



City of Carmel

CARMEL PLAN COMMISSION

APRIL 21, 2020 | MEETING AGENDA

REVISED

*****Virtual make-up meeting 1 of 2 for postponed March 17, 2020 PC meeting due to COVID-19 outbreak. The second meeting will be Thursday, April 23, 2020*****

Location: Virtual Meeting, as authorized by executive orders issued by the Governor of the State of Indiana.

Time: 6 PM

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
- 1. **Plan Commission Resolution PC-4-21-2020-a:** A resolution approving amendments to the declaratory resolution and development plan for the Old Town Economic Development Area (Lot One Allocation Area)
- G. Reports, Announcements & Department Concerns
- 1. **Outcome of Projects at Committees:**
 - a. March 3, 2020 Committee meeting cancelled due to COVID-19.
- H. Public Hearings

Please note that all public comments must be in writing either by letter or email. There is no opportunity to speak in person for the virtual meeting format, even though City Hall will be open for up to 10 people (per Governor's rules) to view the virtual meeting. The Public Hearing will be left open until night of the final vote. Lastly, there will be a 10-minute break between each item.
- 1. **Docket No. 19120006 PP: Legacy Townhomes– Primary Plat**
- 2. **Docket No. 19120007 ADLS: Legacy Townhomes– ADLS**

The applicant seeks primary plat and site & architectural design approval for 141 lots (single-family attached) on 12 acres. The site is located south 146th Street and west of Community Drive. It is zoned Legacy PUD/Planned Unit Development (Z-501-07). Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Lennar Homes.
- 3. **Docket No. 19120008 PUD: 146th and Monon PUD Rezone**

The applicant seeks approval to rezone 1.26 acres to PUD/Planned Unit Development in order to develop 15 townhomes. The site is located along the south side of 146th St. between the Monon and Rolling Hill Dr. It is zoned R-1/Residential within the Monon Overlay Natural Section. Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Estridge Development Management, LLC.
- 4. **Docket No. 20020011 PPA: Troy Estates, Plat Amendment**
- 5. **Docket No. 20020012 W: Troy Estates, Open Space Waiver, 25% Open Space Required, 23% Requested**
- 6. **Docket No. 20020015 CA: Troy Estates, Commitment Amendment**

The City of Carmel seeks approval for a primary plat amendment, design standards waiver, and commitment amendment in order to add a new lot to Troy Estates Subdivision to preserve the historic home on the property. The site is located at 4026 W 141st Street and 4100 W 141st Street. The site is currently zoned S-2/Residential. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

7. **WITHDRAWN - Docket No. 19110020 DP/ADLS: Gramercy East**

~~The applicant seeks site plan and design approval for 3 new apartment buildings and future townhomes on 22.9 acres. The site is located at the southeast corner of City Center Dr. and Kinzer Ave. in the Gramercy Development. The site is currently zoned Gramercy PUD, Z 493-06. Filed by Nelson & Frankenberger, LLC on behalf of Buckingham Properties.~~

- I. Old Business
- J. New Business
- K. Adjournment

File: PC-2020-0421 Virtual make-up meeting 1 of 2 for March 17 REVISED