



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, June 21, 2017
Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. **(UV, V) Lucas Estate Special Events Venue/Meeting or Party Hall**

The applicant seeks the following Use Variance & Development Standards Variance approvals for a Meeting/Party Hall with multiple buildings, on 70 acres of land:

Docket No. 17040002 UV ZO Chptr 5.01.01 Permitted Uses in S-1 Zoning District.
Docket No. 17040003 V ZO Chptr 27.03 No parking lot curbing
Docket No. 17040004 V ZO Chptr 33.05.E No parking lot interior plantings
Docket No. 17040005 V ZO Chptr 26.04 & 33.05. A Reduced perimeter bufferyards widths
Docket No. 17040006 V ZO Chptr 2.09 Reduced right-of-way dedication along 116th St.

The site is located at 1143 W. 116th Street. The site is zoned S-1/Residence and partially lies within the West 116th Street Overlay Zone and the Floodplain Zone. Filed by Timothy Ochs of Ice Miller LLP, on behalf of The Lucas Living Trust.

9:10 a.m. **Docket No. 17050016 Commitment Amendment: Weston Shoppes Outlot.**

Docket No. 17050017 DP Amendment: Weston Shoppes Outlot.

The applicant seeks to amend a commitment made to the Plan Commission under Docket No. 5-98 DP/ADLS to remove a park area and replace with a new building. The site is located at 4000 W. 106th Street and is zoned B-2 within the US 421 Overlay Zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the owner, Weston Shoppes, LLP.

9:20 a.m. **Docket No. 17050011 Z: The Reserve at Cool Creek PUD Rezone**

The applicant seeks approval to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 164 dwellings for persons 55 years of age and older. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned R-1/Residential within the Keystone Parkway Overlay Zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Beazer Homes.

TAC members - Please note that the items listed below won't be at a TAC meeting; however, the petitioner should have submitted plans to each TAC member, planning to work with each TAC member individually to gain review comments and approvals.

Docket No. 17050009 SP-Replat: Village of WestClay, Sec. AG01, Lot 410A.

The applicant seeks administrative approval of a replat for Lots 410 & 411 to combine the 2 lots into 1. The site is located at the NE corner of Bird Cage Walk and Horseferry Road. The site is zoned Village of West Clay PUD. Filed by Eric Simons, on behalf of Paul Rioux of Platinum Properties.

(SU Amend) 110 Third Ave NW, Monon & Main Villas (aka Monon Reserve).

The applicant seeks the following Special Use Amendment approval for exterior building material modifications to a prior-approved 4-unit multifamily building (*different than February request*):

Docket No. 17050012 SU Amend ZO Chptr 10.01 Special Use: Multi-family in R-4/Residential District

The site is located at 110 Third Ave NW. The property is zoned R-4/Residential. Filed by Michael Mercho of Integra Builders.