



# City of Carmel

## CARMEL PLAN COMMISSION DECEMBER 17, 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. *Moment of Silence for Plan Commission Member Tom Kegley*
- D. Roll Call
- E. Declaration of Quorum
- F. Approval of Minutes
- G. Communications, Bills, Expenditures, & Legal Counsel Report
  - 1. **Plan Commission Resolution PC-12-17-2019-a:** A resolution approving amendments to the declaratory resolution (PC-8-20-2019-b Magnolia) and development plan for the City Center Redevelopment Area.
- H. Reports, Announcements & Department Concerns
  - 1. **Outcome of Projects at Committees:**
    - a. Commercial:
      - i. Docket No. 19080009 DP/ADLS: Schafer Powder Coating Building Expansion – **WITHDRAWN**
    - b. Residential:
      - i. Docket No. 19080006 PP: Smokey Row Road & Monon – **Favorable Recommendation back to PC**
  - 2. **Approval of 2020 Calendar**
- I. Public Hearings
  - 1. **~~Tabled to January 21, 2020~~ – Docket No. 19090024 DP Amend/ADLS Amend: Carmel Health and Wellness Complex** ~~The applicant seeks site plan and design approval for an 11,500 sq. ft. building addition to the existing facility (19,960 sq. ft.). The site is 3.05 acres in size. It is located at 820 City Center Drive and is Lot 1 of Block A of the Carmel Science and Tech Park commercial subdivision. It is zoned M-3 and is not within any overlay zone. Filed by Ryan Ellsworth of GEA Architects LLC.~~
  - 2. **Docket No. 19100008 DP/ADLS: Lakeside R & D Building**  
The applicant seeks site plan and design approval for a 20,000 sq. ft. R & D building. The site is 1.57 acres in size. It is located at 635 West Carmel Drive. It is zoned PUD (Atapco Z-581-13) and is not within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the owner, Atapco Carmel, LLC.
  - 3. **Docket No. 19110004 SW: North End Waiver - UDO 6.12: 56 Ft. Min Right-of-Way width for Townhome Subdivision, 20 Min. Requested**
  - 4. **Docket No. 19110005 SW: North End Waiver - UDO 6.09: 56 Ft. Min Right-of-Way Width for Residential Subdivision, 20 Min Requested**
  - 5. **Docket No. 19110006 SW: North End Waiver - UDO 6.15: 52 Ft. Min R.O.W Width for Commercial Subdivision, 25 Min Requested and Sidewalk only on one side**
  - 6. **Docket No. 19110007 SW: North End Waiver - UDO 6.15: 30 Ft. Min Perimeter Landscaping Along US 31, 15 Min Requested**
  - 7. **Docket No. 19110008 SW: North End Waiver - UDO 6.15 & 6.09: Perimeter Landscaping: 10 Ft For Commercial And 25 Ft. For Residential Subdivision Required, 0 Ft. Requested along Smokey Row Rd.**  
(cont. on page 2)

8. **Docket No. 19110009 SW: North End Waiver - UDO 7.10.F.2: 50 Ft. Water Quality Preservation Easement Required Along Wetland, 10 Ft. Requested**
9. **Docket No. 19110010 SW: North End Waiver - UDO 7.10.F.3: 25 Ft Water Quality Preservation Easement Required Along Stream/Floodway Fringe, 0 Ft. Requested**

The applicant seeks design standard waiver approvals for street widths, sidewalks, perimeter landscaping, and wetland and stream buffers. The site is located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street and is zoned UR/Urban Residential and P1/Park and Recreation. Filed by Rebecca McGuckin of Old Town Companies, LLC.

J. Old Business

1. **Docket No. 19080006 PP: Smokey Row Road & Monon Primary Plat**

The applicant seeks site plan and primary plat approval for a new mixed use development on 27.84 acres, which will include apartments, townhomes, condominiums, single-family homes and retail and office. The site is located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street and is zoned UR/Urban Residential with a few parcels pending a rezone to UR/Urban Residential and P1/Park and Recreation. Filed by Rebecca McGuckin of Old Town Companies, LLC.

K. New Business

L. Adjournment