



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, November 16, 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-2022-00154 DP/ADLS: 116<sup>th</sup> & 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. 116<sup>th</sup> Street. The site is zoned B-3 and is within the Rangeline Road Overlay District. Filed by Warren Johnson, owner.

9:15 a.m. **(UV, V) Insurance Office Variances.**

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

**Docket No. PZ-2022-00192 UV UDO Section 2.03 - Office use not allowed, Use variance requested.**

**Docket No. PZ-2022-00193 V UDO Section 5.39.H.5.b.iii - Ground Sign type requested for residential structure converted to office.**

**Docket No. PZ-2022-00201 V UDO Section 2.04 - Minimum 40' front yard building setback required, 31' requested.**

**Docket No. PZ-2022-00203 V UDO Section 5.39.H.2 - One sign allowed, Two signs requested.**

The site is located at 4991 E. Main St. and is zoned S1/Residence. Filed by Katelyn Klingler (Leveque) of Dinsmore Law Firm, on behalf Marshall Holdings LLC.

9:30 a.m. **Docket No. PZ-2022-00224 OA: BJ's Wholesale Club - 146<sup>th</sup> and Keystone PUD Amend**

The applicant seeks to amend the PUD to add accessory uses and update various other development standards requirements to construct a BJ's Wholesale Club building. The site is located at 14480 Lowes Way. It is currently zoned PUD: Z-344 - 146<sup>th</sup> & Keystone Ave. PUD. Filed by Marc LaVoie, PE, of BJ's Wholesale Club, Inc.

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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.

**(SE) 44 Horseshoe Ln. Group Home.**

The applicant seeks the following special exception approval for an 9-person group home:

**Docket No. PZ-2022-00208 SE UDO Section 2.07 Residential Special Exception.**

The site is located at 44 Horseshoe Ln. (Woodland Springs Subdivision, Lot 360). It is zoned R1/Residence. Filed by Jennifer Piccione of J&B RAL 1 Indiana, LLC.

**(SE) Elliott Short Term Residential Rental.**

The applicant seeks the following special exception approval:

**Docket No. PZ-2022-00213 SE UDO Section 2.05 Residential Special Exception.**

The site is located at 10828 Timber Ln. (Jordan Woods Subdivision Lot 95). It is zoned S2/Residence. Filed by Thomas & Karyn Elliott, owners.

**Docket No. PZ-2022-00233 SP: Hamilton Crossing East Replat, Lots 1, 2A & 2B.**

The applicant seeks administrative approval to separate out the streets on the Republic phase of the project. The site is located at 1 Brickyard Ln. It is zoned C2/Mixed Use District. Filed by Mandi Roberts of Kite Realty Group on behalf of KRG Hamilton Crossing, LLC.