



City of Carmel

CARMEL PLAN COMMISSION JUNE 18, 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
- G. Reports, Announcements & Department Concerns
- 1. **Outcome of Projects at Committees:**
 - a. Commercial: none
 - b. Residential:
 - i. Docket No. 18010004 Z: Westbridge PUD Rezone – Tabled to June 27 Committee mtg.
 - ii. Docket No. 18100001 PUD: 106th and Ditch PUD Rezone –Tabled to June 27 Committee mtg.
- H. Public Hearings
 - 1. **Docket No. 18120015 ADLS: Vine Health Care**
 - 2. **Docket No. 18120016 V: UDO Section 5.28.E.2 – Reduction of required curbs**
 - 3. **Docket No. 18120017 V: UDO Section 3.62.A.1.c.ii. – Lot Coverage Percent: 70% allowed, 80% requested**
 - 4. **Docket No. 18120018 V: UDO Section 3.62.A.2.a. – Additions shall not be added to the front of the building except where the building is set back more than 20’ from the setback line of its nearest tow neighbors, Addition to the front requested with 2’ setback**

The applicant seeks site plan and design approval with 3 variances for additions on the front and rear of an existing medical office building totaling 1,445 sq. ft. on 0.25 acres. The site is located at 40 N. Range Line Road. It is zoned B-2/Business and is within the Old Town Overlay District, Historical Range Line sub-area. Filed by Adam DeHart of Keeler Webb on behalf of the owner, Vine Real Estate Holdings, LLC.
 - 5. **Docket No. 19040006 DP/ADLS: Indianapolis Rehabilitation Institute**

The applicant seeks site plan and design approval for a new medical building on 4.79 acres. The building will be about 46,500 sq. ft., 31’ tall, and house 40 beds for patients. 109 parking spaces will be provided. The site is located at 12325 Pennsylvania Street within the City Center at Penn development. The site is zoned B3/Business and is not located within an overlay zone. Filed by Alex Bennett of WB Development Partners.
- I. Old Business
- J. New Business
- K. Adjournment