



# City of Carmel

## CARMEL PLAN COMMISSION AUGUST 18, 2020 | MEETING AGENDA

*Revised*

**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> FLOOR  
ONE CIVIC SQUARE, CARMEL, IN 46032

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

### PLEASE NOTE:

- There 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
  1. **Plan Commission Rules of Procedure amendment proposal**
  2. **Plan Commission Resolution PC-8-18-20-a:** CRC Resolution 2020-26 which amends the previously created Old Meridian Expansion Allocation Area to remove a parcel from the area and to designate that parcel as its own separate TIF allocation area called the “Star Allocation Area.”
  3. **Plan Commission to ratify City Council amended version of Ordinance Z-655-20 (PC Docket No. PZ-2020-00068 OA: Beekeeping Ordinance Standards**
- G. Reports, Announcements & Department Concerns
  1. **Outcome of Projects at Committees:**
    - a. **Commercial**
      - i. Docket No. PZ-2020-00072 DP/ADLS: L’Etoile – **Approved 4-0**
    - b. **Residential**
      - i. Docket No. PZ-2020-00028 PUD: Courtyards of Carmel **Favorable Recommendation to full PC, 4-0**
      - ii. Docket No. PZ-2020-00069 PUD: Ambleside Point PUD Rezone **Discussed then continued to Sept. 1**
      - iii. Docket No. 19090013 OA: Accessory Dwelling Ordinance Standards **Discussed then continued to Sept. 1 Committee**
- H. Public Hearings
  1. **Docket No. PZ-2020-00076 DP/ADLS: Avant Phase II**

The applicant seeks site plan and design approval for a multi-family building with 93 apartments. (14 townhome plots are also shown on this DP, but additional applications will be filed for Secondary Plat & ADLS approval at a later date.) The building is 135,243 gross sq. ft. and 4 stories/58’ tall. The overall site is 3.82 acres in size. It is

located just north of 12890 Old Meridian Street (Avant Phase I) and is zoned PUD (The District Z-587-14). Filed by Steven D. Hardin, Esq., with Faegre Drinker, on behalf of Edward Rose Development.

I. Old Business

1. **Docket No. PZ-2020-00028 PUD: Courtyards of Carmel.**

The applicant seeks approval to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 150 single-family dwellings. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned 2724 E 136th Street PUD, Ordinance Z-639-18. Filed by Steven Hardin of Faegre Drinker Biddle & Reath, on behalf of Epcon Carmel, LLC.

J. New Business

K. Adjournment

File: PC-2020-0818.doc