



Avon Advisory Planning Commission Meeting **April 25th, 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. March 28, 2022 Plan Commission Regular Meeting Minutes

Documents:

[MARCH 28, 2022 - REGULAR MEETING MINUTES - DRAFT.PDF](#)

3. Request For Continuances Or Agenda Modifications

3.1. ZA 17-01 Recreation Impact Fee

Requests approval of a resolution to the Town Council forwarding a positive recommendation of the proposed Recreation Impact Fee Study.

Petitioner – Ryan Cannon, Town Manager

Documents:

[ZA 17-01 RECREATION IMPACT FEE UPDATE - STAFF REPORT.PDF](#)

3.2. DPR 21-16 Rise Of Avon, LLC

Requests 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

Documents:

[DPR 21-16 RISE AVON, LLC DEVELOPMENT PLAN REVIEW - STAFF REPORT.PDF](#)

3.3. DPR 22-07 Avon Retail Center

Requests approval of a Development Plan Review petition to approve a new 16,650 sq. ft. retail center. The 1.71-acre property is located at directly east of the existing Beechwood Retail Center. The site is zoned C-2 and is located in Tier 2 of the US 36 Overlay.

Petitioner - Michael Deer – Michael E Deer, PE

Documents:

[DPR 22-07 AVON RETAIL CENTER DEVELOPMENT PLAN - STAFF REPORT.PDF](#)

3.4. MAP(P) 22-08 Fairwood Section 5 & 6

Requests approval of a Major Subdivision Primary Plat approval to develop a residential housing community containing 77 lots. The 51.762-acre property is located west of the Fairwood Subdivision and directly south of Avon High School.

Petitioner - Jeff Banning – Banning Engineering

Documents:

[MAP\(P\) 22-08 FAIRWOOD SETIONS 5 AND 6 - STAFF REPORT.PDF](#)

3.5. PUD(P) 22-01 – Oriole Estate PUD

Request for initial review of a Planned Unit Development to develop a Single-family townhome unit development containing a maximum of (376) townhomes and High School Expansion containing athletic facilities, additional parking and drainage facilities. The 78.84-acre property is located at south side of County Road 150 S and directly west of Avon High School.

Petitioner - Jeff Banning – Banning Engineering

Documents:

[PUD\(P\) 22-01 ORIOLE ESTATES PLANNED UNIT DEVELOPMENT - STAFF REPORT.PDF](#)

4. 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.

5. Old Business

6. New Business

6.1. DPR 22-04 Swenson's Drive-In Restaurant

Requests approval of a Development Plan Review petition to approve 1,596 sq. ft drive-in restaurant with a request for waivers of Section 16-7 to reduce the area of foundation planting and of Section 23-18.3 to reduce the required building articulation from 3 feet to 6 inches. The 1.32-acre property is located at 8894 E. US Hwy 36 and is located in Tier 1 of the US 36 Overlay District.

Petitioner – Ryan Fowler – Advanced Civil Design, LLC

Documents:

6.2. **DPR 22-05 Love It Sew**

Requests approval of a Development Plan Review petition to approve a 4,082 square-foot retail building. The 0.713-acre property is located on the east side of Avon Ave, just south of 963 N. Avon Ave.

Petitioner – Kevin Studley – Kruse Consulting

Documents:

[DPR 22-05 LOVE IT SEW DEVELOPMENT PLAN - STAFF REPORT.PDF](#)

6.3. **DPR 22-06 Ziggi's Coffee**

Requests approval of a Development Plan Review petition to approve the construction of an 815 square-foot retail building with a drive through and with a waiver of Section 4-8.7.B to use reclaimed barnwood in lieu of masonry on the southwest facade. The 1.68-acre property is located at the southeast corner of Dan Jones and County Road 100 S.

Petitioner - Kelli Singleton – S & K Coffee Shop, LLC

Documents:

[DPR 22-06 ZIGGIS COFFEE DEVELOPMENT PLAN - STAFF REPORT.PDF](#)

6.4. **DPR 22-08 Mears Machine Addition**

Requests approval of a Development Plan to approve a 11,252 square foot building addition with a waiver of Section 23-18 to eliminate the need architectural requirements of the U. S. Highway 36 Overlay. The 9.79-acre property is located at 9973 E. US 36., zoned I-2/C-4.

Petitioner - Joseph Lese – Progress Studio

Documents:

[DPR 22-08 MEARS MACHINE ADDITION DEVELOPMENT PLAN - STAFF REPORT.PDF](#)

6.5. **MAP(A) 22-06 – Lot 4 (6090 Cedar Bend Way) And Lot 5 (6080 Cedar Bend Way)**

Requests approval of a Major Plat Amendment to approve the building setback line from 60 feet to 25 feet. Lot 4 is .049-acre property is located at 6090 Cedar Bend Way. The lot 5 is 0.56-acre property is located at 6080 Cedar Bend Way.

Petitioner – Josh Zarnoth – Kruse Consulting

Documents:

[MAP\(A\) 22-06 CEDAR BEND LOTS 4 AND 5 SETBACK REPLAT - STAFF REPORT.PDF](#)

6.6. **MAP(P) 22-07 – Village Of Turner Trace Townhomes**

Requests approval of a Major Subdivision Primary Plat for approval to develop a residential development containing 48 lots of townhomes. The 5.67-acre property is located at 8424 E. US Hwy 36.

Petitioner -Kristopher Eichhorn – HWC Engineering

Documents:

[MAP\(P\) 22-07 VILLAGE OF TURNER TRACE TOWNHOMES - STAFF REPORT.PDF](#)

6.7. ZA 22-05 Turner Trace Modification Of Commitments

Requests approval of a Zoning Amendment to amend the original Commitments made in 1999. The property is located at east of Avon Ave and Governors Row.

Petitioner - Ben Comer – Comer Law

Documents:

[ZA 22-05 TURNER TRACE COMMITMENT MODIFICATION II - STAFF REPORT.PDF](#)

7. Other Business

8. Committee Reports

8.1. Report Of Administrative Approvals By The Planning Director

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: **05/23/2022**