CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 4/10/2024, 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. **Abbott Commons PUD Additional Home Elevations**
   Parcel: 13-12-19-00-00-042.000, 13-12-19-00-00-043.000, 13-12-19-00-00-044.001, 13-12-19-00-00-046.000Address: 0 E. 136th Street, 0 E. 136th Street, 0 E. 136th Street, 15106 E. 136th Street
   Case: PUD-24-1
   Request: Consideration of additional home elevations within the Abbott Commons PUD, generally located north of E 136th Street and west of Cyntheanne Road.
   Petitioner: Tony Bagato (tony.bagato@lennar.com)
   Planner: Ross Hilleary (hillearyr@fishers.in.us)

2. **Riverplace PUD Committee**

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

b. None

3. Staff Communication

Harrison

Venture Alley-Load Collection

1,549 sq ft
1-story
3 beds · 2 baths
Open Layout · Walk-In Pantry
2-car rear garage

EVERYTHING'S INCLUDED®

Elevation C

Elevation A

Elevation B

Harrison

Venture Alley-Load Collection

1,549 sq ft
1-story
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Springfield

Venture Alley-Load Collection

2,329 sq ft
2-story
4 beds · 3 baths
Open Layout · 1st Floor Guest Suite
2-car rear garage

EVERYTHING'S INCLUDED®

Elevation C

Elevation A

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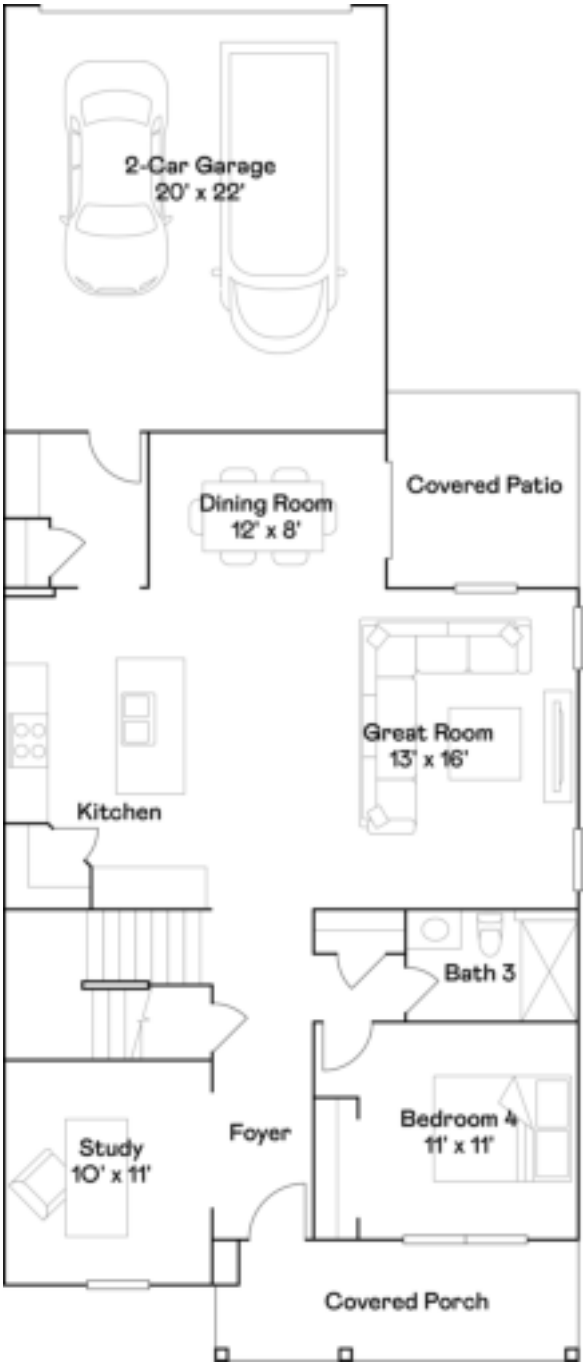

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Lincoln

Venture Alley-Load Collection

2,255 sq ft
2-story
4 beds · 2.5 baths
Open Layout · 1st Floor Owner's Suite
2-car rear garage

EVERYTHING'S INCLUDED®

Elevation C

Elevation A

Elevation B

Lincoln

Venture Alley-Load Collection

2,255 sq ft
2-story
4 beds · 2.5 baths
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2-car rear garage

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Heritage Collection | Chartwell

Elevation C

Elevation A

Elevation B

* Elevation is an artist rendering and may include optional features, refer to Sellers blueprints for exact elevation details.

