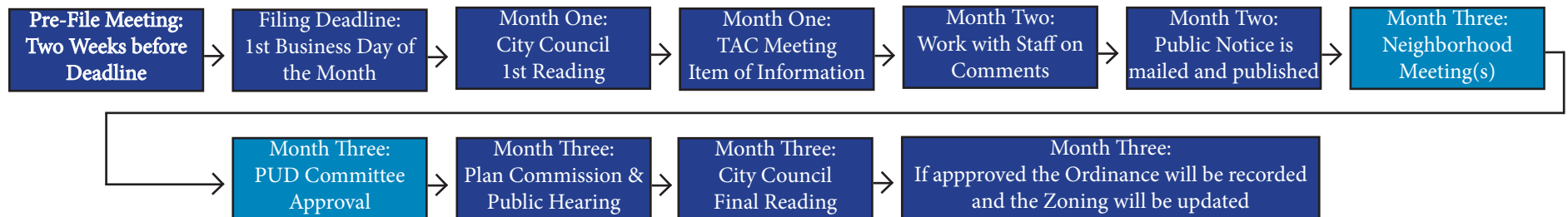




2026 Application Process, Deadlines & Meetings

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





2026 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.



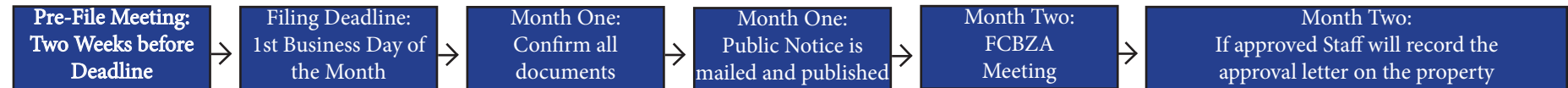
Fishers Board of Zoning Appeals (BZA)

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.





2026 Application Process, Deadlines & Meetings

Plat Committee	Planned Unit Development (PUD) Committee	Advisory Plan Commission	City Council	Nickel Plate Review Committee	Fishers Board of Zoning Appeals	Fall Creek Board of Zoning Appeals	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 Theater 5 PM	Fishers Municipal Center Theater 6 PM	Fishers Municipal Center Nickel Plate Conference Room 6 PM	Microsoft Teams 9 AM
January 7, 2026	January 7, 2026	January 7, 2026	January 20, 2026	January 28, 2026	January 28, 2026	January 29, 2026	January 29, 2026
February 4, 2026	February 4, 2026	February 4, 2026	February 23, 2026	February 25, 2026	February 25, 2026	February 26, 2026	February 26, 2026
March 4, 2026	March 4, 2026	March 4, 2026	March 16, 2026	March 25, 2026	March 25, 2026	March 26, 2026	March 26, 2026
April 1, 2026	April 1, 2026	April 1, 2026	April 20, 2026	April 22, 2026	April 22, 2026	April 23, 2026	April 30, 2026
May 6, 2026	May 6, 2026	May 6, 2026	May 18, 2026	May 27, 2026	May 27, 2026	May 28, 2026	May 28, 2026
June 3, 2026	June 3, 2026	June 3, 2026	June 15, 2026	June 24, 2026	June 24, 2026	June 25, 2026	June 25, 2026
July 1, 2026	July 1, 2026	July 1, 2026	July 20, 2026	July 22, 2026	July 22, 2026	July 23, 2026	July 30, 2026
August 5, 2026	August 5, 2026	August 5, 2026	August 17, 2026	August 26, 2026	August 26, 2026	August 27, 2026	August 27, 2026
September 2, 2026	September 2, 2026	September 2, 2026	September 21, 2026	September 23, 2026	September 23, 2026	September 24, 2026	September 24, 2026
October 7, 2026	October 7, 2026	October 7, 2026	October 12, 2026	October 28, 2026	October 28, 2026	October 29, 2026	October 29, 2026
November 4, 2026	November 4, 2026	November 4, 2026	November 16, 2026	November 18, 2026	November 18, 2026	November 19, 2026	November 19, 2026
December 2, 2026	December 2, 2026	December 2, 2026	December 14, 2026	December 16, 2026	December 16, 2026	December 17, 2026	December 17, 2026

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:

Community & Economic Development Department
Phone: (317) 595-3155 Email: planning@fishersin.gov