

Drive Planning

Planned Unit Development



PRESENTED BY
J. MURRAY CLARK
MINDY WESTRICK BROWN



City Council Approval | January 16, 2024

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Managing Partner/Financial
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Fishers, IN 46038

DI+Build:

Jason Schnurr,
VP/Project Management
10000 Marshall Dr.
Lenexa, KS 66215

Faegre Drinker Biddle & Reath LLP:

J. Murray Clark, Partner
Mindy Westrick Brown, Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TAB 1

EXECUTIVE SUMMARY	
DRIVE PLANNING PUD	

Drive Planning LLC, a comprehensive financial planning group, is pleased to present plans for its new office location in Fishers. The site is located on the north side of 116th Street, west of Olivo Road (please see the Aerial Location Map at Tab 2).

The Drive Planning team has met with surrounding neighbors to discuss the development of this site. They have adjusted and refined their plans for the new office location to reflect the meeting discussions (please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4).

The proposed office development will include (please see the PUD Ordinance at Tab 5):

- Permitted Uses same as C1 Commercial District (*Section A.4*),
- Development Plan consistent with Concept Plan (*Section B*),
- Development Standards more tightly restricted than C1 Commercial District (*Section C.3.c*),
- Architecture substantially similar to Illustrative Architectural Exhibit (*Section C.6.c*), and
- Additional Standards (*Section C.13*):
 - a. Limited to one tenant and 100 percent owner-occupied
 - b. 7 AM to 7 PM business hours, Monday through Friday. Closed Saturday and Sunday
 - c. Limited to 4,500 sf for the first floor building footprint, including garage. Loft space above first floor limited to 500 sf
 - d. Loft space limited to open conference space
 - e. Pitched roof and residential appearance
 - f. Height limited to 24 feet, which is two feet less than the adjacent dental office
 - g. Oriented with the front façade facing east
 - h. Existing hardwood/deciduous trees preserved to the greatest extent possible
 - i. Driveway and parking spaces oriented north/south on the east side, parallel with the adjacent dental office, with a right-in right-out only
 - j. Maximum of 24 parking spaces
 - k. Area between parking and building to be green space, landscaping, rain garden, etc.
 - l. Signage limited to one free-standing ground/monument sign. Building signs not permitted
 - m. Lighting in parking areas to be minimal and designed/controlled to be dimmed two hours after dusk until one hour before dawn

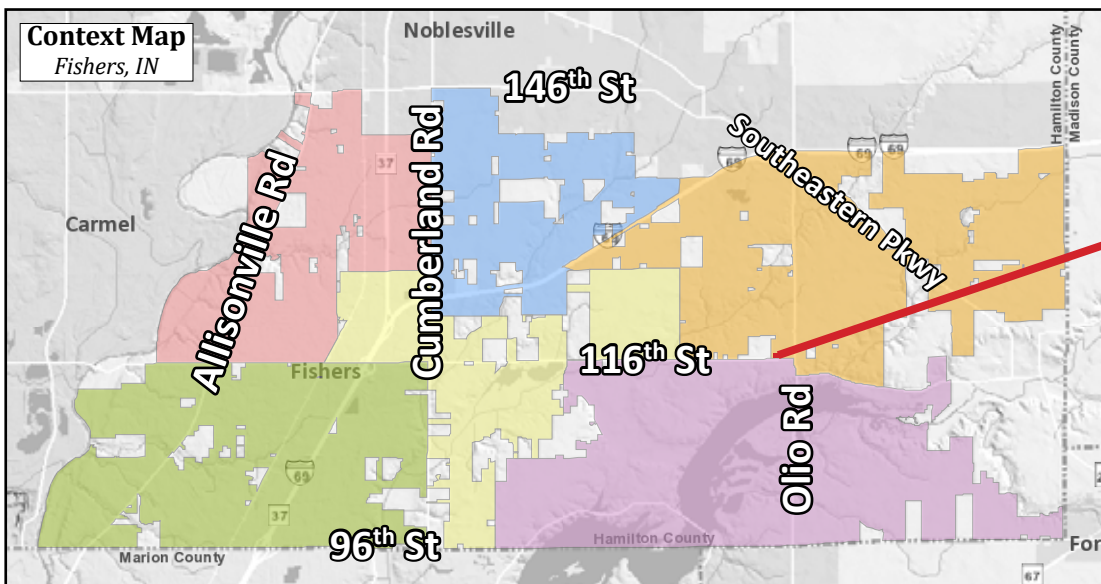
If approved, then site development work is anticipated to begin early this year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