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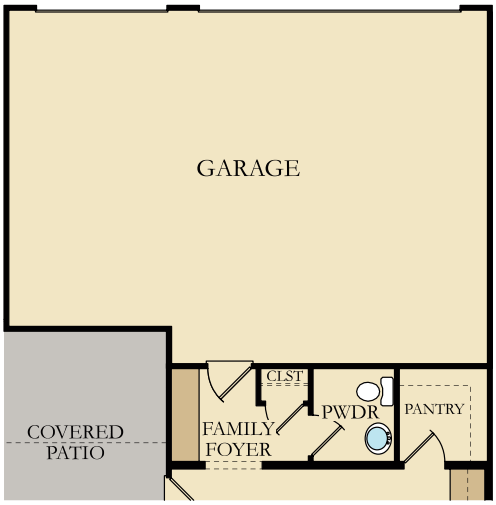
Heritage Collection | Chartwell

FIRST FLOOR



OPTIONAL 3-CAR GARAGE

Elevations of a home may vary and we reserve the right to substitute and /or modify design and materials, in our sole opinion and without notice. Garage sizes may vary from home to home and may not accommodate all vehicles. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in our sole opinion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law.
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Heritage Collection | Dorset

Elevation C

Elevation A

Elevation B

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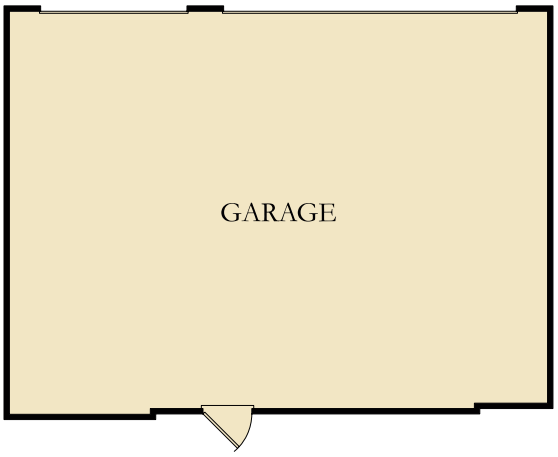
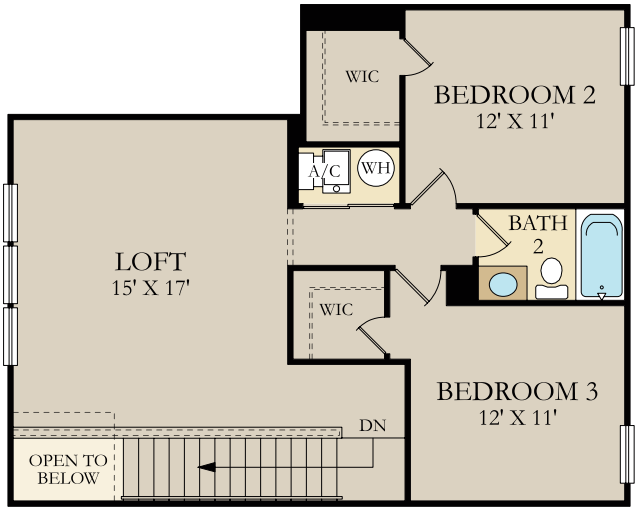
Heritage Collection | Dorset

FIRST FLOOR



OPT. 3 CAR GARAGE



SECOND FLOOR

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Heritage Collection | Halstead

