



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, October 19, 2022

Place: Virtual Meeting

Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. **Docket No. PZ-2022-00190 ADLS Amend: Ozwell Fitness**

The applicant seeks design approval for a building addition and remodel to 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 Shawn Jones of CEC Inc. on behalf of the owner, Gemi Ozdemir.

9:15 a.m. **Docket No. PZ-2022-00191 Z: Rosie's Garden Rezone.**

The applicant seeks approval to rezone the site (about 15 acres) from R1/Residence and B1/Business to B3/Business. The site is located at 10402 North College Ave. It is currently zoned R1/Residence, B1/Business, and B3/Business. Part of the site is located within the Homeplace Business District Overlay. Filed by Andrew Wert of Church Hittle and Antrim on behalf of Lawrence & Mary Beth Hughes, owners.

9:25 a.m. **~~TABLED~~ Docket No. PZ-2022-00154 DP/ADLS: 116th and Rangeline - Redevelopment**

~~The applicant seeks site plan and design approval for a new 2-story building on 0.89 acres. The site is located at 1701 E. 116th Street. The site is zoned B-3 and is within the Rangeline Road Overlay District. Filed by Warren Johnson, Owner.~~

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.

(UV, V) Pennwood Indoor Commercial Recreational Facility.

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

Docket No. PZ-2022-00185 UV UDO Section 2.25 & Appendix A.07 Commercial Recreational Facility, Indoor, not allowed. Use variance requested.

Docket No. PZ-2022-00186 V UDO Section 5.30 162 parking spaces required: 122 requested. The site is located at 11565 Pennsylvania St. and is zoned B5/Business and West Home Place Commercial Corridor – High Intensity. Filed by Kevin Buchheit of Krieg Devault LLP on behalf of SCB Home Office, LLC.