



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING AGENDA

Date: Wednesday, May 20, 2020
Place: Virtual Meeting.
Time: 9:00 a.m. (Approximate start times for each item are listed below)

9:00 a.m. **(V, SUA) Carmel Library Expansion.**

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

Docket No. PZ-2020-00030 SUA UDO Section 2.09 Permitted Use, Institutional Special Use Expansion.

Docket No. PZ-2020-00042 V UDO Section 2.10 Max. 35' building height permitted, 51' 9" requested.

Docket No. PZ-2020-00044 V UDO Section 2.10 Max. 35% Lot Coverage allowed, 62.1% requested.

Docket No. PZ-2020-00045 V UDO Section 5.02.B Minimum 25' Parking Garage setback behind library building face as accessory structure along 4th Ave SE required, 0' requested.

Docket No. PZ-2020-00046 V UDO Section 5.19.F Minimum 30' landscape buffer along east/side property line required, 5' requested in some areas.

Docket No. PZ-2020-00047 V UDO Section 5.30 Minimum 511 parking spaces required, 407 requested.

Docket No. PZ-2020-00051 V UDO Section 1.07.E Transportation Plan Compliance, 90' right of way Collector St. required, 40' or 56' ROW Residential St. requested for 4th Ave SW.

The 6-acre site is located at 55 4th Ave SE and is zoned R2/Residence. Filed by Timothy Ochs of Ice Miller LLP.

9:10 a.m. **Docket No. PZ-2020-00041 ADLS: Zotec Partners HQ – Revisions**

The applicant seeks ADLS Amendment approval to modify stormwater plans to accommodate a future surface parking expansion, as well as lighting and landscaping changes. The corresponding Development Plan was previously approved under Docket No. 18110008 DP/ADLS. The site is located at 1 Zotec Way and is currently under construction. It is zoned PUD – The Bridges (Z-550-11). Filed by Jake Plummer of Ratio Design on behalf of the owner.

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

(SU) Temporary Carmel Public Library.

The applicant seeks the following special use approval for a temporary use in the former Marsh grocery store space in Merchants' Square:

Docket No. PZ-2020-00058 V UDO Section 2.31 - Institutional Special Use requested.

The site is zoned B8/Business. The site is located 2140 E. 116th St. Filed by Michael (Misha) Rabinowitch of Wooden McLaughlin LLP, on behalf of New City Development Partners.

(SE) Schneider Short Term Residential Rental.

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

Docket No. PZ-2020-00017 SE UDO Section 2.03 Permitted Uses, Residential Special Exception.

The site is located at 4217 W. 131st Street. It is zoned S1/Residence (Lucky Forward Subdivision Lot 1). Filed by Vincent and Pamela Schneider, owners.

(SE) Malone Short Term Residential Rental.

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

Docket No. PZ-2020-00003 SE UDO Section 2.11 Permitted Uses, Residential Special Exception.

The site is located at 210 1st Ave SE. It is zoned R3/Residence and Old Town Overlay Zone, Character Subarea. Filed by Tyler Malone on behalf of Ronald & Heidi Malone, owners.