



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting

DATE: 6/5/2024, 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 and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

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

Members of the public may [stream the live meeting](#) online.

1. Regular PUD Committee

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner
- b. **Cove at Thorpe Creek PUD Additional Home Elevations**
Parcel: Generally located west of Florida Road and north of E. 113th
Case: PUD-24-10
Request: Consideration of additional home elevations within the Cove at Thorpe Creek PUD, generally located west of Florida Road and north of E. 113th.
Petitioner: Amanda Deardorff (adeardorff@fischerhomes.com)
Planner: Gabrielle Herin (hering@fishers.in.us)

2. Riverplace PUD Committee

- a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. None

3. Staff Communication

PATIO COLLECTION

THE COVE AT THORPE CREEK



Patio Collection:

The Patio homes are designed for an older demographic who are looking to move down from a traditional family home, while remaining in Fishers near family and friends. These homes are expected to start in the \$300s and average between \$440,000 and \$475,000.



welcome home.

Approximately 1683 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: FH



COASTAL COTTAGE
(WITH OPTIONAL STONE)

designed by: FH

Images & Options Available at fischerhomes.com

Our Plans Include You



BAYBRIDGE

Patio Home Collection

welcome home.

Approximately 2091 sq ft and Up



ENGLISH ELEGANCE

designed by: *FH*



FRENCH MANOR
(WITH OPTIONAL STONE & BRICK)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



EDENTON

Patio Home Collection

welcome home.

Approximately 1501 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: *FH*



COASTAL COTTAGE
(WITH OPTIONAL STONE)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



KIAWAH

Patio Home Collection

welcome home.

Approximately 1720 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: *FH*



COASTAL COTTAGE
(WITH OPTIONAL STONE)Z

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



MAXWELL

Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: *FH*



COASTAL COTTAGE
(WITH OPTIONAL BRICK)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



PORTLAND

Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up



AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK)

designed by: *FH*



AMERICAN CLASSIC

designed by: *FH*



COASTAL CLASSIC
(WITH OPTIONAL STONE)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



WILMINGTON

Patio Home Collection

welcome home.

Approximately 1725 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by: *FH*



COASTAL COTTAGE
(WITH OPTIONAL STONE)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You

welcome home.

Approximately 1966 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: FH



COASTAL COTTAGE
(WITH OPTIONAL BRICK)

designed by: FH

Images & Options Available at fischerhomes.com

Our Plans Include You

38-150 AMELIA



Modern Retreat w/ Optional Cultured Stone Veneer

38-150 AMELIA



Modern Retreat w/ Optional Brick Veneer

38-150 AMELIA



Modern Prairie w/ Optional Brick Veneer

38-150 AMELIA



Modern Farmhouse w/ Optional Cultured Stone Veneer

38-150 AMELIA



Nantucket Retreat w/ Optional Cultured Stone Veneer

38-220 CAMDEN



American Classic w/ Optional Cultured Stone Veneer

38-220 CAMDEN



American Classic w/ Optional Brick Veneer

38-220 CAMDEN



Coastal Cottage w/ Optional Cultured Stone Veneer

38-220 CAMDEN



Coastal Cottage w/ Optional Brick Veneer

38-220 CAMDEN



Modern Retreat w/ Optional Cultured Stone Veneer

38-220 CAMDEN



Modern Retreat w/ Optional Brick Veneer

38-120 EDENTON



Modern Retreat w/ Optional Cultured Stone Veneer



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38-120 EDENTON



Modern Retreat w/ Optional Brick Veneer

42-180 MAXWELL



Modern Retreat w/ Optional Cultured Stone Veneer



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42-180 MAXWELL



Modern Retreat w/ Optional Brick Veneer



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42-320 MORGAN



American Classic w/ Optional Cultured Stone Veneer

42-320 MORGAN



American Classic w/ Optional Brick Veneer



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42-320 MORGAN



Coastal Cottage w/ Optional Cultured Stone Veneer

42-320 MORGAN



Coastal Cottage w/ Optional Brick Veneer



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42-320 MORGAN



Modern Retreat w/ Optional Cultured Stone Veneer

42-320 MORGAN



Modern Retreat w/ Optional Brick Veneer

38-170 WILMINGTON



Modern Retreat w/ Optional Cultured Stone Veneer



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38-170 WILMINGTON



Modern Retreat w/ Optional Brick Veneer



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Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: June 5, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PUD-24-10

PETITIONER:

Amanda Deardorff, Fischer Homes
(adeardorff@fischerhomes.com)

PROPERTY ADDRESS/LOCATION:

Generally located west of Florida Road and
north of E. 113th Street

REQUEST: Consideration of additional home elevations within the Cove at Thorpe Creek PUD, generally located west of Florida Road and north of E. 113th.

