



# City of Carmel

## Carmel Plan Commission SPECIAL STUDIES COMMITTEE

February 2, 2016 Meeting  
(Revised)

LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL, 2<sup>nd</sup> FLR  
1 CIVIC SQ., CARMEL, IN 46032

TIME: 6:00 P.M.  
(DOORS OPEN AT 5:30 P.M.)

Note: Committee members need to vote for a Committee Chairperson.

The Special Studies Committee will meet to consider the following items:

- ~~1. **Docket No. 15090011 DP/ADLS: Huntington Bank. TABLED TO MARCH 1, 2016**~~  
The applicant seeks site plan and design approval for a 3,180 sq. ft. bank branch on 1.994 acres. The site is located at 1215 S. Range Line Rd. and is zoned B-8/Business within the Carmel Dr./Range Line Rd. Overlay. Filed by Sharon Sills, with The Huntington National Bank.
- 2. Docket No. 15110020 DP: Hyatt Place Hotel.**  
The applicant seeks site plan approval for a 16,000 sq. ft. 4-story hotel with 90 rooms on 2.29 acres. (*The ADLS petition will be submitted later.*) The site is located south of the Ritz Charles between US 31 and Illinois St. (near 11900 N. Meridian St.) and is zoned B-6 within the US 31 Overlay Zone. Filed by Ravi Patel of Sohum Development, LLC.
- 3. Docket No. 15110023 DP Amend/ADLS Amend: CE Solutions Building Expansion.**  
The applicant seeks approval to add on to an existing building. The site is located at 10 Shoshone Dr. It is zoned B-7 and Carmel Drive/Range Line Road Overlay Zone. Filed by John Tierney of CEC Inc., on behalf of Steve Osborn of CE Solutions, owner.
- 4. Docket No. 15030009 Z: West Main Street C-2 Rezone.**  
The applicant seeks to Rezone properties in a two-block area of the Carmel Arts & Design District, generally bound by West Main Street, 4<sup>th</sup> Avenue SW, 1<sup>st</sup> Street SW and the Monon Greenway, comprising of 12 parcels in the R-2/Residence District, B-3/Business District and B-5/Business District, within the Old Town District Overlay Zone to be rezoned to the C-2/Old Town District. The properties are identified by the following addresses: 251, 311, 321, 331 West Main Street; 208, 220, 230, 320 1<sup>st</sup> Street SW; 20, 25 3<sup>rd</sup> Avenue SW. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.
- 5. Docket No. 15120002 Z: Midtown C-2 Rezone.**  
The applicant seeks to rezone 68 parcels in the Old Town and Midtown areas from the B-1/Business, B-2/Business and I-1/Industrial District within the Old Town District Overlay Zone and the Carmel Drive – Range Line Road Overlay Zone to the C-2/Old Town District. The properties are generally located near Main Street and Range Line Road and extending south to City Center Drive and westward to 3<sup>rd</sup> Avenue SW and Industrial Drive. Filed by the Dept. of Community Services on behalf of the Plan Commission.