DRIVE PLANNING PUD



REAL ESTATE

AERIAL LOCATION MAP

DRIVE PLANNING PUD



REAL ESTATE

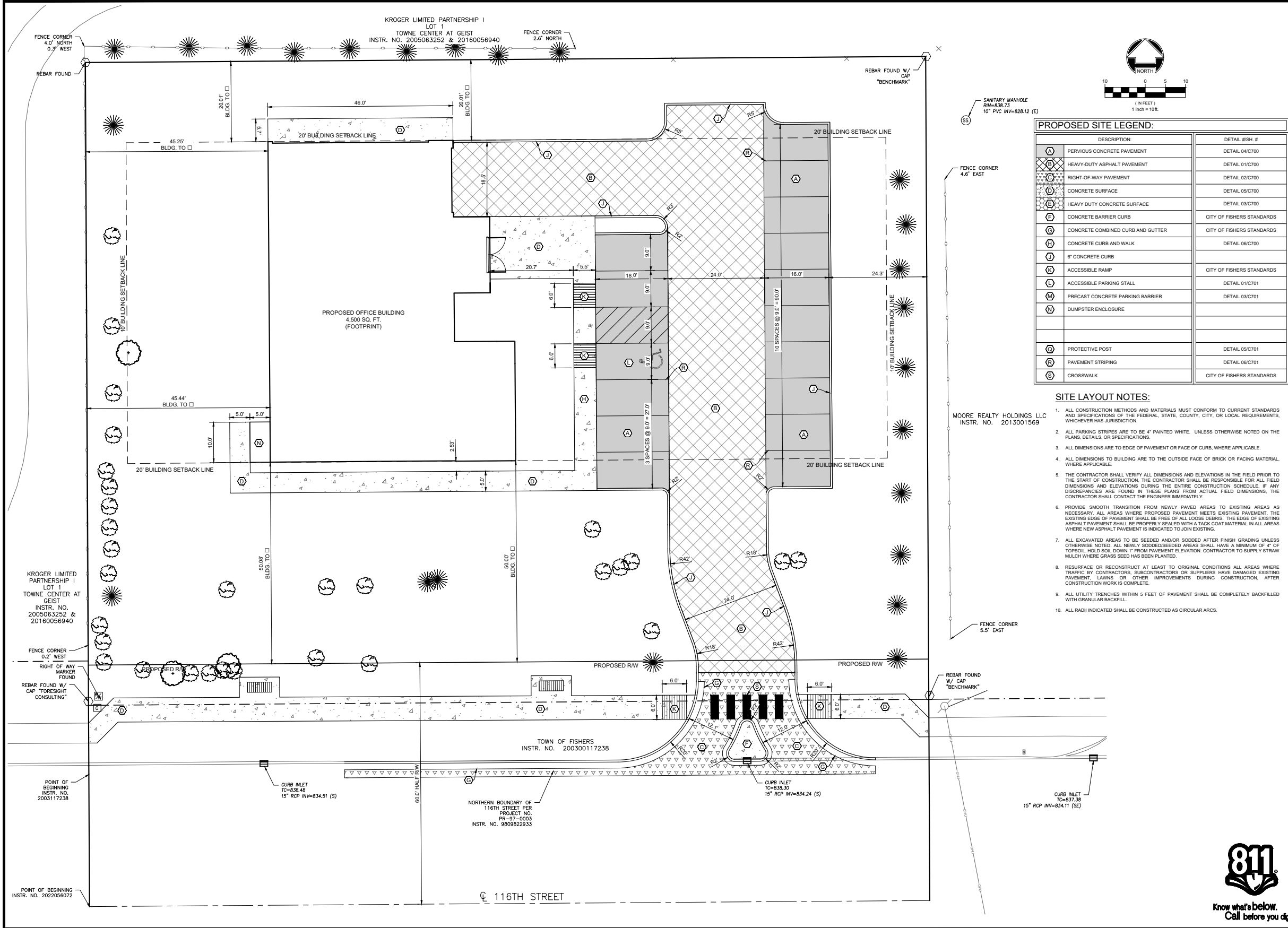
TAB 3
















CONCEPT PLAN

DRIVE PLANNING PUD



C:\Shared drives\LandWorx\00361 - Office Building Fishers\Design\DWG\00361_C200.dwg Evan West Plot: 9/19/2023 5:39 PM Save: 9/19/2023 5:36 PM



PROPOSED SITE LEGEND:		
DESCRIPTION:	DETAIL #/SH. #	
 A	PERVIOUS CONCRETE PAVEMENT	DETAIL 04/C700
 B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
 C	RIGHT-OF-WAY PAVEMENT	DETAIL 02/C700
 D	CONCRETE SURFACE	DETAIL 05/C700
 E	HEAVY DUTY CONCRETE SURFACE	DETAIL 03/C700
 F	CONCRETE BARRIER CURB	CITY OF FISHERS STANDARDS
 G	CONCRETE COMBINED CURB AND GUTTER	CITY OF FISHERS STANDARDS
 H	CONCRETE CURB AND WALK	DETAIL 06/C700
 K	ACCESSIBLE RAMP	CITY OF FISHERS STANDARDS
 L	ACCESSIBLE PARKING STALL	DETAIL 01/C701
 M	PRECAST CONCRETE PARKING BARRIER	DETAIL 03/C701
 N	DUMPSTER ENCLOSURE	
 O	PROTECTIVE POST	DETAIL 05/C701
 R	PAVEMENT STRIPING	DETAIL 06/C701
 S	CROSSWALK	CITY OF FISHERS STANDARDS

- SITE LAYOUT NOTES:**
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
 - ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
 - ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
 - PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
 - ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
 - RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
 - ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
 - ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

OFFICE BUILDING - FISHERS
13562 E. 116 ST.
FISHERS, INDIANA
SITE PLAN

LandWorx Engineering, LLC
938 East Washington Street
Suite 100
Indianapolis, Indiana 46202
317.656.0377

Client Name & Address
KRM ARCHITECTURE
1515 N. PENNSYLVANIA ST.
INDIANAPOLIS, IN 46202
317.968.9868
KRMARCHITECTURE.COM



Date	
Description	
No.	

Professional Seal & Signature

Drawn By: LPC
Checked By: KAC
