

Fishers Planned Unit Development (PUD) Committee Minutes
July 13, 2022

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

Members present: Shawn Curran, Howard Stevenson, Emily Bowman and Megan Baumgartner

Members absent: Pete Peterson

Others present: Megan Vukusich, Bre King, Jonah Butler, Kelly Lewark, Susan Baker, Nathan Barr, Mitchell Rybacki, Allie Woodruff, Karmen Deaton, Tom Kerker, Brandon Herbert, Bridget Bray and Andrew Churchill.

Regular PUD Committee

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

PUD-22-7 List Bio

List Biotherapeutics Inc. requests PUD Committee approval of architecture for a new 132,298 square foot biotechnology building with associated site improvements. Subject site is generally located on the SW corner of 126th Street and Cumberland Road within the Fishers Life Science and Innovation Park.

Megan Vukusich presented the staff report. The proposed building is located within the Fishers Life Science and Innovation Park. To the south is the site for Stevanato Group, who is building a new 385,000 sf pharmaceutical glass manufacturing facility. The PUD Committee approved elevations for Stevanato in October 2021. This site is currently under construction. Ms. Vukusich shared elevations of the List Bio building and wanted to note the façade facing 126th Street will have a significant amount of landscaping not only for buffering from the residences to the north but will also provide a nice streetscape. The building meets all applicable architectural, lighting, landscape, and site design requirements and staff recommends approval on the condition that all TAC comments are addressed prior to final permit approval.

Mitch Rybacki, DPS Group, representing the petitioner provided samples to the committee for their review. He explained the entire façade it Tilt up concrete wall systems with adjoining pattern every 30 feet. The colors range from light to dark gray. Ms. Bowman asked about if the infrastructure/traffic on Cumberland Road has been addressed. Ms. Vukusich stated the Engineering team has approved the traffic flow for the site with the addition of an interior road south of the proposed development. Ms. Bowman asked about the future expansion noted on the plan. Mr. Rybecki replied they don't have a timeline for expansion but would like to plan for it, in case it's feasible in the future. Mr. Curran asked about landscape berming. Karmen Deaton from Kimley-Horn stated it's just perimeter landscaping at grade. Ms. Bowman asked what type of landscaping will be provided. Ms. Deaton replied the majority are trees on the exterior portion and some shrubs on the interior. Mr. Curran asked if there is fencing planned for around the property. Ms. Deaton said no, not currently. Mr. Curran also noted he would like to see berming to soften the edges and break up the mass.

Mr. Stevenson asked for a Motion. Ms. Baumgartner made a Motion to approve the project as presented without the berming. Motion failed. Mr. Curran made a motion to approve, with the condition that 3 to 4 foot mounding shall be provided along 126th street to soften the façade along the frontage. Ms. Bowman seconded the Motion. The Motion was approved, 4-0.

Shawn Curran recused himself for the next item on the agenda.

PUD-22-9 Starbucks

Nathan Barr with Kimley Horn requests PUD Committee approval of architecture for a 2,225 sf Starbucks Shell building that includes utilities, parking and a drive through. Subject site is generally located West of SR27 and South of E 131st St. in the Parkside PUD.

Bre King presented the staff report and elevations. She noted these are the new elevations that were sent on 7/12/22. The new design does not feature the roof modulation that the original design did. It also changed the awnings slightly. Staff recommends approval and suggests a mural be placed on the South elevation due to the visibility from SR 37 and as a way to draw attention to the business and enhance the SR 37 streetscape.

Nathan Barr, the petitioner outlined the request and asked if the committee had questions. Ms. Bowman encouraged the artist element on the south elevation. Ms. Baumgartner asked what caused the change in articulation. Mr. Curran stated the design updates came from Starbucks as this was a prototype design change. Part of the change was going from fabric awnings to metal canopies. He also noted he discussed the mural idea with the developer, and he was expressed concern about trying to incorporate that with the Starbucks brand.

Ms. Baumgartner made a Motion to approve as presented, with a condition that a mural be placed on the south elevation. Ms. Bowman seconded the motion. Motion passed, 3-0.

Staff Communication: new meeting location starting in August will be Launch Fishers Huston Theater, 12175 Visionary Way, Fishers, IN 46038

The meeting was adjourned at 6:00 pm.