



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, December 15, 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-2020-00081 DP/ADLS: The Steadman Apartment Community at The Bridges**  
The applicant seeks approval for a new apartment community consisting of 260 units in 5 buildings. The site is located at the northeast corner of Springmill Road and 111<sup>th</sup> Street, on about 12.5 acres. It is zoned The Bridges PUD, Ordinance Z-550-11. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Cityscape Residential, LLC.
- 9:15 a.m. **Docket No. PZ-2021-00201 TAC: Village of WestClay Gas Station and Convenience Store.**  
The applicant seeks administrative review/approval by the Technical Advisory Committee for a gas station and convenience store on 1.1 acres. The site is located at 2425 Harleston St. (part of Block B in Village of WestClay subdivision Section 6003-B). It is zoned Village of WestClay PUD/Planned Unit Development. Filed by Gordon Clark, architect, on behalf of Indy Holdings LLC, owner.
- 9:25 a.m. **Docket No. PZ-2021-00217 DP/ADLS: 4810 Northwestern Drive – Building Addition.**  
The applicant seeks site plan and design approval for a new auto repair building (9,600 sq. ft.) on 3.5 acres. The site is located at 4810 Northwestern Drive. It is zoned I-1/Industrial and is not located within any overlay zone. Filed by Charlie Mattox of Crossroad Engineers on behalf of the owner.
- 9:35 a.m. **Docket No. PZ-2021-00219 TAC: Carmel High School Natatorium.**  
The applicant seeks administrative approval for a natatorium building addition and other building renovations. The site is located at 520 E. Main St. It is zoned R2/Residence. Filed by Amy Allison of TLF Engineers, on behalf of Carmel Clay Schools.
- 9:45 a.m. **Docket No. PZ-2021-00221 ADLS Amend: 421 S. Rangeline – Building Addition**  
The applicant seeks design approval for a 285 sq. ft. building addition to replace a garage that was destroyed by a fire. The overall site is 0.17 acres and is located at 421 S. Rangeline Road. It is zoned B-1/Business and is located in the Rangeline Road Overlay District. Filed by Stephanie Miller of Great Growins.
- 9:50 a.m. **WITHDRAWN - Docket No. PZ-2021-00207 DP/ADLS: Culver's.**  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. Filed by Bob Goins of K & J Investments XVI, 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-2021-00218 SP: Proscenium Replat of Lots 6 and 1A in Carmel Development II.**

The applicant seeks administrative approval to replat Lots 6 and 1A. The site is located at 15 Executive Dr. It is zoned C1/City Center District. Filed by Mike Stone of Birkla Investment Group.