



Planned Unit Development (PUD)

Committee

Staff Report

Meeting Date: January 10, 2024

DEPARTMENT CONTACT:

Christy Cashin, cashinc@fishers.in.us

CASE NUMBER:

PUD-23-15

PETITIONER:

Luke McElwain of Yaeger Architecture, on behalf of Chicken N Pickle

PROPERTY ADDRESS/LOCATION:

9001 Maynard Lane

REQUEST: Consideration of the site plan and architecture for a new building (Chicken N Pickle) within The Yard Phase II PUD, generally located southeast of the roundabout at USA Parkway & USA Drive.

APPLICABLE REGULATIONS:

The Yard Phase II PUD
Ordinance No. 091922F

EXISTING ZONING:

The Yard Phase II PUD

FISHERS 2040:

Employment Node

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

☐ Continue

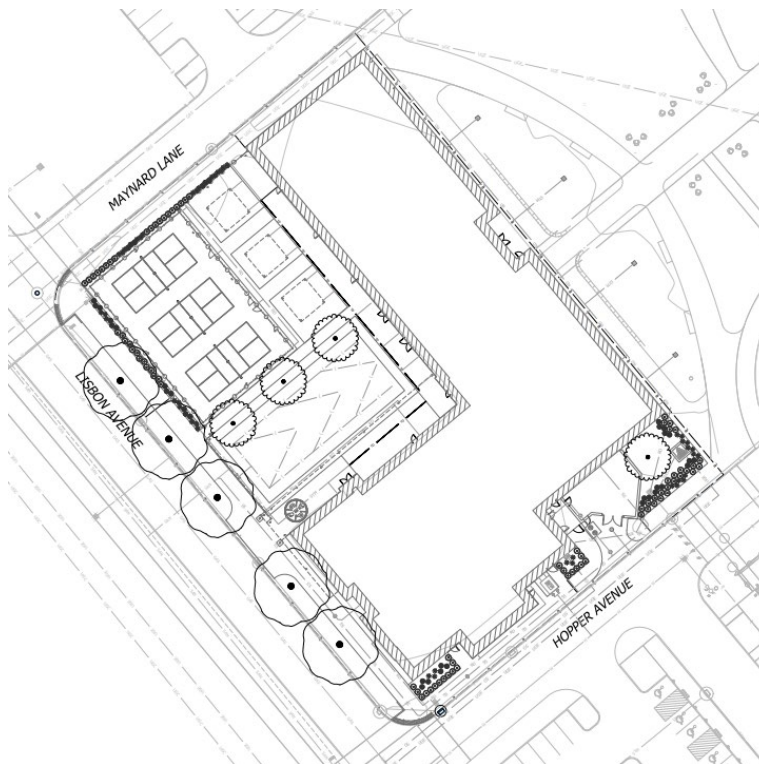
☐ Deny

ZONING HISTORY:

The Yard Phase II PUD Ordinance was adopted on October 10, 2022. Prior to this rezone, the property was zoned Employment Node (EN).

PETITION OVERVIEW:

Site Plan



Proposed Elevations



Material	SF	Percentage
Formed Metal Panel	8,552sf	26.5%
ACM Metal Panel	2,234sf	7%
Brick	10,328sf	32%
Wood Screening	687sf	2%
Fiber Cement Panels	500sf	1.5%
PEMB Metal Panels	3,645sf	11%
Storefront	3,414sf	11%
Overhead Doors	2,214sf	7%
Doors	610sf	2%
Total	32,182sf	
Metal Panel Total	14,431sf	45%

EAST STREET ELEVATION



NORTH STREET ELEVATION



WEST STREET ELEVATION



SOUTH STREET ELEVATION

0 20' 40'
SCALE: 1" = 20'





North side of building, facing event center plaza (lighting & awnings not shown in this rendering)

