



Avon Advisory Plan Commission Meeting **March 28th, 2022** at **6:30 PM** at Avon Town Hall

1. Start Of Meeting

- Call to Order
- Pledge of Allegiance
- Roll Call
- Determination of Quorum

2. Approval Of Minutes

2.1. January 24th, 2022 Plan Commission Regular Meeting Minutes

Documents:

[1.24.22 PC MINUTES.PDF](#)

2.2. February 28th, 2022 Plan Commission Regular Meeting Minutes

Documents:

[2.28.22 PC MINUTES.PDF](#)

3. Committee Reports

4. Request For Continuances Or Agenda Modifications

5. Public Comment

The public may comment on items on the agenda that are not a public hearing or on a specific matter within the Council's jurisdiction.

6. Old Business

6.1. ZA 21-07: Unified Development Ordinance

Request for a favorable recommendation to the Avon Town Council for the repeal of the current zoning ordinance and subdivision control ordinance and the replacement with the Unified Development Ordinance.

Petitioner – William Peebles, Planning Director, Town of Avon.

Documents:

[ZA 21-07 UNIFIED DEVELOPMENT ORDINANCE.PDF](#)

6.2. DPR 21-16: Rise Avon, LLC

Request for approval of a Development Plan Review petition to build 20 buildings on

13.627 acres, with a request for waivers of Section 4-8.7.B to allow the construction of buildings without using masonry material on 60 percent of the front façade and 30 percent of the side facades; of Section 24-12.4.B of the Town of Avon Zoning Ordinance to allow a zero foot roof overhang (a 3-foot overhang on the proposed buildings is required); and a waiver of Note 2 of Section 15-7 to provide 117 parking spaces (maximum 98 spaces allowed). The 13.627-acre property is located at 1662 S. County Road 1050 E. The property is zoned I-2 and is located in the Ronald Reagan Corridor.

Petitioner – Jim Sapp, Rise Commercial District

Documents:

[DPR 21-16 RISE AVON.PDF](#)

7. New Business

7.1. DPR 22-03: Avon Landing Industrial

Request for approval of a Development Plan Review for 332,000 sq. ft. building with a waiver of Note 2 of Section 15-7 as amended by the Avon Landing Planned Unit Development to provide 311 parking spaces (maximum 254 spaces allowed). The 58.79-acre property is located at 8598 E. Co. Rd. 100 South.

Petitioner - Ross Nixon – Structurepoint

Documents:

[DPR 22-03 AVON LANDING PHASE ONE DEVELOPMENT PLAN.PDF](#)

7.2. ZA 22-04: DRG Rezoning On South Ronald Reagan Parkway

Request for approval of a Zoning Amendment to change from I-1, I-3, and AG to I-3. The 16.75-acre property is located at 10160 Bradford Rd.

Petitioner - Bryan Sheward – Kimley-Horn

Documents:

[ZA 22-04 DRG REZONING ON SOUTH RONALD REAGAN PARKWAY.PDF](#)

8. Other Business

8.1. Signatures

9. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Avon, should contact the Town Administrative Offices as soon as possible but no later than 48 hours before the scheduled event.

"Avon is a safe, vibrant community for active families and thriving businesses."

Avon Town Hall | 6570 East US Highway 36 | Avon, IN 46123 | 317-272-0948 | avongov.org | Next

Meeting: **04/25/2022**