APPLICABLE REGULATIONS:

Cove at Thorpe Creek PUD
Ord Nos 071921A and
091823A

EXISTING ZONING:

Cove at Thorpe Creek
PUD

FISHERS 2040:

Estate Residential

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

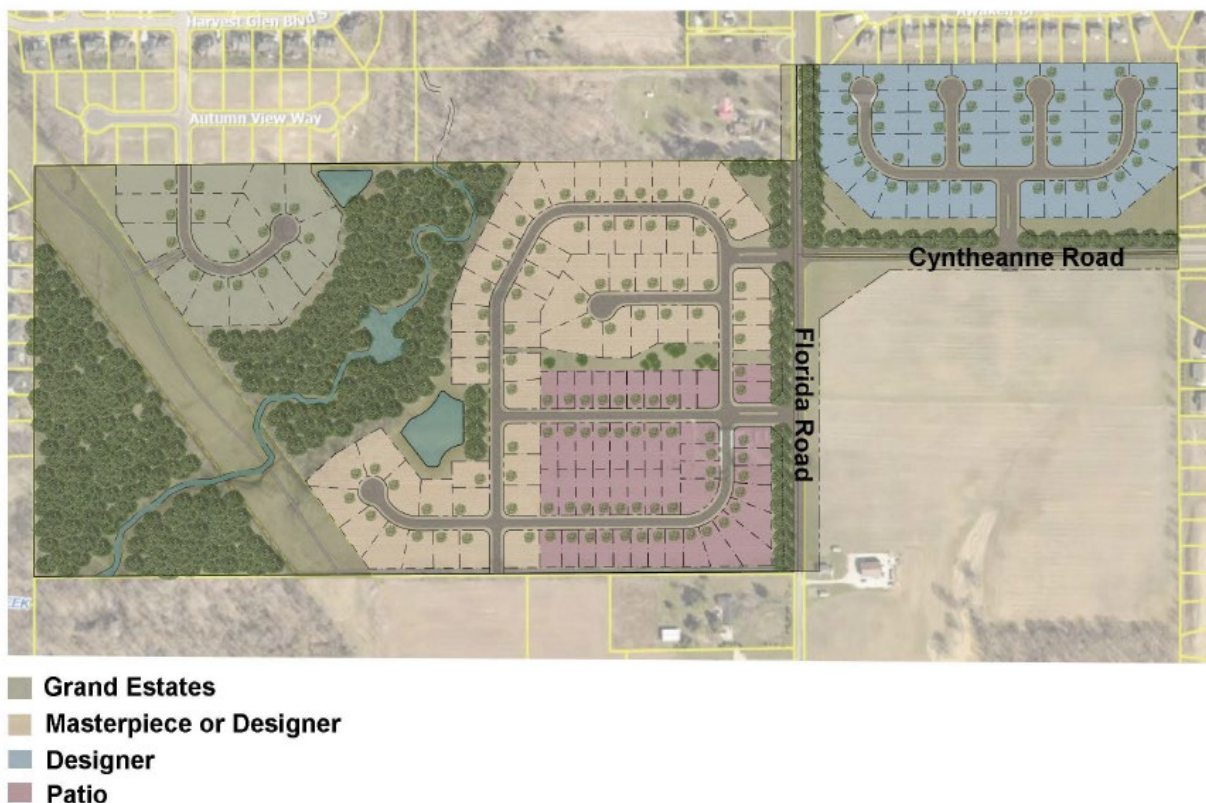
☐ Continue

☐ Deny

ZONING HISTORY:

The property is currently zoned Cove at Thorpe Creek PUD Ordinance No. 071921A, which was approved by the City Council in February 2022. In November 2023, the City Council approved an amendment (Ordinance No. 091823A) to primarily increase the maximum height of homes in the Grand Estates District, allow Masterpiece Collection homes and to amend the concept plan. Both ordinances apply. Totalling approximately 107 acres, the development is generally located north of E. 113th Street and east and west of Florida Road. Cove at Thorpe Creek PUD primarily consists of single-family homes.

