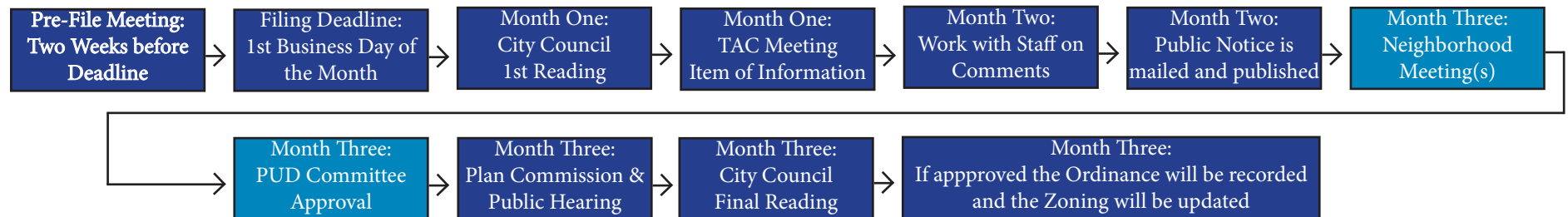




2025 Application Process, Deadlines & Meetings

Rezones & Text Amendments

To change or modify the zoning of a property, a rezone or text amendment is required. Staff recommends all rezones and text amendments have a neighborhood meeting, if applicable. If the project is within an existing or proposed Planned Unit Development, it will go before PUD Committee for approval. Rezones & Text Amendments require a 10-day notice. Staff handles Public Notices.



Improvement Location Permit (ILP) & Subdivision Improvement Permit (SIP)

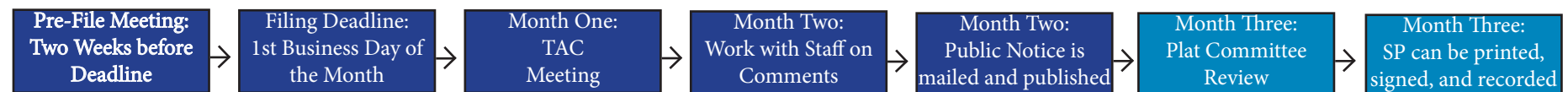
An ILP (commercial/mixed use) or SIP (residential) application is required for all site work. If the project is within a Planned Unit Development it will go before PUD Committee for approval.



Primary Plat (PP), Secondary Plat (SP), & Plat Vacations

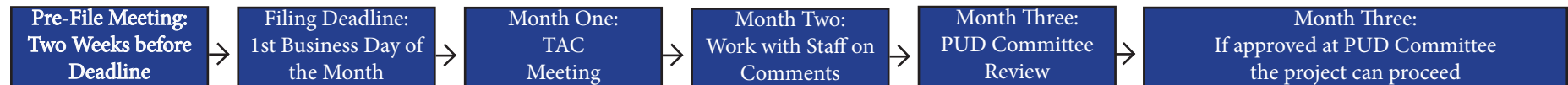
A Primary Plat determines overall density. A Secondary Plat determines easements and property lines, dedicates right-of-way, and is recorded. A Vacation removes previously approved platted property.

Primary Plats and Plat Vacations go before the Plat Committee for approval and require a 10-day notice. Staff handles Public Notices.



Planned Unit Development (PUD) Application

All projects within an existing or proposed Planned Unit Development (PUD) go before the PUD Committee for site/concept plan and/or architecture approval





2025 Application Process, Deadlines & Meetings

Nickel Plate Review Committee (NPRC)

The Nickel Plate District is a form-based code and encompasses all of Downtown Fishers. If a project is within the Nickel Plate District it will go before the NPRC for site plan, architecture and waiver approval.



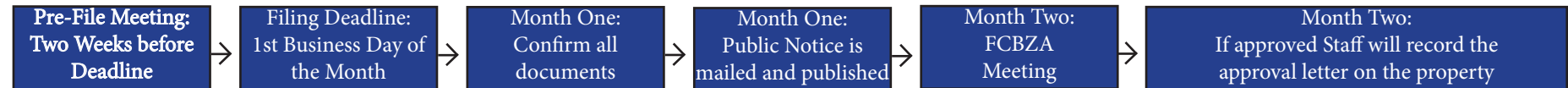
Fishers Board of Zoning Appeals (BZA)

Development Standards Variance, Land Use Variance, or Special Exceptions request within City Limits and unincorporated Delaware Township. A Development Standards Variance require a 10-day notice and a Land Use Variance requires two publications. Staff handles Public Notices.



