



**Fishers Planned Unit Development (PUD) Committee
Minutes
10/4/2023**

**BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 10/4/2023
DIRECTIONS:**

1. Regular PUD Committee

Mr. Stevenson called the Meeting to order at 5:00 PM. Members present: Shawn Curran, Emily Bowman, Howard Stevenson, Pete Peterson and Megan Baumgartner were not present. Others present: Ross Hilleary, Kay Prange, Gabrielle Herin, Spencer Heffron, Bre King, Tyler Underwood, Tara Anker, Mike Lewis, Murray Clark, William Taverson

- 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)

Bre King presented the architecture for the self-storage site, which was continued from the June PUD meeting. The committee asked for additional materials, and the new submittal contains some roof line variation and changes to blank wall segments. Staff recommends approval as the Petitioner has worked with the City to refine the architecture. Tara Anker, Architect, answered questions about the landscape buffer. The east side was addressed by Shawn Curran and Emily Bowman encouraging less lighting since it is adjacent to a neighborhood and put that cost toward buffering. Staff will continue to work with the Petitioner. Mr. Stevenson asked for a Motion. Mr. Curran made a Motion to approve, with the condition that the Petitioner continue to work with Staff, seconded by Ms. Bowman. The Motion was approved, 3-0.

- c. **Flat Fork PUD**
Case: PUD-23-6

Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road
Request: 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)

Ross Hilleary presented the previous history of the Flat Fork PUD. Previous discussions showed a commercial aspect that has been removed. 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 Recommends: Remove elevation L from Bramante Ranch
Extend porch on Rear Run or remove
Garage color scheme should match the façade to blend in. Stone or brick shall extend to the 2nd floor on the 2-story homes. Murray Clark of Faegre Drinker representing Ryan Homes, presented the updated Petitioner Packet. Certain models may need to be replaced due to Fishers anti-monotony rules. Mr. Stevenson asked for a Motion. Emily Bowman made a Motion to continue to November to wrap up the details on the models/elevations. Both Mr. Stevenson and Mr. Curran seconded. The Request is continued to November.

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)

Ross Hilleary presented the site plan and elevations. In the September TAC meeting, the landscape plan and HVAC screening were reviewed. Staff recommends approval. William Taverson presented the elevations. The façade is glass/brick/ and wood, similar to the Harley-Davison building next door. Mr. Stevenson asked for a Motion. Ms. Bowman made a Motion to approve, seconded by Mr. Curran. The Motion was approved, 3-0

2. Riverplace PUD Committee

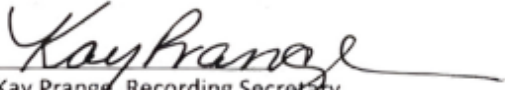
- a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. None

3. Staff Communication

The meeting was adjourned at 5:35.

Respectfully submitted,


Kay Prange, Recording Secretary

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