



# City of Carmel

## CARMEL PLAN COMMISSION NOVEMBER 20, 2018 | MEETING AGENDA

**REVISED**

**Time & Location:** 6:00 PM, City Hall Council Chambers, 2<sup>nd</sup> Floor, 1 Civic Square, Carmel, IN 46032

**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. 18030016 Z: Franciscan Health: S-2 to MC Rezone – Returning to full Plan Commission with a 3-0 Favorable Recommendation to City Council
- ii. Docket No. 18080015 DP Amend/ADLS: Noah’s Event Venue – Approved 3-0
- iii. Docket No. 18100009 ADLS Amend: Grand & Main Retail – Approved 3-0

b. Residential:

- i. Docket No. 18010004 Z: Westbridge PUD Rezone – Continued to Dec. 4 Committee mtg.
- ii. Docket No. 18070015 Z: 2724 E 136<sup>th</sup> St. PUD Rezone – Tabled to Dec. 4 Committee mtg.

**2. 2019 Plan Commission Calendar**

H. Public Hearings

**1. Docket No. 18090010 OA: Legacy PUD Amendment**

The applicant seeks approval to amend the Legacy PUD text in order to adjust the maximum residential unit limitations and specify the location and facilities for the amenity area. The site is located south of 146<sup>th</sup> Street and west of River Road. It is zoned Legacy PUD Z-501-07. Filed by Nelson & Frankenberger, LLC on behalf of Platinum Properties.

**2. ~~TABLED TO DEC. 18 – Docket No. 18090012 Z: Sherman Drive Townhomes Rezone~~**

~~The applicant seeks approval to rezone 0.43 acres to UR/Urban Residential in order to develop 4 townhomes. The site is located at 7 Sherman Drive. It is currently zoned R-2/Residential. Filed by Paul Reis with Krieg DeVault, LLP on behalf of AZR Haver LLC.~~

**3. ~~TABLED TO DEC. 18 – Docket No. 18090013 DP/ADLS: Sherman Drive Townhomes~~**

~~The applicant seeks site plan and design approval for a 4 unit townhome building. The site is located at 7 Sherman Drive. It is zoned R-2/Residential (pending a UR/Urban Residential Rezone.) Filed by Paul Reis with Krieg DeVault, LLP on behalf of AZR Haver LLC.~~

**4. Docket No. 18090015 DP/ADLS: Onyx Office Suites**

The applicant seeks site plan and design approval for a new, two story office building, totaling 31,808 sq. ft. It will be about 30’ tall with 132 parking spaces provided. The site is located at 10439 Commerce Drive. It is zoned B-5/Business and is not located within any overlay zone. Filed by David Klain of D.B. Klain.

**5. Docket No. 18100001 PUD: 106<sup>th</sup> and Ditch PUD Rezone**

The applicant seeks approval to rezone 22.43 acres to PUD/Planned Unit Development in order to develop approximately 36 single-family dwellings. The site is located at the NW corner of 106<sup>th</sup> Street and Ditch Road. It is zoned S-1/Residential. Filed by Tim Ochs with Ice Miller, LLP on behalf of, JJB Development LLC.

**6. Docket No. 18100007 OA: UDO Patch Amendment**

The applicant seeks to amend the Unified Development Ordinance in order to (A) amend the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; (B) amend Article 9: Processes and Article 11: Definitions; and (C) correct a variety of errors and omissions from the conversion to the Unified Development Ordinance format. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

**1. Docket No. 18030016 Z: Franciscan Health Rezone, S-2 to MC (Meridian Corridor)**

The applicant seeks approval to rezone approximately 6.16 acres to the MC/Meridian Corridor zoning district classification. The site is currently zoned S-2/Single Family Residential. It is located at the southeast corner of 111<sup>th</sup> Street and Illinois Street. Filed by Robert Hicks of Hall, Render, Killian, Heath, & Lyman, P.C. on behalf of Franciscan Health.

J. New Business

K. Adjournment