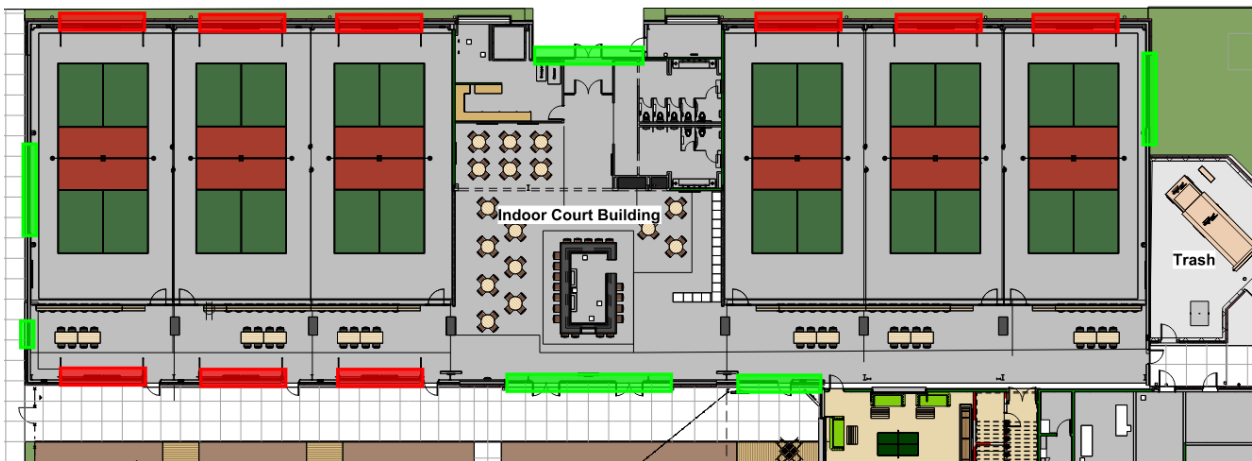
Details



The north elevation will have awnings similar to the one shown below over each garage door.



The north & south elevations have garage doors, not standard windows, similar to the ones shown below.

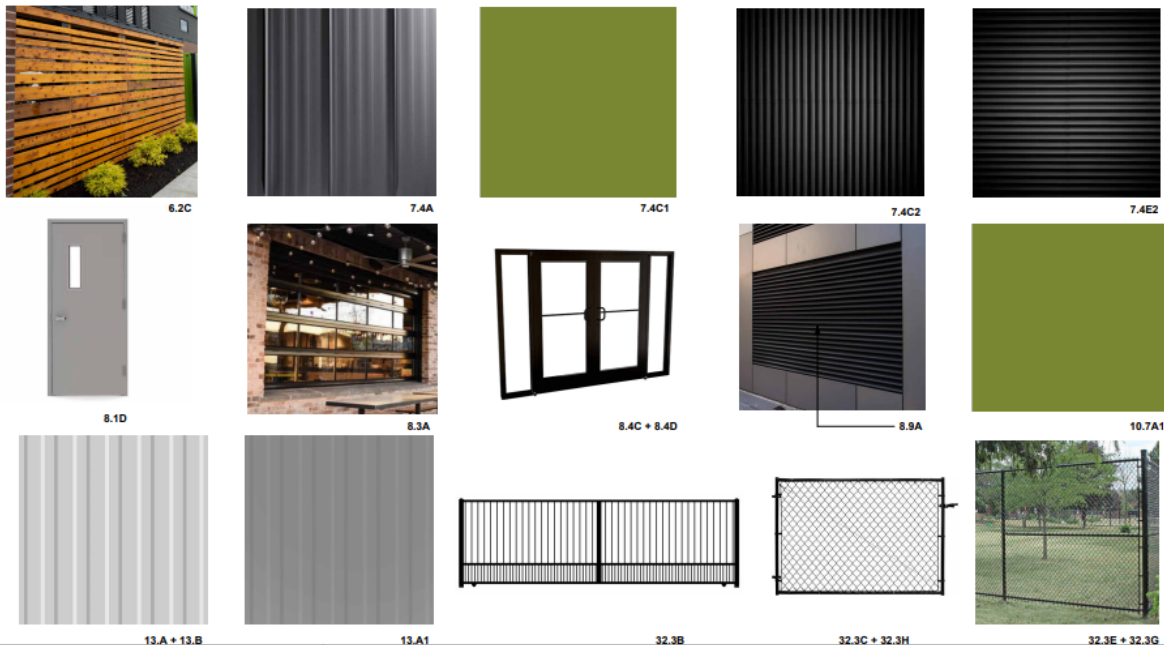


Each red box is a garage door and each green box is storefront glazing.

