



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, January 20, 2021
Place: Virtual Meeting.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. Docket No. PZ-2020-00221 DP/ADLS: 146th Street and Monon Townhomes

The applicant seeks development plan and site & architectural design approval for 15 townhome lots on 1.26 acres. The site is located at the southwest corner of 146th St. and Rolling Hill Dr. It is zoned 146th and Monon PUD (Z-654-20). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson and Frankenberger on behalf of Estridge Development Management, LLC.

9:15 a.m. Docket No. PZ-2020-00223 PP: Jackson's Grant Village Primary Plat

The applicant seeks primary plat approval for 21 lots on 22 acres. The site is located at the NW corner of 116th Street and Springmill Road. It is zoned Jackson's Grant Village PUD (Ordinance Z-653-20). Filed by Douglas Wagner with Republic Development, LLC.

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

(UV) Rita's Ice and Custard.

The applicant seeks the following use variance approval:

Docket No. PZ-2020-00222 UV UDO Section 2.35: Permitted Uses, Use Variance requested for Restaurant with Walk Up window.

The site is located at 110 W. Main Street, in Sophia Square. It is zoned C2/Mixed Use. Filed by Steve Wilkos, owner.

(UV, DSV) The GOAT Restaurant and Tavern.

The applicant seeks the following use variance and development standards variance approvals:

Docket No. PZ-2020-00229 UV UDO Sections 3.56 & 2.09 Permitted Uses, Use Variance requested for a Restaurant/Tavern/Bar.

Docket No. PZ-2020-00230 V UDO Section 3.64.A.1.C Lot Cover Max. 45% (for residential use) and 70% (for all other uses) allowed, 100% requested.

Docket No. PZ-2020-00233V UDO Sections 3.64.A.6 & 5.09 Side/rear yard fence height exceeding 6', 8' requested.

Docket No. PZ-2020-00234 V UDO Section 3.64.A.9.a Parking in front yard not allowed, Parking in front yard requested.

Docket No. PZ-2020-00235 V UDO Section 3.65.A.3.a Little to no grass and landscaping requested.

Docket No. PZ-2020-00237 V UDO Section 3.64.A.6 Lighting Type & Height.

Docket No. PZ-2020-00238 V UDO Sections 1.07.E & F Compliance with the Transportation Plan required, Reduced ROW width and no sidewalk requested.

Docket No. PZ-2020-00240 V UDO Sections 3.64.A.9.c & 5.30 35 parking spaces required, 6 provided.

Docket No. PZ-2020-00242 V UDO Section 5.39.H.5 Ground Sign type prohibited on residential structure converted to commercial use, 2 proposed.

Docket No. PZ-2020-00243 V UDO Section 5.39.H.2 4 Signs requested, 2 allowed.

The site is located at 220 2nd St. SW (former Bub's Café site). It is zoned R2/Residence and Old Town Overlay, Character Subarea (Lot 1 in Frank E Hawkins Addition). Filed by Kevin Paul, on behalf of Tomahawk Holdings LLC.