



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA (revised)

Date: Wednesday, July 20, 2016
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. Docket No. 16020006 Z: Heritage at Spring Mill PUD Rezone (with Primary Plat).

The applicant seeks approval to rezone 27.4 acres to PUD/Planned Unit Development, in order to plat 42 residential lots. The site is located at approximately 11300 Springmill Rd., south of Temple Dr. It is currently zoned S-2/Residence and West 116th Street Overlay Zone. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of PPV II, LLC and Suburban Land Reserve, Inc.

9:15 a.m. Docket No. 16050020 Z: Woodside at West Clay PUD Rezone.

The applicant seeks PUD Rezone approval for 40 single-family detached homes on 20.344 acres. The site is located at 2288 W. 136th St. It is currently zoned S-1/Residence, with a request to change to PUD/Planned Unit Development (*no Primary Plat right now.*). Filed by Nick Churchill of PPV II, LLC on behalf of Andrew & Rhonna Crook, owners.

9:25 a.m. Docket No. 16060015 Z: Five Seasons PUD Rezone.

The applicant seeks approval to rezone 14.8 acres to PUD/Planned Unit Development to allow the current land use, as well as future redevelopment of the site for office uses generally consistent with the US Highway 31 Corridor Overlay Zone. The site is located at 1110/1300 E. 96th St. It is currently zoned R-1/Residence. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Corporex Companies, LLC.

9:35 a.m. Docket No. 16060016 PP: The Hamlet at Jackson's Grant – Primary Plat.

Docket No. 16060017 SW: Hamlet Waiver, SCO chptrs 6.03.08 & 6.03.25.4 (alleys shall terminate at streets).

Docket No. 16060018 SW: Hamlet Waiver, SCO chptr 6.03.20 (every property shall be served from a publicly dedicated street).

Docket No. 16060019 SP: The Hamlet at Jackson's Grant– Secondary Plat.

The applicant seeks primary plat and secondary plat approvals for 44 lots on 9.77 acres, as well as two Subdivision Control Ordinance waiver requests. The site is located at approximately 11922 Spring Mill Rd. The site is zoned Silvara PUD/Planned Unit Development and falls within the Village Neighborhood subarea. Filed by Brett Huff of Stoepelwerth & Assoc., for Jackson's Grant Real Estate Company, LLC.

9:45 a.m. Docket No. 16060020 Z: East Village PUD Rezone (with Primary Plat).

The applicant seeks approval to rezone 34.5 acres to PUD/Planned Unit Development, in order to plat 77 residential lots. The site is located at 1517 Sanctuary Ct., at the intersection of Main Street and Clay Center Rd. It is currently zoned S-1/Single Family Residential and is not located in any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Village Lots, LLC and Gary McNutt of Wedgewood Building Co.

9:55 a.m. Docket No. 16060023 ADLS: West Carmel Commons – Lot 3, Retail Building.

The applicant seeks site plan and design approval to construct an 11,900 sq. ft. multi-tenant retail building. The site is located at 10216 N. Michigan Rd. It is zoned B-2/Business and is within the US 421 Overlay Zone. Filed by Todd Bauer of ForeSight Consulting, LLC, on behalf of the owner, E&J

Enterprise, LLC.

10:05 a.m. Docket No. 16060024 DP/ADLS: Enterprise Car Leasing/Rental Facility.

The applicant seeks site plan and design approval for a new 2,789 sq. ft. building on 0.88 acres. The site is located at 4200 E. 96th Street, east of Randall Drive (Bypass). It is zoned B-3/Business and not located within any overlay zone. Filed by Jeff Kusz of Enterprise Leasing Company of Indianapolis, LLC.

10:15 a.m. Docket No. 16060025 DP/ADLS: Penn Circle Outlot – Encore Sotheby’s Realty.

The applicant seeks site plan & design approval for an 18,000 sq. ft., 3-story tall, mixed use building. The site is located near 12346 Old Meridian Street, south of the Penn Circle apartments. It is zoned OM/O – Old Meridian Office. Filed by Mark Zukerman of Encore Sotheby’s Realty.

and

(UV, V) Penn Circle Outlot – Encore Sotheby’s Realty.

The applicant seeks the following Use Variance and Development Standards Variance for a new office building and restaurant:

Docket No. 16070002 UV Z.O. CH. 20G.05.05.A: Old Meridian Office Permitted Uses, Restaurant Use Requested.

Docket No. 16070003 V Z.O. CH. 20G.05.05.B.2: 20 Ft Min Front Setback, 0 Ft. Requested for a portion of the building. The site is located at 12346 Old Meridian Street, and is zoned OM/O - Old Meridian/Office. Filed by Becky Feigh with CEC, Inc on behalf of Mark Zuckerman with Encore Sotheby’s.