Elevation C

Elevation A

Elevation B

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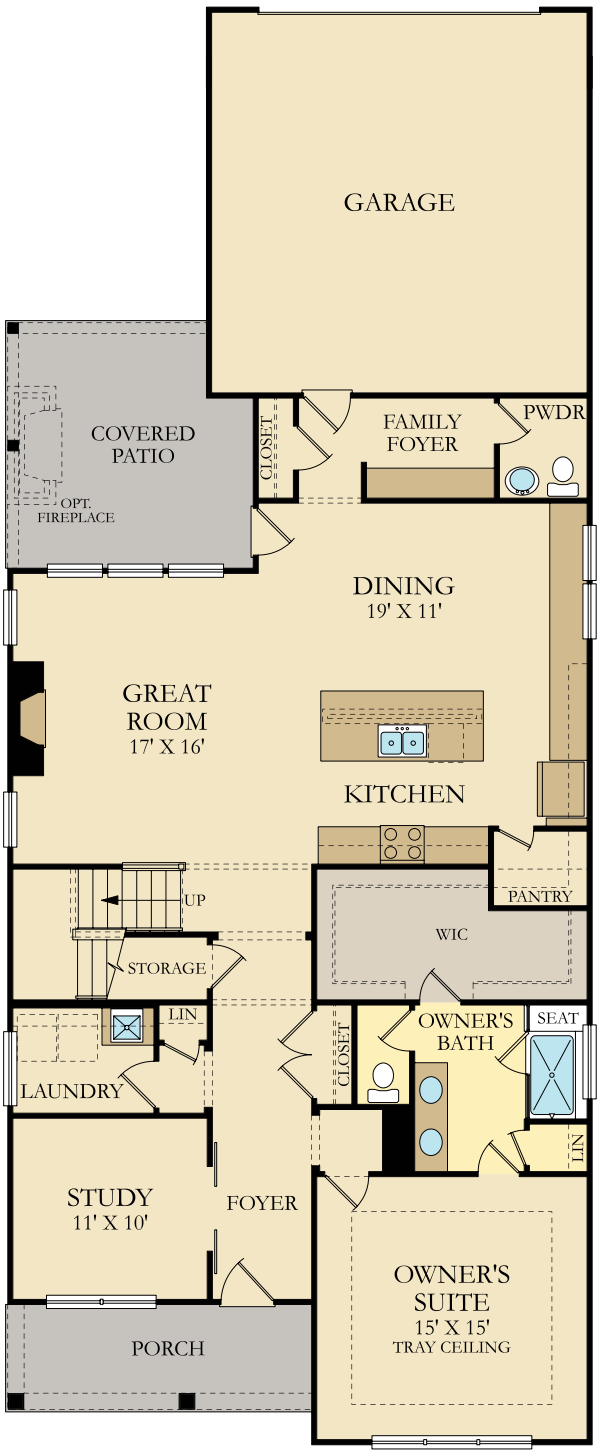
Heritage Collection | Halstead



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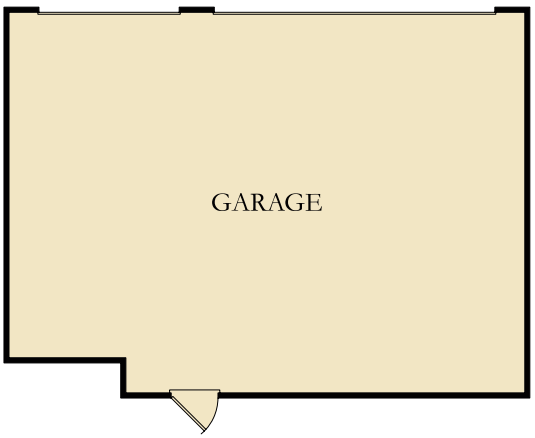

OPT. 3 CAR GARAGE

SECOND FLOOR

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Heritage Collection | Milford

Elevation C

Elevation A

Elevation B

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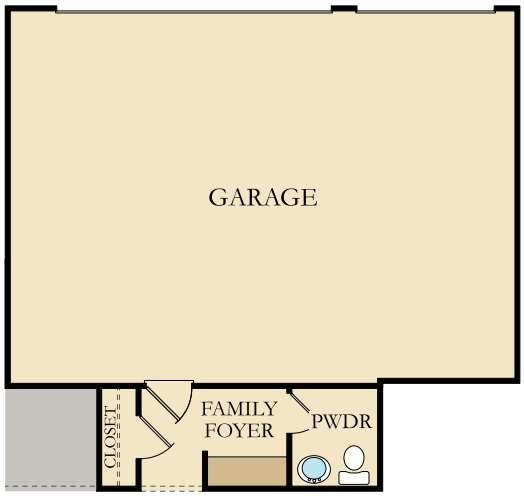
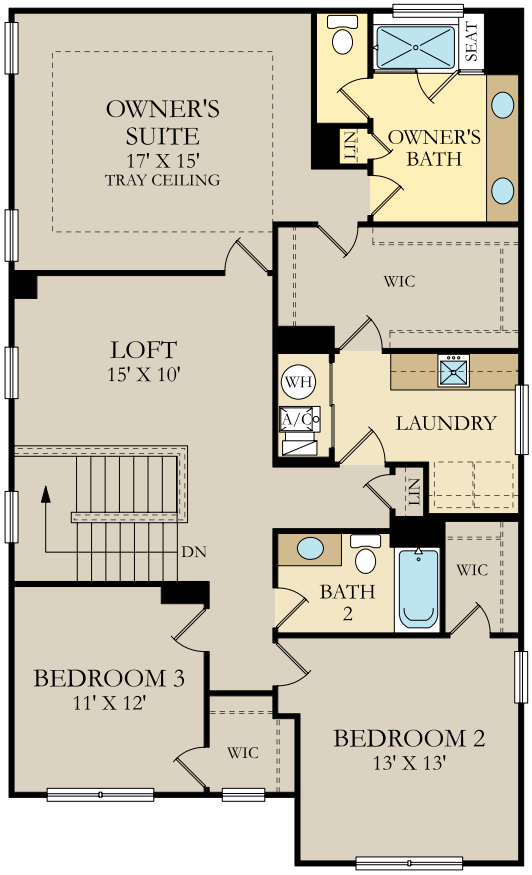
LENNAR

