



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, January 17, 2024

Place: Virtual Meeting

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

9:00 a.m. Docket No. PZ-2023-00290 TAC: Cherry Tree Elementary School Addition and Renovation.

The applicant seeks administrative approval for a building addition, building renovations, and site modifications. The site is located at 13890 Hazel Dell Pkwy. It is zoned S1/Residence. Filed by Amber Sheller of TLF Engineers, on behalf of Carmel Clay Schools.

9:20 a.m. ~~WITHDRAWN~~ - (UV, V) Caldwell 8 Unit Multiple Family Dwelling Variances.

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

~~Docket No. PZ-2023-00277 UV — UDO Section 2.11 — Multiple Family Dwelling use not permitted, Multi-Family Dwelling use requested.~~

~~Docket No. PZ-2023-00278 V — UDO Section 2.12 — Maximum 35% lot cover allowed, 56% requested.~~

~~Docket No. PZ-2023-00284 V — UDO Section 1.07 — Transportation Plan Compliance. (Reduced Street Right of Way Width and Streetscape Facilities requested.)~~

~~Docket No. PZ-2023-00285 V — UDO Section 3.06 (a)(2)(d) — Materials/Detailing of Front Building Facades on Corner Lots. (The 2 front facades (those facing the public street) of Principal Buildings on Corner Lots shall be of the same materials and similarly detailed.)~~

~~Docket No. PZ-2023-00286 V — UDO Section 3.14(B) — Parking & Interconnectivity Standards. (Adjacent/adjoining lots shall be interconnected either by alleys or internal driveways.)~~ The site is located at 10750 Bellefontaine St. (Home Place subdivision, Lots 170 & 169). It is zoned R3/Residence and Home Place Overlay District — Home Place Business Sub-area. Filed by Tom Caldwell of Key Ready 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-2023-00190 ADLS Amend: North End Pool Amendment

The applicant requests approval for an amendment to the location of the pool house at the North End development. The site is generally located at 872 Freeland Way. It is zoned UR/Urban Residential and is not located within any overlay zone. Filed by Rebecca McGuckin with Old Town Companies.

Docket No. PZ-2023-00287 ADLS Amend: The Bridges Parking Lot LED Lighting Upgrade

The applicant seeks design approval for upgrading existing parking lot and wall mounted light fixtures with LED area lights and adding two new lighting assemblies. The site includes four parcels located at 365 and 367 W. 116th St. as well as 11447 and 11529 Spring Mill Rd. It is zoned PUD (The Bridges Z-550-11) and is not within any overlay district. Filed by Jerome Morstein of Integrated Lighting Solutions.

(SE) Thomas Short Term Residential Rental.

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

Docket No. PZ-2023-00283 SE UDO Section 2.09 Permitted Uses, Residential Special Exception. The 8.1 acre site is located at 1032 E. Main St. (not in any subdivision). It is zoned R2/Residence. Filed by Mark & Christina Thomas, owners.

(SE) Larson Short Term Residential Rental Renewal.

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

Docket No. PZ-2023-00288 SE UDO Section 2.07 Residential Special Exception approval required for Short Term Residential Rental use. The site is located at 377 Patricia Court (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.

(SE) Davis Short Term Residential Rental Renewal.

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

Docket No. PZ-2023-00289 SE UDO Section 2.07 Residential Special Exception approval required for Short Term Residential Rental use.

The site is located at 3870 Coventry Way (Brookshire Subdivision, Lots 316 & Part 317). It is zoned R1/Residence. Filed by Suzan Davis, owner.

(SE) Daily Residence, Short Term Residential Rental.

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

Docket No. PZ-2023-00291 SE UDO Section 2.07 Permitted Uses, Residential Special Exception. The site is located at 11906 Forest Dr. (Eden Forests subdivision, part Lot 30). It is zoned R1/Residence. Filed by Todd Daily, owner.

(SU, V) Higher Ground Daycare Variances.

The applicant seeks the following special use & development standards variance approvals for an existing office building site:

Docket No. PZ-2023-00292 SU UDO Section 2.27 Special Use approval for Day Care in B6 zone required.

Docket No. PZ-2023-00297 V UDO Section 5.30 40 parking spaces required, 33 provided.

The site is located at 690 Pro Med Ln. (Meadowlark Office Park Subdivision, Lot 1). The site is zoned B6/Business and is partially in the SFHA/Special Flood Hazard Area. Filed by Ben Udell of Murphy Real Estate Services.

Docket No. PZ-2023-00293 ADLS Amend: Higher Ground Daycare Renovation.

The applicant seeks administrative approval of site and office building modifications for a new day care tenant. The site is located at 690 Pro Med Ln. (Meadowlark Office Park Subdivision, Lot 1). The site is zoned B6/Business and is partially in the SFHA/Special Flood Hazard Area. Filed by Ben Udell of Murphy Real Estate Services.