



**City of Fishers, Indiana
Planning & Zoning Department**

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, with the Planning & Zoning Department, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

TECHNICAL ADVISORY COMMITTEE AGENDA
MEETING AGENDA

MEETING DATE: Thursday, December 19, 2019
TIME: 9:00 AM
PLACE: City Hall Auditorium
1 Municipal Drive
Fishers, Indiana 46038

1. Hunters Run Section 6 – SP-19-33 / SIP-19-16

*Parcels: 13-12-30-00-00-007.002, 13-12-30-00-00-009.303, 13-12-30-00-00-007.003,
13-12-30-00-00-009.003, 13-12-30-00-00-007.005, 13-12-30-00-00-007.004,
13-12-30-00-02-001.003, 13-12-30-00-02-001.002, 13-12-30-00-00-009.003,
13-12-30-00-00-007.006, 13-12-30-00-00-009.203*

HWC Engineering on behalf of the Pulte Group requests approval of a Subdivision Improvement Permit and Secondary Plat for combined Section 6 and 8 for the Hunters Run Subdivision. Section 6 will be a combined section of section 6 and 8 and were platted as part of the original subdivision. Project will consist of forty-nine (49) lots on 48.12 acres. Hunters run is generally located South of 136th Street, and west of Cyntheanne Road. Brandon Burke with HWC Engineering is the Project Engineer (bburke@hwcengineering.com).

Jessie Boshell

2. Cyntheanne Meadows – PP-19-24 / SP-19-37 / SIP-19-18

Parcel: 13-12-32-00-00-004.001

Bill Evans with HG Surveys on behalf of KLS Services, LLC request approval of a Primary Plat, Secondary Plat, and Subdivision Improvement Permit for the Cyntheanne Meadows Subdivision. Project will consist of fourteen (14) lots on approximately 13.116 acres. Project is located south of 126th Street, East of Cyntheanne Park, and west of the Piper Glen Subdivision. Bill Evans with HG Surveys is the Project Engineer (bevans@hgsurveys.com).

Jessie Boshell

3. Ritchey Reserve – SP-19-34

Parcel: 14-14-12-00-00-001.002

RQAW on behalf of Real America, LLC request approval of a Secondary Plat for two lots. Project will consist of the Ritchey Reserve Senior Living Project located at 7877 E 106th Street. Property is zoned PUD-R (Ritchey Reserve) and is approximately 11.47 acres. Site is located on the southside of 106th Street. Matt Oman (moman@rqaw.com) with RQAW is the Project Manager.

Jessie Boshell

4. Sunderman Estates – PP-19-22 / SP-19-32

Parcel: 13-15-04-00-02-009.000

Nathan Althouse with Miller Surveying requests approval of a Primary and Secondary Plat for one (1) lot located at 11110 E 106th Street. Property is approximately 5.07 acres. Project engineer is Nathan Althouse with Miller Surveying (kmiller@msinc.us).

Gary Huddleston

5. Sanctuary at Steeplechase Section 6 – SIP-19-17 / SP-19-36

Parcel: 13-16-07-00-00-012.003

Lennar Homes of Indiana, Inc. requests approval of a Subdivision Improvement Permit and Secondary Plat for thirty-four (34) lots on 13.49 acres, generally located on the north side of 96th Street, west of Cyntheanne Rd. Kyle Eichhorn with HWC Engineering is the Project Engineer (keichhorn@hwcengineering.com).

Gary Huddleston

6. AMP West – ILP-19-15

Parcel: 15-10-36-04-02-017.001

Amp West, LLC requests approval of an Improvement Location Permit to construct a 6,350 square foot, multi-tenant office building at 13 Municipal Drive, west of the City's Amphitheater. The property is zoned Municipal Center (MC) and is within City Limits. This project previously went through TAC in March 2019 but is coming back to TAC because significant changes have been made to the initial design. Grant Shortridge with Hamilton Designs is the project engineer (gshortridge@hamilton-designs.com).

Megan Schaefer

7. South Village of Nickel Plate Section 4 – PP-19-25 / SP-19-38

Parcel: 15-14-01-02-05-009.000

Stoepfelwerth & Associates, Inc. on behalf of Rekaz Home Remodeling, LLC. request approval of a Primary Plat and Secondary Plat for one (1) lot located on .33 acres. The property is generally located west of Meadows Drive with the common address of 11301 Meadows Drive. The property is zoned VC – Village Center and is within City Limits. Leigh Anne Ferrell (lferrell@stoepfelwerth.com) is the project manager.

Ross Hilleary

8. Humane Society for Hamilton County – PP-19-23 / SP-19-35 / ILP-19-55 / PUD-19-17

Parcels: 14-14-12-00-00-001.001, 14-14-12-00-00-001.101, 14-14-12-00-00-001.003

LandWorx Engineering on behalf of the Humane Society for Hamilton County requests approval of a Primary Plat, Secondary Plat, and Improvement Location Permit for one (1) lot of approximately 8.577 acres for the construction of a 40,000 ± sq. ft. animal shelter. The project is located at 10501 Hague Road, Fishers IN 46038, within city limits, and is currently zoned PUD-C. Leslie Steinert with LandWorx is the project manager (leslie.steinert@landworxeng.com).

Andrew Magee

MINOR TAC ITEMS

Minor TAC items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for informational purposes. If you have questions or comments regarding these projects, please contact Megan Schaefer at schaeferm@fishers.in.us or 317-588-1431.

9. The Stations Hotel – ILP-19-54

Parcel: 14-15-06-00-00-006.002

Mike Timko with Kimley-Horn on behalf of Thompson Thrift Development Inc. request approval of an Improvement Location Permit for the hotel at The Stations. Improvements are limited to the building, utility connections, and sidewalk/patio space surrounding the building. Proposed project will be located on approximately 2.12 acres. Mike Timko with Kimley-Horn is the Project Engineer (mike.timko@kimley-horn.com).

Jessie Boshell

10. Grantham PUD - RZ-19-13/ PUD-19-14

Parcel: 13-12-32-00-00-023.004

Faegre Baker Daniels, LLP on behalf of Platinum Properties seeks approval of a rezone of 16065 Southeastern Parkway from R-2 to PUD-R. Project will consist of 138 acres and will consist of a mixture of lot sizes and product type. Property is located on the north side of 113th Street, just south of Southeastern Parkway. Mark Leach with Faegre Baker Daniels, LLP is the Project Manager (mark.leach@faegreBD.com).

Jessie Boshell