



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, November 20, 2019
Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. Islamic Life Center Amendment.

The applicant seeks the following special use amendment approval for a place of worship on 14.78 acres, to mostly shift the west parking to the north side of the building:

Docket No. 19090001 SUA UDO Section 2.03: Permitted Uses, Special Use required for Church/Temple/Place of Worship

The site is located at 14120 and 14138 Shelborne Rd. and is zoned S1/Residence. Filed Paul Reis & Kevin Buchheit of Krieg DeVault LLP on behalf of Al Salam Foundation, Inc.

9:15 a.m. Docket No. 19100008 DP/ADLS: Lakeside R & D Building

The applicant seeks site plan and design approval for a 20,000 sq. ft. R & D building. The site is 1.57 acres in size. It is located at 635 West Carmel Drive. It is zoned PUD (Atapco Z-581-13) and is not within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the owner, Atapco Carmel, LLC.

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. 19100005 SP: Replat, Block 9, Uptown Townhomes.

The applicant seeks administrative subdivision approval to create 4 lots out of Block 9 (Lots 1347-1350), in Village of WestClay, Section 6003C, Part of Block C. The site is located south of 12962 Petigru Dr. It is zoned Village of WestClay PUD/Planned Unit Development. Filed by Matt Maple of HWC Engineering, on behalf of Onyx + East.

Docket No. 19100006 ADLS Amend: Cottage Animal Clinic - Addition

The applicant seeks site plan and design approval for a 391 sq. ft. building addition to the existing building (1,139 sq. ft.). The site is 0.32 acres in size. It is located at 420 N. Range Line Rd. It is zoned B-5 and is within the Old Town Overlay, Historical Range Line Sub-Area. Filed by William Brosius of William Gordon Group, Inc.

Docket No. 19100007 ADLS Amend: Penske Honda & Pre-owned buildings – Exterior Renovations

The applicant seeks site plan and design approval for exterior renovations to the Penske Honda building and the Pre-owned building. Renovations include new signage and exterior façade materials. Combined, the sites are 11.25 acres in size. The buildings are located at 4140 E. 96th Street and 4100 E. 96th Street. The sites are zoned B-3 and are not located within any overlay zone. Filed by Matthew Hoener of TGD Architects on behalf of the owner.

Docket No. 19100009 ADLS Amend: Ritz Charles - Renovations

The applicant seeks site plan and design approval for exterior renovations including but not limited to modified entry into the site, new sidewalks, landscaping islands, outdoor gathering areas, drop off areas, etc. The site is 7.95 acres in size. It is located at 12156 N. Meridian Street. It is zoned MC and is not located within any overlay zone. Filed by Corrie Meyer of Innovative Planning, LLC, on behalf of Bill Nicholls with the Ritz Charles.

Docket No. 19100013 SP: Carmel Development II Subdivision – Proscenium RePlat.

The applicant seeks replat approval for 7 lots on 6.012 acres, in order to slightly shift some of the shared lot lines. 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.

Docket No. 19110001 SP: Replat, Sunrise on the Monon, Lot 68.

The applicant seeks replat approval to make Lot 68 larger and Common Area 4 smaller. The site is located at 9860 Northern Lights Ln. It is zoned PUD/Planned Unit Development. Filed by Dustin Myers of Crossroad Engineers PC, on behalf of Sunrise Residential LLC.

(SE) Westrick Short Term Residential Rental.

The applicant seeks the following special exception approval for a short term residential rental unit:

Docket No. 19100024 SE UDO Section 2.05 Permitted Uses, Special Exceptions. The site is located at 103 Jordan Court. It is zoned S2/Residence and Keystone Overlay (Lot 103 in Jordan Woods Subdivision). Filed by Linda & Christopher Westrick, owners.