

**Fishers Planned Unit Development (PUD) Committee Minutes  
January 12, 2021**

Meeting occurred virtually through Teams.

Ms. Bowman called the Meeting to order at 5:00 PM.

Members present: Emily Bowman, Pete Peterson, Shawn Curran, Megan Baumgartner

Members absent: Warren Harling

Others present: Tony Bagato, Jessie Boshell, Kelly Lewark, Lauren Dahlager, Andrea Davis, David Rausch, Eric Williams and Gary Wendt

**Regular PUD Committee**

*Warren Harling, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner*

**PUD-20-12 Cumberland Cottages PUD**

Consideration of approval of site plan and benchmark elevations for Cumberland Cottages PUD. Project will consist of eleven (11) detached units.

Jessie Boshell, Planner II, presented the project to the committee. The units are geared toward single parent households. The units will be 2-3 bedroom and will incorporate sustainable building materials. Each unit will have a covered parking space and additional parking for guests. Landscaping will consist of nature plantings.

The project is a traditional cottage development. The homes meet UDO requirements. The building materials will consist of shiplap accent siding, smooth lap siding, vinyl windows and panel siding recesses. Each unit will have a front porch with an awning and incorporate natural ventilation and rain capture system. Staff recommends approval.

The petitioner, Andrea Davis, Executive Director of HAND was present to answer committee questions.

Shawn Curran noted he liked the design. He feels it blends well with the area and looks forward to seeing the project.

Pete Peterson inquired about the building materials required in adjoining neighborhoods, as well as carports/garages. He wants to make sure the look is consistent and fits in with the area.

The petitioner and committee discussed the surrounding areas and agreed the project could fit in with the area.

Tony Bagato noted the carports blend well with the architecture and landscaping could hide some of it.

Emily Bowman inquired about access to the neighborhood. The petitioner noted the Engineering department suggested doing full access on 141<sup>st</sup> St/emergency only on Cumberland Road. Mr. Bagato noted that contingencies for access will be discussed at TAC.

Megan Baumgartner likes the architecture and thinks it's a great use for the area.

Mr. Curran inquired about sidewalk access to the residences and connectivity to the multi-purpose trail. The petitioner stated sidewalks and connectivity will be developed in the plan. Mr. Boshell noted the topic will be addressed at TAC.

Mr. Curran made a motion to approve based on the petitioner working out the details on connectivity. Ms. Baumgartner seconded the motion. Approved 4-0.

### **PUD-20-13 The Learning Experience (TLE)**

Consideration of approval of site plan and benchmark elevations for The Learning Experience. Project is proposed at 13650 Bent Grass LN.

Jessie Boshell, Planner II, presented the project to the committee. The proposed project is The Learning Experience Daycare facility. It will have a shared access drive with Verizon. The outdoor play space will be fenced for the safety. The design will incorporate their franchise logo. The architecture is comparable to the Verizon building. Staff recommends approval.

Gary Wendt, The Bradford Real Estate, along with the petitioner was present to answer committee questions. He noted there are over 250 TLE locations in United States. The project will consist of a 10,000 sq ft building with a large outdoor play area which is a major element. There will be a 6 ft high fence around the play area and 4ft high fence around the east and south sides. The logo/entrance is designed to be colorful for the kids.

Megan Baumgartner noted the architecture along the frontage between stone areas and along the sides seems a bit lacking. She suggested adding a different siding or additional architecture feature to elevate the architecture.

Mr. Wendt noted the masonry base around the entire perimeter, cornice detail and different colors used. He said they can introduce a fifth material which could be lighter for contrast. Ms. Baumgartner agreed an additional material or different color would help break it up a bit.

Pete Peterson noted he is less concerned with the color but suggested doing a mural/public art piece.

Shawn Curran needed clarification on if the material proposed is stone or split-faced block. Mr. Wendt noted the material presented is stone. He suggested an option would be to change to brick.

Emily Bowman asked for clarification of the material of the fencing. Mr. Wendt noted it is solid vinyl fencing, either white or off-white in color. Mr. Curran prefers off-white.

Ms. Baumgartner made a motion to approve contingent on the petitioner working with the Planning staff to add an additional architectural element or public art on the west and south sides. Mr. Curran seconded the motion. Approved 4-0.

Meeting adjourned at 5:44pm.

### **Riverplace PUD Committee**

*Warren Harling, Shawn Curran, Megan Baumgartner, Jim Jordan, John Weingardt*

**NONE**