Date: 05/24/2023
Scale:
Project No: LW-00361

Sheet
C200



Know what's below.
Call before you dig.

CONCEPT PLAN

DRIVE PLANNING PUD



DRIVE PLANNING
SCHEMATIC DESIGN

TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD



View from East

DRIVE PLANNING
SCHEMATIC DESIGN



ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD



SHINGLE
ROOF

EXPOSED
WOOD
FRAMING

METAL
TRIM

MASONRY

METAL
PANEL
CLADDING



View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM
Architecture+

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD



View from South

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

DRIVE PLANNING PUD



View from West

TAB 5

ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent no recommendation to the Common Council by a vote of four (4) in favor and three (3) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in Exhibit A, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in Exhibit B ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 16th day of January, 2024.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	President		
	Vice President		
	Member		
	Member		
	Member		
	Member		
	Member		
	Member		
	Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2024, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR’S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

“I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.” Lindsey Bennett

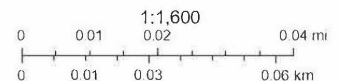
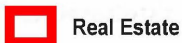
Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000



2024

Exhibit B – DRIVE PLANNING PUD



Planning & Zoning Department

City of Fishers

Ordinance: 112023B



A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

- a. Ordinance No. 112023B (this "Ordinance")
- b. Adopted: January 16, 2024

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. Article 3.1. Establishment of Zoning Districts: Shall apply.