The Patio District, colored red on the concept plan below, is approximately 15 acres and will be the focus of the report.



North: PUD Residential (Single-Family)

East: PUD Residential (Single-Family)

South: R2 Residential (Single-Family, Woods, Agricultural Land)

West: PUD Residential (Single-Family)

PETITION OVERVIEW:

As part of the PUD process, the PUD Committee approved home elevations at the February 9, 2022, PUD Committee Meeting (PUD-21-12). Additional home elevations were approved by the Committee November 1, 2023 through TA-23-5. In this application, Fischer Homes requests that additional home elevations be added to the Patio District.

Approved Patio District home models/elevations include:

Patio District:





Wilmington

Winthrop

Approved Patio District Home Elevations for Cove at Thorpe Creek

Fischer Homes requests approval of the following updated and new home models/elevations. These homes would be part of the Patio District:

Updated Models with New Elevations:

- Amelia
 - Modern Retreat
 - Modern Farmhouse
 - Modern Prairie
 - Nantucket Retreat
- Edenton
 - Modern Retreat
- Maxwell
 - Modern Retreat
- Wilmington
 - Modern Retreat

New Models and Elevations:

- Camden
 - American Classic
 - Coastal Cottage
 - Modern Retreat
- Morgan
 - American Classic
 - Coastal Cottage
 - Modern Retreat

Updated Models with New Elevations

Amelia



Amelia Modern Retreat w/brick



Amelia Modern Retreat w/stone



Amelia Modern Farmhouse w/stone



Amelia Modern Prairie w/brick



Amelia Nantucket Retreat w/stone

Edenton



Edenton Modern Retreat w/stone



Edenton Modern Retreat w/brick

Maxwell



Maxwell Modern Retreat w/stone



Maxwell Modern Retreat w/brick

PUD-24-10
June 5, 2024

Wilmington



Wilmington Modern Retreat w/stone



Wilmington Modern Retreat w/brick

New Models and Elevations

Camden



Camden American Classic w/stone



Camden American Classic w/brick



Camden Coastal Cottage w/stone



Camden Coastal Cottage w/brick



Camden Modern Retreat w/stone



Camden Modern Retreat w/brick

PUD-24-10
June 5, 2024

Morgan



Morgan American Classic w/stone



Morgan American Classic w/brick



Morgan Coastal Cottage w/stone



Morgan Coastal Cottage w/brick



Morgan Modern Retreat w/stone



Morgan Modern Retreat w/brick

STAFF COMMENTS:

Updated Models with New Elevations:

Amelia:

The following Amelia home elevations include multiple roof line modulations and some level of masonry. Additionally, all front porches appear to be in front of the garage. Staff will not support the addition of the Modern Prairie elevation (outlined in red) because of its building scale and roof modulation.



Amelia Modern Retreat



Amelia Nantucket Retreat and Modern Farmhouse



Amelia Modern Prairie

Edenton:

Staff will not support the addition of the Modern Retreat elevation (outlined in red) because of its roof modulation.



Edenton Modern Retreat

Maxwell:

The following Maxwell home elevations include multiple roof line modulations and some level of masonry.



Maxwell Modern Retreat

Wilmington:

The following Wilmington home elevations are only modifying existing elevations approved prior.



Wilmington Modern Retreat

New Models and Elevations:

Camden:

The following Camden home elevations include multiple roof line modulations and some level of masonry. The front porches of the American Classic and Modern Retreat appear to be in front of the garage. The Coastal Cottage elevation has a covered entry that appears to align with the garage.



Camden American Classic



Camden Coastal Cottage



Camden Modern Retreat

Morgan:

The following Maxwell home elevations include multiple roof line modulations and some level of masonry. Staff will not support the addition of the Coastal Cottage elevations (outlined in red) because of their building scale and roof modulation.



Morgan American Classic



Morgan Coastal Cottage



Morgan Modern Retreat

Staff's review compared the four (4) updated and two (2) new models with 13 elevations against the previously approved Patio Collection which consists of eight (8) models with 17 elevations including review of roof modulations, presence of masonry, and material.

PUD-24-10
June 5, 2024

Staff recommends the following conditions of approval.

- Maxwell, approve as presented.
- Wilmington, approve as presented.
- Camden, approve as presented.
- Amelia, recommend removal of the Modern Prairie elevation.
- Edenton, recommend removal of the Modern Retreat elevation.
- Morgan, recommend removal of the Coastal Cottage elevation.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny