



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, October 18, 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-2023-00216 PP/SP: Matriarch Minor Subdivision.

The applicant seeks minor subdivision plat approval to split 1 parcel into 2 lots along Rangeline Road. The site is located at 520 N Rangeline Rd. and is zoned B-5/Business within the Old Town Overlay. Filed by Justin Moffett and Rebecca McGuckin with Old Town Companies.

9:15 a.m. Docket No. PZ-2023-00223 TAC: Carmel High School Polytechnic Addition and Renovation.

The applicant seeks administrative approval for a 16,000 sq. ft. building addition and other building renovations. The site is located at 520 East Main Street. It is zoned R2/Residence. Filed by Amber Sheller of TLF Engineers, on behalf of Carmel Clay Schools.

9:30 a.m. Docket No. PZ-2023-00224 ADLS: North End Fields Market Garden.

The applicant seeks site plan and design approval for a greenhouse, production space, and expanded growing space at the urban farm at the North End Development. The site is located at 270 West Smoky Row and is zoned UR/Urban Residential with a Use Variance approved to allow the urban farm. Filed by Rebecca McGuckin with Old Town Companies.

9:45 a.m. Docket No. PZ-2023-00227 PUD Amend: Jackson's Grant Village – Daycare.

The applicant seeks PUD Amendment approval to add the (previously known as) Cunningham parcel into the overall Jackson's Grant Village PUD. A new Daycare use is proposed, which will cause development standard and density limit changes when incorporated into the existing PUD. The site is located at 510 West 116th Street and is zoned S-2/Residence and is within the West 116th Street Overlay. Filed by Ashley Ulbricht of Taft Law on behalf of Del DeMao of DeMao Retail Consultants, LLC.

10:00 a.m. Docket No. PZ-2023-00228 PPA: Nathan Hawkins Addition Lot 4, Subdivision Amendment.

The applicant seeks primary plat amendment approval to split 1 lot into 2 lots on 0.5 acres. The site is located at 140 North Rangeline Road and is zoned B-1/Business within the Old Town Overlay Zone. Filed by Fred Krawczyk with FC Tucker on behalf of the owner, Applegate Properties, LLC.

10:15 a.m. Docket No. PZ-2023-00229 UV: Nathan Hawkins Addition Lot 4, Use Variance (UDO Sections 2.19 & 3.56 Permitted Uses – Single Family Dwelling not permitted, but requested.)

Docket No. PZ-2023-00230 V: Nathan Hawkins Addition Lot 4, Variance (UDO Section 5.28 (D)(2) – Parking spaces in any business, industrial, or manufacturing district shall not be located closer than 5' to any lot or parcel located in a residential district or used for residential purposes, 2' requested.)

The applicant seeks the following use variance and development standards variance approvals. The site is located at 140 North Rangeline Road. (Nathan Hawkins Addition Lot 4). It is zoned B1/Business and Old Town Overlay, Historic Rangeline Subarea. Filed by Fred Krawczyk of FC Tucker, on behalf of Applegate Properties, 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-2023-00242 HPR: Mélange Condominium Plat.

The applicant seeks administrative approval for a condominium plat for 12 residential units on 0.27 acres. The site is located at 920 Veterans Way. The site is zoned C1/City Center District. Filed by Brandon Knox of Onyx+East.