



City of Carmel

Carmel Plan Commission
COMMERCIAL COMMITTEE
Thursday, June 27, 2019 Meeting

LOCATION: CAUCUS ROOMS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE
CARMEL, IN 46032

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

The Commercial Committee will meet to consider the following items:

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: 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 two 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 to 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.
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, house 40 beds for patients, and will have 109 parking spaces 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.
6. **Docket No. 19050019 ADLS Amend: Kirby Park East Office Building**
The applicant seeks design approval for exterior painting of the existing building. The site is located at 154 W Carmel Drive and is zoned I-1/Industrial within the Range Line Rd./Carmel Dr. Overlay zone. Filed by Kirby Real Estate.
7. **Docket No. 19050028 ADLS Amend: 12955 Old Meridian Remodel**
The applicant seeks site plan and design approval for a remodel of the existing building and reconfiguration of site circulation and parking. The site is located at 12955 N. Old Meridian Street and is 2.23 acres in size. It is zoned UC/Urban Core and is not located within an overlay zone. Filed by Kevin Buchheit of Krieg Devault on behalf of BRU Carmel RE LLC and JKB Properties LLC.