



Avon Advisory Planning Commission Meeting
June 27, 2022 at 6:30 p.m.
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. May 19th, 2022 Plan Commission Regular Meeting Minutes

[HTTPS://WWW.AVONGOV.ORG/AGENDACENTER/VIEWFILE/MINUTES/ 05232022](https://www.avongov.org/agendacenter/viewfile/minutes/05232022)

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3. 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.

4. Request For Continuances Or Agenda Modifications

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

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

Requests approval of a Major Subdivision Primary Plat approval to develop a residential housing community containing 68 lots. The 53.8-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 SECTIONS 5 AND 6 - SCANNED STAFF REPORT.PDF](#)

4.3. 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](#)

4.4. PUD(P) 22-02 CityScape Avon

Request for approval of a Planned Unit Development for Cityscape Residential development featuring approximately 300 attached multi-family units contained within 17-acres, as well as a commercial outlet containing 1.1-acres.

Petitioner – Evan Bryant – Cityscape Residential

Documents:

[PUD\(P\) 22-02 CITYSCAPE AVON PUD - SCANNED STAFF REPORT.PDF](#)

4.5. ZA 22-09 Glenrock Springs

Request for approval of a Zoning Amendment for 10.06 acres from C-3 to the R-2 zoning. The 10.06-acre property is located 7650 Beechwood Centre Road.

Petitioner - Matthew M Price – Denton Bingham Greenebaum, LLP

Documents:

[ZA 22-09 GLENROCK SPRINGS REZONING - SCANNED STAFF REPORT.PDF](#)

5. Old Business

5.1. ZA 22-06 Village Place Townhomes

Request for approval of a Zoning Amendment for 11.02-acres from R-2 to R- 4. The 11.02-acre property is located at 350 N CR 900 E and adjacent parcel to south.

Petitioner – Brian Tuohy, Tuohy Bailey & Moore, LLP

Documents:

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

6. New Business

6.1. DPR 22-10 Bubba's 33

Request for approval of a Development Plan Review to approve 7,575 sq. ft. restaurant. The 1.99-acre property is located at 8748 E. US Hwy 36 and is located in Tier 1 of the US 36 Overlay District.

Petitioner - Brandon Goldberg - Greenberg Farrow

Documents:

[DPR 22-10 BUBBAS 33 - SCANNED STAFF REPORT.PDF](#)
[DPR 22-10 BUBBAS 33 STAFF REPORT - PLANS.PDF](#)

6.1.1. Waiver #1 - DPR 22-10

Waiver: Avon UDO Section 2.1.O.3.a: to consider metal awnings and permanent metals roofs sufficient for building articulation (minimum 3-foot offset and 20 feet in length required).

6.2. DPR 22-11 – DRG – Bradford Rd.

Request for approval of a Development Plan Review to approve of a 250,000 sq. ft. rear load speculative warehouse. The 16.75-acre property is located at 10160 Bradford Rd.

Petitioner - A. Curran Darling – Distribution Realty

Documents:

[DPR 22-11 DRG AT BRADFORD ROAD - SCANNED STAFF REPORT.PDF](#)

6.2.1. Waiver #1 - DPR 22-11

Waiver: Avon UDO Section 7.11. D: To remove to offset of the 12 inches in vertical depth façade length.

6.3. MIP 22-01 Nichols Minor Plat

Request for approval of a Minor Primary Plat to approve of a three (3) lot Minor Plat to be known as "Nichols Minor Plat". Each lot will include a single-family residence and a private drive. The 20.25-acre property is located at 5241 E. Co Rd. 200 N.

Petitioner - Josh Zarnoth – Kruse Consulting, Inc.

Documents:

[MIP 22-01 NICHOLS MINOR PLAT - SCANNED STAFF REPORT.PDF](#)

6.3.1. Waiver #1 - MIP 22-01

Avon SCO Section 3.18 #01: To remove the requirement to construct a sidewalk along the north side of E. Co. Rd. 200 N.

6.4. ZA 22-08 Sycamore Preserve

Request for approval of a Zoning Amendment for 15.94 acres from AG to the R-2 zoning. The 15.94-acre property is located 590 North C.R. 900 E.

Petitioner - Matthew M Price - Denton Bingham Greenebaum, LLP

Documents:

[ZA 22-08 SYCAMORE PRESERVE - SCANNED STAFF REPORT.PDF](#)

7. Other Business

8. Committee Reports

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: **7/25/2022**