



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.

BOARD/COMMISSION: City of Fishers Plan Commission
DATE: Wednesday, November 3, 2021, at 6:00 p.m.
DIRECTIONS: Fishers City Hall Auditorium, One Municipal Dr., Fishers, IN 46038-1574

MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO:
https://townoffishers.formstack.com/forms/public_meeting_comment_form
MEMBERS OF THE PUBLIC MAY STREAM THE LIVE MEETING BY CLICKING [here](#).

1. Call to Order
2. Pledge of Allegiance to The Flag of The United States
3. Roll Call
4. Approval of Previous Minutes – [10-6-21](#)
5. Public Hearings:

a. **RZ-21-8 Delaware Park**

PUD Consideration of a text amendment from PUD-C (Kincaid) to PUD-C (Delaware Park). The text amendment includes the concept plan and development standards for the Highline at Delaware Park project consisting of (a) approximately two hundred eighty (280) multifamily, residential units; (b) approximately eighteen thousand six hundred square feet (18,600 sq. ft.) of first (1st) floor restaurant, commercial and retail space; and (c) approximately four thousand eight hundred (4,800 sq. ft.) of restaurant space.

Petitioner: Steven D. Hardin, Faegre Drinker Biddle & Reath LLP
Project Mgr: Megan Vukusich, Director, Planning & Zoning
(317) 588-1431
vukusichm@fishers.in.us

[Staff Report](#)
[Draft Ordinance](#)
[Engineering Memo](#)
[Kincaid PUD Ordinance](#)
[Fishers 2040 Future Land Use](#)

b. RZ-21-9 Lehman PUD

Consideration of a rezone of 15 acres from R-3 to PUD-R. The new zoning district will be known as the 'Lehman PUD'. The underlying zoning district for this PUD will incorporate the R5 Residential Zoning District development standards found within the City's Unified Development Ordinance (UDO), except as modified by the proposed ordinance. The project consists of 35 single-family residential lots.

Petitioner: Pulte Homes of Indiana, LLC
Project Mgr: Megan Vukusich, Director, Planning & Zoning
(317) 588-1431
vukusichm@fishers.in.us

[Staff Report](#)
[Petitioners Packet](#)
[Fishers 2040 Future Land Use](#)
[Public Comment](#)

c. TA-21-45 Nickel Plate Trail (NPT) Overlay

Consideration of a Text Amendment to the Unified Development Ordinance to establish the Nickel Plate Trail Overlay.

Petitioner: City of Fishers
Project Mgr: Megan Vukusich, Director, Planning & Zoning
(317) 588-1431
vukusichm@fishers.in.us

[Staff Report](#)
[Draft Ordinance](#)
[Location Map](#)

d. TA-21-46 UDO Text Amendment

Consideration of a text amendment to various sections the City of Fishers Unified Development Ordinance (UDO), including Section 4.2.3. Interstate 69 Overlay District, Article 6.2. Accessory Structure Standards, and Article 6.17 Signage Standards.

Petitioner: City of Fishers
Project Mgr: Megan Vukusich, Director, Planning & Zoning
(317) 588-1431
vukusichm@fishers.in.us

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[Draft Ordinance](#)

- 6. Old Business
- 7. Staff Communication:
 - a. Summary of Council Action
 - b. 2022 Meeting Schedule
- 8. Adjournment

Next Meeting: December 1, 2021