



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 8/7/2024, at 4:00 PM

DIRECTIONS: Fishers Municipal Center Theater, 1 Municipal Drive, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

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

1. **Call to order / Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Previous Minutes**
 - a. 6-5-24
4. **Public Hearings**
 - a. **Richard E Harold Subdivision Vacation (Fishers Elementary School Renovation)**
Parcels: 15-15-06-01-01-025.000
Address: 11442 Lantern Road
Case: VAC-24-5
Request: Request to vacate the subdivision plat Richard E Harold's Subdivision including Lot 23, 24, Lot 36, 37, 38, 39 and Lot 40 for the Fishers Elementary School renovation.

Petitioner: Nat Aiken (naiken@cripe.biz)
Planner: Kevin Martín (martin@fishers.in.us)

b. Fishers Elementary School Renovation

Parcels: 15-15-06-01-01-025.000

Address: 11442 Lantern Road

Case: PP-24-5

Request: Request to approve a Primary Plat for one (1) lot on 8.25 acres known as Fishers Elementary School.

Petitioner: Nat Aiken (naiken@cripe.biz)

Planner: Kevin Martín (martin@fishers.in.us)

- 5. Old Business**
- 6. New Business**
- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**



CITY OF FISHERS AGENDA

In Accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should 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 ARE ENCOURAGED TO SUBMIT COMMENTS TO THE BOARD VIA FORM SUBMITTAL BEFORE 12PM, ON WEDNESDAY JUNE 5, 2024,

BY GOING TO: https://townoffishers.formstack.com/forms/public_meeting_comment_form

BOARD/COMMISSION: City of Fishers Plat Committee
DATE: Wednesday, June 5, 2024, at 4:00 PM
DIRECTIONS: Launch Fishers Theater-12175 Visionary Way Fishers, IN 46038

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes – [5-1-24](#)

a. CityView Plat Vacation

Parcels: 15-14-01-02-01-010.000, 15-14-01-02-01-011.000, 15-14-01-02-01-012.000, 15-14-01-02-01-013.000, 15-14-01-02-01-014.000, 15-15-06-01-01-001.000, 15-14-01-02-01-015.000, 15-14-01-02-01-016.000, 15-14-01-02-01-019.000, 15-14-01-02-01-020.000

Address: 8775 E 116th Street

Case: VAC-24-3

Request: Request to vacate a plat, on 2.46 acres known as the CityView property.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martín (martinke@fishers.in.us)

[Staff Report](#)

b. CityView Primary Plat

Parcels: 15-14-01-02-01-010.000, 15-14-01-02-01-011.000, 15-14-01-02-01-012.000, 15-14-01-02-01-013.000, 15-14-01-02-01-014.000, 15-15-06-01-01-001.000, 15-14-01-02-01-015.000, 15-14-01-02-01-016.000, 15-14-01-02-01-019.000, 15-14-01-02-01-020.000

Address: 8775 E 116th Street

Case: PP-24-4

Request: Request to approve a Primary Plat, on 2.46 acres known as the CityView property.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martín (martinke@fishers.in.us)

[Staff Report](#)

[Primary Plat](#)

4. Old Business- None
5. New Business- None
6. Staff Communication
7. Findings of Fact – Signatures
Adjournment

Next Meeting: July 10, 2024



Plat Committee Staff Report

Meeting Date: August 7, 2024

DEPARTMENT CONTACT:

Kevin Martín, Assistant Director (martinke@fishers.in.us)

CASE NUMBER:

VAC-24-5

PETITIONER:

Nat Aiken on behalf of Cripe Architects.

PROPERTY ADDRESS/LOCATION:

15-15-06-01-01-025.000

REQUEST: Request to vacate the subdivision plat Richard E Harold's Subdivision including Lot 23, 24, Lot 36, 37, 38, 39 and Lot 40 for the Fishers Elementary School renovation.

APPLICABLE REGULATIONS:

Nickel Plate District Code (NPDC)

EXISTING ZONING:

NPD: Village Center and Highway Center

FISHERS 2040:

