



# City of Carmel

## CARMEL PLAN COMMISSION JULY 16, 2019 | MEETING AGENDA

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:**

i. Commercial:

- i. Docket No. 18120015 ADLS: Vine Health Care – **Approved 3-0 with conditions**  
Docket No. 18120016 V: UDO Sec. 5.28.E.2 – Reduction of required curbs  
Docket No. 18120017 V: UDO Sec. 3.62.A.1.c.ii. – Lot Coverage Percent: 70% allowed, 80% requested  
Docket No. 18120018 V: UDO Sec. 3.62.A.2.a. – Additions shall not be added to the front of the building except where the building is set back more than 20' from the setback line of its nearest two neighbors, Addition to the front requested with 2' setback
- ii. Docket No. 19040006 DP/ADLS: Indianapolis Rehabilitation Institute – **Approved 3-0 with conditions**

iii. Residential:

- i. Docket No. 18010004 Z: Westbridge PUD Rezone – **Tabled to August 6 Committee mtg.**
- ii. Docket No. 18100001 PUD: 106<sup>th</sup> and Ditch PUD Rezone – **Withdrawn.**

H. Public Hearings

**1. Docket No. 19050012 DP/ADLS: Mayflower Alt, LLC**

The applicant seeks site plan and design approval for a new office and warehouse building on 5.80 acres. The building will be 84,240 sq. ft., 37' tall, and will have 91 parking spaces provided. The site is located at about 9800 Mayflower Park Drive (just north of 4400 W. 96<sup>th</sup> St.). The site is zoned I1/Industrial and is not located within any overlay zone. Filed by Seth Alt of Alt Construction.

**2. Docket No. 19050013 DP/ADLS: Napleton Kia of Carmel**

The applicant seeks site plan and design approval for a new auto dealership on 3.74 acres. The building will be 24,351 sq. ft., about 28' tall, and will have 208 parking spaces provided. The site is located on 96<sup>th</sup> Street and east of Randall Drive (with access from Randall Drive). The site is zoned B3/Business and is not located within any overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Napleton of Carmel Imports, LLC dba Napleton Kia of Carmel.

**3. Docket No. 19050014 DP/ADLS: Avid Hotel**

**4. Docket No. 19050015 V: ZO Chapter 5.07 (D)(3) – Meridian Corridor Architectural Standards, Massing requiring two principal buildings on a lot with over 300' in width, requesting one principal building**

The applicant seeks site plan and design approval for a new hotel (102 rooms) and mixed use building (up to 7 first floor tenants) on 1.23 acres. The building will be 50,286 sq. ft., 4 stories/155' tall, and will have 97+ parking spaces provided (shared parking with CMC Office). The site is located at about approximately 13300 Illinois Street (NW corner of Main Street and US 31). The site is zoned MC/Meridian Corridor and is not within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Jim Jacob of Saamrajya, LLC.

- 5. Docket No. 19050017 Z: Monon Crossing Townhomes Rezone R-1/Residential to UR/Urban Residential**
  - 6. Docket No. 19050018 DP/PP/ADLS: Monon Crossing Townhomes**  
The applicant seeks rezone, site plan and design approval for a new subdivision consisting of 64 townhomes on 6.8 acres. The site is located at 1101 Rohrer Rd. The site is currently zoned R-1/Residential with a proposed change to UR/Urban Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.
  - 7. Docket No. 19050020 Z: Rezone S-1/Residential to S-2/Residential**
  - 8. Docket No. 19050021 PP: Troy Estates Subdivision**
  - 9. Docket No. 19050022 V: UDO Section 2.06 Min. 35 ft. front yard setback, 25 ft. requested**  
The applicant seeks rezone, primary plat, and a variance for a new subdivision consisting of 39 lots on 23.3 acres. The site is located at 4100 141<sup>st</sup> St. The site is currently zoned S-1/Residential with a proposed change to S-2/Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.
  - 10. Docket No. 19050026 Z: Rezone S-1 to B-3**
  - 11. Docket No. 19050027 DP/ADLS: Take 5 Quick Lube**  
The applicant seeks rezone, site plan and design approval for a new auto service/oil change facility on 0.66 acres. The building will be approximately 1,500 sq. ft., about 32' tall, and will have 8 parking spaces provided. The site is located at 9799 N. Michigan Road. The site is currently zoned S-1/Residential with a proposed change to the B-3 zone, and is within the US 421 Overlay. Filed by Elliot Smith of Baldwin Capital Partners.
  - 12. Docket No. 19050030 PP Amend: Plum Creek Farms Common Areas**  
The applicant seeks primary plat amendment to remove commitments on their common areas. The original primary plat was approved with public access allowed to the common areas of the subdivision, but the neighborhood would like to remove that requirement to only allow Plum Creek Farm resident access. The site is located northeast of Hazel Dell Pkwy and 126<sup>th</sup> St on 84.88 acres. The site is currently zoned S-1/Residential. Filed by William Ranek, HOA President on behalf of the Plum Creek Farms HOA.
- 
- I. Old Business
  - J. New Business
  - K. Adjournment