Heritage Collection | Milford

FIRST FLOOR



OPTIONAL 3-CAR GARAGE



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Heritage Collection | Pennington

Elevation C

Elevation A

Elevation B

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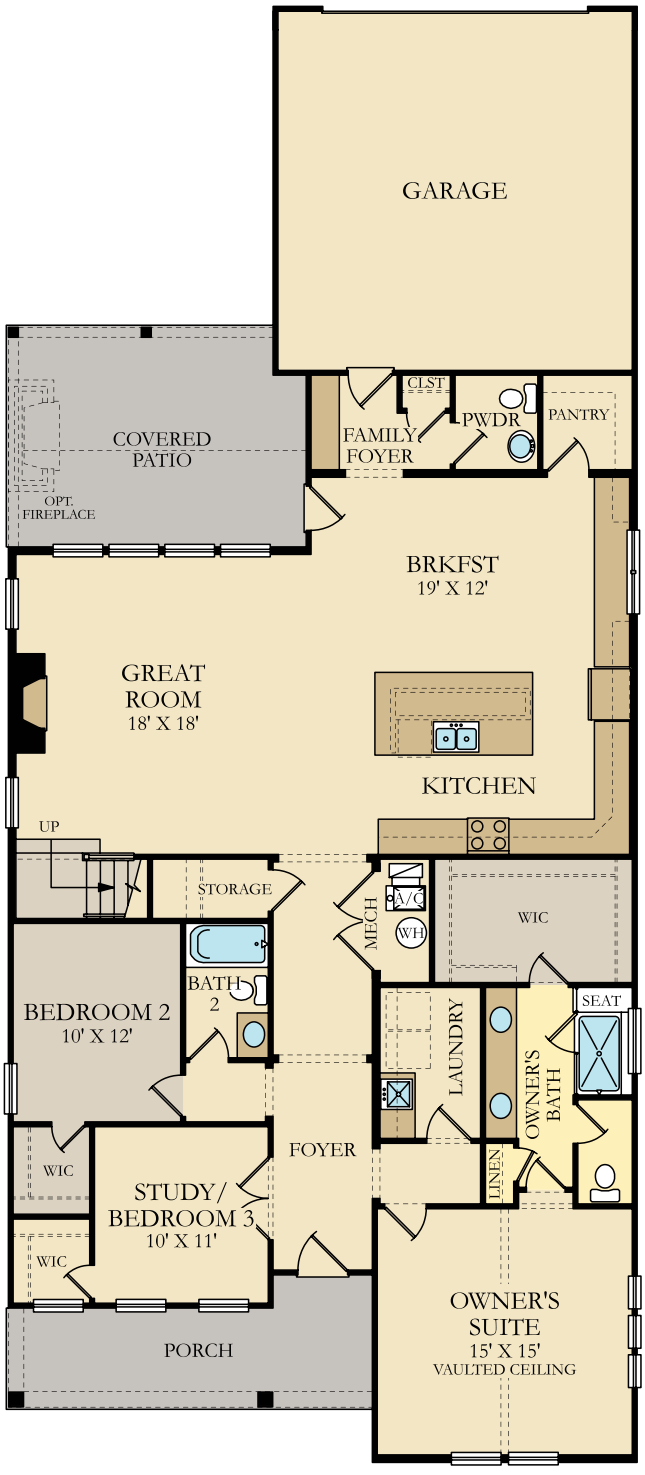
LENNAR

