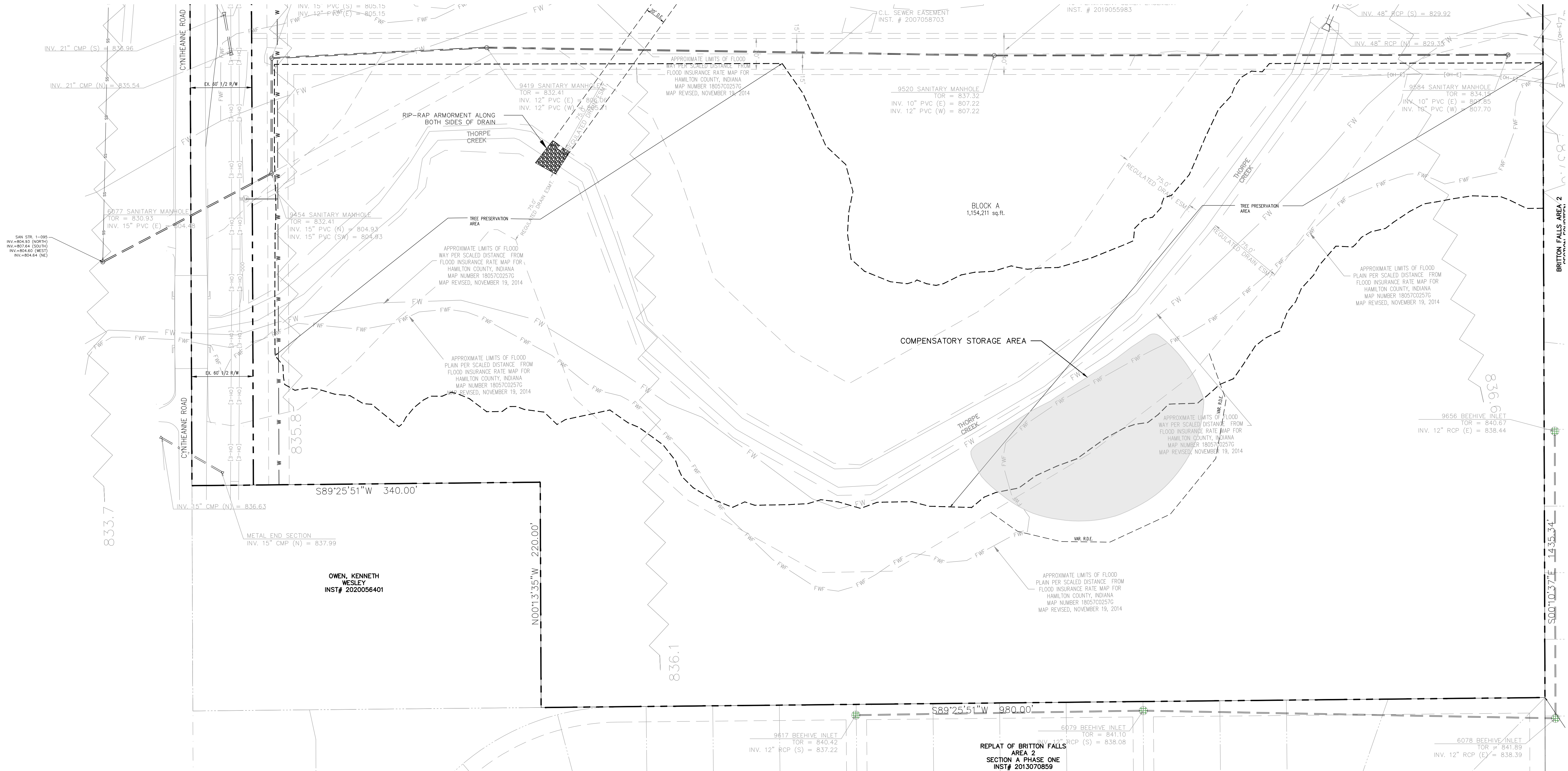
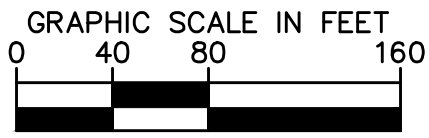
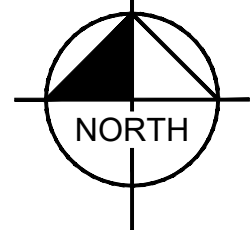
LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
VAR. D&U.E.	VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
R.A.E	RECIPROCAL ACCESS EASEMENT
N.B.E.	NON-BUILDING EASEMENT

CYNTHEANNE WOODS

PRIMARY PLAT
PP-23-1
FISHERS, INDIANA

MATCHLINE SHEET C101



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	15.00'	23.56'	S44°46'22"W	21.21'	90°00'00"	15.00'
C23	15.00'	23.56'	S45°13'38"E	21.21'	90°00'00"	15.00'
C24	15.00'	23.56'	N45°13'38"W	21.21'	90°00'00"	15.00'
C25	15.00'	23.56'	S44°46'22"W	21.21'	90°00'00"	15.00'
C26	15.00'	23.56'	N44°46'22"E	21.21'	90°00'00"	15.00'
C27	15.00'	23.56'	S45°13'38"E	21.21'	90°00'00"	15.00'
C28	49.00'	51.60'	N59°36'23"E	49.25'	60°19'59"	28.48'
C29	50.00'	209.43'	N30°33'52"W	86.61'	239°59'30"	86.62'

ALIGNMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	235.62'	N44°46'22"E	212.13'	90°00'00"	150.00'

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

WILLIAM TRES
DEVELOPMENT

PRIMARY PLAT

CYNTHEANNE
WOODS
FISHERS, IN

ORIGINAL ISSUE:
3/01/2023

KHA PROJECT NO.
170139008

SHEET NUMBER
C102

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Hurley@kimley-horn.com
WWW.KIMLEY-HORN.COM

REVISIONS

No.	DATE	BY

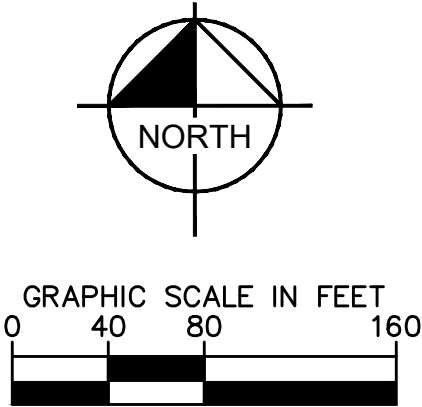
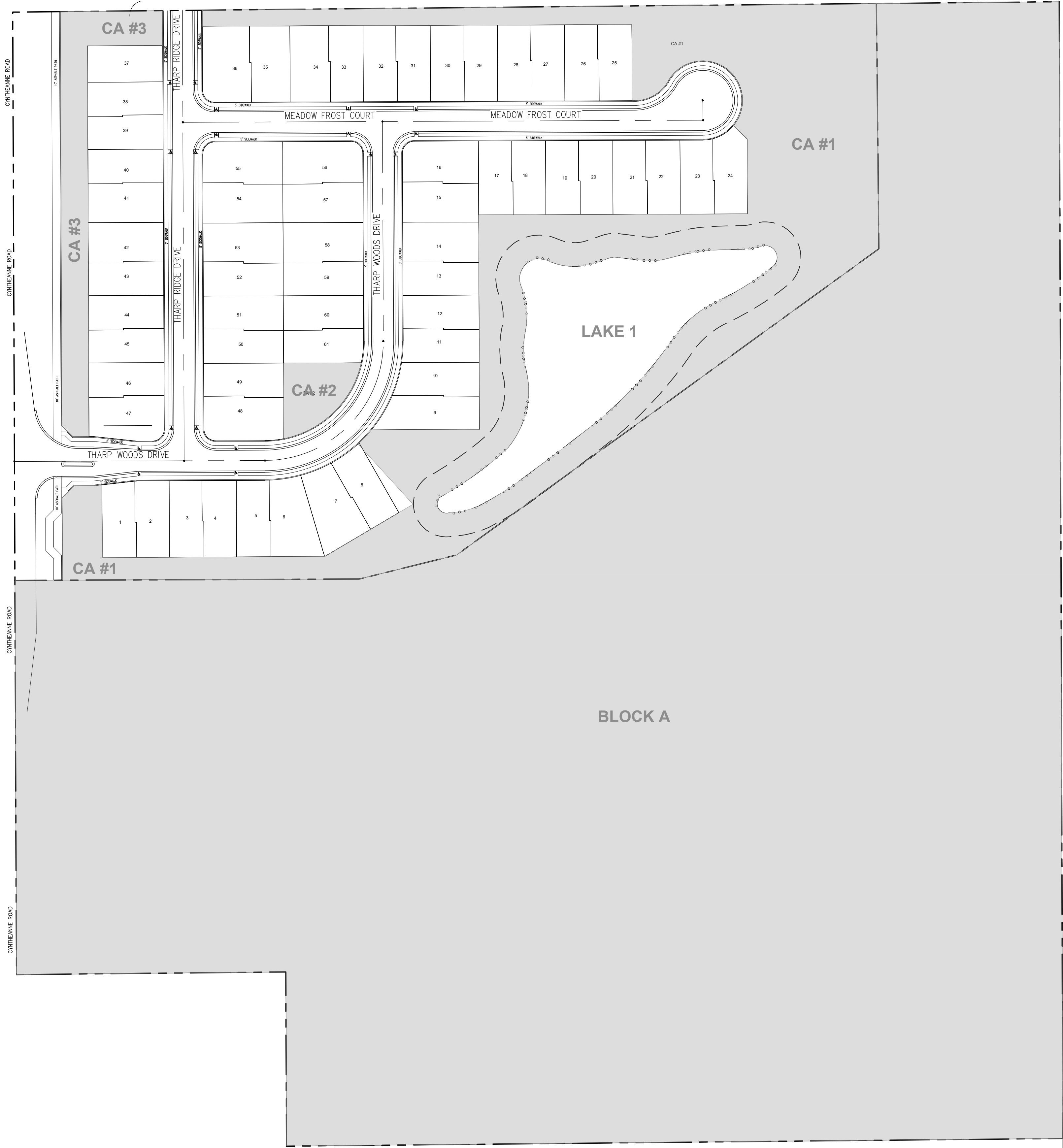
~~Page 10~~

Drawing name: K:\IND_LDEV\170139008\Cynthianne Woods Plat\Fishers.IN\ Design\CADD\PlanSheets\PRIMARY PLAT.dwg C104 Apr 05, 2023 4:36pm by: Tristen Cortiethers

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 Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

CYNTHEANNE WOODS

PRIMARY PLAT
PP-23-1
FISHERS, INDIANA



LEGEND

- | | |
|-------------|--|
| 21 | LOT NUMBER |
| B.S.L. | BUILDING SETBACK LINE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| VAR. D&U.E. | VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| R.U.A.E. | RECIPROCAL USE ACCESS EASEMENT |
| N.B.E. | NON-BUILDING EASEMENT |

COMMON AREA SUMMARY (OPEN SPACE)	
CA #1	171,861 SF
CA #2	6,587 SF
CA #3	22,443 SF
BLOCK A	1,154,211 SF

ORIGINAL ISSUE:
3/01/2023
KHA PROJECT NO.
170139008
SHEET NUMBER

C104

CYNTHEANNE
WOODS
FISHERS, IN

OPEN SPACE
PLAN

WILLIAM TRES
DEVELOPMENT

APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE:
AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

Kinley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Horn@kinley-horn.com
WWW.KIMLEY-HORN.COM

No.

REVISIONS

DATE

BY