Neighborhood Mixed Use

PARENT PARCEL SIZE: 8.25 acres

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

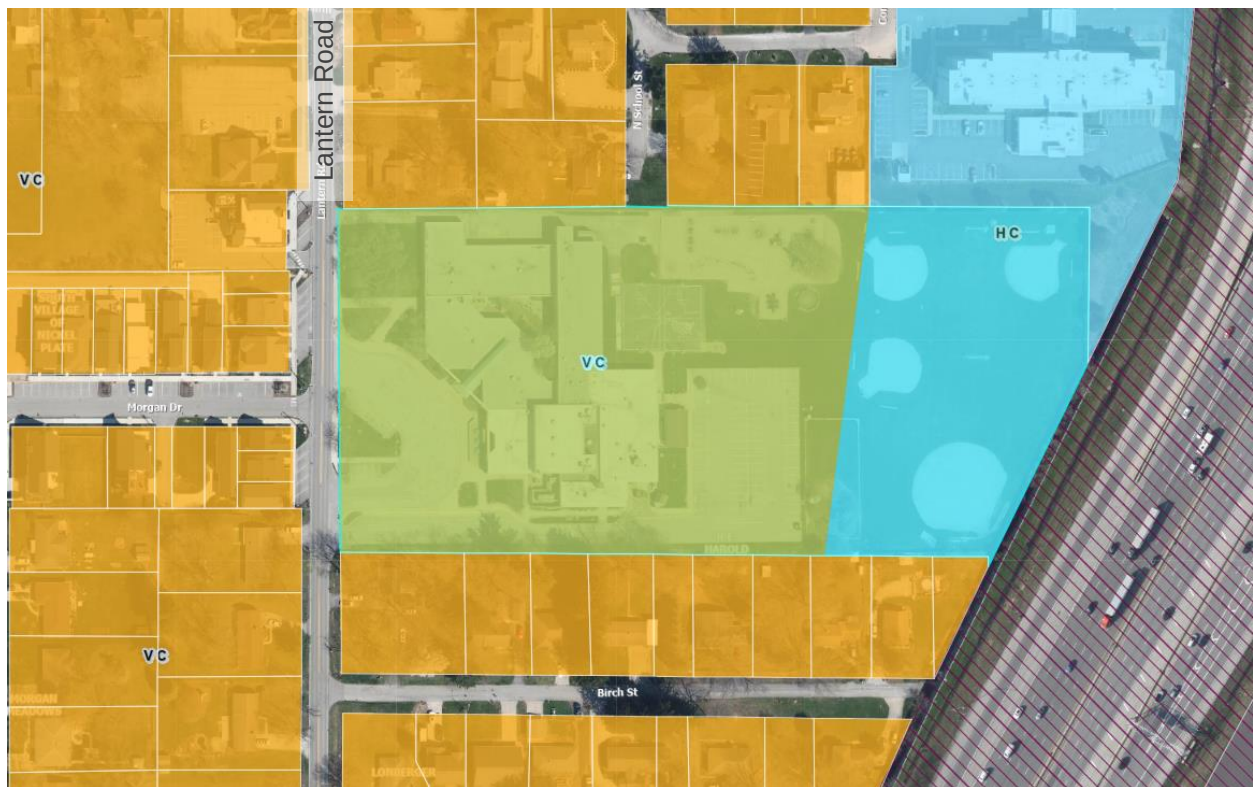
This property is completely located within the Nickel Plate District (NPD) and spans two zones; the western portion is zoned Village Center and the eastern portion is zoned Highway Center, see graphic below.

North: NPD: Village Center and Highway Center (residential, neighborhood commercial, hotel)

East: IKEA PUD (regional retail)

South: NPD: Village Center (residential)

West: NPD: Village Center (residential, neighborhood commercial)



PETITION OVERVIEW:

Nat Aiken on behalf of Cripe Architects request approval of a Plat Vacation for the Fishers Elementary School remodel project. The property has housed the school for various decades; however, the previous plat, Richard E Harold's Subdivision has not been vacated.



Proposed Site Plan

Lot Standards

The proposed lot will be required to meet the standards of the Nickel Plate District Code and Unified Development Ordinance.

Vehicular Access & Street Design

Access will be provided from Lantern Road. There are four existing access points along Lantern Road, the proposal reduces it to three. The proposed central access point will be aligned with Morgan Drive, across Lantern Road.

Pedestrian Improvements

The development will be required to improve the sidewalk along Lantern Road and establish pedestrian connections from the right-of-way to the building entrance.

Open Space & Landscaping

The Nickel Plate District Code (NPDC) does not require open space; however, the proposed renovation includes a playground area, flex open space, and other open spaces.

Utilities

The development will maintain connections to water, sanitary services, and all other utilities during construction.

Waivers Requested

No waivers have been requested.



Concept visual of the remodeled Fishers Elementary School.

PUBLIC COMMENT:

This is a Major Subdivision (5 or more lots and/or new public right-of-way) and was required to be noticed.

No public comments have been submitted at the time of writing this staff report.

STAFF RECOMMENDATION:

The Plat Vacation proposal was reviewed by the Technical Advisory Committee (TAC) in July 2024. All comments have been addressed. Staff recommends approval.

