



City of Carmel

CARMEL PLAN COMMISSION APRIL 16, 2019 | MEETING AGENDA

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, 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
 - 1. Jackson's Grant Waiver, request for suspension of Rules of Procedure: One of the public notice mailings to the adjoiners was sent out 13 days before the meeting, rather than the required 21-day prior minimum.**
- G. Reports, Announcements & Department Concerns
 - 1. Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 18110008 DP/ADLS: ZP Investments, LLC – *Continued to a Special Commercial Committee meeting on Tuesday, April 16 at 5 PM*
 - ii. Docket No. 18110009 V: The Bridges PUD (Z-550-11) – Sections 4.5, 4.6, 4.7 and Exhibits 6, 7, 8 – Architectural Style: Prairie Style required, Modern style requested
 - iii. Docket No. 19020005 Z: South Range Line C1 Rezone – *Sent to Council with a Fav. Rec. 4-0*
 - iv. Docket No. 19020007 Z: Range Line & City Center Dr. C2 Rezone – *Sent to Council with a Fav. Rec. 4-0*
 - b. Residential:
 - i. Docket No. 18010004 Z: Westbridge PUD Rezone – *Continued to Thurs., May 9 Committee meeting*
 - ii. Docket No. 18100001 PUD: 106th and Ditch PUD Rezone – *Tabled to Thurs., May 9 Committee meeting*
- H. Public Hearings
 - 1. Docket No. 19020002 SW: Jackson's Grant at Williams Creek, Sections 6-8.**

The applicant seeks design standards waiver approval from UDO section 7.26.A for **private streets** in three sections, including Northvale and Exmoor. A gated entrance is also proposed. The site is located at approximately 12500 Spring Mill Rd. It is zoned Silvara PUD/Planned Unit Development. Filed by Brett Huff of Stoeppelwerth & Assoc.
 - 2. Docket No. 19020009 DP: Michigan Road Retail – Overall Development Plan**

The applicant seeks site plan approval for the extension of Redd Road and Weston Pointe Drive, as well as 3 new commercial lots on 6.68 acres. The site is located at about 10900 N. Michigan Road (just south of 11036 N. Michigan Road). The site is zoned B3/Business and is within the US 421 Overlay. Filed by Jon Sheidler of Woolpert on behalf of Cityscape Residential.
 - 3. Docket No. 19020010 DP/ADLS: Christian Brothers Automotive Service Center**

The applicant seeks site plan and design approval for a new auto service center on 1.23 acres. The building will be 4,896 sq. ft., 24' tall, and will have 38 parking spaces provided. The site is located at about 10900 N. Michigan Road (just south of 11036 N. Michigan Road). The site is zoned B3/Business and is within the US 421 Overlay. Filed by Jonathan Wakefield of Christian Brothers Automotive.

I. Old Business (*Pending outcome of special Commercial Committee meeting 4-16-19 at 5 PM*)

1. Docket No. 18110008 DP/ADLS: ZP Investments, LLC.

2. Docket No. 18110009 V: The Bridges PUD (Z-550-11) – Sections 4.5, 4.6, 4.7 and Exhibits 6, 7, 8 – Architectural Style: Prairie Style required, Modern style requested

The applicant seeks site plan and design approval with a variance for a new, 5 story (93'6" tall) office building totaling about 120,000 sq. ft. and 5 story (57' tall), approximately 470 space parking garage on 7.51 acres. The site is located at the southeast corner of Illinois Street and Fidelity Way (south of 116th Street). It is zoned PUD within the Bridges PUD (Z-550-11) and is not located within any overlay zone. Filed by Brian Tuohy of Doninger Tuohy & Bailey LLP on behalf of the owner, ZP Investments, LLC.

J. New Business

K. Adjournment