



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, June 21, 2023

Place: Virtual Meeting

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

9:00 a.m. Docket No. PZ-2023-00110 ADLS: Rosie's Gardens Business Expansion.

The applicant seeks site plan and design approval to remodel and expand the current business. The site is located at 10402 College Avenue. It is zoned B-3/Business and is within the Homeplace Business Overlay. Filed by Eric Carter of Weihe Engineers on behalf of Lawrence Hughes, owner.

9:10 a.m. Docket No. PZ-2023-00116 ADLS Amend: IEC Building Addition.

The applicant seeks site plan and design approval for a 5,300 sq. ft. building addition. The site is located at 11805 Pennsylvania Street. It is zoned B-2/Business and is not in any overlay district. Filed by Roger Ward of Roger Ward Engineering on behalf of Indiana Electric Cooperatives.

9:20 a.m. Docket No. PZ-2023-00117 ADLS Amend: Tom Wood Audi Service Addition.

The applicant seeks site plan and design approval for a 14,100 sq. ft. building addition to create an expanded service area. The site is located at 4610 E. 96th Street. It is zoned B-3/Business and is not in any overlay district. Filed by Roger Ward of Roger Ward Engineering on behalf of Joe Feltman of Tom Wood, Inc.

and

Docket No. PZ-2023-00129 SP: East 96th Street Auto Park Subdivision Replat of Lots 1 and 3.

The applicant seeks administrative approval to shift the shared property line between lots 1 and 3, as well as vacate a platted utility easement. The site is located at 4610 E. 96th St. (Tom Wood Audi site). The site is zoned B3/Business and SFHA/Special Flood Hazard Area. Filed by Roger Ward of Roger Ward Engineering, Inc. on behalf of Tom Wood, Inc.

9:30 a.m. (SUA, CA) Martin Marietta - Mueller Property South Amendment.

The applicant seeks the following special use amendment and commitment amendment approvals:

Docket No. PZ-2023-00112 SUA UDO Section 2.03 Special Use Amendment.

Docket No. PZ-2023-00090 CA Instr. Nos. 200500006560 and

200500054117 Commitment Amendment. The site is located at 5345 E. 106th St., at the southwest corner of 106th St. and Hazel Dell Pkwy. It is zoned S1/Residence and is partially in the SFHA/Special Flood Hazard Area. Filed by Timothy Ochs of Ice Miller LLP on behalf of E & H Mueller Development LLC.

9:40 a.m. (SUA, CA) Martin Marietta - Mueller Property North Amendment.

The applicant seeks the following special use amendment and commitment amendment approvals:

Docket No. PZ-2023-00113 SUA UDO Section 2.03 Special Use Amendment.

Docket No. PZ-2023-00091 CA Instr. Nos. 200500040447 and

2009039061 Commitment Amendment. The site is located at 10750 River Rd. (aka 10750 Hazel Dell Pkwy), at the northwest corner of 106th St. and Hazel Dell Pkwy. It is zoned S1/Residence and is partially in the SFHA/Special Flood Hazard Area. Filed by Timothy Ochs of Ice Miller LLP on behalf of E & H Mueller Development 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.

(SE) Alhassoon Short Term Residential Rental (Appeal).

The applicant seeks the following special exception approval for a STRR:

Docket No. PZ-2023-00106 SE UDO Section 2.07 Permitted Uses, Residential Special Exception. The site is located at 103 E. 106th St. (Penn View Heights Subdivision, Lots 1 & 2). It is zoned R1/Residence and West Home Place Commercial Corridor Sub-Area, Low Intensity. Filed by Elham Alhassoon and Ahmad Al-Maaitah, owners.

(SE) Bonilla Short Term Residential Rental (Appeal).

The applicant seeks the following special exception approval for a STRR in a portion of the house:

Docket No. PZ-2023-00109 SE UDO Section 2.07 Permitted Uses, Residential Special Exception. The 1.15-acre site is located at 2918 E. Smoky Row and is zoned R1/Residence (not in any Subdivision). Filed by Stephanie Maris of Cohen, Garelick & Glazier P.C., on behalf of DBM Group LLC, owner.

Docket No. PZ-2023-00115 TAC: Central Park – The Corner Trail Connection

The applicant seeks administrative plan approval to update the existing Interurban trail entry near 116th Street and Rangeline Rd. The site is located at 1616 W 116th Street and is zoned P-1/Parks. Filed by Bruce Morrow, with Smith Group on behalf of Carmel Clay Parks & Recreation.

Docket No. PZ-2023-00123 SP: Jackson's Grant Village Section 2 Secondary Plat.

The applicant seeks administrative approval for 52 townhome lots on 8.83 acres. The site is located at 520 W. 116th Street, just west of Springmill Rd. The site is zoned Jackson's Grant Village PUD/Planned Unit Development (Ordinance Z-653-20). Filed by Brian Robinson of Stoeppelwerth & Associates, Inc. on behalf of Republic Development LLC.

(SE) Kusel Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR:

Docket No. PZ-2023-00128 SE UDO Section 2.03 Permitted Uses, Residential Special Exception. The site is located at 11869 Gray Rd. (not in any subdivision). It is zoned S1/Residence. Filed by Aaron & Lidiya Kusel, owners.

Docket No. PZ-2023-00130 ADLS Amend: Jackson's Grant Village Townhomes Amendment

The applicant seeks architectural design approval to reduce the height from 3 stories to 2 stories for a few of the townhome buildings at Jackson's Grant Village. The site is located at 520 W 116th Street. It is zoned Jackson's Grant Village PUD (Ordinance Z-653-20). Filed by Doug Wagner with Republic Development.