



City of Fishers, Indiana
Planning & Zoning Department

TECHNICAL ADVISORY COMMITTEE
MEETING AGENDA

MEETING DATE: Thursday, September 29, 2022
TIME: 9:00 AM
PLACE: Microsoft Teams

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1. PP-22-14 Andretti Autosports Primary Plat

Civil & Environmental Consultants, Inc. on behalf of Dillon Construction requests approval of a Primary Plat on 98 acres, known as the Andretti Autosport property. Property is zoned MA Municipal Airport. Subject site is generally located on the north side of 96th Street, west of Hague Road with a common address of 10050 Hague Road.

Petitioner: Aaron Hurt (ahurt@cecinc.com)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

2. SIP-22-12 & SP-22-27 Courtyards of Fishers

Matt Maple with HWC Engineering, on behalf of Epcon Communities, is requesting consideration of the SIP and SP for the Courtyards of Fishers, a 50-lot age-targeted single-family courtyard-style community. The subject site is zoned PUDR and is generally located at the northwest corner of Southeastern Pkwy and 113th St, with a common address of 16000 E 113th Street.

Petitioner: Matt Maple (maple@hwcengineering.com)

Planner: Jonah M Butler (butlerj@fishers.in.us)

INFORMATIONAL TAC ITEMS

This section was previously reserved for Minor 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.

3. ILP-22-34 Starbucks (96th St)

Tanya Lakes with Versatile Construction Group is requesting consideration of the ILP for the proposed Starbucks drive-thru restaurant. The subject site is zoned PUDM and is generally located north of 96th St and east of Lantern Rd, with a common address of 8880 E 96th Street. A variance is being requested from the Fishers BZA to permit a drive-thru at this location (to be heard in October).

Petitioner: Tanya Lakes (sdoty@versatile-llc.com)

Planner: Jonah M Butler (butlerj@fishers.in.us)

4. SP-22-26 & ILP-22-35 South Village at Nickel Plate, Section 5

Civil Site Group, Inc. on behalf of Joe Nixon Properties, LLC. requests approval of a Secondary Plat and Improvement Location Permit of four (4) lots on .97 acres. Property is zoned VC – Village Center. Property is generally located on the west of Lantern Road with the common addresses of 11347 & 11355 Lantern Road.

Petitioner: Brian Cross (bcross@civilsite.net)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

5. ILP-22-37 Lou Malnati's

Knauer Incorporated on behalf of the Malnati Org, LLC is requesting consideration of a minor Improvement Location Permit for site renovations. This is located in the Parkside PUD. The subject site is located at the Northeast corner of 131st and Parkside Dr, with a common address of 13147 Parkside Drive.

Petitioner: Mayur Modi (mmodi@knauerinc.com)

Planner: Bre King (Kingb@fishers.in.us)

6. RZ-22-4 Magnolia Grove Salon Rezone

Bill Butz of Kimley-Horn and Associates, is requesting consideration of a rezone of 1.76 acres from R2 to C1. The subject site is located at a common address of 13484 E 116th St.

Project Engineer: Bill Butz (bill.butz@kimley-horn.com)

Planner: Bre King (Kingb@fishers.in.us)

7. ILP-22-36 Napleton Kia Parking Lot Re-striping

EFN Fishers Properties, LLC is requesting consideration of a minor Improvement Location Permit for additional parking spaces along US 37. This is located in the Britton Industrial Park and Nuckols PUD. The subject site is located at the Northwest corner of 135th and Britton Park Rd, with a common address of 13417 Britton Park Rd.

Petitioner: Stefanie Day (Stefanie.day@napleton.com)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

8. RZ-22-5 Commons at Fishers District Rezone

The City of Fishers is requesting consideration of a Rezone from Employment Node to Planned Unit Development-Mixed Use for an expansion to Fishers District including new retail, restaurant, entertainment, and residential uses. The property is generally located on the east side of USA Parkway, south of Fishers District. Parcels: 15-15-06-00-00-013.000, 15-15-06-00-00-014.000, 15-15-06-00-00-015.000, 15-15-06-00-00-001.003, 15-15-06-00-00-002.000, and 15-15-06-00-00-001.103

Petitioner: City of Fishers / Thompson Thrift
Planner: Megan Vukusich (vukusichm@fishers.in.us)