A public hearing is required.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny



Plat Committee Staff Report

Meeting Date: August 7, 2024

DEPARTMENT CONTACT:

Kevin Martín, Assistant Director (martinke@fishers.in.us)

CASE NUMBER:

PP-24-5

PETITIONER:

Nat Aiken on behalf of Cripe Architects.

PROPERTY ADDRESS/LOCATION:

15-15-06-01-01-025.000

REQUEST: Request to approve a Primary Plat for one (1) lot on 8.25 acres for the Fishers Elementary School renovation.

APPLICABLE REGULATIONS:	EXISTING ZONING:	FISHERS 2040:
Nickel Plate District Code (NPDC)	NPD: Village Center and Highway Center	Neighborhood Mixed Use

PARENT PARCEL SIZE: 8.25 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

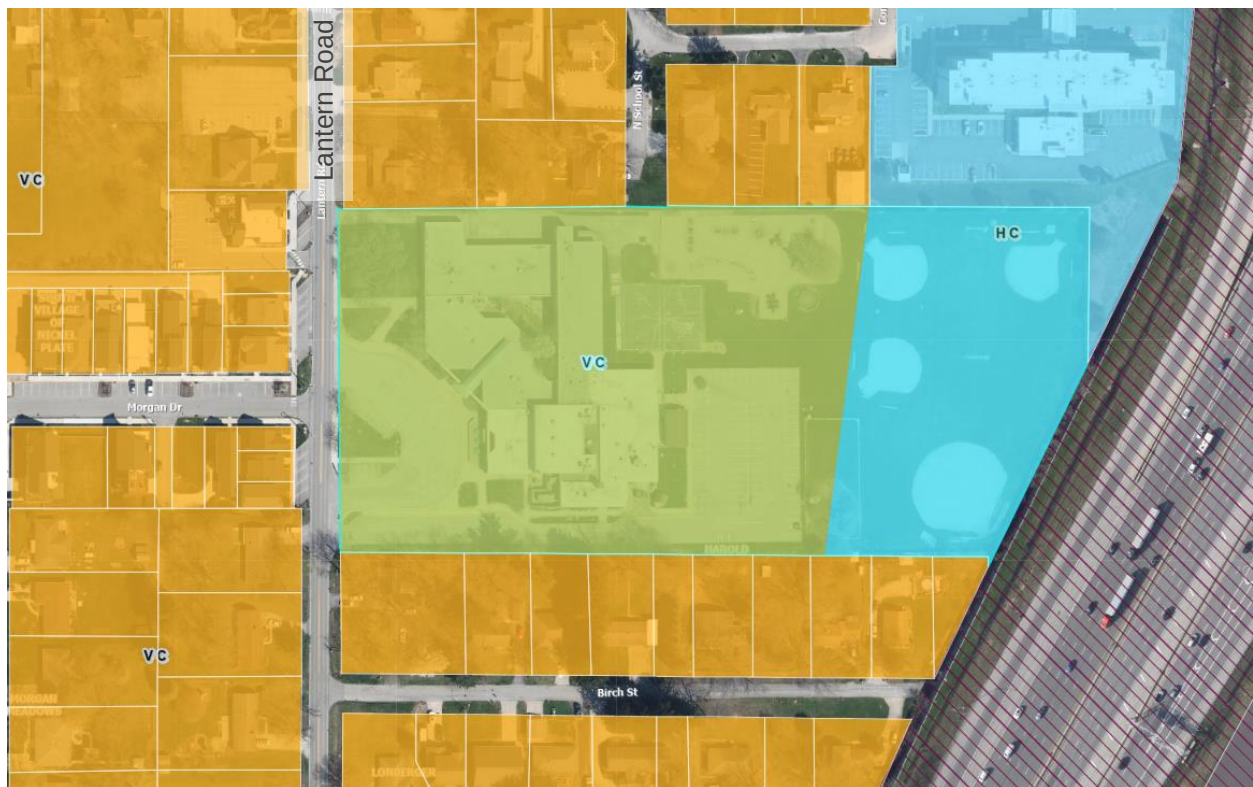
This property is completely located within the Nickel Plate District (NPD) and spans two zones; the western portion is zoned Village Center and the eastern portion is zoned Highway Center, see graphic below.

North: NPD: Village Center and Highway Center (residential, neighborhood commercial, hotel)

East: IKEA PUD (regional retail)

South: NPD: Village Center (residential)

West: NPD: Village Center (residential, neighborhood commercial)



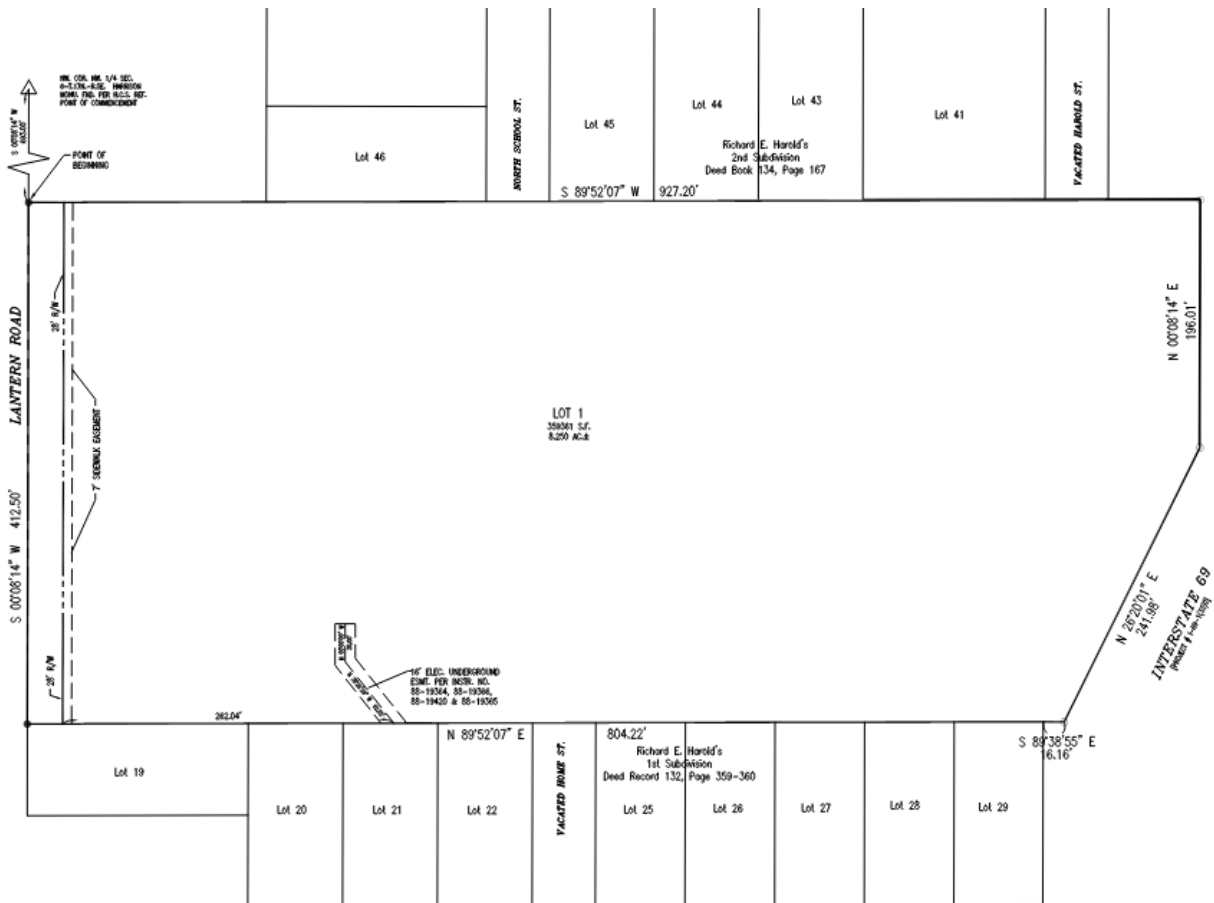
PETITION OVERVIEW:

Nat Aiken on behalf of Cripe Architects request approval of a Primary Plat for the remodeled Fishers Elementary School. The property has housed the school for various decades; however, the plat has not been previously updated to reflect proper property lines, right-of-way, and easements.

PP-24-5

August 7, 2024

This Primary Plat request will align the property's plat with the proposed school renovation project. The existing property lines will remain unchanged.



Proposed Primary Plat

Zoning

The Zoning of the Property is split; the western portion is zoned Village Center (VC) and the eastern portion is zoned Highway Center (HC). The entire site is located within the Nickel Plate District (NPD).



Proposed Site Plan

Lot Standards

The proposed lot will be required to meet the standards of the Nickel Plate District Code and Unified Development Ordinance.

Vehicular Access & Street Design

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Utilities

The development will maintain connections to water, sanitary services, and all other utilities during construction.

Waivers Requested

No waivers have been requested.



Concept visual of the remodeled Fishers Elementary School.

PUBLIC COMMENT:

This is a Major Subdivision (5 or more lots and/or new public right-of-way) and was required to be noticed.

No public comments have been submitted at the time of writing this staff report.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) in July 2024. All comments have been addressed. Staff recommends approval.

A public hearing is required.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny