



## 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](mailto:lewarkk@fishers.in.us).*

**BOARD/COMMISSION:** City of Fishers Plan Commission  
**DATE:** Wednesday, March 6, 2019 at 6:00 p.m.  
**DIRECTIONS:** Fishers City Hall Auditorium, One Municipal Drive, Fishers, IN 46038-1574

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes – [February 6, 2019](#)
4. Public Hearings:
  - a. Case #: TA-22866 - Turnberry- Britton Falls Text Amendment **WITHDRAWN**

Consideration of a Text Amendment to the Britton Falls PUD Ordinance amending the Britton Falls commitments concerning the use and development of real estate.

**PETITIONER:** Adam Mears with Gradison Land Development, Inc.  
**PROJECT MGR:** Jessie Boshell, Planner II  
317-595-3116  
[boshellj@fishers.in.us](mailto:boshellj@fishers.in.us)

- b. CASE # TA-19-3 The Preserve at Bridger Pines (Arbor Pines) **Requesting Continuance to April Meeting**

Faegre Baker Daniels LLP on behalf of Boomerang Development LLC request a public hearing and recommendation for a Text Amendment to the Preserve at Bridger Pines PUD to revise the name to Preserve at Arbor Pines and to reduce the planting strip width between the curb and sidewalk from seven and a half feet (7 ½') to six and a half feet (6 ½'). The subject property is generally located on the north side of 96<sup>th</sup> Street, west of the Hamilton/Hancock County Line.

**PETITIONER:** Faegre Baker Daniels LLP on behalf of Boomerang Development LLC  
**PROJECT MGR:** Megan Schaefer, Planner II  
(317) 588-1431  
[schaeferm@fishers.in.us](mailto:schaeferm@fishers.in.us)

c. **CASE #: TA-22252- Crew Carwash** Requesting 2<sup>nd</sup> Continuance

Faegre Baker Daniels, LLP. on behalf of Crew Carwash request a public hearing and favorable recommendation for a Text Amendment to the Delaware Commons PUD Ordinance 051517A to allow a car wash as a permitted use and to incorporate an additional concept plan and illustrative architectural elevations into the PUD. The subject property is located on the NW corner of E 116<sup>th</sup> Street and Cumberland Road and is approximately 1.86 acres.

**PETITIONER:** Faegre Baker Daniels, LLP.  
**PROJECT MGR:** Megan Schaefer, Planner II  
(317) 588-1431  
[schaeferm@fishers.in.us](mailto:schaeferm@fishers.in.us).

[Staff-Report](#)  
[Plan-Commission-Packet](#)  
[Carwash-Traffic-Memo-116th-Cumberland](#)  
[Public-Comment-Full-List](#)  
[Petition-Letters-1](#)  
[Petition-Letters-2](#)  
[Petition-Letters-3](#)  
[Petition-Letters-4](#)

d. **CASE #: PRR-18491 - The Stations at Fishers District PUD** Continued from February Meeting

Faegre Baker Daniels, LLP. on behalf Thompson Thrift request a public hearing and a favorable recommendation to rezone the subject property from Planned Unit Development Commercial (PUD-C) to Planned Unit Development Mixed (PUD-M) for the proposed mixed-use office, retail, hotel, and townhome project. The subject property is located at 9712 and 9799 E 116<sup>th</sup> Street, east of The Yard at Fishers District, on approximately 8.67 acres.

**PETITIONER:** Faegre Baker Daniels, LLP.  
**PROJECT MGR:** Ross Hilleary, Planner II  
(317) 588-1436  
[hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us)

[Staff-Report](#)  
[Petitioner-Packet](#)

e. **CASE # RZ-19-6 RE/MAX Complete**

Jeffrey D. Cummings with RE/MAX Complete request a public hearing and recommendation for a rezone from R2 Residential to C1 Commercial to accommodate a remodel of the existing home from a residence to a real estate office for the property at 13589 E 126<sup>th</sup> Street, generally located on the south side of 126<sup>th</sup> Street, west of Olio Road

**PETITIONER:** Jeffrey D. Cummings with RE/MAX Complete  
**PROJECT MGR:** Megan Schaefer, Planner II  
(317) 588-1431  
[schaeferm@fishers.in.us](mailto:schaeferm@fishers.in.us).

[Staff-Report](#)  
[Petitioners-Packet](#)  
[Zoning-Map](#)

**f. CASE # TA-19-1 Marina Village**

Consideration of a text amendment to change Block I of the Marina Village PUD from two-single family homes, to a re-platted Lot R-8 with one single-family home. Consideration to amend the commitments concerning the use and development of real estate that is restricted by the plat and zoning. The owner is The Marina Limited Partnership and the applicant is Wedgewood Building Company, LLC represented by Gordon Byers

**PETITIONER:** Wedgewood Building Company LLC, represented by Gordon Byers

**PROJECT MGR:** Jessie Boshell, Planner II

317-595-3116

[boshellj@fishers.in.us](mailto:boshellj@fishers.in.us)

[Staff-Report](#)

[PUD-Text-Amendment](#)

[Replat-Block-I--Marina-Village-PUD](#)

[Marina-Village-TA-elevations](#)

**g. Old Business**

**h. New Business-**

- i. **Rules of Procedure** -Member signatures are needed for the Rules update approved on February 6, 2019 to allow Plat Vacations to be heard by the Plat Committee

[2019-02-06-PC-Rules](#)

**i. Staff Communication**

**Next Meeting:** The April Plan Commission meeting is scheduled for **Wednesday, April 10, 2019** due to Spring Break.