



City of Carmel

CARMEL PLAN COMMISSION NOVEMBER 17, 2020 | MEETING AGENDA

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE, CARMEL, IN 46032

TIME: 6:00 PM
(DOORS OPEN AT 5:30 PM)

PLEASE NOTE:

- There are two ways to view the meeting: In-person, or by watching the live stream or recording through the link below.
- While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.
- Seats will be marked by tape where people may sit.
- Face masks will be required to be worn.
- Due to limited seating availability in the Council Chambers, it is *highly encouraged* to watch the meeting from home.

HOW TO VIEW: <http://carmelin.new.swagit.com/views/1>

AGENDA:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
 1. **Outcome of Projects at Committees:**
 - a. **Commercial**
 - i. Docket No. PZ-2020-00006 OA: Clay Terrace PUD Amend - **Favorable Recommendation to PC 4-0**
 - ii. Docket No. PZ-2020-00119 OA: Sign Standards Amendments - **Tabled to Dec. 1st meeting**
 - iii. Docket No. PZ-2020-00128 ADLS: North End Apartments - **Discussed and cont. to Dec. 1st meeting**
 - iv. Docket No. PZ-2020-00129 ZW: North End Apts. Parking Waiver - **Discussed and cont. to Dec. 1st mtg.**
 - b. **Residential**
 - i. Docket No. 19090013b OA: Accessory Dwelling Ord. Standards - **Favorable Rec. to PC 3-0, 1 absent**
- H. Public Hearings
 1. **Docket No. PZ-2020-00080 DP/ADLS: Lakeside Apartments - Phase II**

The applicant seeks site plan and design approval for three new apartment buildings, housing a total of 110 units. The site is 3.73 acres in size. It is located at 645 W. Carmel Drive (just east of the new Braunability R&D building) and is currently zoned PUD (Atapco PUD – Z-581-13). It is not located within any overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of JC Hart Company, Inc.
 2. **Docket No. PZ-2020-00155 Z: Albany Village PUD**

The applicant seeks PUD rezone approval to allow a new subdivision consisting of single-family detached and single-family attached residential. The site is located at 14407 Shelborne Rd. on approximately 36.7 acres. It is currently zoned S-1/Residential. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the Logan Group, LLC.

3. **TABLED TO DECEMBER 15 Docket No. PZ-2020-00177 Z: Midtown – Monon Boulevard C2 Rezone**
~~The applicant seeks to rezone two parcels from the R-2/Residential District in the Old Town Overlay to the C-2/Mixed Use District. The properties are located at 220 2nd Street SW and 211 1st Street SW. Filed by Mike Hollibaugh with the Department of Community Services on behalf of the Carmel Plan Commission.~~

I. Old Business

1. **Docket No. 19090013b OA: Accessory Dwelling Ordinance Standards**

The applicant seeks to amend the Unified Development Ordinance in order to establish standards and minimum requirements for Accessory Dwelling Units and to amend definitions. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

2. **Docket No. PZ-2020-00006 OA: Clay Terrace PUD Amendment**

The applicant seeks PUD Amendment approval to modify the existing Clay Terrace PUD in order to foster redevelopment of a portion of the site. The site is located generally at the SW corner of 146th Street and US 31. It is zoned Clay Terrace PUD Z-386-02. Filed by Steven Hardin of Faegre Drinker Biddle & Reath LLP.

J. New Business

K. Adjournment