



City of Carmel

CARMEL PLAN COMMISSION NOVEMBER 21, 2017 | MEETING AGENDA

Time: 6:00 PM

Location: **Monon Community Center East Building, Meeting Room B, 1235 Central Park Drive East, Carmel, IN 46032** (Call 317-848-7275 for directions if needed)

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-11-21-17**: Amending North Illinois Street EDA (Economic Development Area) – presented by Bruce Donaldson with Barnes & Thornburg, LLP.
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 17090001 DP/ADLS, 1709002-3 ZW: KAR Office building
 - ii. Docket No. 17090004 DP/ADLS: Meijer Outlot C
 - iii. Docket No. 17100022 ADLS Amend: Star Bank - Remodel
 - b. Residential:
 - i. Docket No. 17070017 PP Amend: Newark Subdivision, Lots 35 & 36, Primary Plat Amendment
 - ii. Docket No. 17080014 Z: Gramercy West PUD
- H. Public Hearings
 - 1. **Docket No. 17090016 DP Amend/ADLS: Aldi of Weston Park.**

The applicant seeks site plan and design approval for a new grocery store building totaling 21,998 sq. ft., on 4.14 acres. The site is located within the Weston Park development, at the southwest corner of 106th Street and Michigan Rd., just north of the existing LA Fitness facility. The approximate address is 10584 Workout Way. It is zoned I-1/Industrial and is located within the US 421/Michigan Rd. Overlay Zone. Filed by Matt Boone with Civil and Environmental Consulting on behalf of the owner.
 - 2. **Docket No. 17090021 DP/ADLS: Goodman Campbell Medical Office Building.**

The applicant seeks site plan and design approval for a new medical office building totaling 36,000 sq. ft., on 10.21 acres. The site is located between Illinois Street and US 31, northeast of the intersection of Main Street and Illinois Street. The approximate address is 13201 N. Illinois Street. It is zoned B-

5/Business and is located within the US 31 Overlay Zone. Filed by Gene Beiermann with American Structurepoint on behalf of Cornerstone Companies, Inc.

3. Docket No. 17100033 OA: Short Term Residential Rentals

The applicant seeks to amend the Unified Development Ordinance in order to add review and approval procedures, definitions and fees for the establishment of Short Term Residential Rentals. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

1. Docket No. 17090001 DP/ADLS: KAR Office Building.

2. Docket No. 17090002 ZW: Ch. 23B.09.B Architectural Design Requirements: Materials – More than 70% glass proposed.

3. Docket No. 17090003 ZW: Ch. 27.03.02 Additional Parking & Loading Requirements – Flush Curbs proposed for drainage purposes.

The applicant seeks site plan & design approval for one new five story (81' tall) office building totaling 250,000 sq. ft. and one new parking garage structure (3 stories, 1,093-1,199 spaces TBD). The site is located at approximately 11299 Illinois Street, at the northeast corner of 111th Street and Illinois Street. It is zoned B-6/Business and is located within the US 31 Overlay Zone. Filed by Brian J. Tuohy, Attorney, of Doninger Tuohy & Bailey LLP, on behalf of the owner, Karmel Property LLC.

4. Docket No. 17090004 DP/ADLS: Meijer Outlot C. The applicant seeks site plan & design approval for a new one story (25' tall) multi-tenant building totaling 11,760 sq. ft. The site is located at approximately 1424 W. Carmel Drive, along the west side of the Meijer property. It is zoned OM-M/Old Meridian Meijer and is located within the Old Meridian District. Filed by Gabe Schuchman of Alrig USA.

J. New Business

K. Adjournment