Heritage Collection | Pennington



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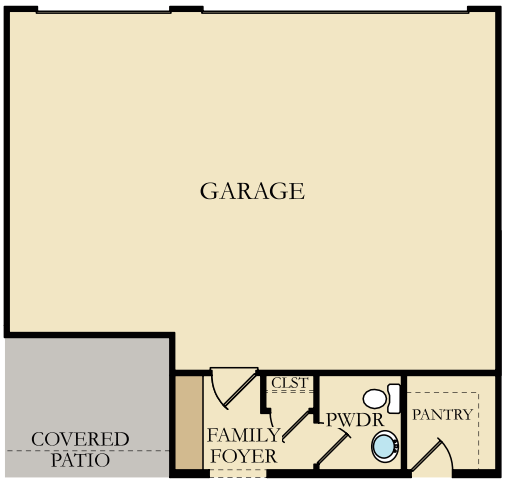

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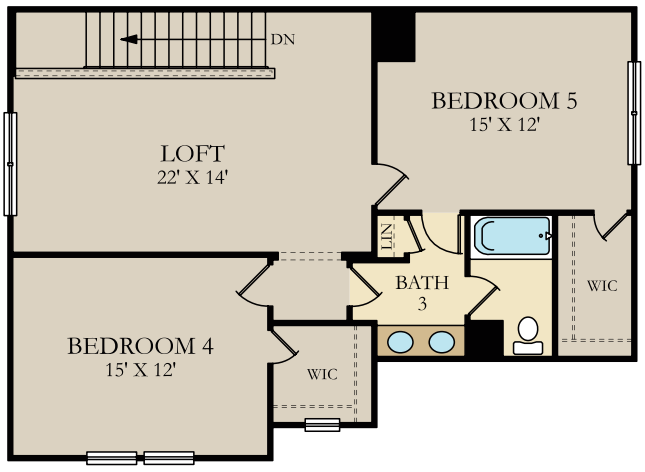

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Planned Unit Development (PUD) Committee Staff Report

Meeting Date: April 10, 2024

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary (hillearyr@fishers.in.us)	PUD-24-1
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Tony Bagato on behalf of Lennar	13-12-19-00-00-042.000, 13-12-19-00-00-043.000, 13-12-19-00-00-044.001, 13-12-19-00-00-046.000, 15106 E 136th Street

REQUEST: Consideration of additional home elevations within the Abbott Commons PUD, generally located north of E 136th Street and west of Cyntheanne Road.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
Abbott Commons PUD and UDO where applicable	Abbott Commons PUD	Suburban Residential

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The property is currently zoned Abbott Commons PUD, Ord. No. 032122B and was approved by the City Council in April 2022. Totaling 79.43 acres, the development is bound by I-69 and E 136th Street.

Abbott Commons PUD has four distinct areas, Area A, Area B, Area C and Area D with separate Development Standards. Area A includes single-family detached homes with alleys, Area B has single-family detached homes with front load garages, and Area C has single-family detached homes with front load garages, and Area D has single-family attached townhomes.

North: I-69 / Noblesville
East: R2 Residential, I-69 Overlay (Single-Family)
South: PUD, Hunters Run Subdivision, R2 Residential (Single-Family, Church, Fire Station)
West: R2 Residential (Single-Family)

