BOARD/COMMISSION: Fishers Planned Unit Development (PUD) Committee Minutes
DATE: March 6, 2019 at 5:00 PM
DIRECTIONS: Fishers City Hall Auditorium
One Municipal Drive, Fishers, IN 46038-1574

Mr. Block called the meeting to order at 5:00 PM.
Others present: Tony Bagato, Kevin Stotts, Kay Prange, Sam Huston, Jeremy Stewart, Kyle Edigton, Eric Seamands, Nathan Longmeiere, Stu Huckleberry, Caitlin Dopher, Steve Hardin, Rex Ramage, David Compton, Brady Jacobs, Eric Wojak.

Regular PUD Committee
Warren Harling (not present), Leah McGrath, Richard Block, Emily Bowman, Shawn Curran

The Agenda was reorganized for the meeting to allow Leah McGrath to attend for Hub and Spoke (PUD 19-2) and Tide (PUD 19-3). She was not in attendance for The Stations and Whelchel Springs. Shawn Curran recused himself for Hub and Spoke and Tide.

a. **CASE #PUD-19-2 - Hub & Spoke**

LandWorx Engineering on behalf of OnPoint Hub & Spoke LLC. seeks approval the proposed architecture and site layout for the Hub & Spoke project. The property is generally located southwest of the intersection of E 106th Street and Bella Vista Drive on approximately 8.40 acres.

Kevin Stotts, Assistant Director of Planning and Zoning, presented the PUD for architecture and site layout. Staff is supportive. Shawn Curran and Jeremy Stewart with Curran Architecture presented the details of the building and the site in relation to the Nickel Plate Trail.

Ms. McGrath asked about bike parking and Ms. Bowman asked about trail connectivity. Mr. Block asked if there is a plan to allow for expansion? The architects stated that the building footprint will not be expanded. Mr. Block likes the brown brick and bronze awning.

Mr. Block asked for a Motion for PUD-19-2. Ms. Bowman made a Motion to approve, which was seconded by Ms. McGrath. Mr. Curran recused himself. The Motion was approved, 3-0.

b. **CASE # PUD-19-3 - Tide Dry Cleaners**

Triple S Ventures - 116th LLC requests site design and architectural approval for a new multi-tenant building within the Delaware Commons development. The project is generally location on the north side of 116th Street, east of Cumberland Road.

Tony Bagato, Director of Planning and Zoning, presented the site design and the architecture for the building in the Delaware Commons PUD next to the Bank of America. The dry cleaners is the major tenant.
Shawn Curran with Curran Architecture noted that this is a multi-tenant building and presented materials. The sign complied with the PUD requirements. Mr. Block asked if the sign could be toned down and asked about parking - is there enough to cover a restaurant next door?

Mr. Block asked for a Motion for PUD-19-3. Ms. McGrath made a Motion to approve, with conditions that there be further discussion around the sign and more parking if possible - seconded by Ms. Bowman. Mr. Curran recused himself. The Motion was approved, 3-0.

c. CASE #PUD-18484 - The Stations at Fishers District PUD

Faegre Baker Daniels, LLP. on behalf Thompson Thrift seeks approval of the proposed architecture and site layout for the mixed-use office, retail, hotel, and townhome PUD project. The subject property generally located at 9712 and 9799 E 116th, east of The Yard at Fishers District, on approximately 8.67 acres.

Tony Bagato presented the architecture and site layout for the PUD project. This property is next to the Yard and will access and tie-in to the Yard and to Kroger. It will include a 3-story office building, retail, hotel and townhomes. Staff recommends approval.

Steve Hardin, Esq., Faegre Baker Daniels LLC, presented along with Rex Ramage of Pulte and Eric Wojak of Thompson Thrift.

Mr. Block confirmed that the office building is 60,000 sq. feet and that there may be a smaller commercial building. He asked that the building orientation be changed if possible and to be conscious of parking. Mr. Curran noted that the footprint does not match the site plan. Mr. Harding noted that the side facing 116th St. might be more narrow and will work with staff on the final design. Mr. Block asked about the town homes - can the rear elevations be enhanced on the north elevation as viewed from 116th St.

Mr. Block asked for a Motion for PUD-18484. Ms. Bowman made a motion to approve, seconded by Mr. Block. The Motion was approved, 3-0.

d. CASE #PUD-19-4 Whelchel Springs Amenity Center

HWC Engineering on behalf of Lennar seeks approval of the proposed architecture and site layout for the Whelchel Springs Amenity Center. The property is generally located at 11597 Nettle Lane within the Whelchel Springs PUD on approximately 3.24 acres.

Kevin Stotts presented the architecture and site layout for the Amenity Center. Staff recommends approval. Mr. Curran asked if there was a Community room - there is no community room. Mr. Block asked for screening around the basketball goal and can they carry brick around to the rear elevation.

Mr. Block made a Motion to approve PUD-19-4 with the addition of the wainscoting around the rear and screening. Mr. Curran seconded. The Motion was approved, 3-0.

Riverplace PUD Committee

Leah McGrath, Richard Block, Warren Harling, Shawn Curran, Jim Jordan
NONE

The Meeting was adjourned at 5:55 pm.

Next Meeting: March 6, 2019

April 10, 2019

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