CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 10/4/2023, 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. **Parkside Self Storage**
   Parcel: 15-11-30-00-00-023.019
   Case: PUD-23-5
   Request: Request to approve architecture for a new self-storage facility known as Parkside Self Storage. Subject site is located at the address 12915 Parkside Dr.
   Petitioner: Nick Schultz (nschultz@structurepoint.com)
   Planner: Bre King, Senior Planner (kingb@fishers.in.us)

   c. **Flat Fork PUD**
   Case: PUD-23-6
   Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne RoadRequest: Requesting architectural approval for new home elevations

for the Flat Fork PUD.
Petitioner: NVR, Inc. (d/b/a Ryan Homes)
Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

d. **NJS Foodmart & Gas Station**
Case: PUD-23-11
Address: 12571 Reynolds Drive
Request: Consideration of a site plan and architectural approval of a convenience store and gas station in the Reynolds PUD, generally located south of E 126th Street and east of Reynolds Drive
Petitioner: Brad Schoeff on behalf of Simran Investments LLC
Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

2. Riverplace PUD Committee

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

b. None

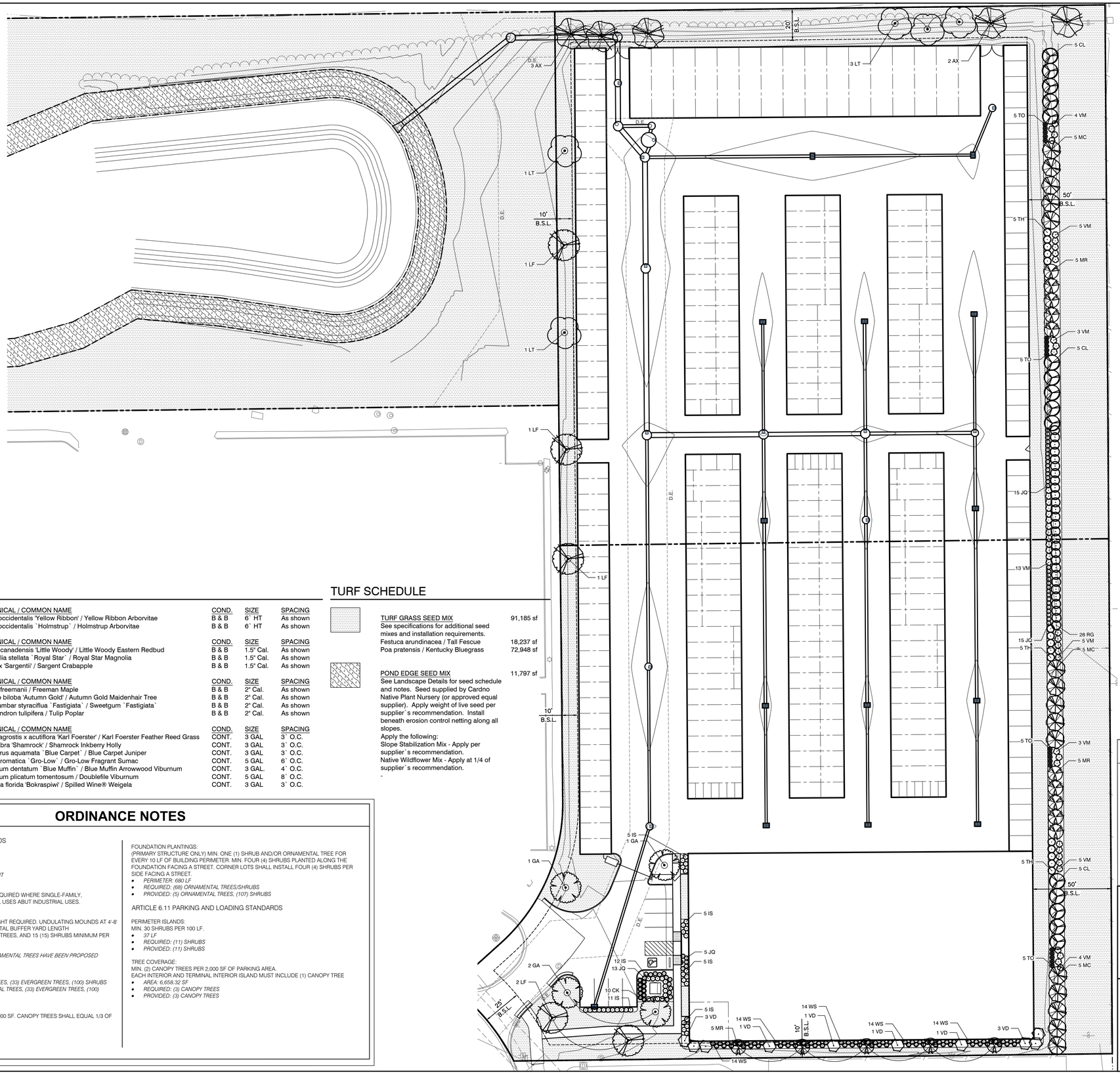
3. Staff Communication

NEW SELF STORAGE FACILITY

PARKSIDE STORAGE

FISHERS, INDIANA

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



SCALE: 1"=30'

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
TO	20	Thuja occidentalis 'Yellow Ribbon' / Yellow Ribbon Arborvitae	B & B	6` HT	As shown
TH	15	Thuja occidentalis `Holmstrup` / Holmstrup Arborvitae	B & B	6` HT	As shown

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
CL	15	Cercis canadensis `Little Woody` / Little Woody Eastern Redbud	B & B	1.5" Cal.	As shown
MR	15	Magnolia stellata `Royal Star` / Royal Star Magnolia	B & B	1.5" Cal.	As shown
MC	15	Malus x 'Sargentii' / Sargent Crabapple	B & B	1.5" Cal.	As shown

SHADE TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AX	5	Acer x freemanii / Freeman Maple	B & B	2" Cal.	As shown
GA	4	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B & B	2" Cal.	As shown
LF	5	Liquidambar styraciflua `Fastigiata` / Sweetgum `Fastigiata`	B & B	2" Cal.	As shown
LT	5	Liriodendron tulipifera / Tulip Poplar	B & B	2" Cal.	As shown

SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
CK	10	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	CONT.	3 GAL	3` O.C.
IS	43	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	CONT.	3 GAL	3` O.C.
JQ	48	Juniperus aquamata `Blue Carpet` / Blue Carpet Juniper	CONT.	3 GAL	3` O.C.
RG	28	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	CONT.	5 GAL	6` O.C.
VM	42	Viburnum dentatum `Blue Muffin` / Blue Muffin Arrowwood Viburnum	CONT.	3 GAL	4` O.C.
VD	10	Viburnum plicatum tomentosum / Doublefile Viburnum	CONT.	5 GAL	8` O.C.
WS	70	Weigela florida 'Bokraspiwi' / Spilled Wine® Weigela	CONT.	3 GAL	3` O.C.

TURF SCHEDULE

TURF GRASS SEED MIX — 91,185 sf
See specifications for additional seed mixes and installation requirements.
Festuca arundinacea / Tall Fescue — 18,237 sf
Poa pratensis / Kentucky Bluegrass — 72,948 sf

POND EDGE SEED MIX — 11,797 sf
See Landscape Details for seed schedule and notes. Seed supplied by Cardno Native Plant Nursery (or approved equal supplier). Apply weight of live seed per supplier`s recommendation. Install beneath erosion control netting along all slopes.
Apply the following:
Slope Stabilization Mix - Apply per supplier`s recommendation.
Native Wildflower Mix - Apply at 1/4 of supplier`s recommendation.
-

ORDINANCE NOTES

ARTICLE 6.7 LANDSCAPING STANDARDS

MIN. SIZE AT INSTALL:
- *DECIDUOUS TREE: 1-1/2" CAL*
- *EVERGREEN TREE: 6' HEIGHT*
- *SHRUB: 3 GAL CONTAINER OR 24" HEIGHT*

BUFFER YARD STANDARDS:
LARGE - A LARGE-SIZED BUFFER YARD IS REQUIRED WHERE SINGLE-FAMILY, MULTI-FAMILY, MIXED USE, OR COMMERCIAL USES ABUT INDUSTRIAL USES.

REQUIREMENTS FOR LARGE BUFFER YARD:
MIN. 50' WIDTH. OPAQUE FENCE AT 6'-8' HEIGHT REQUIRED. UNDULATING MOUNDS AT 4'-8' HEIGHT ARE REQUIRED FOR 60% OF THE TOTAL BUFFER YARD LENGTH
SIX (6) CANOPY TREES, FIVE (5) EVERGREEN TREES, AND 15 (15) SHRUBS MINIMUM PER 100 LF.

**NOTE: DUE TO HEIGHT RESTRICTIONS, ORNAMENTAL TREES HAVE BEEN PROPOSED INSTEAD OF CANOPY TREES.*

- *STREET BUFFER LENGTH: 669.86 LF*
- *REQUIRED PLANTINGS: (40) CANOPY TREES, (33) EVERGREEN TREES, (100) SHRUBS*
- *PROVIDED PLANTINGS: (40) ORNAMENTAL TREES, (33) EVERGREEN TREES, (100) SHRUBS*

LOT PLANTINGS:
3 + 1 PER 15,000 SF OF LOT AREA OVER 45,000 SF. CANOPY TREES SHALL EQUAL 1/3 OF TOTAL TREES.
- *LOT AREA: 239,735.1493 SF*
- *TREES REQUIRED: (16)*
- *TREES PROVIDED: (16)*

FOUNDATION PLANTINGS:
(PRIMARY STRUCTURE ONLY) MIN. ONE (1) SHRUB AND/OR ORNAMENTAL TREE FOR EVERY 10 LF OF BUILDING PERIMETER. MIN. FOUR (4) SHRUBS PLANTED ALONG THE FOUNDATION FACING A STREET. CORNER LOTS SHALL INSTALL FOUR (4) SHRUBS PER SIDE FACING A STREET.
- *PERIMETER: 680 LF*
- *REQUIRED: (68) ORNAMENTAL TREES/SHRUBS*
- *PROVIDED: (5) ORNAMENTAL TREES, (107) SHRUBS*

ARTICLE 6.11 PARKING AND LOADING STANDARDS

PERIMETER ISLANDS:
MIN. 30 SHRUBS PER 100 LF.
- *37 LF*
- *REQUIRED: (11) SHRUBS*
- *PROVIDED: (11) SHRUBS*

TREE COVERAGE:
MIN. (2) CANOPY TREES PER 2,000 SF OF PARKING AREA.
EACH INTERIOR AND TERMINAL INTERIOR ISLAND MUST INCLUDE (1) CANOPY TREE
- *AREA: 6,658.32 SF*
- *REQUIRED: (3) CANOPY TREES*
- *PROVIDED: (3) CANOPY TREES*

REFERENCE NOTES

1. Contractor to verify all utility locations in the field prior to beginning work and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
2. In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
3. No substitutions of plant material will be allowed. If plants are shown to be unavailable, the contractor shall notify landscape architect prior to bid date in writing. All plants shall be inspected and tagged with project identification at nursery or contractor's operation prior to moving to job site. Plants may also be inspected and approved or rejected on the job site.
4. All disturbed lawn areas shall be seeded or sodded as shown on plans. Refer to erosion control plans for temporary seeding and areas not shown on landscape plans.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

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9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

PARKSIDE SELF STORAGE

12915 Parkside Drive
Fishers, Indiana

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CERTIFIED BY

ISSUANCE INDEX
DATE:
04/03/2023
PROJECT PHASE:
PERMIT SET

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.03261

LANDSCAPE PLAN

L100

PLOT DATE: 4/3/2023 1:08 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 4/3/2023
EDITED BY: AMENCHACA
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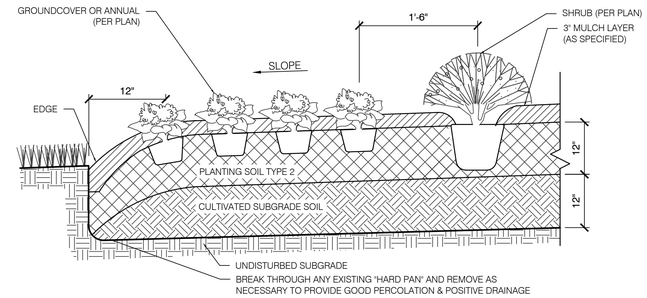
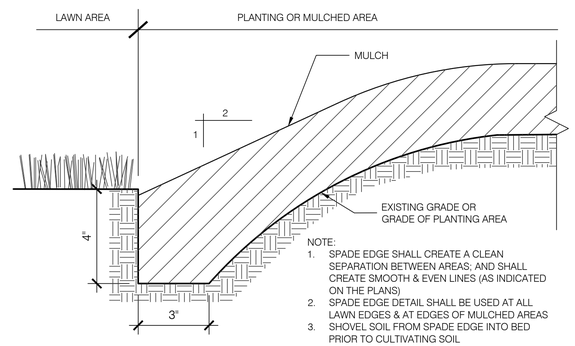


03 GROUNDCOVER AND ANNUAL PLANTING

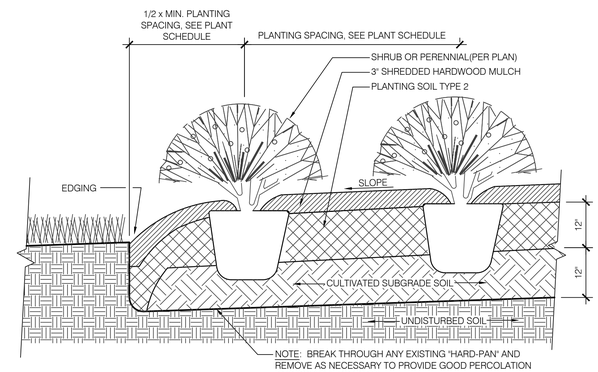
NTS



NOTE:
1. SPADE EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS)
2. SPADE EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES & AT EDGES OF MULCHED AREAS
3. SHOVEL SOIL FROM SPADE EDGE INTO BED PRIOR TO CULTIVATING SOIL

05 EDGE - SPADE

NTS



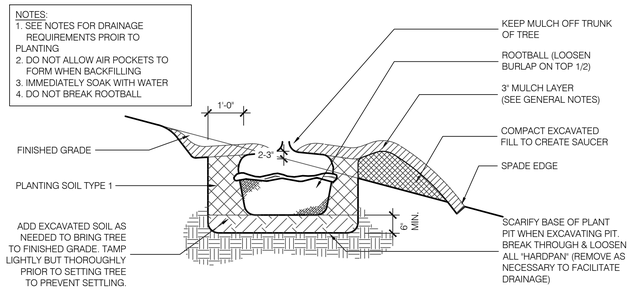
PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE EDGE.
2. PREPARE PLANTING SOIL PER SPECIFICATIONS.
3. INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

02 SHRUB AND PERENNIAL PLANTING

NTS

NOTES:
1. SEE NOTES FOR DRAINAGE REQUIREMENTS PROIR TO PLANTING
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
3. IMMEDIATELY SOAK WITH WATER
4. DO NOT BREAK ROOTBALL



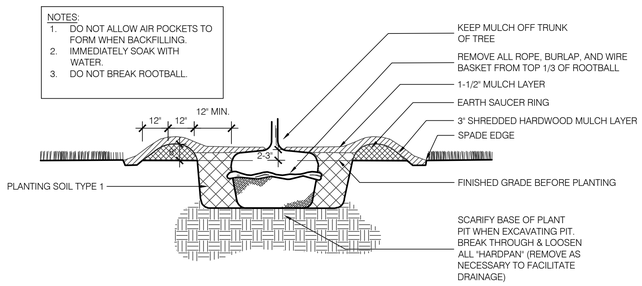
PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
3. REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
4. BACKFILL WITH SOIL MIX & "WATER IN"
5. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
6. STAKE & GUY SECURELY (AS REQUIRED)
7. INSTALL WATERING DEVICE (AS REQUIRED)

04 TREE PLANTING - ON SLOPE

NTS

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.



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5. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
6. STAKE & GUY SECURELY (AS REQUIRED)
7. INSTALL WATERING DEVICE (AS REQUIRED)

01 TREE PLANTING - LEVEL AREA

NTS

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

PARKSIDE SELF STORAGE

12915 Parkside Drive
Fishers, Indiana

APPROVAL PENDING
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CERTIFIED BY

ISSUANCE INDEX
DATE:
04/03/2023
PROJECT PHASE:
PERMIT SET

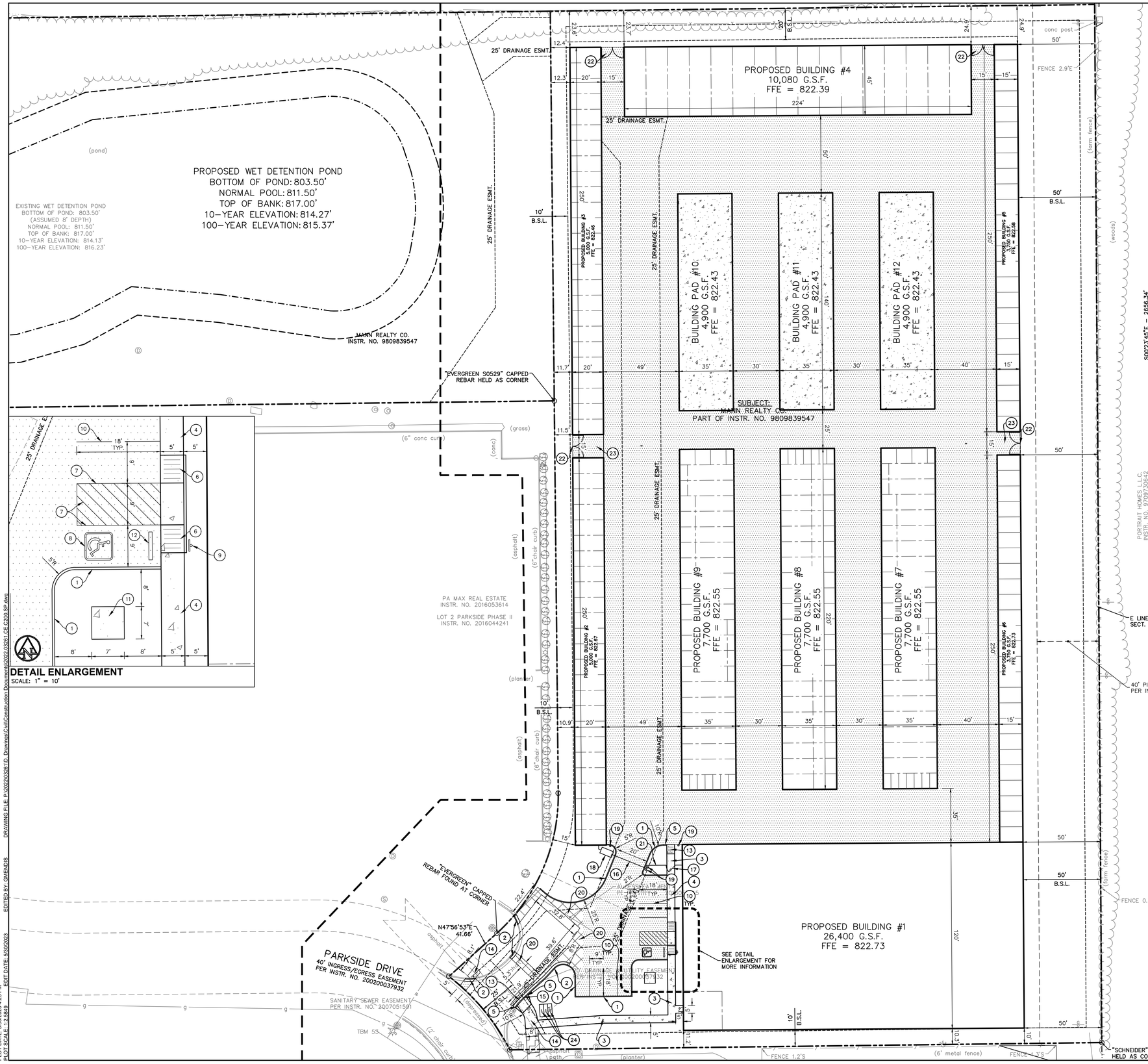
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.03261

LANDSCAPE DETAILS

L110

PLOT DATE: 4/3/2023 1:02 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 4/3/2023 EDITED BY: AMENCHACA DRAWING FILE: P:\2022\03261\D Drawings\Civil\Construction Documents\2022.03261 LA L100 LP.dwg



SCALE: 1"=30'

EXISTING LEGEND

- Bush
- Curb Inlet
- Drainage Manhole
- Drain Manhole
- Fire Hydrant
- Gas Marker Sign
- Inlet
- Light Pole
- Post
- Sanitary Manhole
- Temporary Bench Mark
- Telephone Pedestal
- Telephone Cross Box
- Water Meter
- Woods
- —w— Buried Water Line
- rcp Reinforced Concrete Pipe
- pvc Plastic Pipe
- 5/8-inch diameter rebar w/cap stamped "Structurepoint – 0094" set flush, unless otherwise noted

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PATH
- HEAVY DUTY ASPHALT PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	5.6± ACRES
BUILDING AREA:	91,780 SF
SITE IMPERVIOUS AREA:	4.2± ACRES
STANDARD PARKING (9'x15'):	8
ADA PARKING PROVIDED:	1
(INCLUDES 1 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	9

KEYNOTES

1. CONCRETE BARRIER CURB
2. CONCRETE COMBINED CURB & GUTTER
3. SIDEWALK DETAIL
4. SIDEWALK ADJACENT TO CURB
5. CURB TAPER
6. ADA ACCESSIBLE RAMP TYPE 'K'
7. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
8. ADA PARKING SYMBOL
9. ADA ACCESSIBLE PARKING SIGN
10. PARKING SPACE DETAIL (4" WHITE PAINT STRIPE)
11. TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
12. CONCRETE WHEEL STOP
13. PERPENDICULAR CURB RAMP (DETECTABLE WARNING PLATES ARE NOT TO BE INSTALLED)
14. ASPHALT PATH
15. CONCRETE COMBINED CURB & GUTTER – DEPRESSED
16. 24" VERTICAL PIVOT GATE (REFER TO MANUFACTURER'S DETAILS. CONTRACTOR SHALL COORDINATE FINAL INSTALLATION WITH OWNER AND MANUFACTURER. CONTACT ENGINEER IF CHANGES CREATE CONFLICTS WITH LAYOUT)
17. SINGLE SWING GATE WITH LOCK (6' WIDE)
18. VERTICAL PIVOT GATE OPERATOR (REFER TO MANUFACTURER'S DETAILS. CONTRACTOR SHALL COORDINATE FINAL INSTALLATION WITH OWNER AND MANUFACTURER. CONTACT ENGINEER IF CHANGES CREATE CONFLICTS WITH LAYOUT)
19. CONCRETE BOLLARD
20. HEAVY DUTY ASPHALT (CONTRACTOR TO USE THE HEAVY DUTY ASPHALT SECTION AS A BASIS OF DESIGN. THE PROPOSED PAVEMENT IS TO MATCH THE EXISTING ASPHALT PAVEMENT SECTION OF THE SHARED ACCESS ROAD)
21. 6' WROUGHT IRON FENCE
22. DOUBLE SWING GATE (14' WIDE)
23. RAISED PAVEMENT MARKERS FOR HYDRANTS (WITH BLUE REFLECTOR LENS)
24. BIKE RACK ('U' STYLE)

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ISSUANCE INDEX
DATE:
05/24/2023
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PERMIT SET

REVISION SCHEDULE		
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Project Number 2022.03261

SITE PLAN

C200

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EDITED BY: GMENDIS
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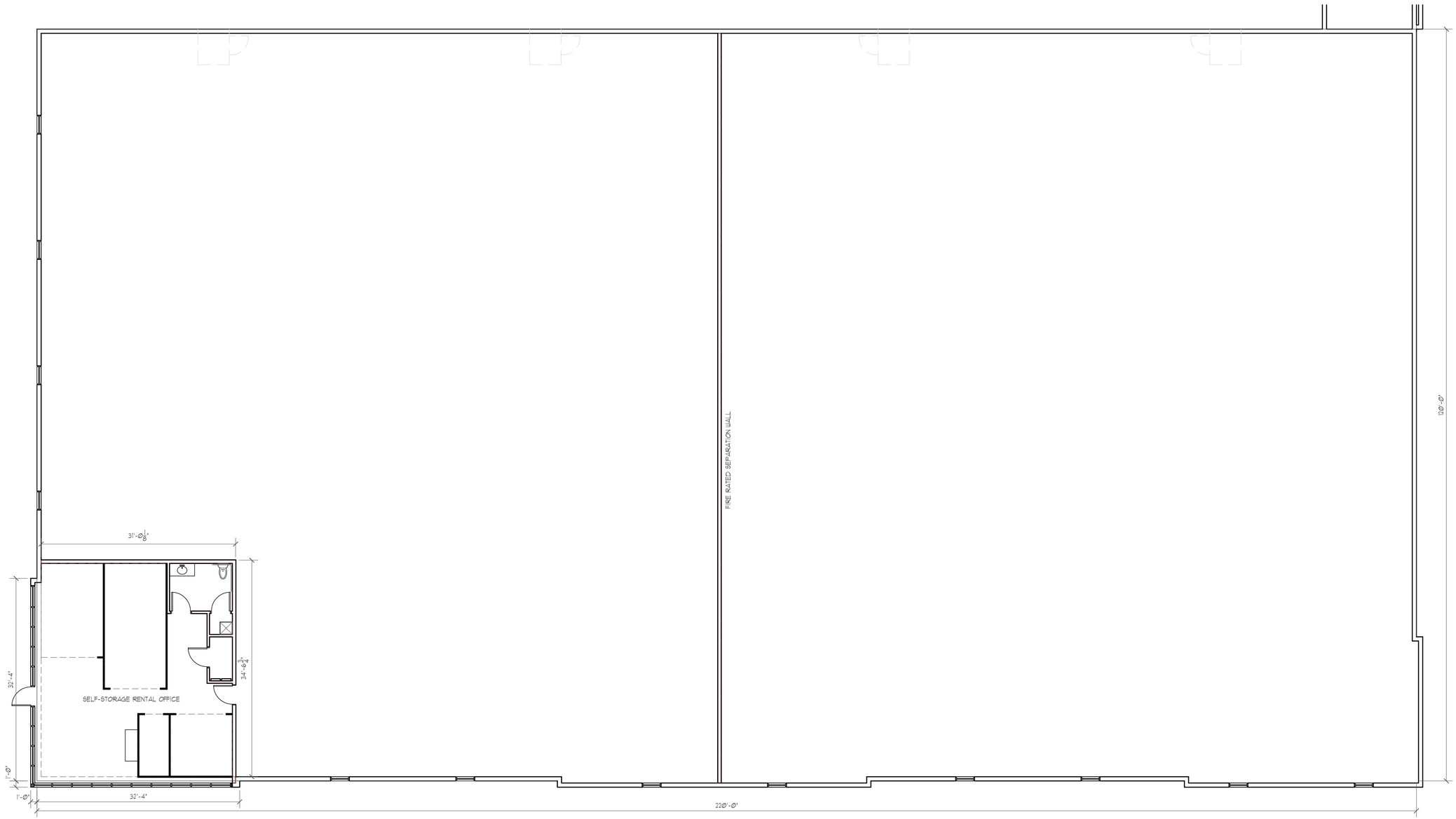


BUILDING 1 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/24/2023

REVISIONS:

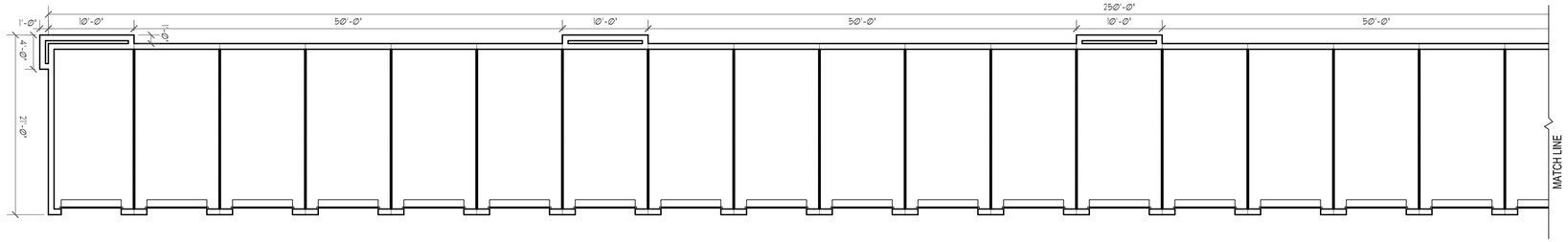
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

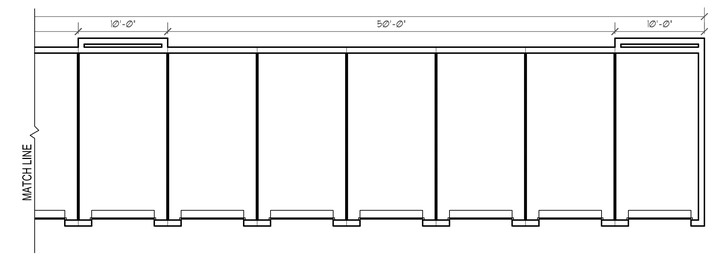
A101

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.



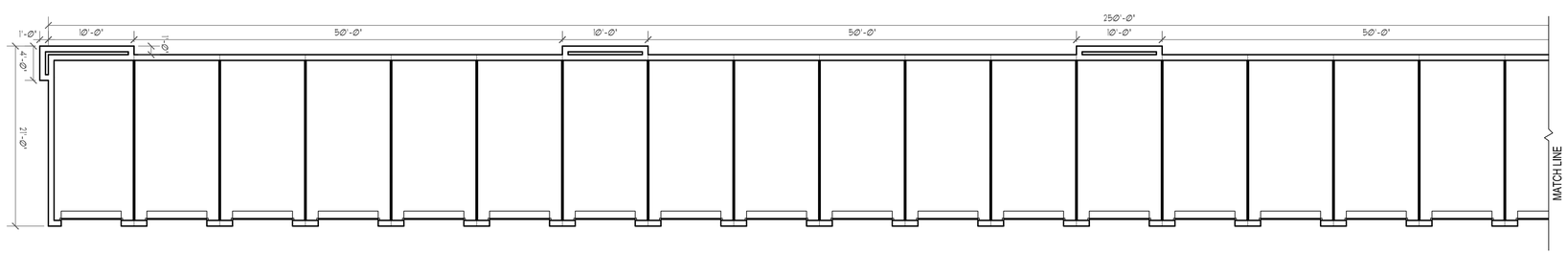
BUILDING 2 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



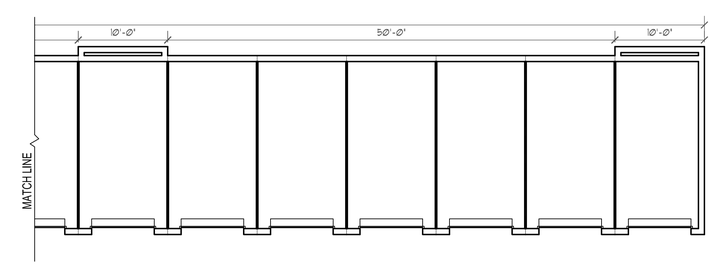
BUILDING 2 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 3 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 3 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"

petersonARCHITECTURE
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Noblesville, IN 46060
p 317.770.9714
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NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/24/2023

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-24
DRAWN BY:	-
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A102

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH
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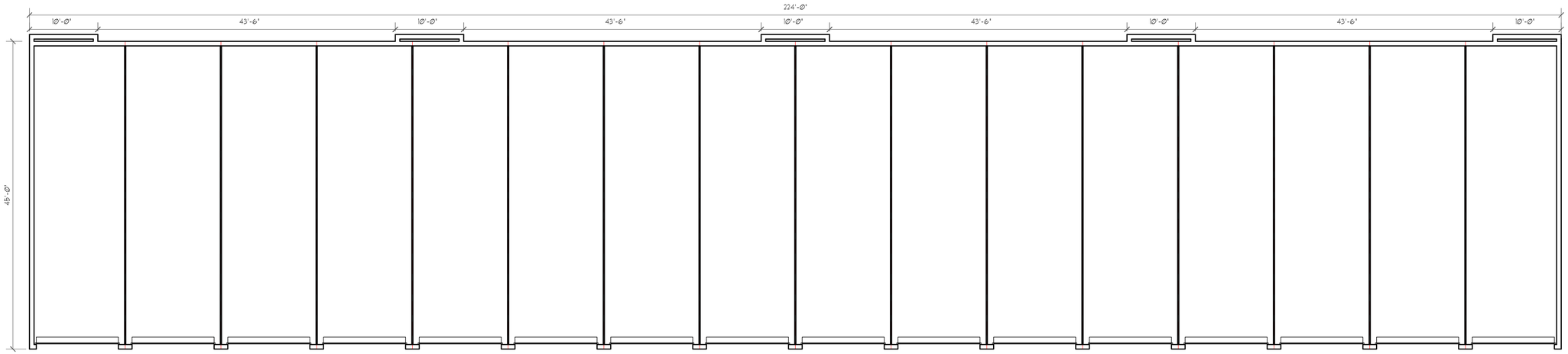
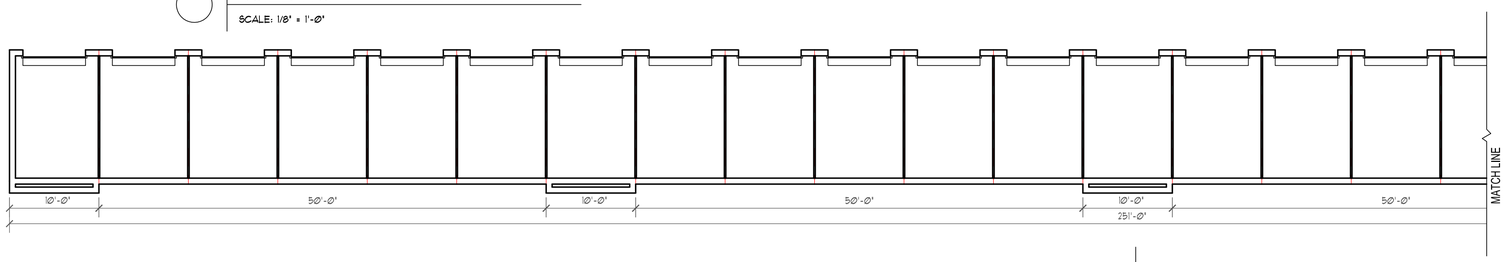


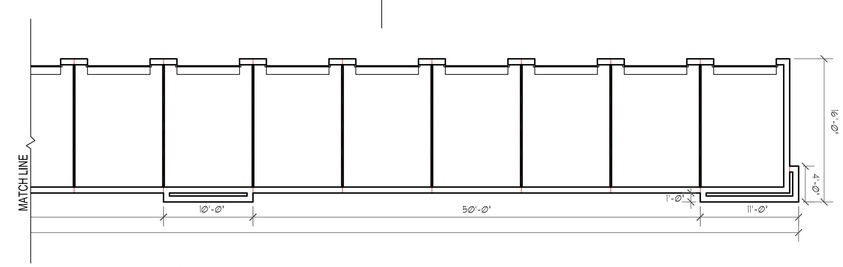
BUILDING 4 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



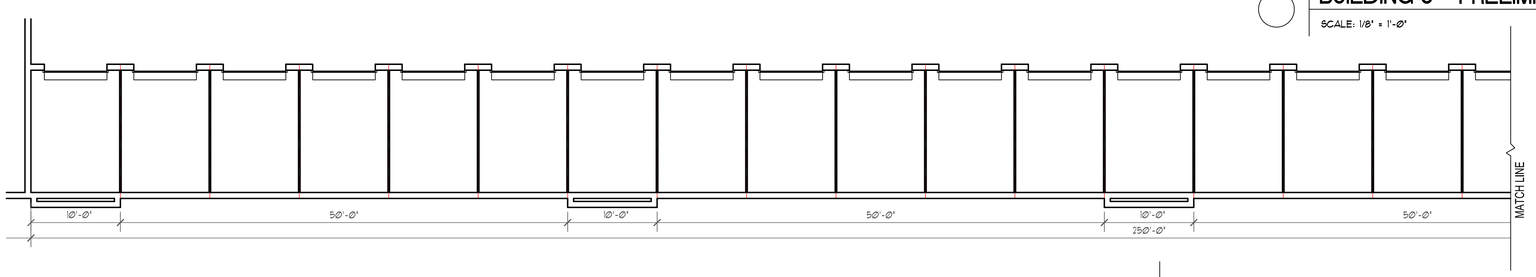
BUILDING 5 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



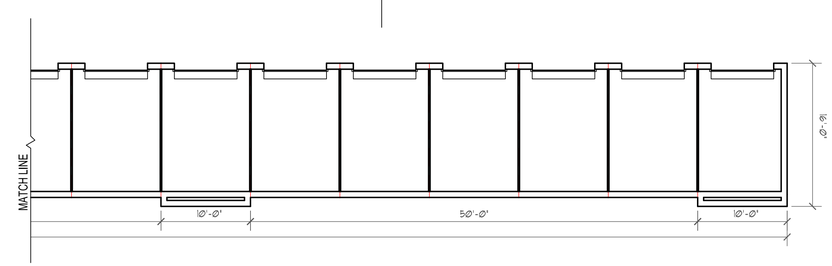
BUILDING 5 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 6 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 6 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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PLOT DATE:	2023-05-24
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A103

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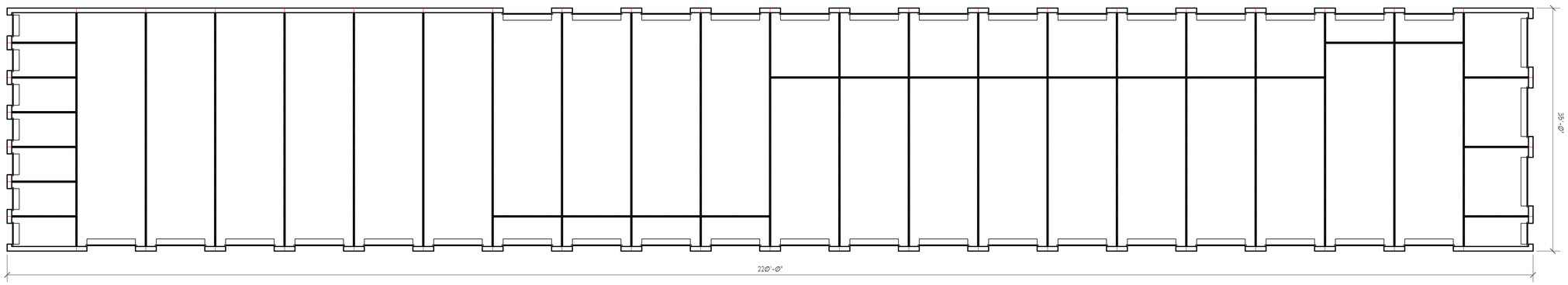
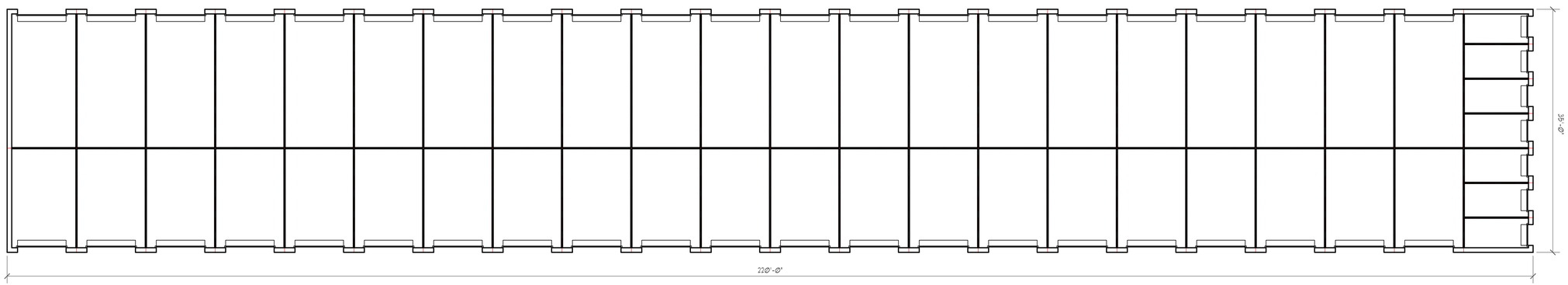


BUILDINGS 7+9 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING 8 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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PUD REVIEW

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PLOT DATE:	2023-05-24
DRAWN BY:	-
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A104

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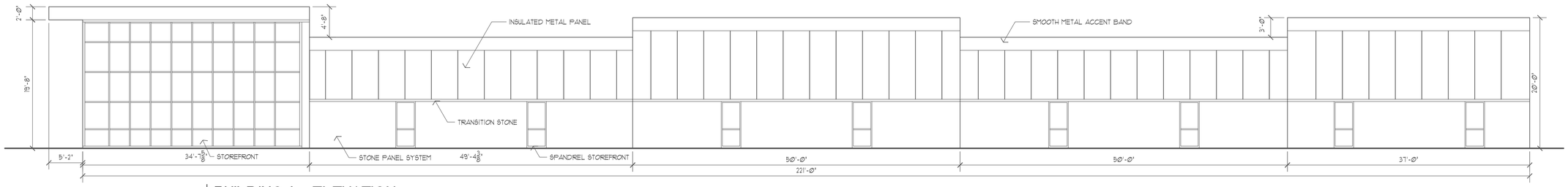
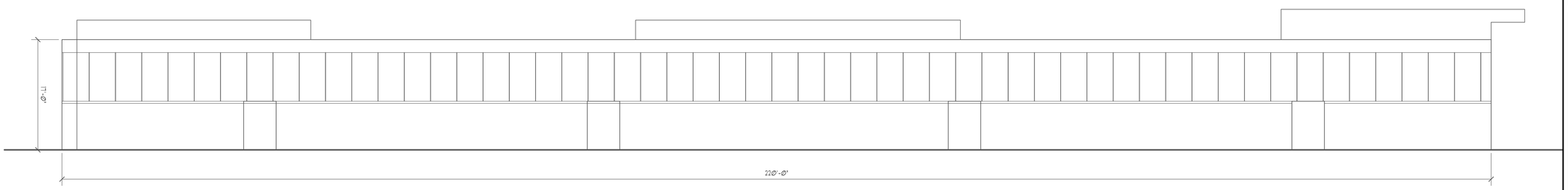


BUILDING 1 - ELEVATION

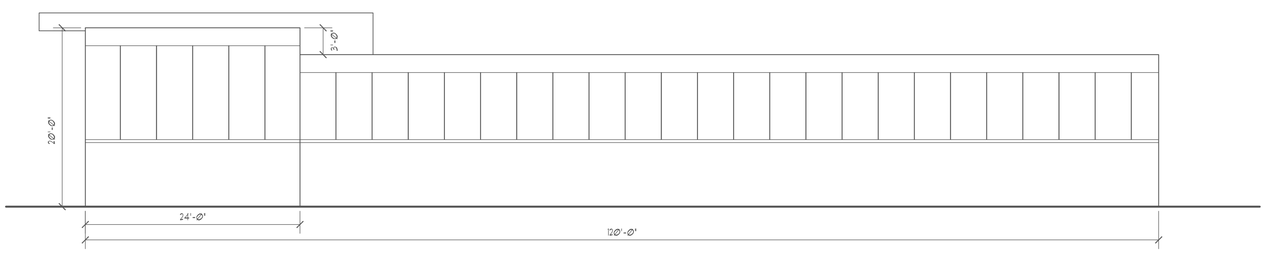
SCALE: 1/8" = 1'-0"

PRIMARY BUILDING



BUILDING 1 - ELEVATION

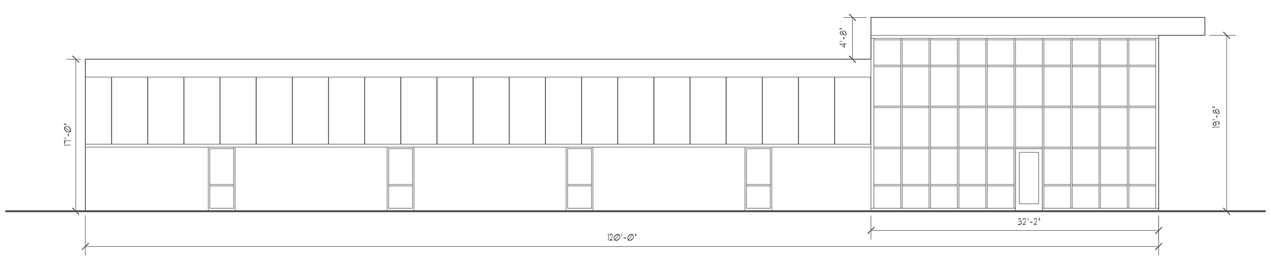
SCALE: 1/4" = 1'-0"



BUILDING 1 - ELEVATION

SCALE: 1/4" = 1'-0"

PRIMARY BUILDING



BUILDING 1 - ELEVATION

SCALE: 1/4" = 1'-0"

PRIMARY BUILDING

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NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

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BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/24/2023

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PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0130

EXTERIOR ELEVATIONS

A201

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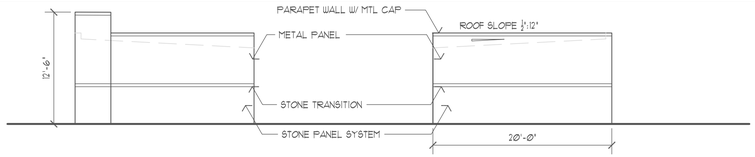


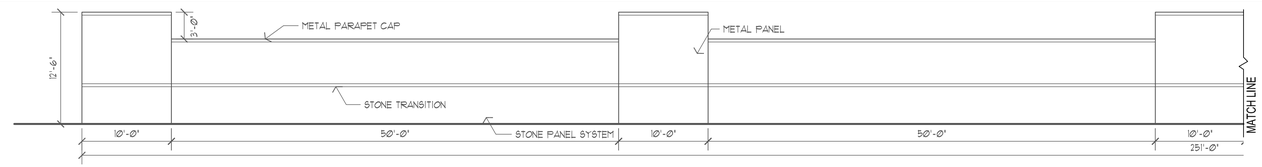
BUILDINGS 2+3 - ELEVATION

SCALE: 1/8" = 1'-0"

PRIMARY BUILDING

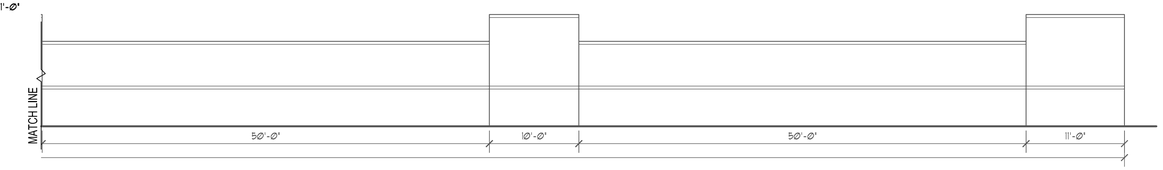
BUILDINGS 2+3 - ELEVATION

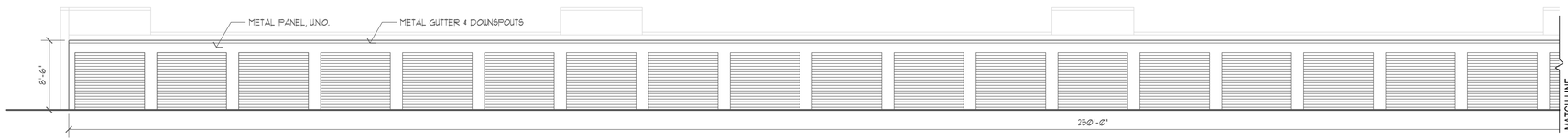
SCALE: 1/8" = 1'-0"



BUILDINGS 2+3 - ELEVATION

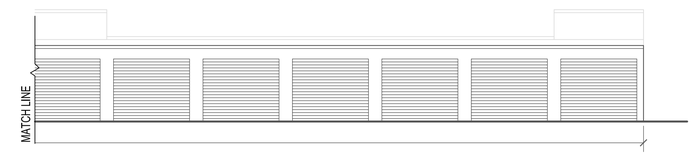
SCALE: 1/8" = 1'-0"

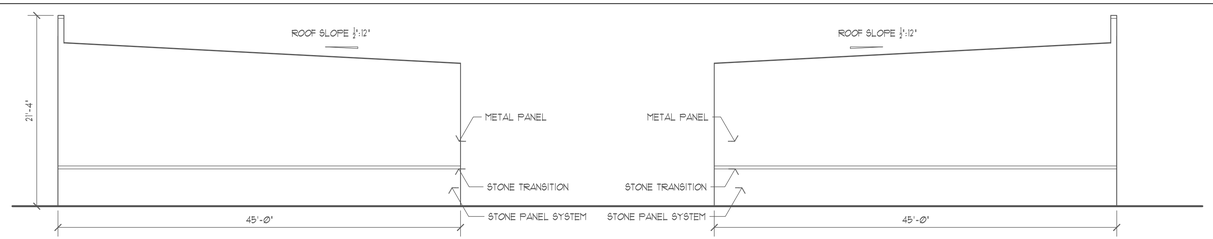




BUILDINGS 2+3 - ELEVATION

SCALE: 1/8" = 1'-0"



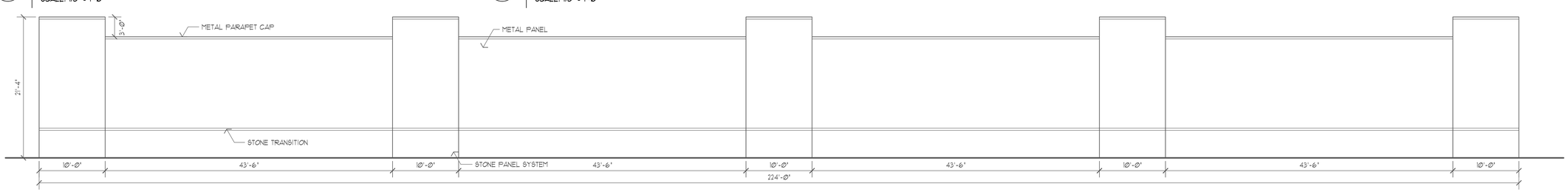


BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"

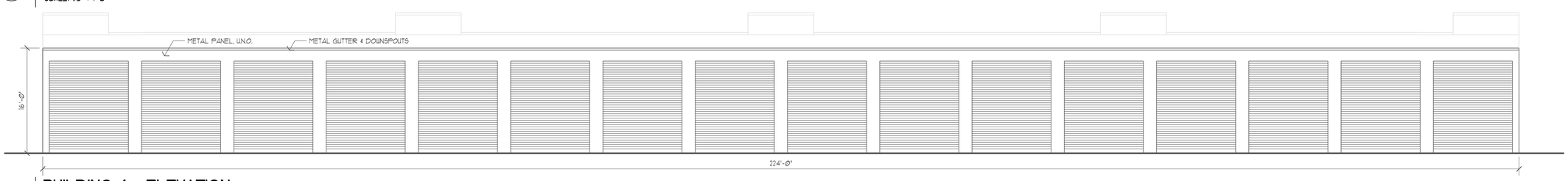
BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

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PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0150

EXTERIOR ELEVATIONS

A202

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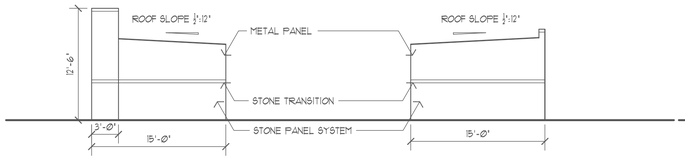
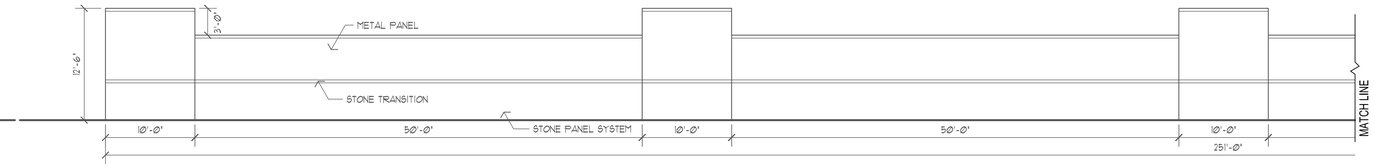


BUILDING 5 - ELEVATION

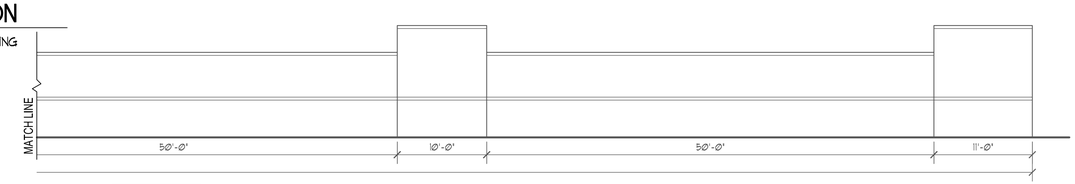
SCALE: 1/8" = 1'-0"



BUILDING 5 - ELEVATION

SCALE: 1/8" = 1'-0"

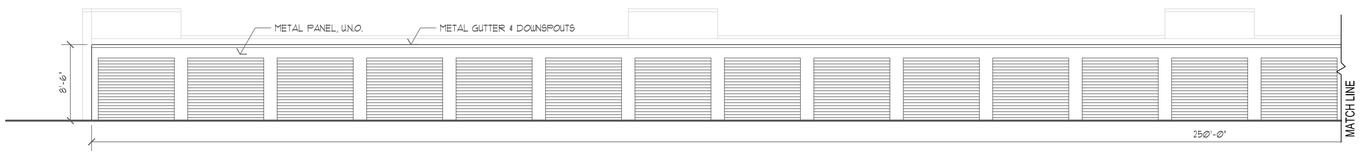
PRIMARY BUILDING



BUILDING 5 - ELEVATION

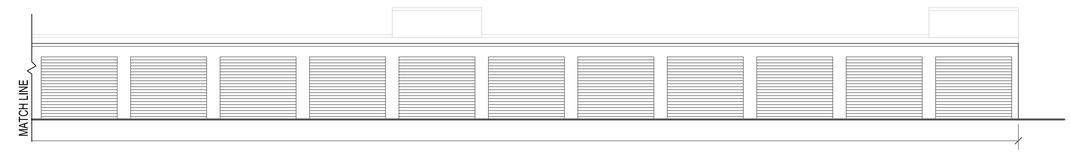
SCALE: 1/8" = 1'-0"

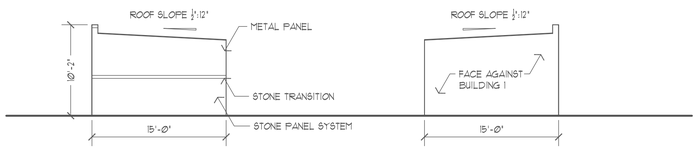
PRIMARY BUILDING



BUILDING 5 - ELEVATION

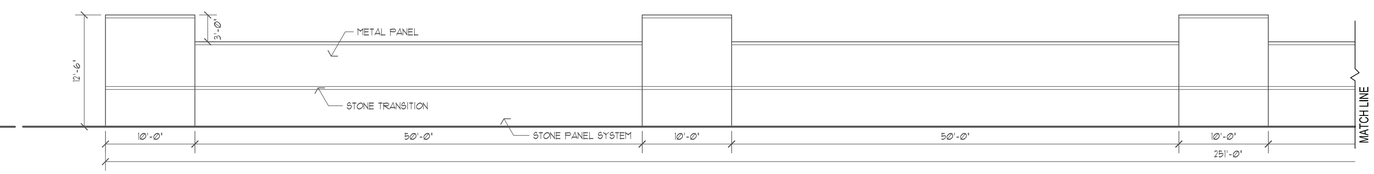
SCALE: 1/8" = 1'-0"





BUILDING 6 - ELEVATION

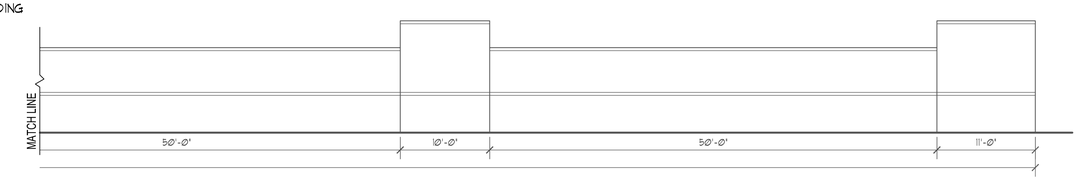
SCALE: 1/8" = 1'-0"

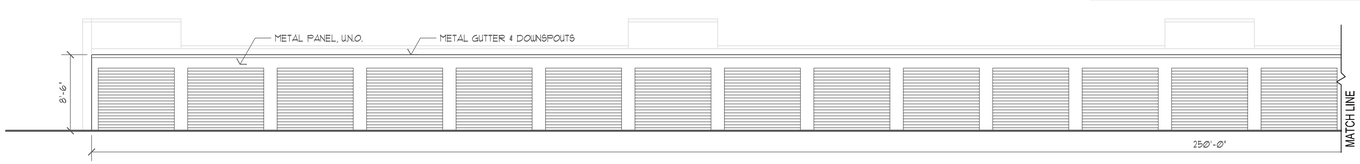


BUILDING 6 - ELEVATION

SCALE: 1/8" = 1'-0"

PRIMARY BUILDING





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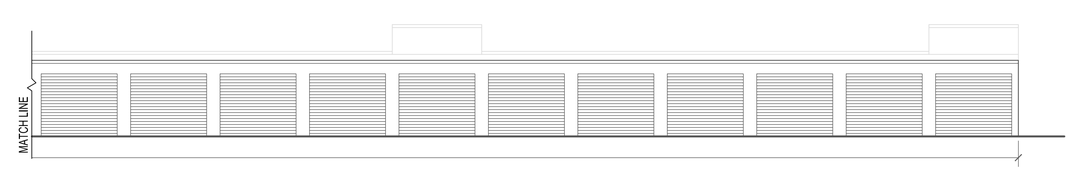

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NEW CONSTRUCTION

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PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A203

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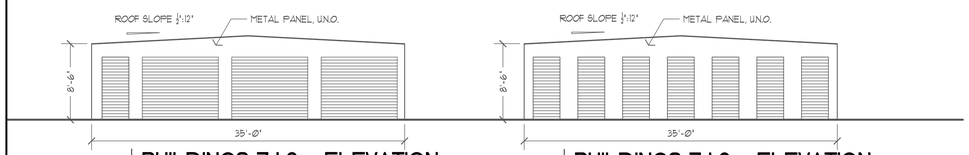
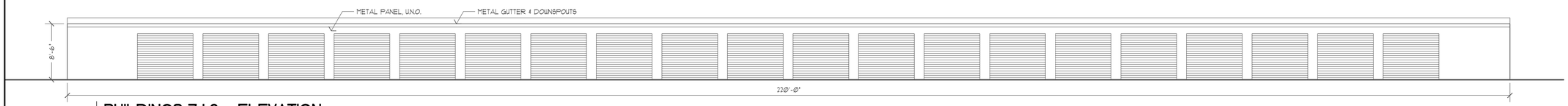
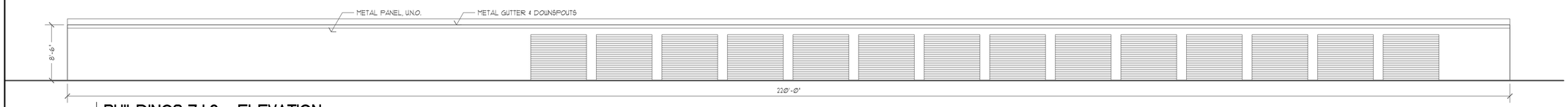


BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
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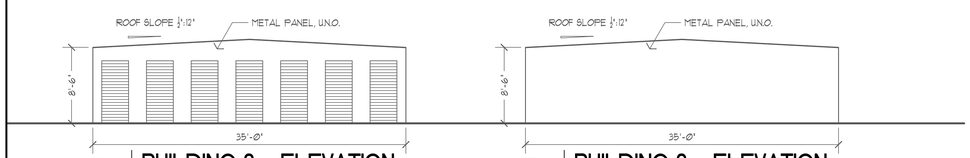
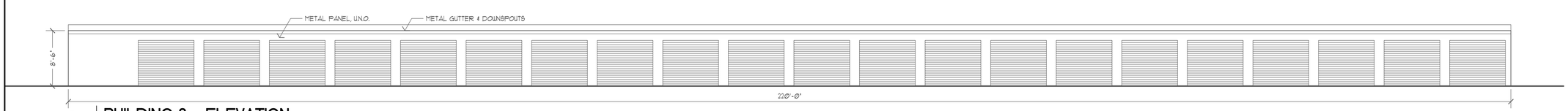
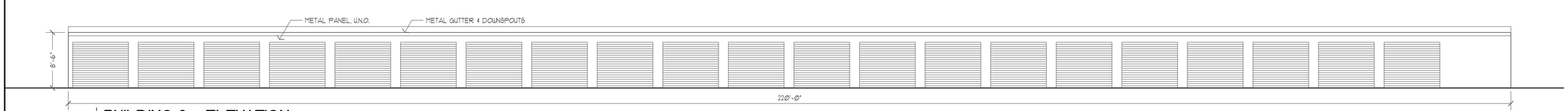


BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



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SCALE: 1/8" = 1'-0"
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2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A204

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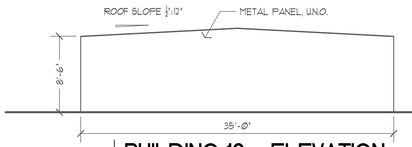
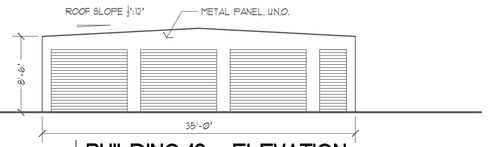
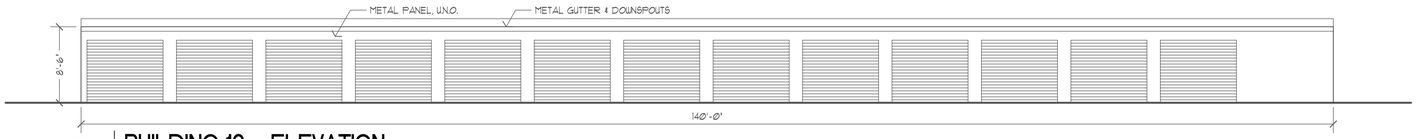


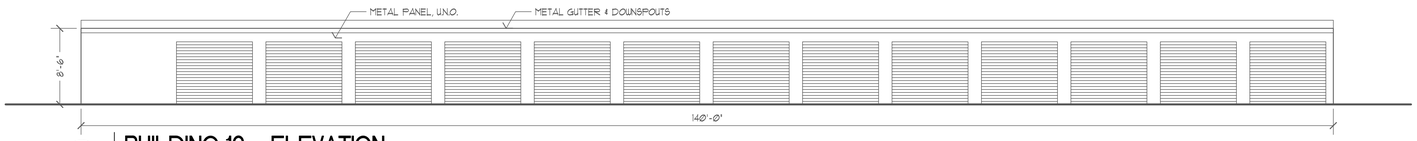
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



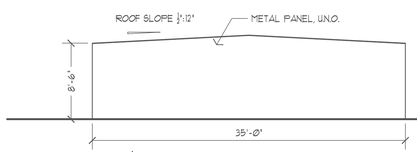
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



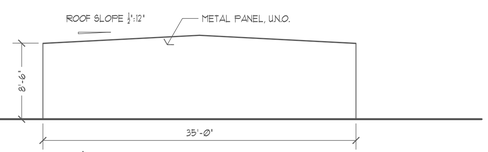
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



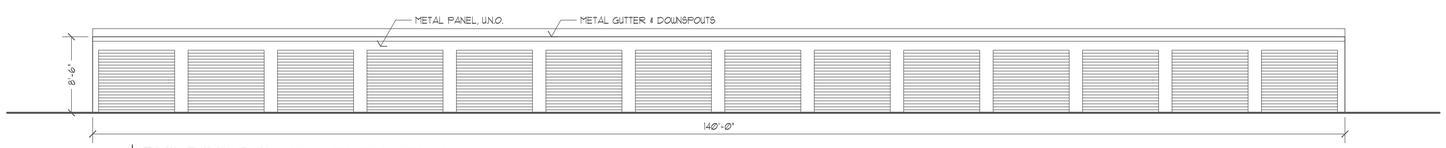
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



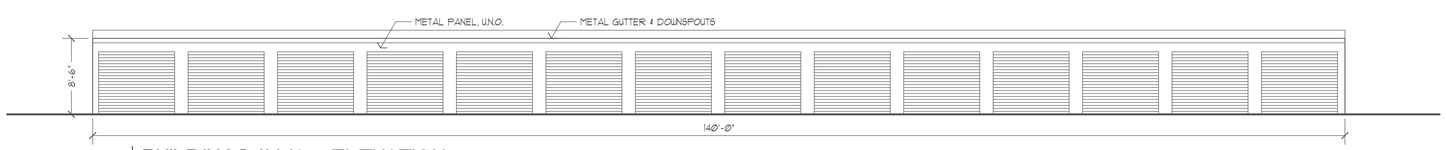
BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING

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NEW CONSTRUCTION
PREMIER STORAGE AT PARKSIDE
12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/16/2023

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A205

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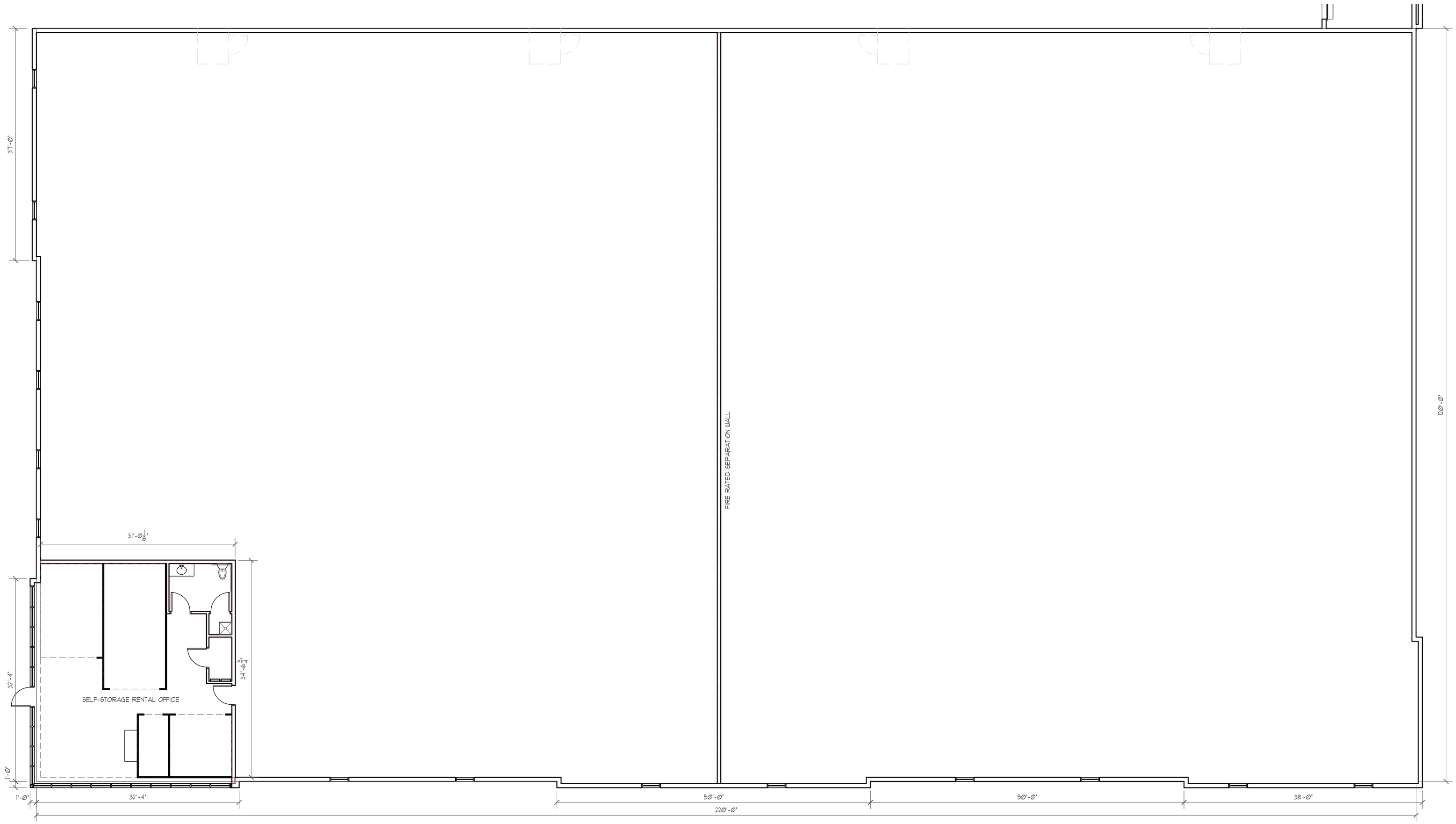

BUILDING 1 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

08/18/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A101

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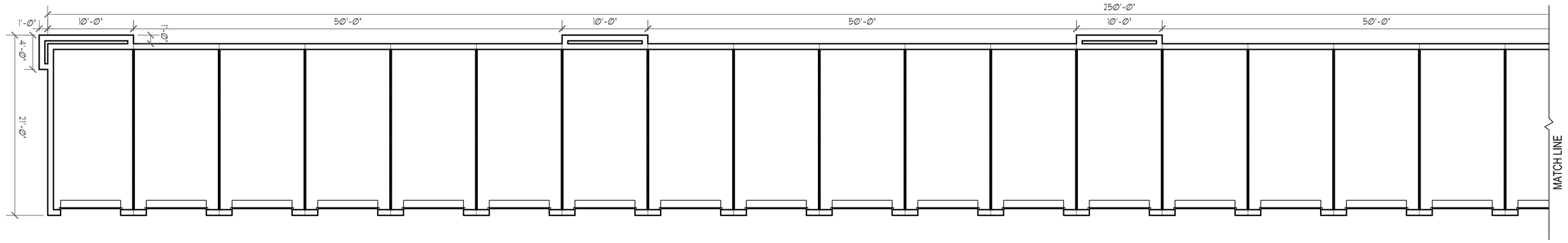
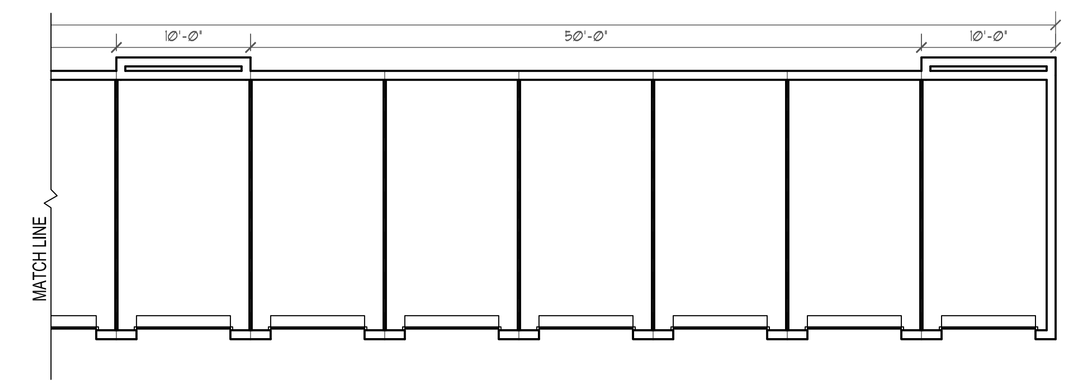


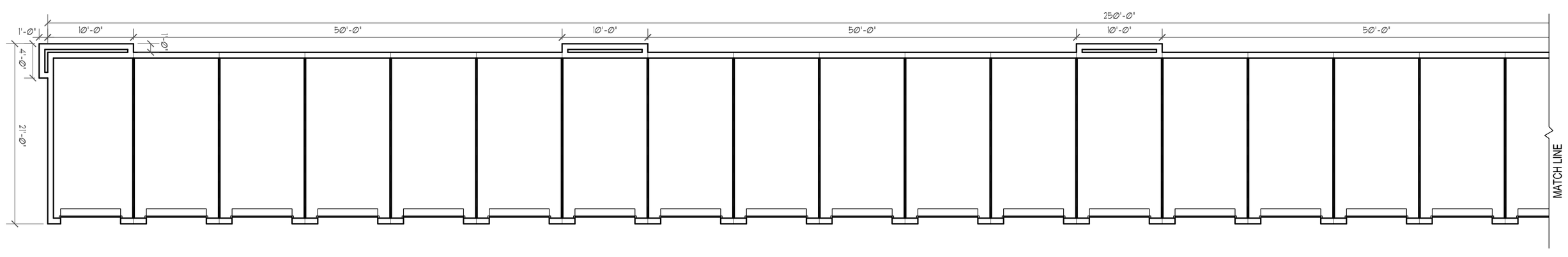
BUILDING 2 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



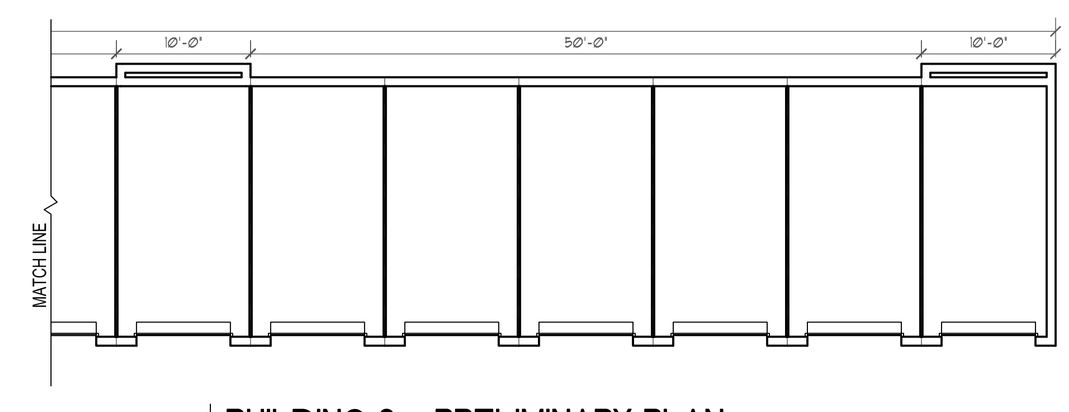
BUILDING 2 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 3 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 3 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/24/2023

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-24
DRAWN BY:	-
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A102

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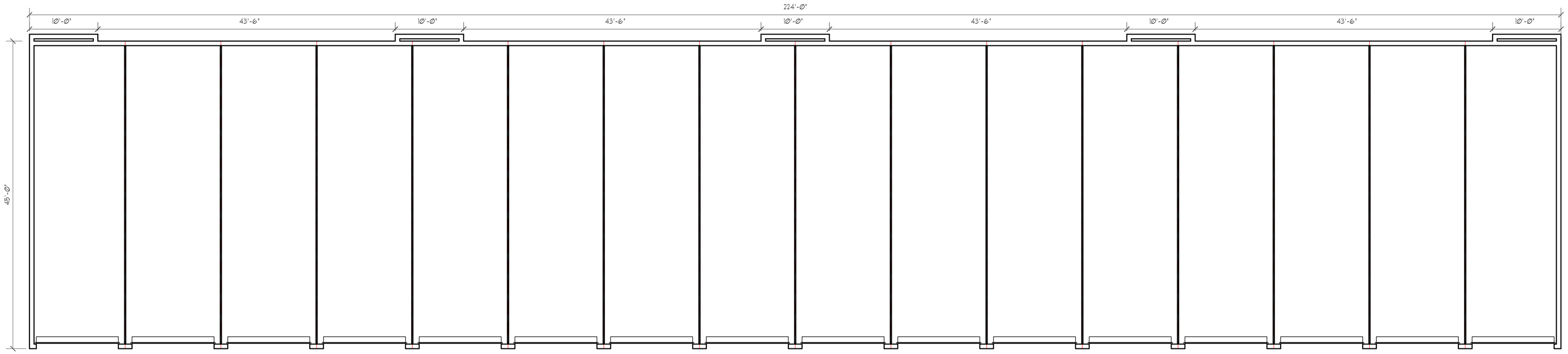
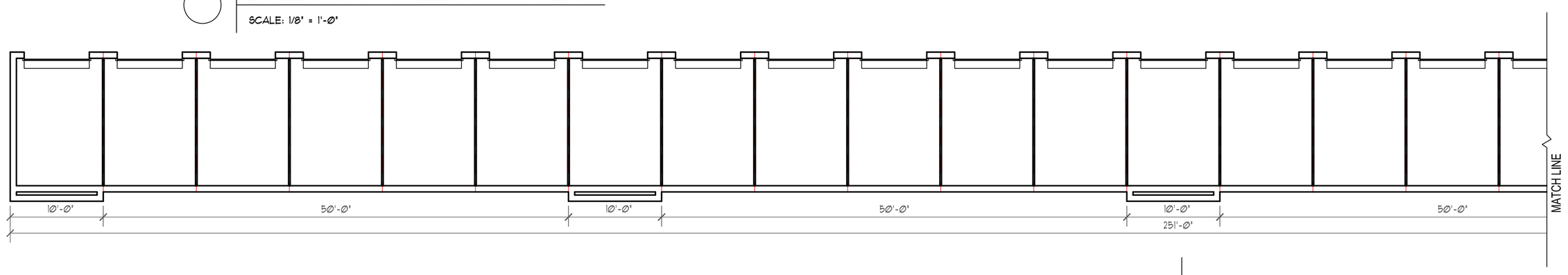


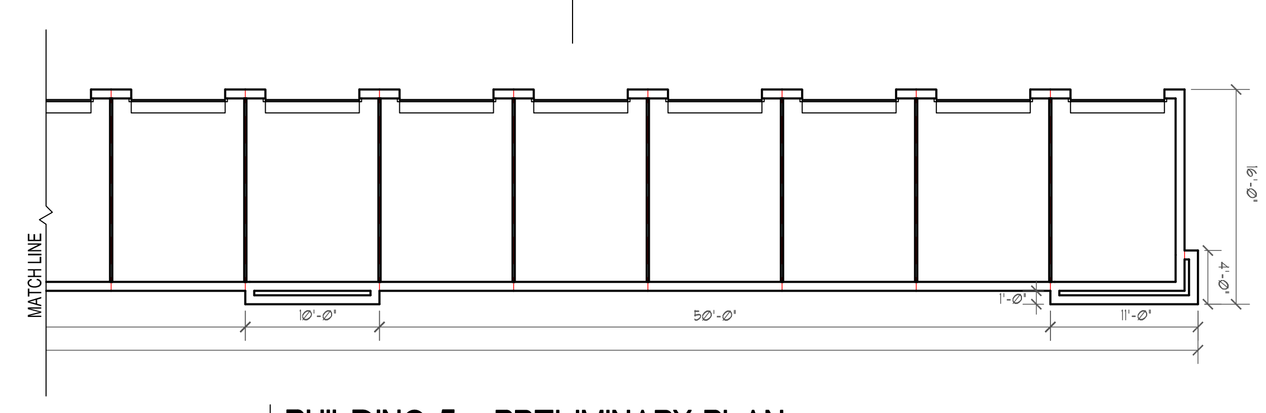
BUILDING 4 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



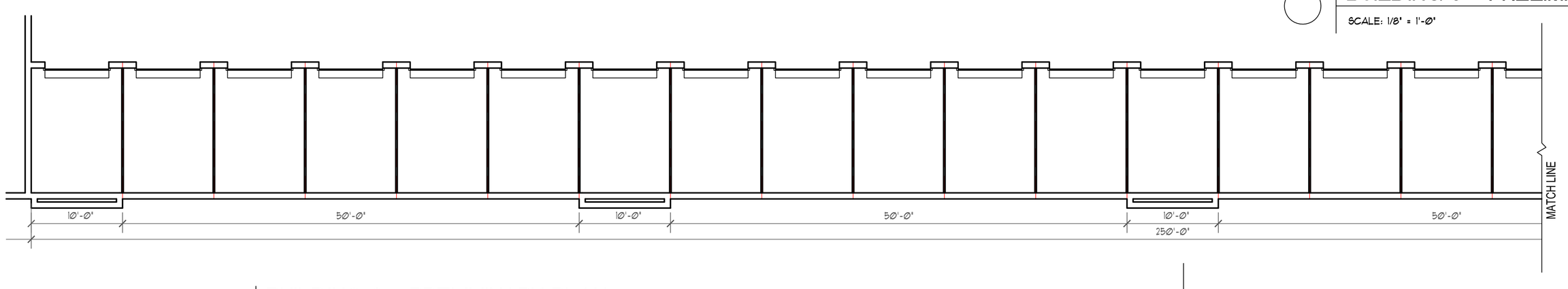
BUILDING 5 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



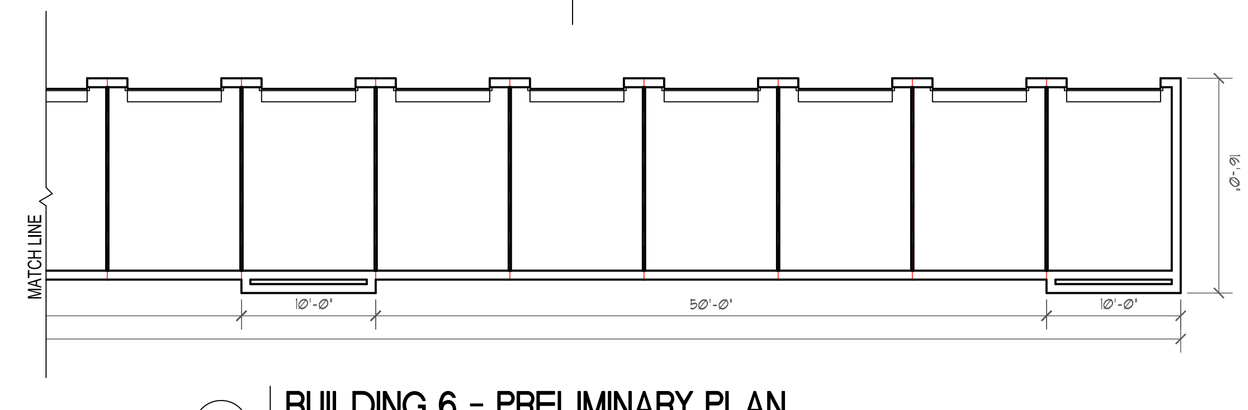
BUILDING 5 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 6 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 6 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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PUD REVIEW

05/24/2023

REVISIONS:
1 REVISION DATE
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3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-24
DRAWN BY:	T.ANKER
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PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A103

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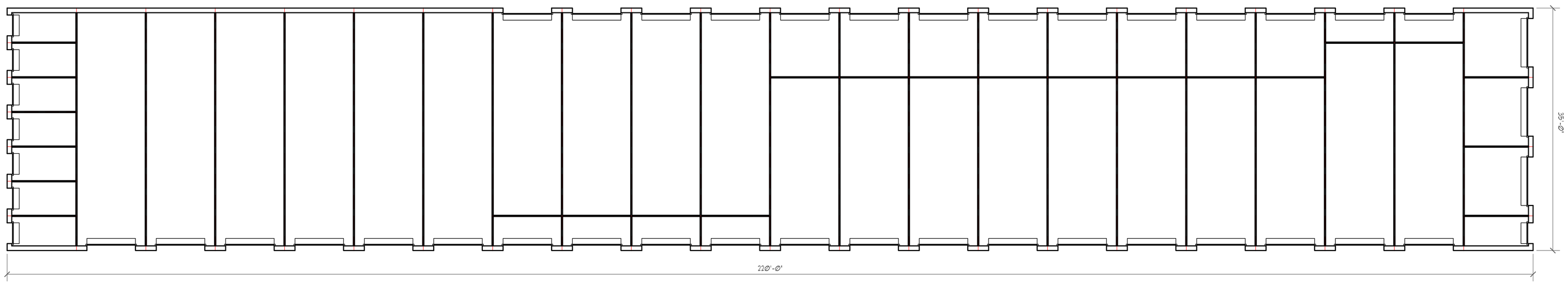
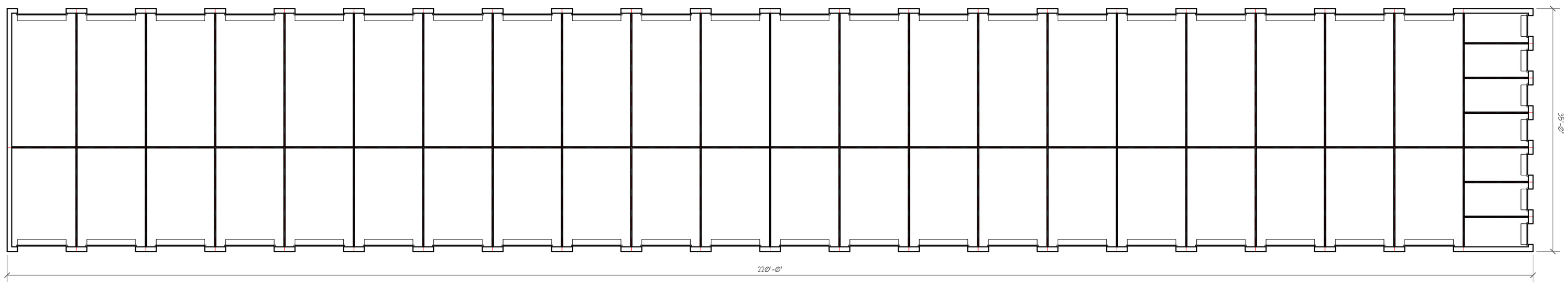


BUILDINGS 7+9 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING 8 - ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

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PUD REVIEW

05/24/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-24
DRAWN BY:	-
CHECKED BY:	-
PROJECT NUMBER:	22-0190

ARCHITECTURAL BUILDING PLAN

A104

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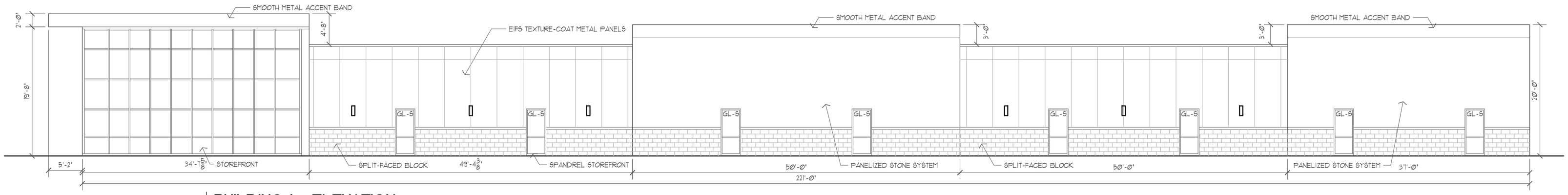
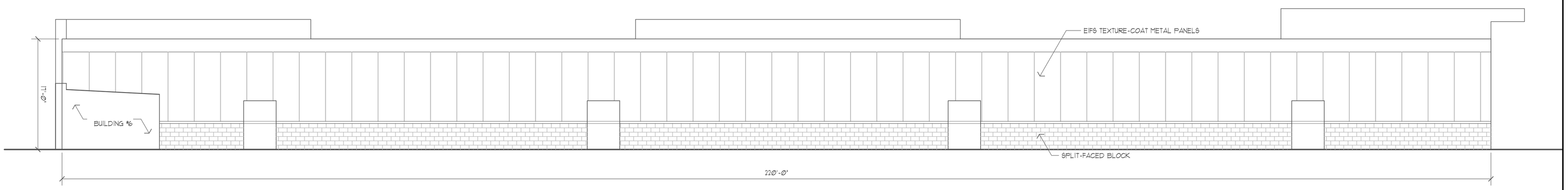


BUILDING 1 - ELEVATION

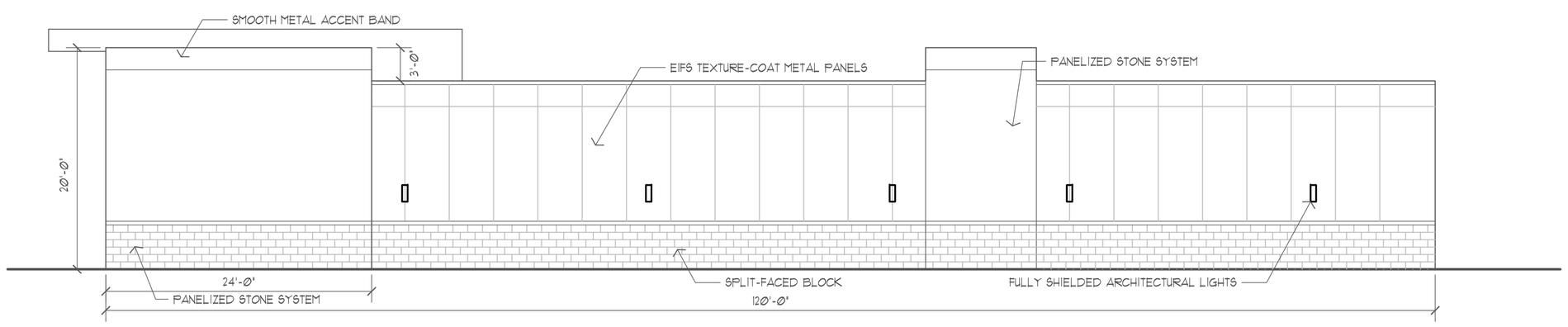
SCALE: 1/8" = 1'-0"

PRIMARY BUILDING



BUILDING 1 - ELEVATION

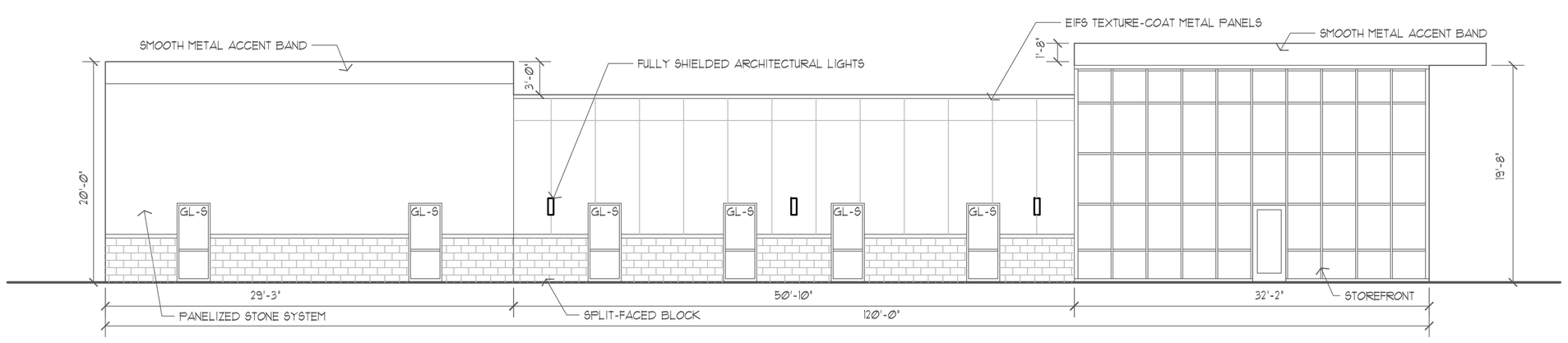
SCALE: 1/4" = 1'-0"



BUILDING 1 - ELEVATION

SCALE: 1/4" = 1'-0"

PRIMARY BUILDING



BUILDING 1 - ELEVATION

SCALE: 1/4" = 1'-0"

PRIMARY BUILDING

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NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

08/18/2023

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0130

EXTERIOR ELEVATIONS

A201

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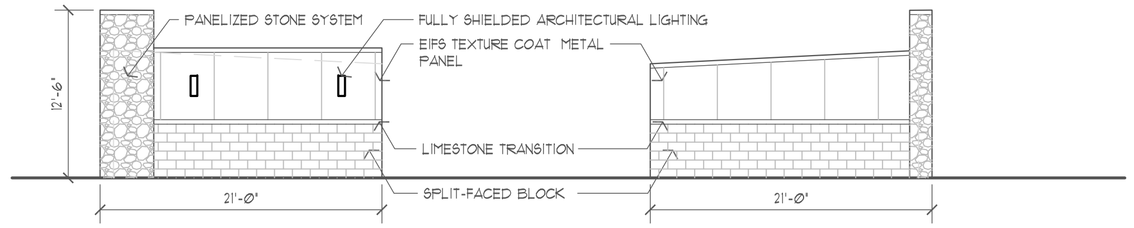


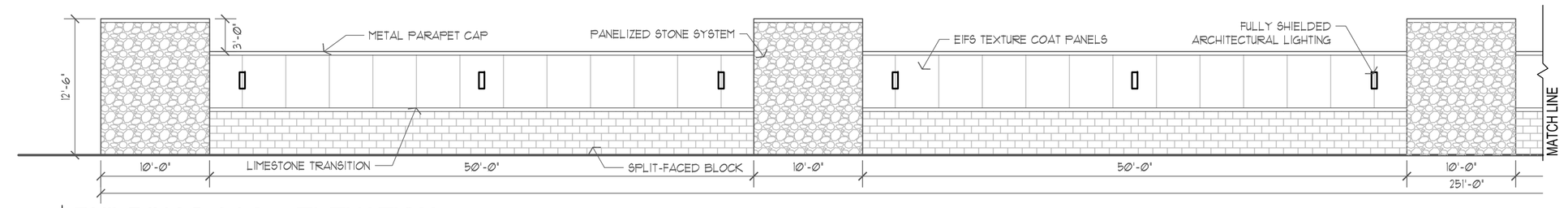
BUILDINGS 2+3 - ELEVATION

SCALE: 1/8" = 1'-0"

PRIMARY BUILDING

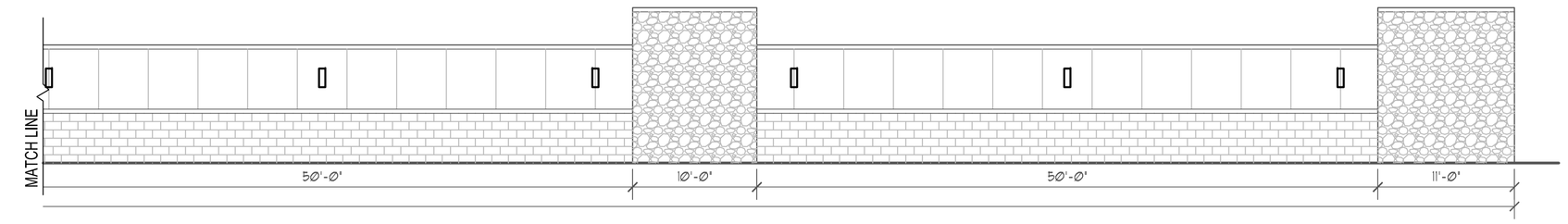
BUILDINGS 2+3 - ELEVATION

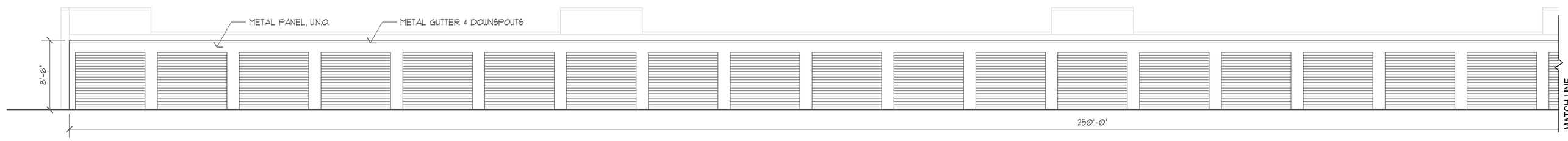
SCALE: 1/8" = 1'-0"



BUILDINGS 2+3 - ELEVATION

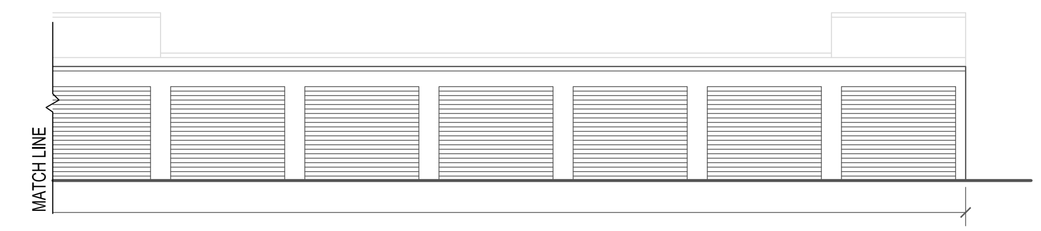
SCALE: 1/8" = 1'-0"

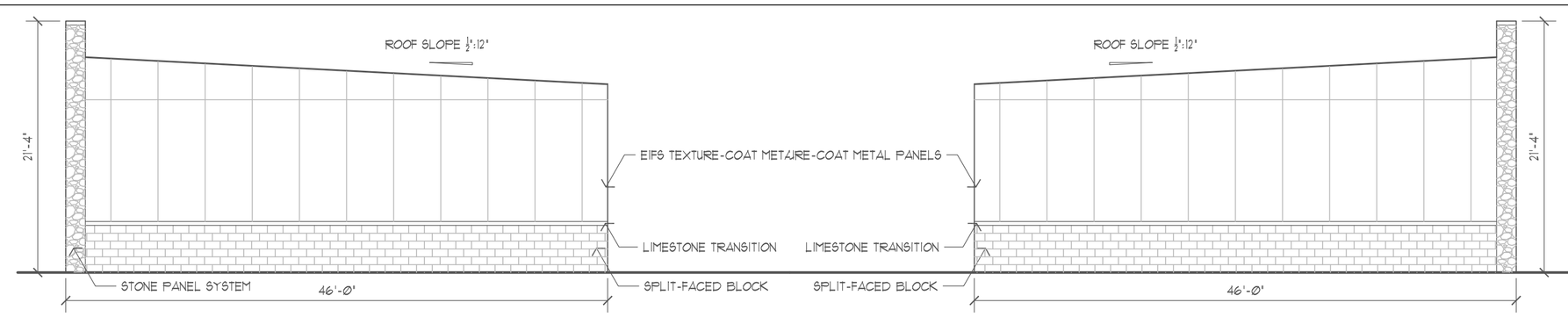




BUILDINGS 2+3 - ELEVATION

SCALE: 1/8" = 1'-0"



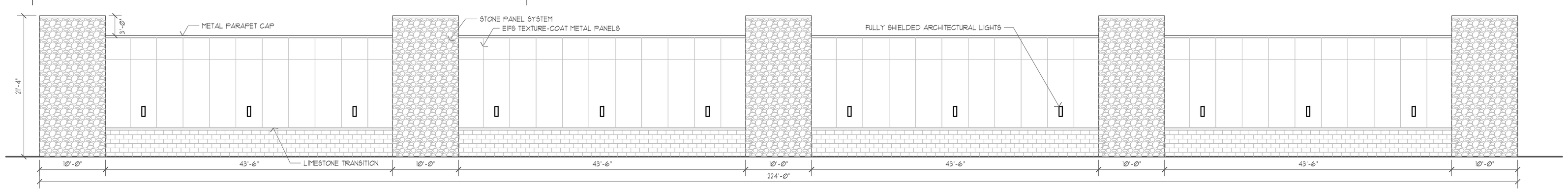


BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"

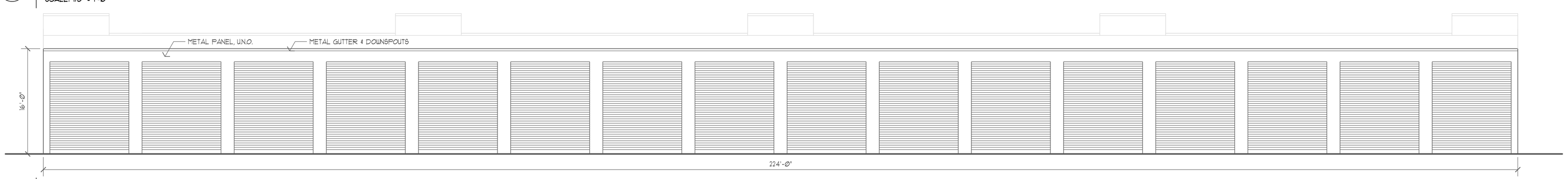
BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 4 - ELEVATION

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

06/30/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
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5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A202

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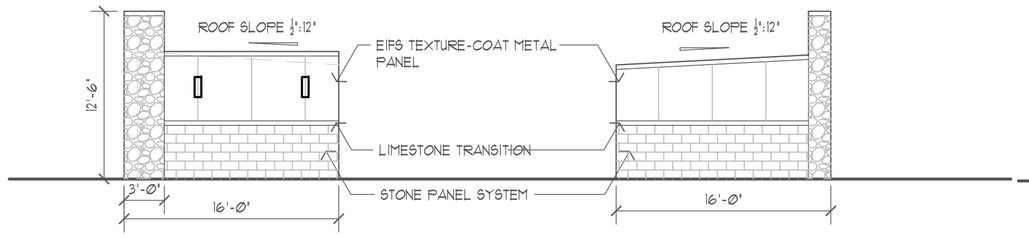
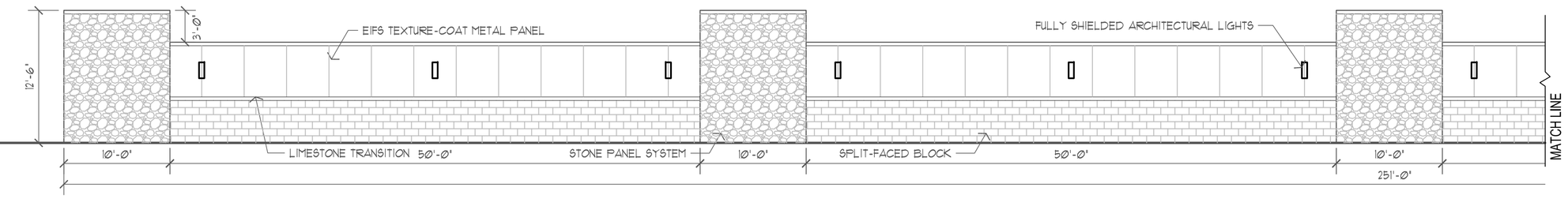


BUILDING 5 - ELEVATION

SCALE: 1/8" = 1'-0"

PRIMARY BUILDING



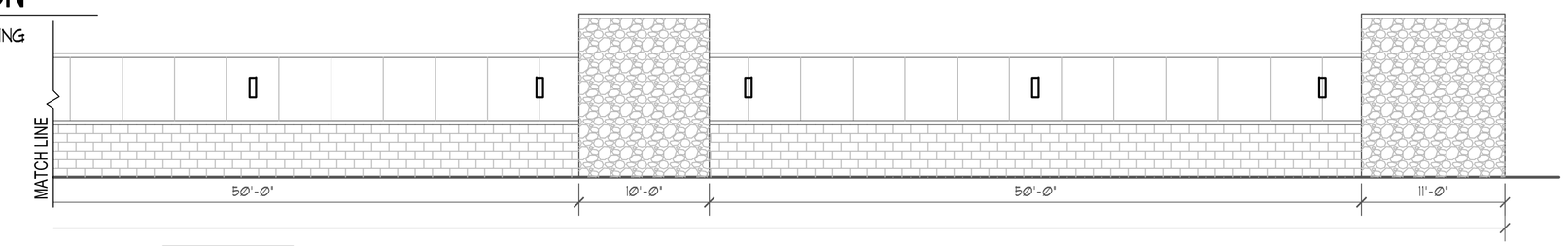
BUILDING 5 - ELEVATION

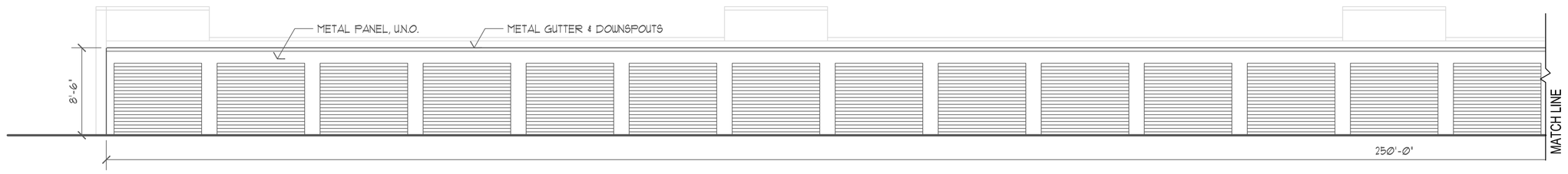
SCALE: 1/8" = 1'-0"

BUILDING 5 - ELEVATION

SCALE: 1/8" = 1'-0"

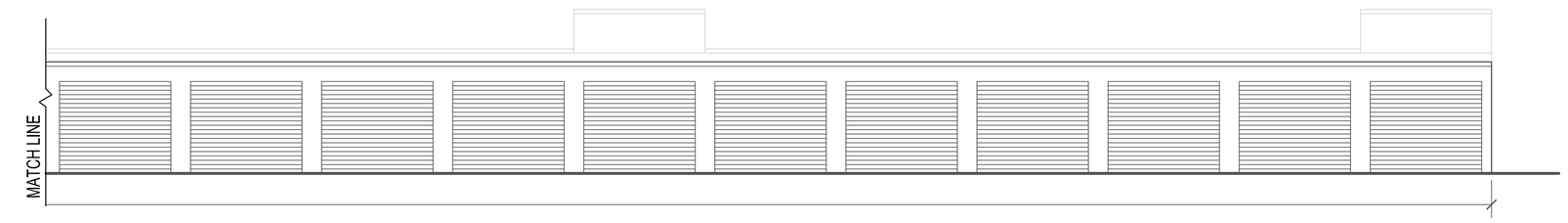
PRIMARY BUILDING

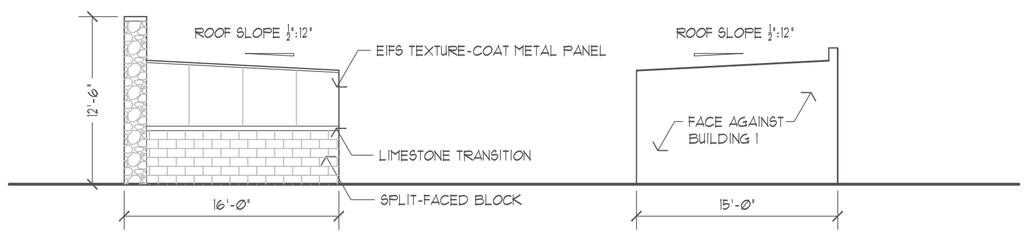




BUILDING 5 - ELEVATION

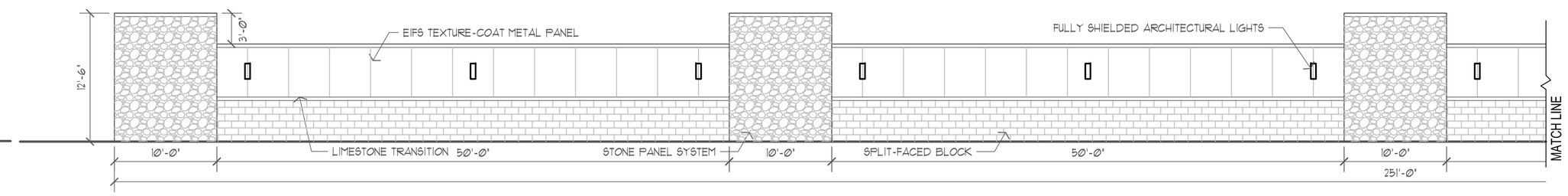
SCALE: 1/8" = 1'-0"





BUILDING 6 - ELEVATION

SCALE: 1/8" = 1'-0"



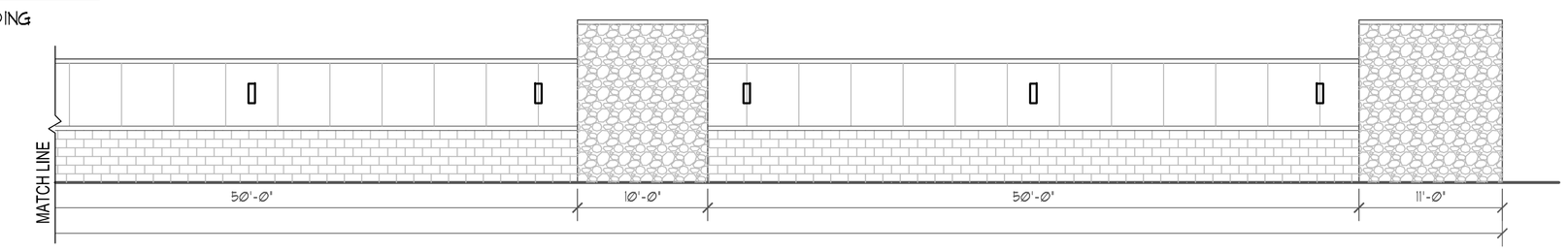
BUILDING 6 - ELEVATION

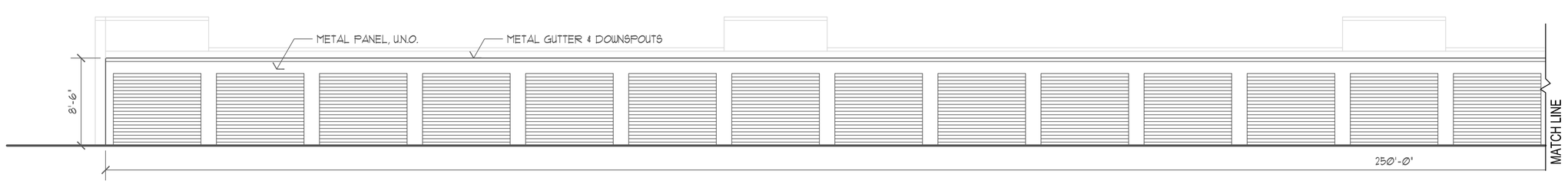
SCALE: 1/8" = 1'-0"

BUILDING 6 - ELEVATION

SCALE: 1/8" = 1'-0"

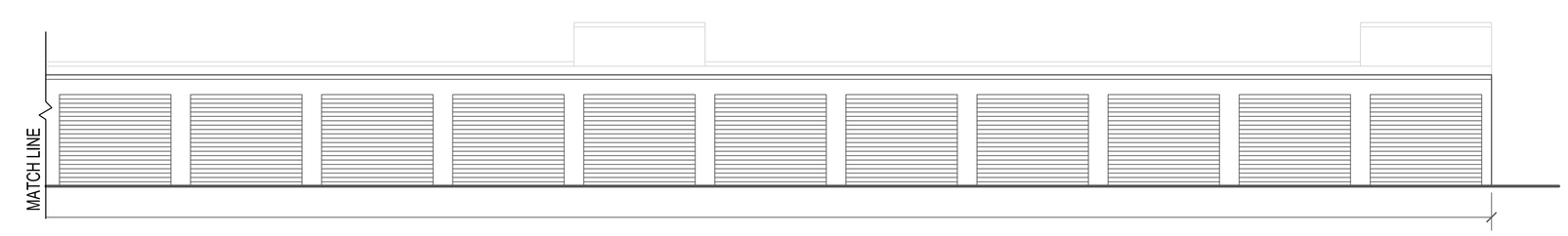
PRIMARY BUILDING





BUILDING 6 - ELEVATION

SCALE: 1/8" = 1'-0"



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NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

06/30/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0130

EXTERIOR ELEVATIONS

A203

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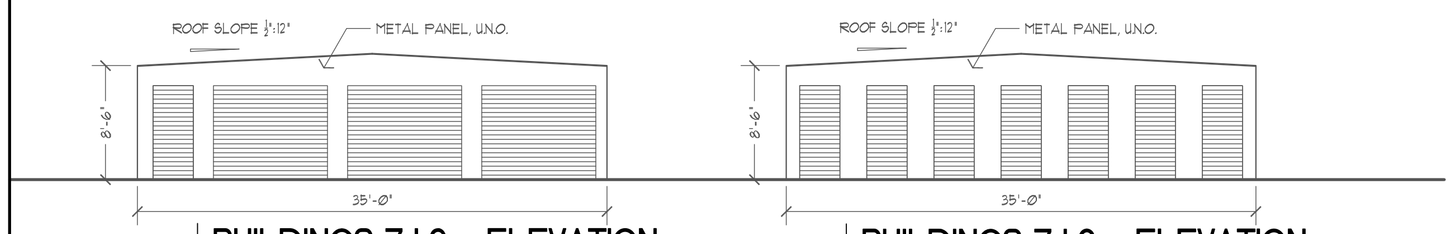
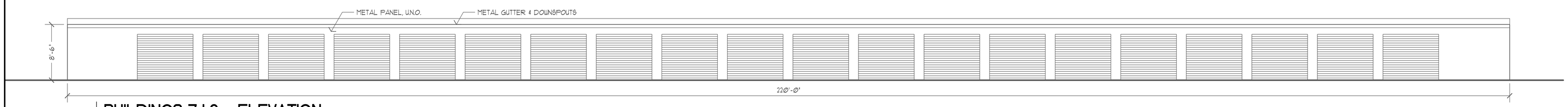
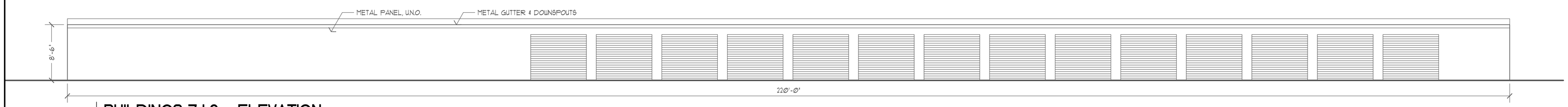


BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

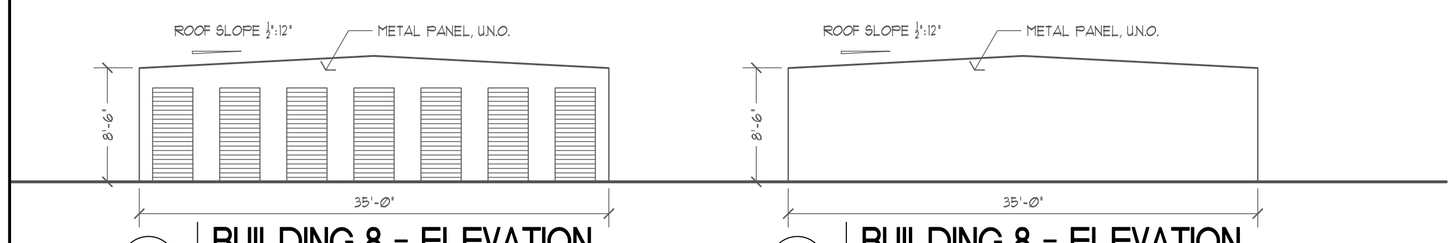
BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

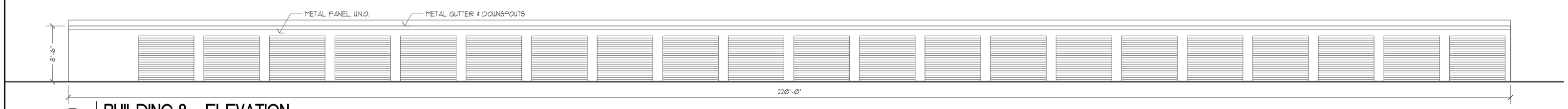


BUILDINGS 7+9 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

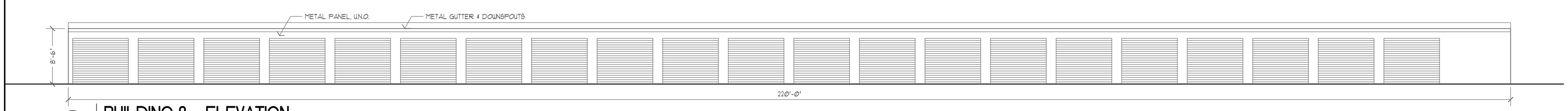


BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING



BUILDING 8 - ELEVATION
SCALE: 1/8" = 1'-0"
ACCESSORY BUILDING

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NEW CONSTRUCTION
PREMIER STORAGE AT PARKSIDE
12915 PARKSIDE DRIVE
FISHERS, INDIANA
BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/16/2023

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A204

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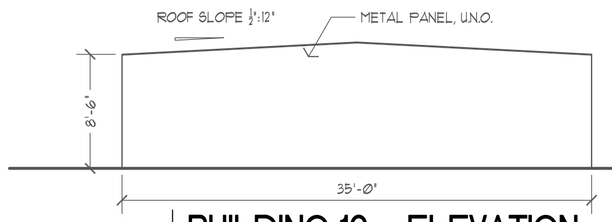
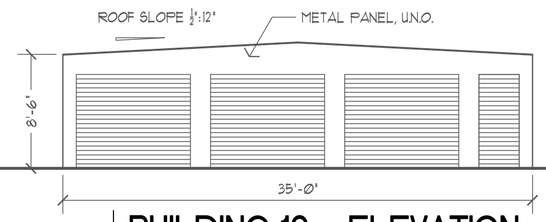
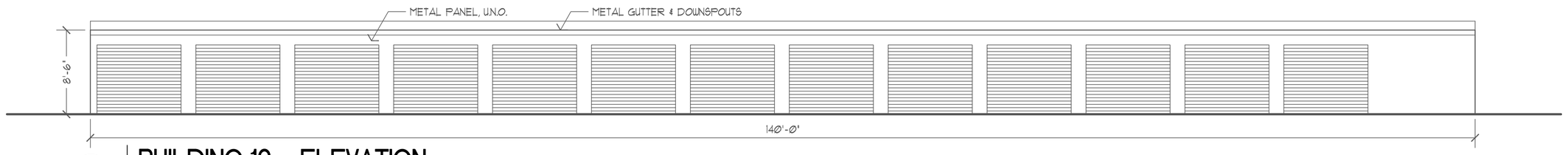


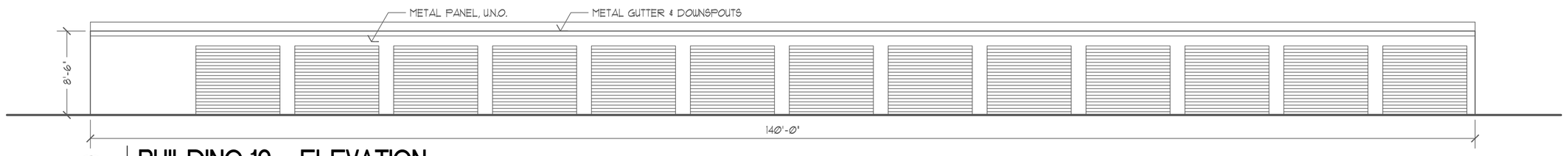
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



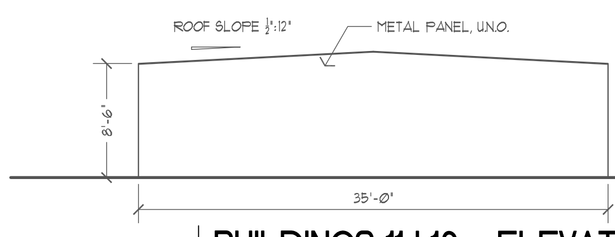
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



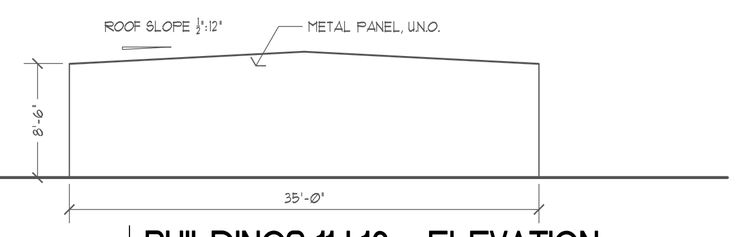
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



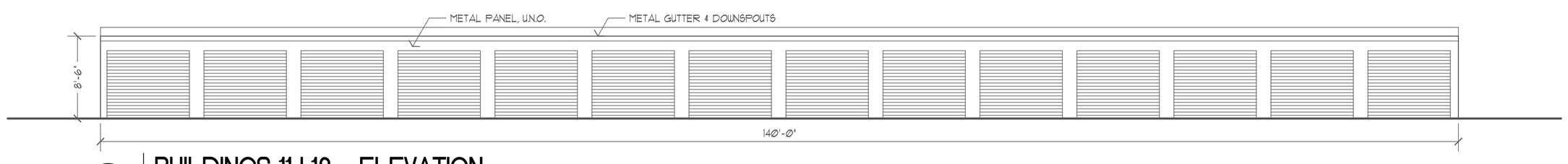
BUILDING 10 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



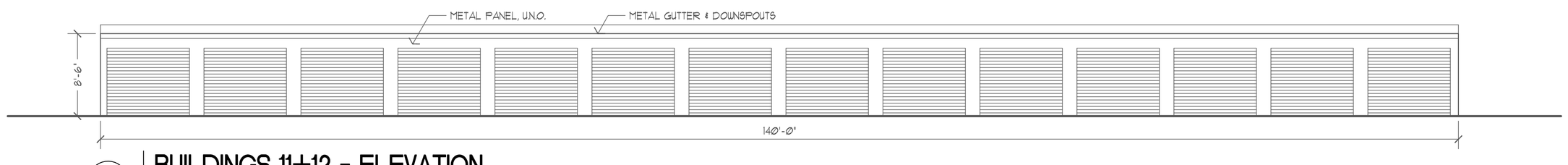
BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING



BUILDINGS 11+12 - ELEVATION
SCALE: 1/8" = 1'-0" ACCESSORY BUILDING

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NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PUD REVIEW

05/16/2023

REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A205

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VIEW FROM STREET

July 2023 - Previous

REVISED DESIGN
(image below)

Per Architectural Consulting comments from July 2023:
West offset was added to Building 01 as recommended by Veridus.

Stone finish was increased as recommended by Veridus

NEW SELF STORAGE FACILITY

PARKSIDE STORAGE

FISHERS, INDIANA

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VIEW AT DUSK

REVISED DESIGN
(image above)

Exterior wall sconces have been added
for pedestrian scale.

NEW SELF STORAGE FACILITY

PARKSIDE STORAGE

FISHERS, INDIANA

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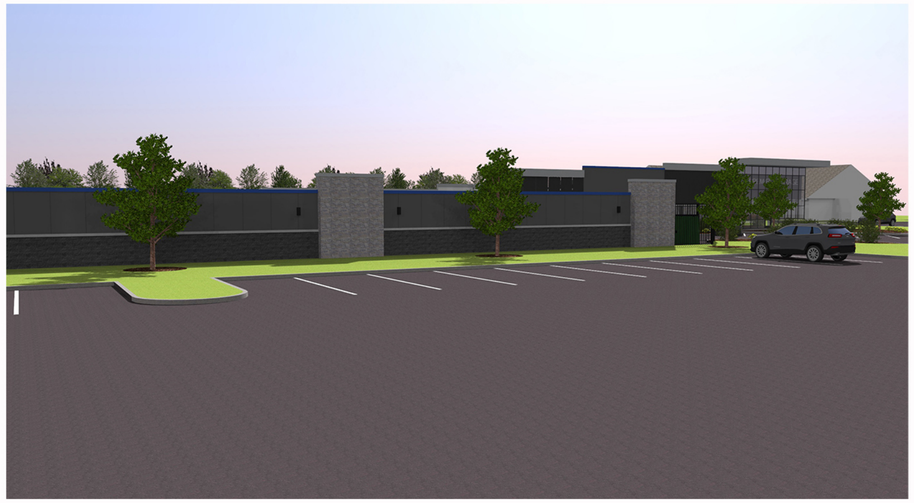
VIEW AT OUTBUILDINGS



July 2023 - Previous

REVISED DESIGN
(below)

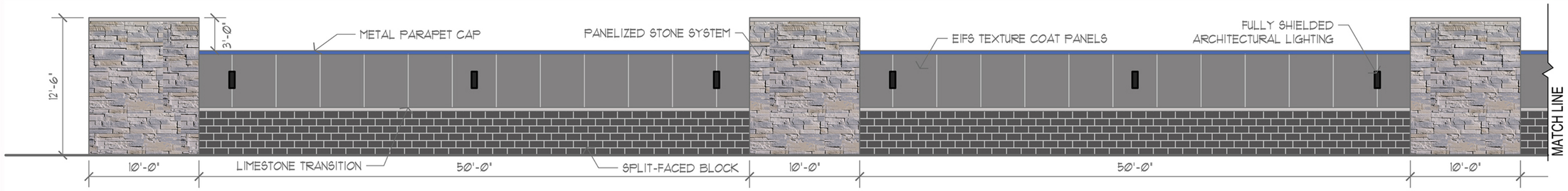
Per PUD Staff Report from June 2023:

All sides of buildings facing property lines are of this same style.

12" modulations in plan have been provided.

3' roof modulation has been provided.

3 Pedestrian Scale architectural elements have been provided:
1. Ledges
2. Lights
3. Material bands/breaks



BUILDINGS #2, 3, 4, 5, 6 - TYPICAL PERIMETER ELEVATION

SCALE: 1/4" = 1'-0"

NEW SELF STORAGE FACILITY

PARKSIDE STORAGE

FISHERS, INDIANA

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Planned Unit Development (PUD) Committee
Staff Report

Meeting Date: October 4, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Bre King, Senior Planner (kingb@fishers.in.us)	PUD-23-5
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Nick Schultz, (nschultz@structurepoint.com)	12915 Parkside Road, Fishers, IN 46038

REQUEST: Requesting approval of architecture and site design for a new self-storage facility.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
Parkside PUD and City of Fishers Unified Development Ordinance when applicable	PUD-C – Parkside	Flex Employment Center/R+D/ Employment Node

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The subject property is currently zoned PUD-C- Parkside, which allows for a self-storage development. The subject property is currently vacant.

This project was originally on the agenda for the June 7, 2023, Planned Unit Development Committee Meeting. At this meeting, the PUD Committee voted to continue the case to allow revisions to the building. The project was continued to the July 19, 2023, Planned Unit Development Committee meeting. However, the item was not discussed at the meeting and was continued until now when it has returned to review the revisions made to the building.

PETITION OVERVIEW:

Premier Storage Fishers, LLC is requesting the consideration of architecture for a new self-storage facility within the Parkside PUD.

June 7th, 2023, PUD Committee Notes:

Staff requested feedback from the PUD Committee on the following items:

- Roof line Variation
- Blank Wall Segments
- Possible Additional Materials

PUD Committee had concerns about the Eastern property line and agreed that additional awnings, lighting and articulation would be desired.

Elevations Proposed at June 7th, 2023 PUD Committee Meeting:

Changes on elevations:

Main Structure:

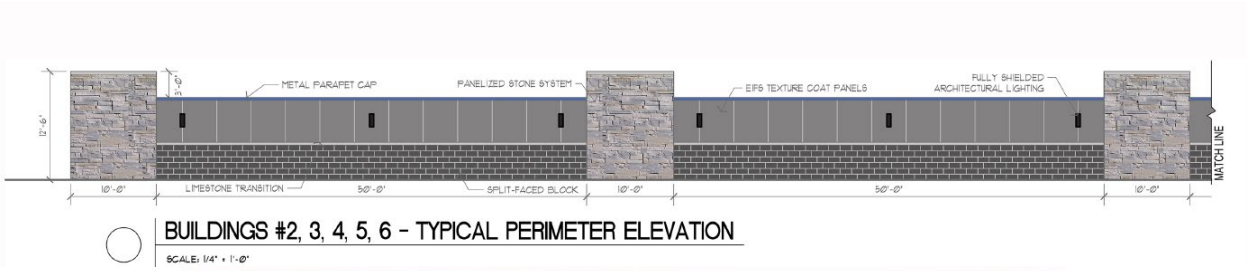
- West offset was added as recommended by Veridus
- Stone finish was increased

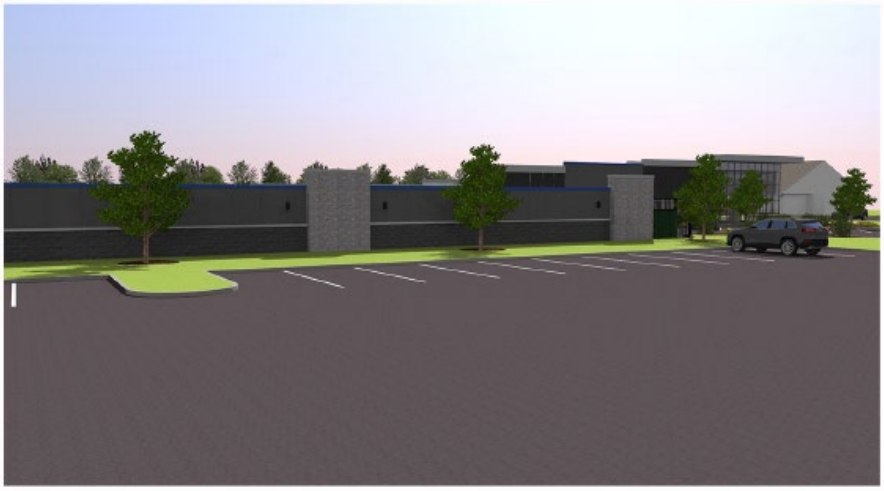
Perimeter Structures:

- 12” Modulation
- 3’ Roof Modulation
- Pedestrian Scale elements added – Lights, ledges, material bands / breaks

October 4th, 2023 PUD Committee Proposed Elevations:

Perimeter Elevations:





Architectural standards for this property fall to the UDO Section 6.3.5. Standards that are being met are identified with an "X".

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
NA	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
X	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
NA	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
X	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent

	materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12” in depth, be at least 14” in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150’., horizontal modulation must occur no less than every 30’ For buildings with façades greater than or equal to 150’, horizontal modulation must occur no less than every 50’.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10” in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.
NA	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
NA	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10’ to 16’.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30’. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
X	Buildings with rooflines 50’ in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75’ without a break.
X	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20’ building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.

X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
NA	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
NA	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
X	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area.

Fishers Imports

Primrose School of West Fishers

Staff recommends approval as presented as the petitioner has worked with Staff on improving the overall architecture and scale of the building.

STAFF RECOMMENDATION

☒ **Approve** ☐ **Approve with Conditions** ☐ **Continue** ☐ **Deny**

Planned Unit Development (PUD) Committee Staff Report

Meeting Date: October 4, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary, Director (hillearyr@fishers.in.us)	PUD-23-6

PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
NVR, Inc. (d/b/a Ryan Homes)	Generally located at the NW corner of Cyntheanne and 96th and the NE corner of Georgia and 96th

REQUEST: Requesting architectural approval for additional home elevations for the Flat Fork PUD. This request includes the following models: Bramante Ranch, Palladio Ranch, Bear Run, Oak Park, Seneca, Versailles

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
City of Fishers Unified Development Ordinance	R2, in the process of rezoning to Flat Fork PUD	Suburban Residential and Neighborhood Service Center

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The two subject properties are currently zoned R2, which allows for single family residential development. However, Ryan Homes is in the process of rezoning the two properties to a Planned Unit Development known as the Flat Fork PUD.

The proposed rezone had first reading at City Council on April 17, 2023, and will attend Plan Commission for public hearing on October 4, 2023.

The rezone request will then either be approved or denied at the October 9, 2023 City Council meeting.

PETITION OVERVIEW:

Ryan Homes is requesting architectural approval for new home elevations for the Flat Fork PUD. **The PUD Committee previously approved elevations Ashbrooke, Aviano, Cumberland, Savannah, Corsica, Normandy and York at their June 7, 2023 meeting with the following conditions:**

- **Ashbrooke Elevation K is removed.**
- **Garage color scheme should match the façade to blend in.**
- **Stone or brick shall extend to the 2nd floor on the 2-story homes**

This request includes the following models:

1. Bramante Ranch
2. Palladio Ranch
3. Bear Run
4. Oak Park
5. Seneca
6. Versailles

STAFF COMMENTS:

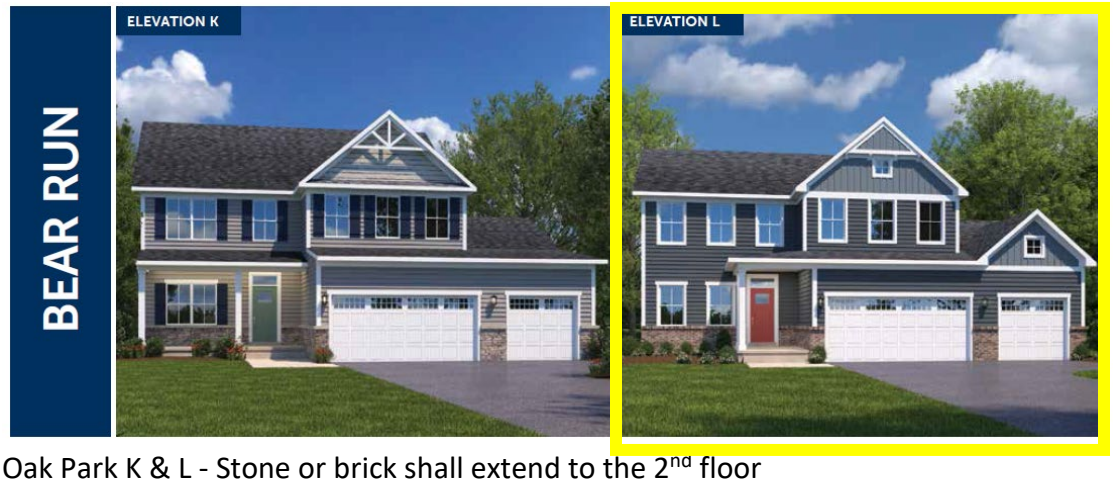
West Area

- Bramante Ranch K & L – Remove elevation L

- Palladio Ranch K & L – No comments

East Area

- Bear Run K & L – Extend porch on L or remove



- Oak Park K & L - Stone or brick shall extend to the 2nd floor

- Seneca K & L - Stone or brick shall extend to the 2nd floor

- Versailles K & L - Stone or brick shall extend to the 2nd floor

As with the former elevations that were reviewed by PUD Committee, staff recommends the following conditions of approval:

- Garage color scheme should match the façade to blend in.
- Stone or brick shall extend to the 2nd floor on the 2-story homes.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

Planned Unit Development (PUD) Committee Staff Report

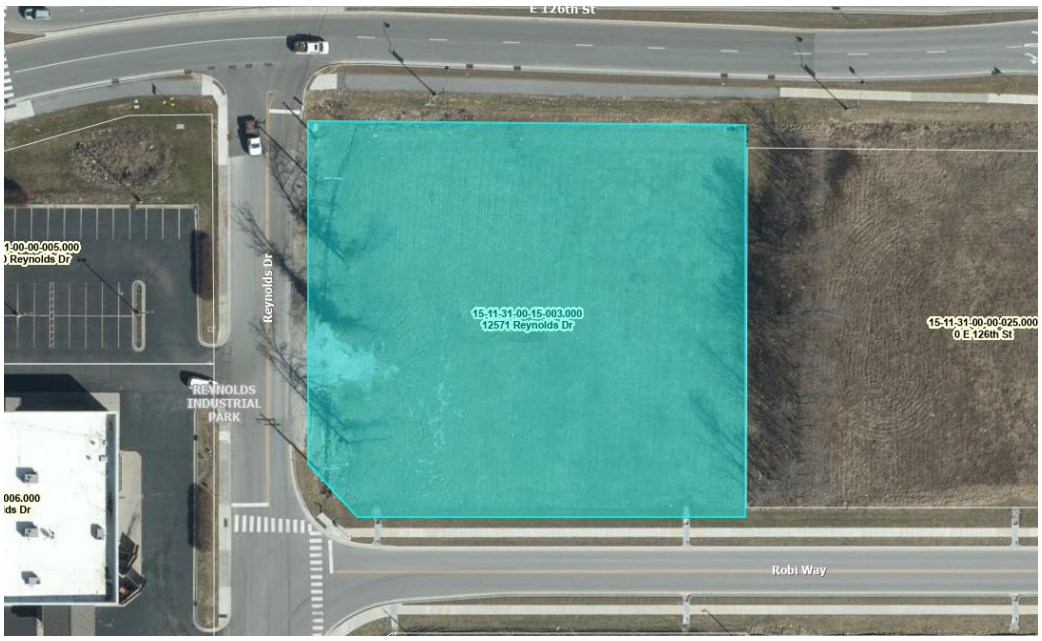
Meeting Date: October 4, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary, Director (hillearyr@fishers.in.us)	PUD-23-11
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Brad Schoeff on behalf of Simran Investments LLC.	12571 Reynolds Drive

REQUEST: Consideration of a site plan and architectural approval of a convenience store and gas station in the Reynolds PUD, generally located south of E 126th Street and east of Reynolds Drive

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
Reynolds PUD and City of Fishers UDO	Renolds PUD (Ord. No. 072496), I-69 Overlay	Employment Node

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The property was zoned Reynolds PUD in July 1996 (Ordinance No. 072496) to allow for the mixed use development along the existing State Road 37.

In 2019 the property was part of text amendment (Ordinance No. 071519B) to allow for the State Road 37 improvements completed by the City of Fishers, Hamilton County, and the City of Noblesville on behalf of INDOT.

PETITION OVERVIEW:

In 2019 Robi Way construction begun to provide better vehicular circulation along the limited accessed area of E 126th Street, which included an intersection improvement at E 126th Street and Parkside Drive.

Simran Investment LLC purchased this property in February 2023 and proposing a total of eight gas pumps with an associated convenience store.

PETITION OVERVIEW:

The project will provide pedestrian access from the Right of Way and will provide pedestrian access along both Renyolds Drive and Robi Way. The Path along E 126th Street already exist. The proposed site plan is below.

- The building material is primary masonry with an IPE Wood material for building accents and a metal awnings.

- The building has modulation along all sides, either through wall modulation or awnings.

- The building and parking lot will have lighting and will be reviewed through the Improvement Location Permit.

North Elevation (Facing 126th Street)

West Elevation (facing Reynolds Drive)

Signage is for scale only. All Signage will be approved via a Permeant Sign Permit by staff.

STAFF COMMENTS:

This project has gone through the TAC process in September 2023.

Outstanding items included updated landscape plan to remove any invasive species proposed. HVAC changes may require ground mounted mechanical units, which will be required to screen. If they are roof mounted, they will be required to be screened by either the parapet wall or other screening material. A commercial building has not been submitted at this time.

Staff recommends approval with the condition:

1. that all TAC items have been addressed; and
2. HVAC (roof mounted or ground mounted) is fully screened

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

NJS FOODMART

E 126TH STREET & RAYNOLD'S DRIVE,
FISHERS, INDIANA 46038

CONTACT INFORMATION

TABBERSON ARCHITECTS
1937 W. ROYALE DRIVE
MUNCIE, IN 47304-3229

INDEX OF DRAWINGS

SHEET: DESCRIPTION:

T1	TITLE SHEET
CE1	ARCHITECTURAL SITE PLAN
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A2X	SITE ELEVATION (FROM 126TH ST)
A2X	SITE ELEVATION (FROM RAYNOLD'S DRIVE)
A3	EXTERIOR ELEVATIONS

SUBMITTAL LOG

PREVIOUS DRAWING RELEASES:

04.26.23-DRAWING SET 1
CITY INITIAL MEETING
07.18.23-DRAWING SET 2
SD OWNER REVIEW SET
07.24.23-DRAWING SET 3
SD OWNER REVIEW SET

DRAWING SET 2:

SCHEMATIC
DESIGN
JULY 24, 2023

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TITLE
PAGE

T1

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JULY 24, 2023
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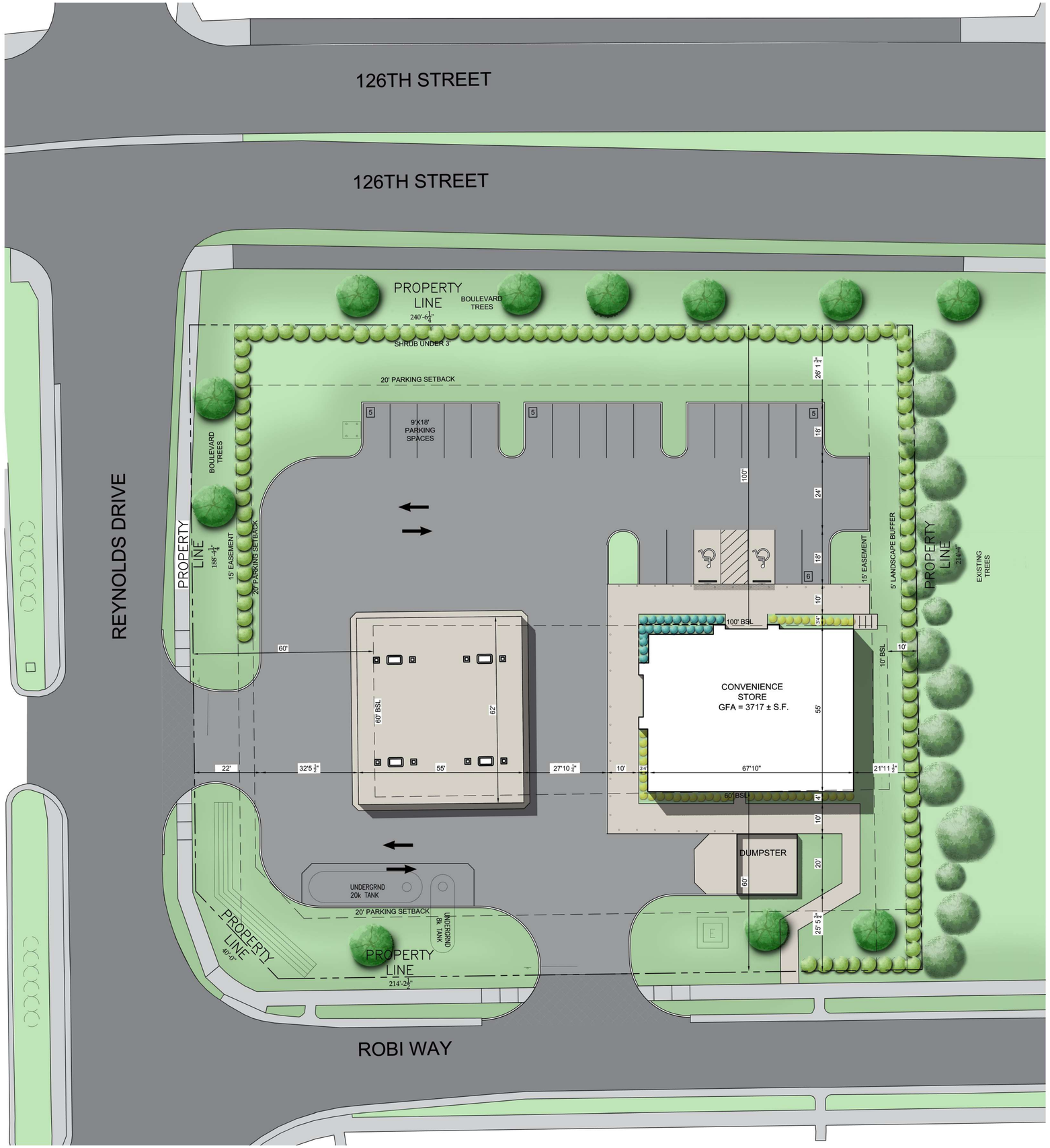
23.907
PROJECT FILE NUMBER:



*ARCHITECTURAL SITE PLAN DOES NOT INCLUDE CIVIL ANALYSIS. VERIFY ALL SITE DIMENSIONS AND DETAILS WITH CIVIL DRAWINGS & CIVIL ENGINEERS

1 / CE1 **Architectural Site Plan**

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

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ARCHITECTURAL SITE PLAN

CE1

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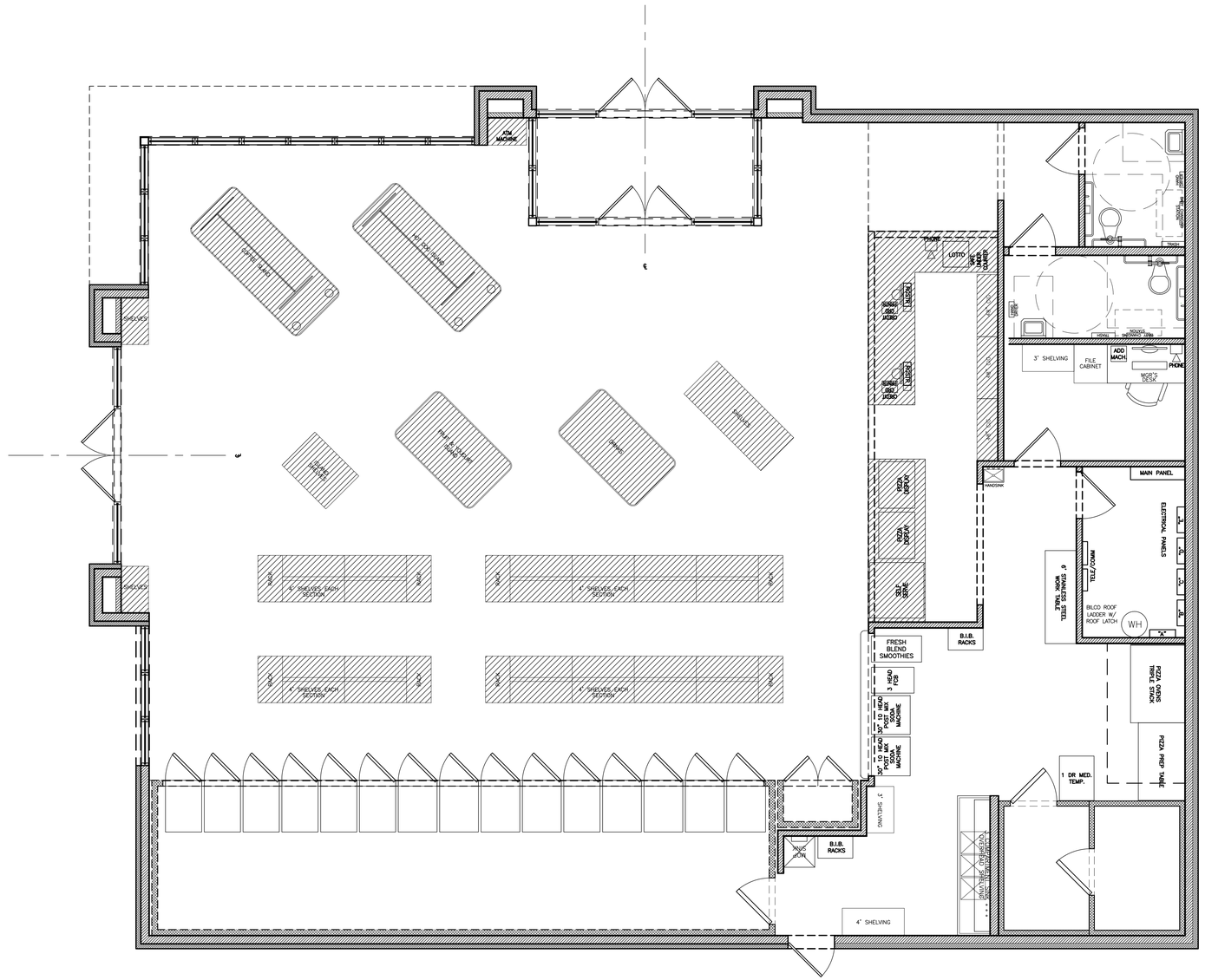

1 / A1 Floor Plan

SCALE: 1/4" = 1'-0"

NORTH

0 4 8 16

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FLOOR PLAN

A1

DRAWING NUMBER:

JULY 24, 2023
DRAWING ISSUE DATE:

23.907
PROJECT FILE NUMBER:

2
A2

WEST ELEVATION

SCALE: 1/4" = 1'-0"

1
A2

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0 4 8 16

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EXTERIOR ELEVATIONS

A2

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1 / A2X

SITE ELEVATION (FROM 126TH ST)

SCALE: 1/8" = 1'-0"

0 4 8 16 32

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SITE ELEVATION

A2X

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JULY 24, 2023
DRAWING ISSUE DATE:

23.907
PROJECT FILE NUMBER:

1
A2X

SITE ELEVATION (FROM REYNOLD'S DRIVE)

SCALE: 3/32" = 1'-0"

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SITE ELEVATION

A2X

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JULY 24, 2023
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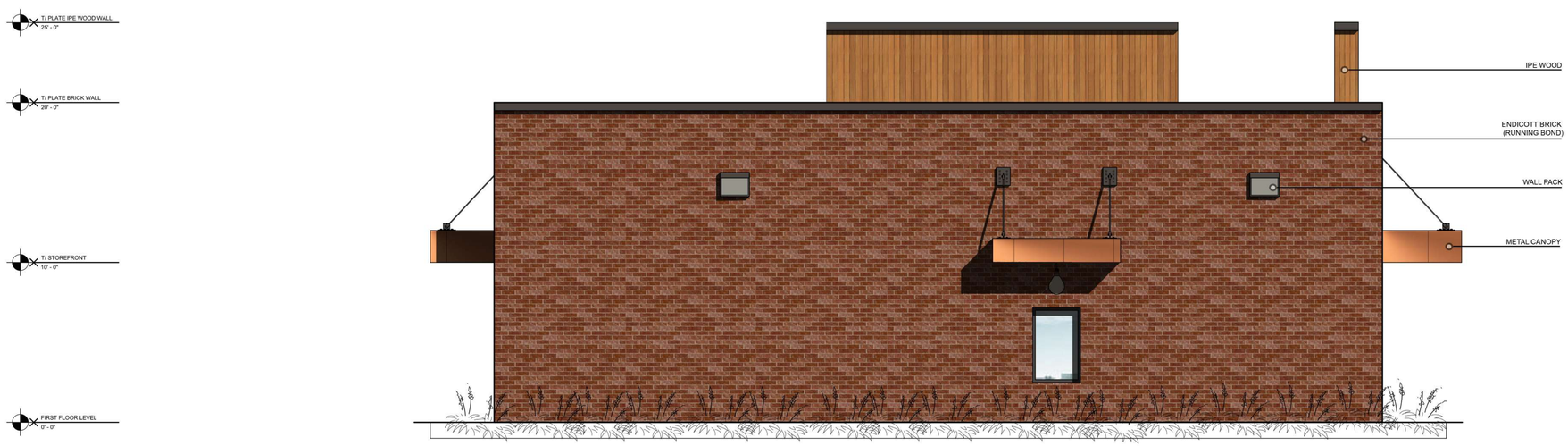
23.907
PROJECT FILE NUMBER:

2 / A3 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



1 / A3 **EAST ELEVATION**

SCALE: 1/4" = 1'-0"

0 4 8 16

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EXTERIOR ELEVATIONS

A3

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