



City of Carmel

CARMEL PLAN COMMISSION SEPTEMBER 17, 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. **Plan Commission Resolution PC-9-17-2019-a:** A resolution creating a new Franciscan allocation area within the existing North Illinois Street Economic Development Area.
 - 2. **Plan Commission Resolution PC-9-17-2019-b:** A resolution adding a parcel to the existing Proscenium allocation area within the Integrated 126th Street Corridor Economic Development Area.
 - 3. **Plan Commission Resolution PC-9-17-2019-c:** A resolution amending the existing Old Town Economic Development Area to add several parcels to the area and create a new Smokey & Monon allocation area.
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 19050014 DP/ADLS: Avid Hotel – **Tabled to Oct. 1 Committee mtg.**
Docket No. 19050015 V: ZO Chapter 5.07 (D)(3) – Meridian Corridor Architectural Standards, Massing requiring two principal buildings on a lot with over 300' in width, requesting one principal building
 - ii. Docket No. 19030003 DP/ADLS: Riverview Health – US 421 – **Approved 4-0**
 - iii. Docket No. 19060019 DP/ADLS: Franciscan Orthopedic Center of Excellence – **Cont. to Oct. 1**
 - b. Residential:
 - i. Docket No. 18010004 Z: Westbridge PUD Rezone – **Tabled to Oct. 1 Committee mtg.**
 - ii. Docket No. 18090012 Z: Sherman Drive Townhomes Rezone (R-2 to UR) – **Cont. to Oct. 1**
Docket No. 18090013 DP/ADLS: Sherman Drive Townhomes.
 - iii. Docket No. 19050017 Z: Monon Crossing Townhomes Rezone R-1/Residential to UR/Urban Residential.
Docket No. 19050018 DP/PP/ADLS: Monon Crossing Townhomes – **Cont. to Oct. 1**
- H. Public Hearings
 - 1. **Docket No. 19050029 Z: Smokey Row UR & P1 Rezone.**
The applicant seeks to rezone 13 parcels located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street, from the PUD/Kensington Green Planned Unit Development and R1/Residence District to the UR/Urban Residential and P1/Park & Recreation Districts, respectively. The properties comprise the Kensington Green subdivision as well as 2 parcels adjacent to the Monon Greenway. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
 - 2. **Docket No. 19060018 DP: Carmel Hotel and Office.**
The applicant seeks site plan approval for two building pads and associated parking on 2.96 acres. The site is located at 12166 N. Meridian Street. The site is zoned MC/Meridian Corridor. Filed by Brad Schrage of American Structurepoint on behalf of Michael Garvey of Diversified Land Acquisitions, LLC.

3. Docket No. 19070003 DP/ADLS: Valvoline Instant Oil Change – US 421

The applicant seeks site plan and design approval for a new 2,077 sq. ft. oil change facility and 2 variances. The site is 0.98 acres in size. It is located at 9835 Michigan Road and is Lot 1A of the North Augusta subdivision. It is zoned B-3 and is within the US 421 Michigan Road Overlay Zone. Filed by Richard Gallegos, III of Valvoline, LLC.

- I. Old Business
- J. New Business
- K. Adjournment