Fall Creek Board of Zoning Appeals (FCBZA)

Development Standards Variance or Land Use Variance request in unincorporated Fall Creek Township. A Development Standards Variance require a 10-day notice and a Land Use Variance requires two publications. Staff handles Public Notices.



Annexation (Voluntary)

Property that is within incorporated Delaware or Fall Creek Township that is eligible for annexation. This requires a 20-day notice. Once submitted Staff handles Public Notices and City Council documents.



Vacations

To remove a Utility Easement or remove Right-of-Way it must be Vacated through City Council action. Vacations require a 10-day notice. Staff handles Public Notice.





2025 Application Process, Deadlines & Meetings

Plat Committee	Planned Unit Development (PUD) Committee	Advisory Plan Commission	City Council	Nickel Plate Review Committee (NPRC)	Fishers Board of Zoning Appeals (BZA)	Fall Creek Board of Zoning Appeals (FCBZA)	Technical Advisory Committee (TAC)
Fishers Municipal Center Theater 4 PM	Fishers Municipal Center Theater 5 PM	Fishers Municipal Center Theater 6 PM	Fishers Municipal Center Theater 7 PM	Fishers Municipal Center Nickel Plate Conference Room 5 PM	Fishers Municipal Center Nickel Plate Conference Room 6 PM	Fishers Municipal Center Nickel Plate Conference Room 6 PM	Microsoft Teams 9 AM
January 8, 2025	January 8, 2025	January 8, 2025	January 13, 2025	January 22, 2025	January 22, 2025	January 23, 2025	January 30, 2025
February 5, 2025	February 5, 2025	February 5, 2025	February 24, 2025	February 26, 2025	February 26, 2025	February 27, 2025	February 27, 2025
March 5, 2025	March 5, 2025	March 5, 2025	March 17, 2025	March 26, 2025	March 26, 2025	March 27, 2025	March 27, 2025
April 2, 2025	April 2, 2025	April 2, 2025	April 21, 2025	April 23, 2025	April 23, 2025	April 24, 2025	April 24, 2025
May 7, 2025	May 7, 2025	May 7, 2025	May 19, 2025	May 28, 2025	May 28, 2025	May 22, 2025	May 29, 2025
June 4, 2025	June 4, 2025	June 4, 2025	June 16, 2025	June 25, 2025	June 25, 2025	June 26, 2025	June 26, 2025
July 2, 2025	July 2, 2025	July 2, 2025	July 21, 2025	July 23, 2025	July 23, 2025	July 24, 2025	July 31, 2025
August 6, 2025	August 6, 2025	August 6, 2025	August 18, 2025	August 27, 2025	August 27, 2025	August 28, 2025	August 28, 2025
September 3, 2025	September 3, 2025	September 3, 2025	September 15, 2025	September 24, 2025	September 24, 2025	September 25, 2025	September 25, 2025
October 1, 2025	October 1, 2025	October 1, 2025	October 6, 2025	October 22, 2025	October 22, 2025	October 27, 2025	October 30, 2025
November 5, 2025	November 5, 2025	November 5, 2025	November 17, 2025	November 19, 2025	November 19, 2025	November 24, 2025	November 26, 2025
December 3, 2025	December 3, 2025	December 3, 2025	December 15, 2025	December 17, 2025	December 17, 2025	December 15, 2025	December 18, 2025

All applications are submitted online via OpenGov: fishersin.portal.opengov.com

A Pre-Filing Meeting to discuss timelines with a planner is required prior to filing any application.

Final Materials are due two (2) weeks before the applicable Meeting.

Staff handles Public Notices.

Meeting dates above are subject to change based on scheduling conflicts or if a meeting does not have quorum.

To view current agendas and the most up to information please visit fishersin.gov/agenda-center

Fishers Municipal Center is located at 1 Municipal Drive, Fishers, IN 46038

To schedule a prefile meeting or ask a question contact us:

Planning and Zoning Department

Phone: (317) 595-3155 Email: planning@fishers.in.us