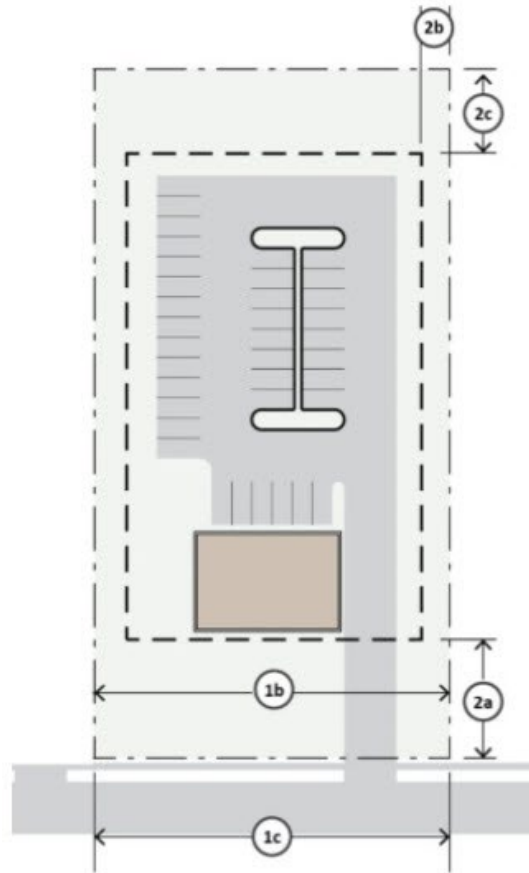
b. Article 3.2. Residential Districts: Shall not apply.

c. Article 3.3. Nonresidential Districts: Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100'
2. Minimum Building Setbacks	
2a. Front ¹	50'
2b. Side ¹ / aggregate	10'
2c. Rear ¹	20'
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24'
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes:	
1. Additional buffer yard requirements may apply.	



d. **Article 3.4. Other Districts:** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. **Article 6.1. General Provisions:** Shall apply.

b. **Article 6.2. Accessory Structure Standards:** Shall apply.

c. **Article 6.3. Architectural Design Standards:** Shall apply, except as modified below:

- (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. **Article 6.4. Entrance & Driveway Standards:** Shall apply.

e. **Article 6.5. Exterior Lighting Standards:** Shall apply.

f. **Article 6.6. Height Standards:** Shall apply.

- g. **Article 6.7. Landscaping Standards:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
- h. **Article 6.8. Lot Standards:** Shall apply.
- i. **Article 6.9. Non-Residential Open Space:** Shall apply.
- j. **Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. **Article 6.11. Parking & Loading Standards:** Shall apply.
- l. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
- m. **Article 6.13. Permitted Non-residential Structure Standards:** Shall apply.
- n. **Article 6.14. Property Identification Standards:** Shall apply.
- o. **Article 6.15. Public Art Standards:** Shall apply.
- p. **Article 6.16. Setback Standards:** Shall apply.
- q. **Article 6.17. Signage Standards:** Shall apply.
- r. **Article 6.18. Wall & Fence Standards:** Shall apply.
- s. **Article 6.19. Water & Sewer Standards:** Shall apply.
- t. **Article 6.20. Vision Clearance Standards:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply.
- e. **Article 8.5. Other Design Standards:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

- a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
- b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

- c.** The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 500 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.
- d.** The use of the loft space shall be limited to open conference space.
- e.** The building shall have a pitched roof and residential appearance.
- f.** The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.
- g.** The building shall be oriented with the front façade facing east.
- h.** Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.
- i.** The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.
- j.** There shall be a maximum of 24 parking spaces.
- k.** The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.
- l.** Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.
- m.** Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

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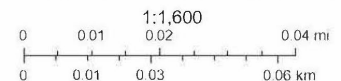
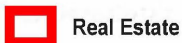