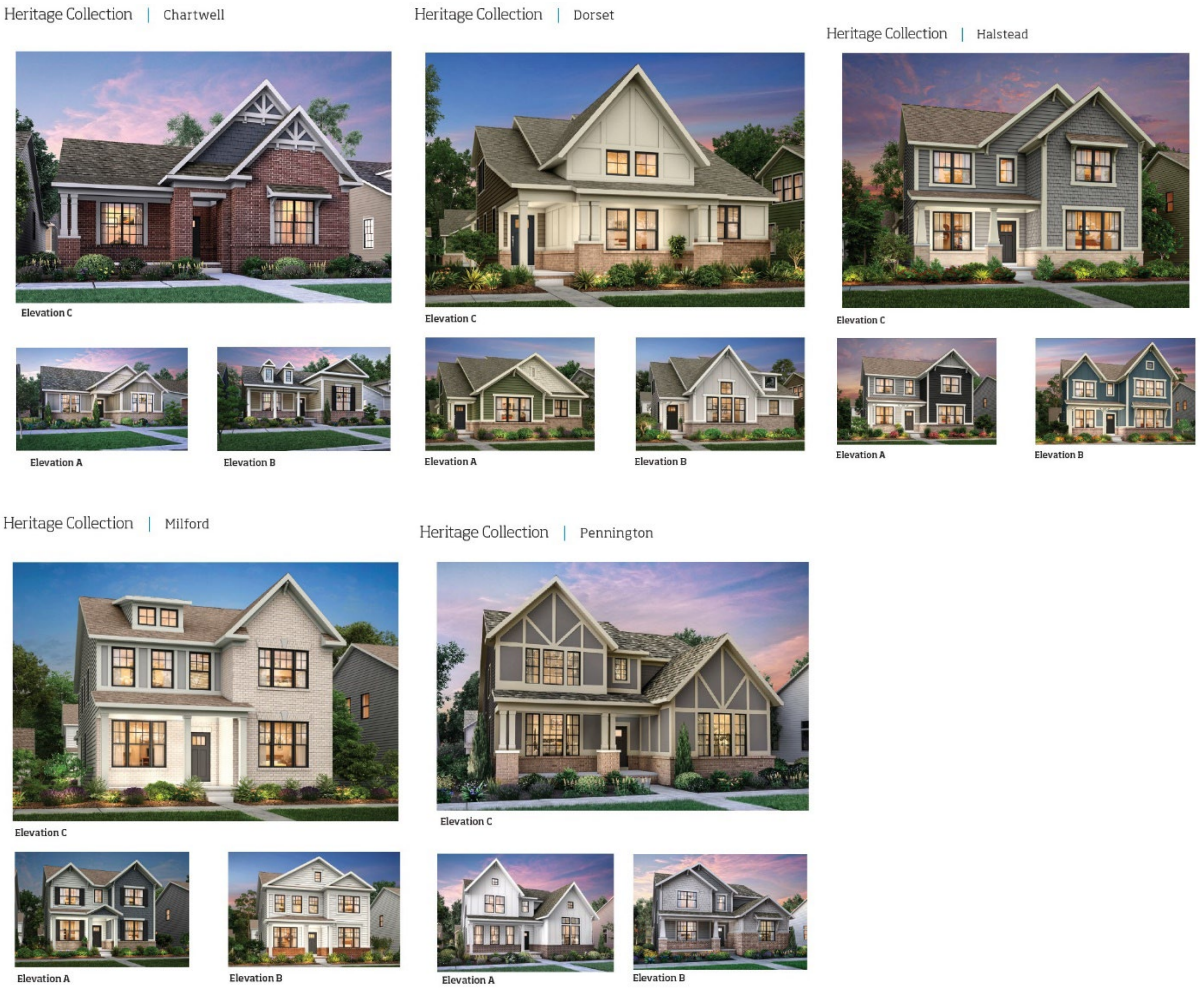
PETITION OVERVIEW:

As part of the PUD process, the PUD Committee approved home elevations at the April 13, 2022, PUD Committee Meeting (PUD-22-3). Lennar has requested to add additional home elevations for Area A, the alley loaded Single-Family area.

Area A Home models/elevations approved include:

- Chartwell A, B, C (1-story)

- Dorset, A, B, C (2-story)
- Halstead A, B, C (2-story)
- Midford, A, B, C (2-story)
- Pennington A, B, C (2-story)



Approved Home Elevations for Area A.

Lennar requests approve of the following home model/elevations:

- Lincoln (2-story) A, B, C
- Springfield (2-story) A, B, C
- Harrison (1-story) A, B, C

Lincoln A

Lincoln B

Lincoln C

Springfield A

Springfield B

Springfield C

Harrison A

Harrison B

Harrison C

STAFF COMMENTS:

Lincoln:
All Lincoln home elevations include a porch and have multiple roof line modulations.

Lincoln A, B, C

Springfield:
Springfield elevation B and C have at least two roof line modulations. Staff recommends Elevation A needs at least one additional roof modulation or be removed.

Springfield A, B, C

Harrison:
Harrison elevation B has two roof modulations with the primary gable facing the street. Elevation A has a single gable. Staff recommends additional roof modulations or be removed. Elevation C has two gables, but the front feels flat compared to the approved elevations. Staff recommends Elevation C to be removed.

Harrison A, B, C

Staffs review compared the three (3) new models with the nine (9) elevations against the previously approved five (5) models with 15 elevations including review of roof modulations, front porches, and material.

Staff recommends the following conditions of approval.

- Lincoln (2-story), approve as presented.
- Springfield (2-story), recommend removal of Elevation A.
- Harrison (1-story), recommend removal of Elevation A and Elevation C

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny