

Fishers Planned Unit Development (PUD) Committee Minutes November 3, 2021

Mr. Stevenson called the Meeting to order at 5:00 PM.

Members present: Pete Peterson, Shawn Curran, Megan Baumgartner, Howard Stevenson

Members absent: Emily Bowman

Others present: Megan Vukusich, Jonah Butler, Kay Prange, Steve Melton, Salil Nair, Rex Ramage, Tabitha Lawson

Regular PUD Committee

Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

a. PUD-21-19 Lehman PUD

Approval of architectural elevations and concept plan for a new 35-unit single-family residential development, known as the Lehman PUD. Property is located at 8115 E 126TH ST.

Megan Schaefer, Director of Planning and Zoning, presented the Lehman PUD request. This is a new residential development for 32 homes. Currently zoned as R-3 with one single-family home on the property. The elevations were presented and of all the elevations, there were 6 highlighted by Staff that need additional features. Staff recommends approval.

Rex Ramage from Pulte presented the overall project, including the home sizes from 1600 to 2700 square feet on a single level. The street was discussed and is the only option given the shape of the site.

In Committee Discussion, Ms. Baumgartner agrees that the 6 elevations need more work or be removed from the design packet. Mr. Ramage agreed to remove. Public Comments had been received regarding change of use vs the existing zoning. R3 requires a 90-ft. wide lot. These are 69-ft wide lots. Mr. Peterson spoke about décor on garage doors and materials in general. Concerned about flat back articulation and bump outs. Looking for a mix to break it up – “No more than 3 homes in a row have a flat back”- add to the PUD. Fire needs 1 access point per 50 homes. Fire has OK'd the plan. Mr. Curran asked about the trail connection. It is under consideration. City will take the trail from E to W.

Mr. Stevenson asked for a Motion for PUD 21-19. Mr. Peterson made a Motion to approve, with the removal of the 6 elevations and the anti-monotony for the flat back homes, seconded by Ms. Baumgartner. The Motion was approved, 4-0.

b. PUD-21-20 Clover Communities, Fishers

Michael Kalberg (mkalberg@crossroadengineers.com) with Crossroad Engineers on behalf of Clover Development is requesting approval of elevations for a 3-story, 199 unit age-restricted senior-living facility. The subject site is located north of 126th and east of IN-37 within the Parkside PUD.

Jonah Butler, Planner II, presented the PUD request. A Text Amendment had been approved over the summer to allow for development. The site plan and landscaping plan were presented as well as materials and elevations. Staff recommends approval. Mr. Nair from Sebree Architects was present to answer questions.

Mr. Peterson asked about lighting and Ms. Baumgartner asked about railings, which are aluminum. The West and South elevations have sections without windows which need something to break it up. It was agreed that more windows would be the answer. Carports are enclosed. These are age restricted, not senior living.

Mr. Stevenson asked for a Motion for PUD-21-20. Mr. Peterson made a motion to approve with the addition of

windows to the West and South elevations and the courtyard design, seconded by Ms. Baumgartner. The Motion was approved, 4-0.

c. **PUD-21-21 Highline at Delaware Park, Buildings #1 & #2, and Clubhouse**

Approval of architectural elevations and concept plan for multifamily buildings #1 & #2, and the clubhouse for a new mixed-use development 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, to be called the Highline at Delaware Park. The project is generally located on the south side of 106th Street, east of Interstate 69.

Megan Vukusich and Steve Hardin of Faegre Drinker presented the PUD. This is a restaurant, residential and commercial space. Mr. Hardin spoke about how to re-invigorate Delaware Park. The Highline will be an amenity to attract business to Delaware Park. The Cedia building is a good example. The project will add Pearl Street with 260 units and enclosed garages. The target is young adults. Staff recommends approval.

Ms. Baumgartner is in favor of the design.

Mr. Stevenson asked for a Motion for PUD 21-21. Mr. Peterson made a Motion to approve, seconded by Ms. Baumgartner. The Motion was approved, 4-0.

Riverplace PUD Committee

NONE

The meeting was adjourned at 5:51 pm.