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Material Percentages

Mark	Keynote Description
4.2A	BRICK VENEER, RUNNING BOND, ACME DENTON PLANT, 104 TEXAS, MODULAR, HERITAGE
4.7A	CAST STONE WALL, CAP, WHITE
5.1A	STRUCTURAL STEEL BEAM, PAINT P-1
5.1B	STRUCTURAL STEEL COLUMN, PAINT P-1
5.8A	GALVANIZED STEEL SERVICE YARD GATE, PAINT P-1
6.2C	EXTERIOR 2X6 STAINED WOOD SCREEN WALL
7.4A	STANDING SEAM METAL ROOF
7.4C1	PREFINISHED ALUMINUM PANELS, GREEN
7.4C2	PREFINISHED HORIZONTAL CORRUGATED METAL, DARK GREY
7.4E2	PREFINISHED HORIZONTAL CORRUGATED METAL, BLACK
8.1D	HOLLOW METAL DOOR AND FRAME, REFER TO DOOR SCHEDULE
8.3A	PREFINISHED ALUMINUM FULL VIEW OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE
8.3C	PREFINISHED INSULATED SECTIONAL OVERHEAD DOOR, REFER TO DOOR SCHEDULE
8.4B	PREFINISHED ALUMINUM STOREFRONT SYSTEM, REFER TO STOREFRONT TYPES
8.4C	PREFINISHED ALUMINUM STOREFRONT DOORS, REFER TO DOOR SCHEDULE
8.9A	PREFINISHED METAL LOUVER, SEE FRAME SCHEDULE
10.2A	INTERNALLY ILLUMINATED CABINET SIGNS BY OWNER
10.7A1	PREFINISHED ALUMINUM CANOPY, GREEN
13.A	PREFINISHED METAL RIBBED WALL PANEL BY PEMB MANUFACTURER, WHITE
13.A1	PREFINISHED METAL RIBBED WALL PANEL BY PEMB MANUFACTURER, MUSKET GRAY
13.B	PREFINISHED METAL RIBBED ROOF PANEL BY PEMB MANUFACTURER
13.G	PRE-ENGINEERED METAL BENT BY BUILDING MANUFACTURER, PAINTED P-1
32.3B	PREFINISHED ROLLING ENTRY GATE
32.3C	PREFINISHED 3'-6" VINYL COATED CHAIN LINK FENCING WITH TOP & BOTTOM RAIL, BLACK
32.3D	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCING WITH TOP & BOTTOM RAIL, BLACK
32.3E	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCING WITH TOP, MIDDLE, AND BOTTOM RAIL, BLACK
32.3G	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCE GATE (SINGLE), PROVIDE SPRING HINGES AND PANIC EGRESS
32.3H	PREFINISHED 3'-0" VINYL COATED CHAIN LINK FENCE GATE (SINGLE), PROVIDE SPRING HINGES AND PANIC EGRESS



Material overview

Architectural Standards

Per the Yard Phase II PUD Ordinance No. 091922F, Architectural Design Standards UDO Article 6.3: Shall apply. Additionally, alternative architectural exhibits that do not meet UDO Article 6.3 may be submitted for review and approval to the PUD Committee that may vary from the Architectural Design Standards as long as the architecture is in keeping with the quality and character of the property development.

Below is the complete list of architectural standards from the UDO Section 6.3.5. Standards that are being met are identified with an “X”. Alternative architectural exhibits (see PUD note above) are identified with “ALT”.

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u> . Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
ALT	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, <u>parks</u> , and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
ALT	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
X	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
N/A	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
ALT	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150', horizontal modulation must occur no less than every 30' For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.
X	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
X	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30'. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
ALT	Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.

N/A	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
N/A	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.

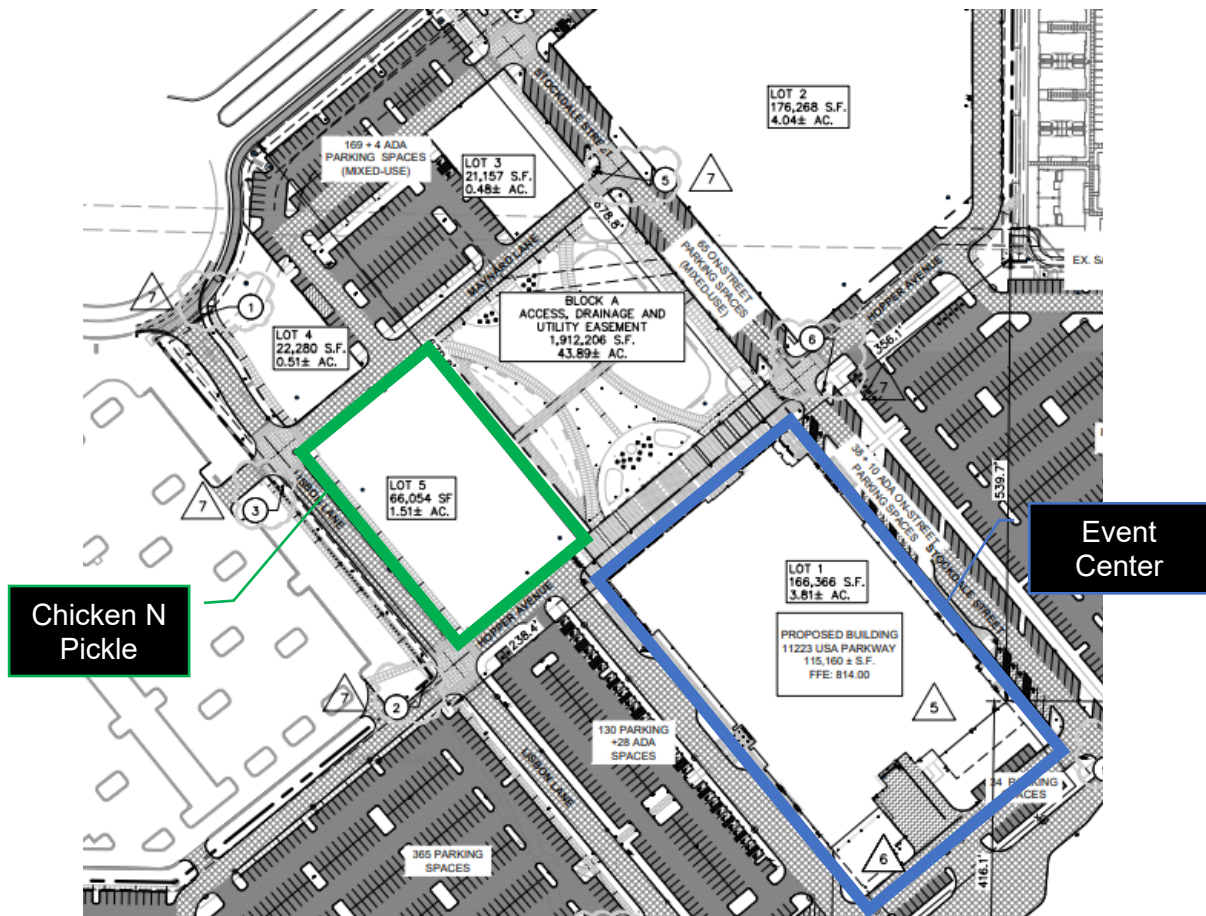
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.
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Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
N/A	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
N/A	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
N/A	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
X	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

This building will be adjacent to the Fishers Event Center. Below is a rendering of the event center and a site plan showing the relationship between the location of the event center and Chicken N Pickle.



STAFF RECOMMENDATION:

Staff recommends the PUD Committee approve the proposed elevations, with the following conditions:

- Awnings similar to the one shown in this staff report are installed above all garage doors on the north facade.
- Gooseneck lighting is installed on the north facade, as shown in the north elevation.
- No mesh fabric is used on the chain link fence.
- A solid material screening surrounds the HVAC/dumpster equipment.

Petitioner has agreed to the above conditions.

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny
