



## CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, July 17, 2019  
Place: Dept. of Community Services Conference Room, 3<sup>rd</sup> Floor, Carmel City Hall.  
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. **Docket No. 18090012 Z: Sherman Drive Townhomes Rezone (R-2 to UR)**

**Docket No. 18090013 DP/ADLS: Sherman Drive Townhomes**

The applicant seeks rezone, development plan, and ADLS approval in order to develop 4 townhomes on Main Street. The site is located at 7 Sherman Drive. It is currently zoned R-2/Residential with a proposed change to UR/Urban Residential. Filed by Paul Reis with Krieg DeVault, LLP on behalf of AZR Haver LLC.

9:15 a.m. **Docket No. 19030003 DP/ADLS: Riverview Health – US 421**

The applicant seeks site plan and design approval for a new healthcare facility on 1.9 acres. The building will be about 11,000 sq. ft., 26'3" tall, and will have 82 parking spaces provided. The site is located at 10830 N. Michigan Road, just north of Pearson Ford. The site is zoned B3/Business and is located within the US 421 Overlay Zone. Filed by Mark Leach of Faegre Baker Daniels on behalf of EQ 106 Michigan, LLC.

9:25 a.m. **(SU) Clay Center Rd. Elementary School**

The applicant seeks the following special use approval for a new school:

**Docket No. 19060003 SU UDO Section 2.03 Permitted Uses, Education Special Use required.**

The site is located at 12025 Clay Center Rd. and is 35 acres in size. It is zoned S1/Residence and Silvara PUD/Planned Unit Development. Filed by Ron Farrand of Carmel Clay Schools.

9:35 a.m. **Docket No. 19060017 ADLS Amend: Allegion parking expansion #2**

The applicant seeks site plan approval to expand the existing parking lot. This second expansion (first was Docket No. 17060005 ADLS Amend) will add 24 spaces for a total of 123 spaces. The site is located at 11805 Pennsylvania St. and is zoned B-2. It is not located within an overlay zone. Filed by Dustin Casey of Allegion.

9:40 a.m. **Docket No. 19060018 DP: Carmel Hotel and Office**

The applicant seeks site plan approval for two building pads and associated parking on 2.96 acres. The site is located at 12166 N. Meridian Street. The site is zoned MC/Meridian Corridor. Filed by Brad Schrage of American Structurepoint on behalf of Michael Garvey of Diversified Land Acquisitions, LLC.

9:45 a.m. **Docket No. 19060019 DP/ADLS: Franciscan Orthopedic Center of Excellence**

The applicant seeks site plan and design approval for a 4 story, 236,231 sq. ft. orthopedic hospital, surgery center, medical office building, and 664 space parking garage on 10.8 acres. The site is located at approximately 10800 Illinois Street. The site is zoned MC/Meridian Corridor. Filed by Marty Rosenberg of Methodist Sports.

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TAC members - Please note that the items listed below won't be at a TAC meeting; however, the petitioner should have submitted plans to each TAC member to gain review comments and approvals.

**Docket No. 19060002 SP: Carmel Development II Subdivision – Proscenium Secondary Plat.**

The applicant seeks secondary plat approval for 7 lots on 6.012 acres. The site is located at 1215 Veterans Way. It is zoned C1/City Center. Filed by Brian Smallwood of Woolpert, on behalf of Anderson Birkla.