



# City of Carmel

## CARMEL PLAN COMMISSION MEETING AGENDA AUGUST 18, 2015

Time & Location: 6:00 p.m., City Hall Council Chambers, 2<sup>nd</sup> Floor, 1 Civic Sq., 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
  - H. Public Hearings
1. **TABLED TO SEPT. 15 - Docket No. 14100008 Z: 321 W. Main Street Rezone.**  
The applicant seeks approval to rezone two parcels (totaling 0.33 acres) from R-2/Residential, to B-5/ Business. The site is located 321 W. Main Street. It is currently zoned R-2/Residential and lies within Old Town Overlay, Character Subarea. Filed by Ms. Soori Ardalan, owner.
  2. **WITHDRAWN - Docket No. 15060004 PP: Palmer Minor Subdivision.**  
The applicant seeks primary plat approval, for 2 lots on 5 acres. The site is located at 1060 W. 106<sup>th</sup> Street and is zoned S-1/Residence. Filed by Doug Hall of JD Hall Land Surveying, on behalf of David Palmer, Land owner.
- I. Old Business
    1. **Docket No. 14120012 DP/ADLS: Butler Maserati, Alfa Romeo, Fiat.**  
The applicant seeks site plan and design approval for a new 21,967 sq. ft. auto dealership building with inventory parking and landscaping, on 1.43 acres. The site is located at 4200 E. 96<sup>th</sup> Street, west of Randall Drive. It is zoned B-3/Business. Filed by Joe Calderon of Bose McKinney & Evans LLP, on behalf of 4198 96<sup>th</sup> Street LLC.
  - J. New Business
    1. **Docket No. 15060022 ADLS: Carmel Midtown – Block 2.**  
The applicant seeks approval for a new building within the Midtown Carmel PUD. This is for the Merchants “Market” building. The site is located east of the Monon Trail, west of 1<sup>st</sup> Ave. SW, and south of 3rd St. SW. The approximate address is 360 1<sup>st</sup> Ave. SW. It is zoned PUD/Planned Unit Development. Filed by Andrew Greenwood of Old Town Development LLC.
    2. **Docket No. 15060023 ADLS: Carmel Midtown – Block 5.**  
The applicant seeks approval for a new building within the Midtown Carmel PUD. This is for the new Miller Auto Care facility. The site is located west of Range Line Rd., south of 5<sup>th</sup> St. SW, and east of 1<sup>st</sup> Ave. SW. The approximate address is 522 S. Range Line Rd. It is zoned PUD/Planned Unit Development. Filed by Andrew Greenwood of Old Town Development LLC.
  - K. Adjournment

File: PC-2015-0818.doc