



Avon Advisory Planning Commission Meeting **May 23rd, 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. April 25, 2022 Plan Commission Regular Meeting Minutes

[HTTPS://WWW.AVONGOV.ORG/AGENDACENTER/VIEWFILE/MINUTES/_04252022-135](https://www.avongov.org/agendacenter/viewfile/minutes/_04252022-135)

3. Committee Reports

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. Request For Continuances Or Agenda Modifications

6. Old Business

6.1. 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 - SCANNED STAFF REPORT.PDF](#)

6.2. 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 DPR - SCANNED STAFF REPORT.PDF](#)

6.3. 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, SECTION 5 AND 6 - SCANNED STAFF REPORT.PDF](#)

6.4. 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 PUD - SCANNED STAFF REPORT.PDF](#)

6.5. 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 - SCANNED STAFF REPORT.PDF](#)

7. New Business

7.1. DPR 22-09 Holiday Inn Express

Request for approval of a Development Plan Review to allow for a new 4-story, 96 room Holiday Inn Express hotel. The 2.114 acre lot is located on Lot 4D of the Avon Marketplace commercial subdivision. The property is zoned C-2 and is located within Tier 2 of the US Highway 36 Overlay District.

Petitioner - Pete Gensic, Gensic Engineering

Documents:

7.2. ZA 22-06 Village Place Townhomes

Requests approval of a Zoning Amendment to change the zoning classification of a two parcels from R-2 to R-4 to allow for 110 2-story townhome units.

Petitioner - Lennar Homes of Indiana, Inc.

Documents:

[ZA 22-06 VILLAGE PLACE TOWNHOMES - SCANNED STAFF REPORT.PDF](#)

7.3. ZA 22-07 Floodplain Regulation Amendment

Request for approval of a Zoning Amendment to amend Chapter 2.8 in its entirety with new Model Floodplain Regulations.

Petitioner – Bill Peeples, Planning Director

Documents:

[ZA 22-07 FLOOD DISTRICT AMENDMENT TO THE UDO - SCANNED STAFF REPORT.PDF](#)

8. Other Business

8.1. Report Of Administrative Approvals By The Planning Director

Documents:

[REPORT OF ADMINISTRATIVE APPROVALS - MAY 2022 - SCANNED DOCUMENTS.PDF](#)

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: **06/27/2022**