



City of Carmel

CARMEL PLAN COMMISSION OCTOBER 20, 2020 | MEETING AGENDA

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE, CARMEL, IN 46032

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

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. **Plan Commission Resolution PC-10-20-20-a:** CRC Resolution 2020-29 proposes to 1) create a redevelopment area within the City to be known as the “136th and Keystone Redevelopment Area” and 2) designate the entire Area as an allocation area to be known as the “136th and Keystone Allocation Area.”
- H. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. **Commercial**
 - i. Docket No. PZ-2020-00006 OA: Clay Terrace PUD Amend: **Discussed & continued to Nov. 5th**
 - b. **Residential**
 - i. Docket No. PZ-2020-00069 PUD: Ambleside Point PUD Rezone: **3-1 Fav. Recommendation to full PC**
 - ii. Docket No. 19090013b OA: Accessory Dwelling Ord. Standards – **Discussed & continued to Nov. 5th**
- I. Public Hearings
 - 1. **Docket No. PZ-2020-00100 Z: Stout’s Shoes C2 Rezone.**

The applicant seeks to rezone 4 parcels, including addresses 13100 and 13155 North Old Meridian Street, from the UC/Urban Core District to the C-2/Mixed Use District. The site is generally located at the northeast corner of Old Meridian Street and Main Street and includes Stout’s Shoes and a former animal hospital. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
 - 2. **Docket No. PZ-2020-00119 OA: Sign Standards Amendments.**

The applicant seeks to amend the Unified Development Ordinance in order to amend Section 5.39 Sign Standards, Sections 7.11 & 7.12 Entryway Feature Standards, Section 5.66 Food Stand Use Standards, Section 1.29 Filing Fees, and Definitions for signage. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
 - 3. **Docket No. PZ-2020-00128 ADLS: North End Apartments**
 - 4. **Docket No. PZ-2020-00129 ZW: North End Apartments Parking Waiver**

The applicant seeks ADLS and zoning waiver approval for 2 new apartment buildings and one mixed use building on 7 acres. Approximately 168 units are proposed, 28,125 sf of office/retail space, and 290 parking spaces. The site is located at approximately 506 W. Smokey Row Rd. It is zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Design Group.
 - 5. **Docket No. PZ-2020-00130 Z: 0 E. 116th Street Rezone**

The applicant seeks to rezone a vacant parcel from R-1/Residential to B-3/Business. Half of the site is currently zoned B-3, this rezone would make the entire parcel the same B-3 zoning classification. The overall site is 2.14 acres in size. It is located at 0 E. 116th Street (just east of 1701 E. 116th Street) and is currently zoned R-1/Residential. It is within the Range Line Rd. Overlay Zone. The site is also partially within the Floodway and Floodplain. Filed by Warren Johnson for Coyote Enterprises, owner.

I. Old Business

1. Docket No. PZ-2020-00069 (PUD): Ambleside Point PUD Rezone

The applicant seeks PUD rezone approval to allow a new development consisting of single-family detached and attached residential. The site is located at 2135 W 146th Street on approximately 56.5 acres. It is currently zoned S-1/Residential. Filed by Jim Shinaver with Nelson & Frankenberger, LLC on behalf of Hoffman Developer, LLC

J. New Business

K. Adjournment

File: PC-2020-1020.doc