



PLAT COMMITTEE STAFF REPORT

DEPARTMENT CONTACT:

Ross Hilleary, Asst. Director of Planning & Zoning, 1 Municipal Dr Fishers, IN 46038 hillearyr@fishers.in.us (317) 588-1436

DOCKET NUMBER:

PP-21-6

PETITIONER/PROPERTY OWNER:

Kimley-Horn & Assoc. on behalf of Scannell Properties

MEETING DATE:

Thursday May 27, 2021, 6:00 PM
Fishers City Hall Auditorium

PROPERTY ADDRESS/LOCATION:

Northeast Inspection of Masters Road and E 96th Street; Parcel No. 15-14-11-00-00-017.000 & 15-14-11-00-00-016.000

SPECIFIC REQUEST:

Consideration of a Primary Plat approval for one (1) lot located at the northeast intersection of Masters Road and East 96th Street

SIZE OF PROPERTY:

37.70 acres

EXISTING ZONING:

MA – Municipal Airport

EXISTING LAND USE:

Airport (Undeveloped)

PROJECT SUMMARY:

Consideration of a Primary Plat approval for one (1) lot located at the northeast intersection of Masters Road and E 96th Street on 37.70 acres.

Subject property is zoned MA – Municipal Airport.

LOCATION MAP:



WAIVERS:

YES NO

STAFF RECOMMENDATION

<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> APPROVE WITH CONDITIONS	<input type="checkbox"/> DENY	<input type="checkbox"/> CONTINUE
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ATTACHMENTS

SUBMITTED PLANS

AGENCY COMMENTS

PUBLIC COMMENTS

OTHER

PETITION OVERVIEW:

Consideration of a Primary Plat approval for one (1) lot located at the northeast intersection of Masters Road and E 96th Street on 37.70 acres.

This subdivision will result in one (1) parcel of 37.70 acres to be addressed 9625 Masters Road Fishers, IN 46038 and Block A of approximately 95.05 acres, and Block B of approximately 24.70 acres, respectfully.

Masters Road is shown as a Private Drive with a 90' Access Easement.

This Primary Plat was reviewed through the Technical Review Committee (TAC) in January 2021 and all department comments have been addressed.

As this plat will result in fewer than 5 parcels, it qualifies for the minor subdivision process and does not require public hearing.

WAIVERS TO CONSIDER:

None.

STAFF COMMENTS:

This plat is in line with the objectives of the Fishers Unified Development Ordinance. These parcels are zoned MA – Municipal Airport and align with the proposed Future Land Use Plan of Flex Employment Center / R&D (FE). The future development of the new lot will meet the intention and standards of the established zoning district.

Staff recommends approval of the Plat PP-21-6, as it meets all local and state requirements, as presented.

ATTACHMENTS: 1) Primary Plat