



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, November 17, 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-2021-00195 DP/ADLS: Matriarch Birth Center.

The applicant seeks site plan and design approval for a new medical health center, to be located south of the existing building at 520 N. Rangeline. It will be a two story, 7,000 sq. ft. building. The overall parcel size is 0.5 acres. 23 parking spaces will be provided. The site is located at 510 N. Rangeline Road. It is zoned B-5/Business and is located in the Old Town Overlay – Historic Rangeline Subarea. Filed by Justin Moffett of Old Town Companies.

9:15 a.m. Docket No. PZ-2021-00197 PPA: Reserve at Springmill, Replat Lots 69C-70C

The applicant seeks primary plat amendment approval to reconfigure 2 lots into 6 lots on 2.7 acres. The site is located at 340 Sanner Ct. and is zoned S-2/Residence. Filed by Duane Sharrer of Weihe Engineers, Inc on behalf of Steve Pittman, owner.

9:25 a.m. Docket No. PZ-2021-00204 PUD: Flora on Springmill PUD Rezone

The applicant seeks PUD rezone approval to allow a new subdivision consisting of townhomes, duplex homes, and single-family homes. The site is located at 9950 Spring Mill Rd. and is zoned S-2/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Onyx and East, LLC.

9:35 a.m. Docket No. PZ-2021-00205 DP/ADLS: 11335 N. Michigan Rd. Apartments.

The applicant seeks site plan and design approval for a new development with 4 future outlots and an apartment complex (244 units). The site is located at 11335 N. Michigan Road. It is zoned B-3/Business & Residential and is located within the US 421 Overlay zone. Filed by Ryan Wells of REI Real Estate Services, LLC.

9:50 a.m. Docket No. PZ-2021-00207 DP/ADLS: Culver's.

The applicant seeks site plan and design approval for a new Culver's restaurant. The site is located at 431 E. Carmel Drive. It is zoned B-8/Business and is not located in any overlay zone. Filed by Bob Goins of K & J Investments XVL, LLC.

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

Docket No. PZ-2021-00183 ADLS Amend: Elite Fitness & Defense.

The applicant seeks design approval to add a retractable dome onto the east side of the former Williams Comfort Air building for a new fitness facility. The site is located at 1077 3rd Avenue SW. It is zoned I-1/Industrial and is not located within any overlay district. Filed by David Gilman of Land Development Services on behalf of the owner.

Docket No. PZ-2021-00213 ADLS Amend: ClusterTruck at Kroger

The applicant seeks design approval for a new wall sign (west façade) and delivery driver queuing lane at the rear (east) of the building. The overall site is 6.59 acres and is located at 1217 Rangeline Road. It is zoned B-8/Business and is located in the Rangeline Road Overlay District. Filed by Elizabeth Bentz Williams of Clark Quinn Law on behalf of Kroger.

Docket No. PZ-2021-00216 SP: Jackson's Grant on Williams Creek Replat of Lots 256-257.

The applicant seeks administrative replat approval to combine two lots into one, in Section 5. The site is located at 12016 and 12022 Otto Ln. It is zoned Silvara PUD/Planned Unit Development. Filed by Matt Huffman of Old Town Design Group on behalf of Nathan Baldwin, owner.