



City of Fishers, Indiana
Planning & Zoning Department

TECHNICAL ADVISORY COMMITTEE
MEETING AGENDA

MEETING DATE: Thursday, July 28, 2022
TIME: 9:00 AM
PLACE: Microsoft Teams

Join on your computer or mobile app

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[+1 317-939-6525,,555827731#](tel:+13179396525,555827731#) United States, Indianapolis

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1. PP-22-14 / SP-22-21 / ILP-22-29 / PUD-22-10 — River Place

Parcels: 15-14-09-00-00-006.001, 15-14-09-00-00-006.003, 15-14-10-00-00-037.000, 15-14-10-00-00-038.002, 15-14-10-00-00 037.001, 15-14-10-00-00-037.101, 15-14-10-00-00-037.002, 15-14-10-00-00-037.201, & 15-14-09-00-00-006.004, 15-14 02-02-03-001.000

Ross Nixon (rnixon@structurepoint.com) with American Structurepoint on behalf of CRG Residential request approval of a Primary Plat, Secondary Plat, Improvement Location Permit and PUD Review Committee for the construction of a multi-family residential development, commercial outlets, and the construction of new right-of-way. Subject site is annexed and is generally located northwest of the intersection of Allisonville Road and 96th Street.

Ross Hilleary

2. SIP-22-8 The Cove at Thorpe Creek Section 2

Joseph Heck, on behalf of Fischer Homes, is requesting consideration of a Subdivision Improvement Permit for Section 2 of the Cove at Thorpe Creek. This will include 22 single-family lots developed on 12 acres within the Cove at Thorpe Creek PUDR. Subject site is located to the west and east of Florida Rd, and north of Cyntheanne Rd.

Jonah Butler

3. SIP-22-9 The Woods at Thorpe Creek Section 6

Joseph Heck, on behalf of Fischer Homes, is requesting consideration of a Subdivision Improvement Permit for Section 6 of the Woods at Thorpe Creek. This will include 15 single-family lots developed on 32 acres within the Cove at Thorpe Creek PUDR. Subject site is located to the north of Thorpe Creek and south of Autumn View Way.

Jonah Butler

4. SIP-22-7 The Cove at Thorpe Creek Section 1

Joseph Heck, on behalf of Fischer Homes, is requesting consideration of a Subdivision Improvement Permit for Section 1 of the Cove at Thorpe Creek. This will include 43 single-family lots developed on 19.22 acres within the Cove at Thorpe Creek PUDR. Subject site is located to the west of Florida Road and north of Cyntheanne Rd.

Jonah Butler

5. ILP-22-30 & PUD-22-11 Gray Eagle Golf Course

Kaleb Sondegrath with Kimley-Horn is requesting consideration of the Improvement Location Permit and Architectural Elevations for the Gray Eagle Clubhouse development. The project will involve the demolition and replacement of the existing Gray Eagle golf course clubhouse with a larger commercial facility (27,735 SF), including a food vendor, and subsequent site improvements. The property is zoned PUDM – Gray Eagle and is located south of 126th and east of Brooks School Rd, adjacent to the Gray Eagle subdivision.

Jonah Butler

Informational TAC Items

Informational TAC Items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for communicative purposes to the various agencies. If you have questions or comments regarding these projects, please contact Ross Hilleary at hillearyr@fishers.in.us or 317.588.1436

1. PP-22-13 / SP-22-20 — Home Court Estates

Parcel: 13-11-28-00-00-022.001

Kyra Miller / Nathan Althouse (kmiller@msinc.us) request approval of a Primary and Secondary Plat of 2 lots known as Home Court Estates . Subject area is 6.05 Acres. Property is zoned R2 and is generally located West of Promise Road and North of 131st, with a common address of 11186 E 131st.

Bre King

2. PP-22-15 — River Ridge

Parcel: 14-10-24-00-00-004.000

Joseph Trtan (joet@forefrontse.com) requests approval a Primary Plat of 3 lots on 5.77 acres, known as River Ridge. Subject site is generally located Southwest of Long Grove Ln and Allisonville Rd, with a common address of 14050 Allisonville Rd. Property is zoned R2.

Bre King

3. SIP-22-10 / SP-22-22 Grantham Section 4

Kyle Eichhorn (keichhorn@hwcengineering.com) is requesting consideration of Section 4 of the Grantham Subdivision Improvement Permit and Secondary Plat. Section 4 will include 48 new single-family lots on 28.35 acres, within the Grantham PUDR zone. The subject site is generally located north of 113th street and west of Southeastern Parkway.

Jonah Butler