Exhibit B.2 – Concept Plan

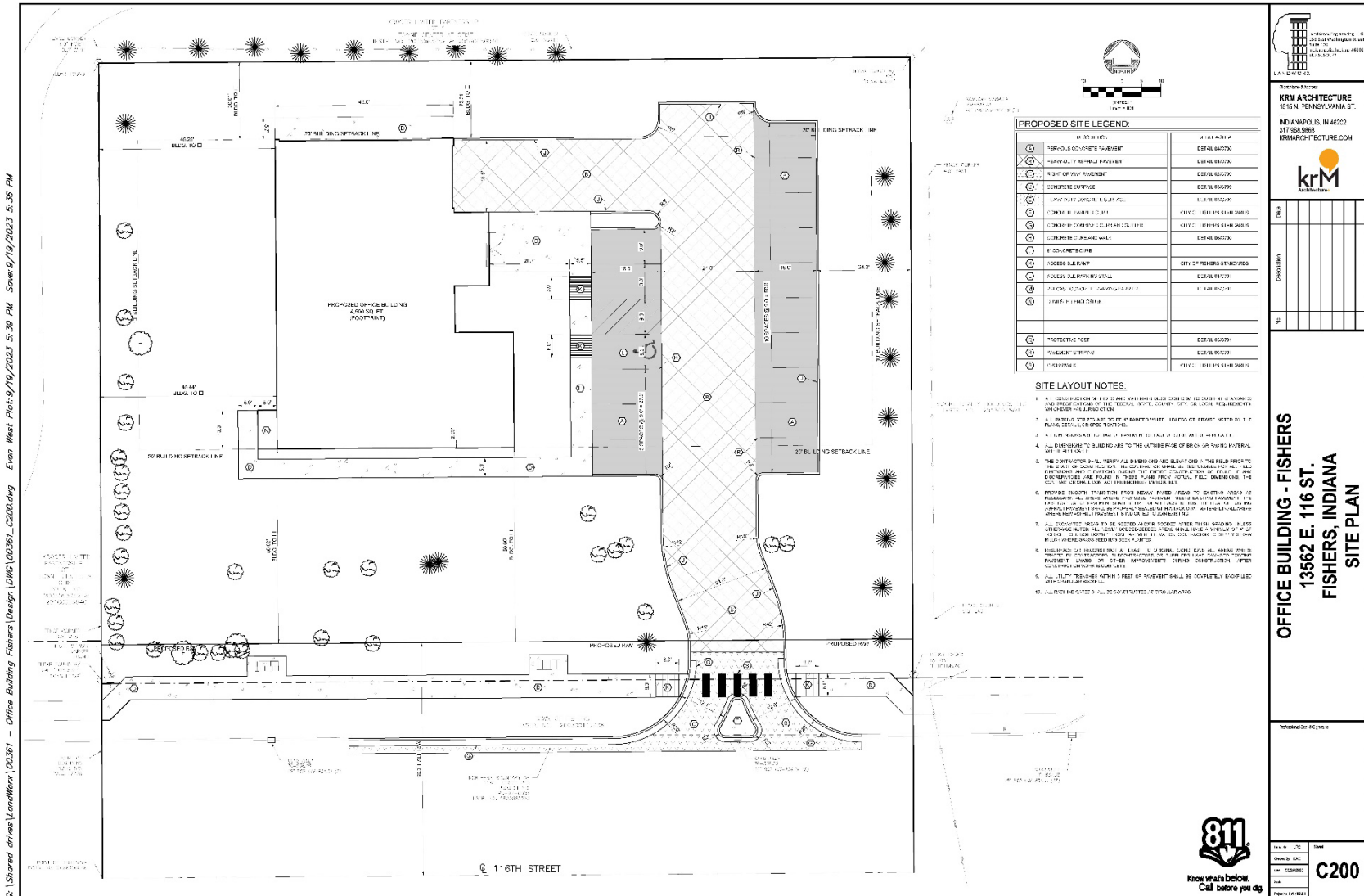


Exhibit B.2 – Concept Plan, cont.



DRIVE PLANNING
SCHEMATIC DESIGN

Exhibit B.3 – Illustrative Architectural Exhibit



Exhibit B.3 – Illustrative Architectural Exhibit, cont.

