

Fishers Planned Unit Development (PUD) Committee Minutes January 5, 2022

Mr. Stevenson called the Meeting to order at 5:00 PM. This was a Virtual Teams meeting.

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

Members absent: Pete Peterson

Others present: Megan Vukusich, Bre King, Kay Prange, Tracy Gaynor, Kay Prange, Bill Butz, Charlie Hill, Eric Gleissner, Tony Bagato, Wes Snyder, Derek Fields, Shelby Bowen, Jason Bunch, Ty Rinehart, Melissa Garrison

Regular PUD Committee

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

a. PUD-21-24 Techway

Bill Butz with Kimley-Horn and Associates, Inc. on behalf of Rebar Techway, LLC. is requesting consideration of the site plan and architectural elevations for a proposed 2-story 14,870 sq ft office building and future consideration of a renovated 1-story 8,310 sq ft office building. The project is located within the Northeast Commerce Park PUD. The subject site is located on the north side of the intersection of Lantern Road, Technology Way and Commercial Drive with the common address of 8933 Technology Drive.

Megan Vukusich, Director of Planning and Zoning, presented the project. This is located in the Northeast Commerce Park PUD, including two office buildings and a Public Trailhead for the Nickel Plate Trail. Staff is working with the Petitioner on additional features for the existing building to tie it in with the new 2-story office building. This is a high priority location. Ross Hilleary, Bill, Shelby, Wes, and Derek all presented aspects of the new building. It will be a single occupant building with a café, patio, and deck. They are working with Nickel Plate Arts on a piece of public artwork. Rebar is moving into the existing building. Wes presented newer building elevations for the one-story building. Staff recommends approval.

Shawn Curran had questions about the previous project that was proposed in that spot several years ago. He likes this as a nice solution to the location. Wants more work done on the one-story building to tie it in. Emily Bowman and Megan Baumgartner agree.

Mr. Stevenson asked for a Motion. Mr. Curran made a Motion to approve the two-story building only, with staff and the petitioner continuing to work on the one-story building, seconded by Ms. Bowman. The Motion was approved, 4-0.

b. PUD-21-27 Gorman & Bunch Orthodontics- 12330 Olio Rd.

Eric Gleissner with Civil Site Group Inc. is requesting approval of architecture and site design for a 9000 sf, 2-story structure with associated parking, and landscaping. The subject site is located South of 126th and West of Olio Rd. property is zoned PUD (Village at Gray Eagle).

Mr. Curran recused himself from the vote because this architectural work is being done by his firm. Bre King, Planner II, presented the request. This is for a 9000-sq. ft, 2 story building in the Village at Gray Eagle PUD. All staff comments have been addressed in TAC. It will house Gorman & Bunch Orthodontics and one other occupant. Staff recommends approval.

Eric Gleissner with Civil Site Group presented elevations and was available for questions. Emily Bowman asked about the roof slope, which was answered by Mellissa Garrison with Curran Architecture. She agrees that it is a nice fit for the

area.

Mr. Stevenson asked for a Motion. Ms. Bowman made a Motion to approved which was seconded by Ms. Baumgartner. The Motion was approved, 3-0. Mr. Curran abstained from the vote.

c. PUD-21-28 Geist Manor Architecture- 113th and Florida Rd.

Tony Bagato with Lennar is requesting approval of additional home elevations for the Geist Manor PUD. The subject site is located North of 113th and East of Florida Rd. The property is zoned PUD (Geist Manor).

Geist Manor was presented by Bre King. This is a subdivision with 47 lots. She presented the elevations- all have elements of stone. There was an original PUD in 2017 by Fishers Homes but that Plat expired. Staff Recommends approval.

Lennar is the new developer and will be proposing a Primary Plat in February of 2022. Some comparison was discussed between the Fishers Homes elevations and the Lennar additions. They are estate-looking homes and are in a priority location.

Tony Bagato with Lennar homes was present. They will move forward to the Primary Plat in February if approved. Shawn Curran asked if the Fishers Homes are being replaced by the new Lennar elevations. They are not being replaced, they are being offered in addition to the Fishers Homes elevations. Howard Stevenson asked if there was an anti-monotony statement in the PUD. This was confirmed.

Mr. Stevenson asked for a Motion. Ms. Bowman made a Motion to approve, seconded by Mr. Curran. The Motion was approved, 3-0. Ms. Baumgartner was not present for the vote.

Riverplace PUD Committee

NONE

The meeting was adjourned at 5:40 pm.