



City of Carmel

Carmel Plan Commission
SPECIAL STUDIES COMMITTEE
March 1, 2016 Meeting

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

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

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

- 1. TABLED TO MAR. 29 - Docket No. 15090011 DP/ADLS: Huntington Bank.**
~~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. 15120010 DP/ADLS: Citimark - Wagner Reese Office Building.**
The applicant seeks site plan & design approval for a three-story 61,062 sq. ft. office building. The site is located at 11939 N. Meridian St. It is zoned B-6/Business and US 31 Corridor Overlay Zone. Filed by Jim Shinaver of Nelson & Frankenberger, PC for Citimark Realty Partners, LLC.
- 4. Docket No. 15120009 DP/ADLS: Carmel Lakeside Retail.**
The applicant seeks site plan & design approval for a one-story 10,424 sq. ft. multi-tenant retail building. The site is located at the northeast corner of Carmel Dr. and Guilford Rd., at approximately 630 W. Carmel Dr. It is zoned Atapco PUD/Planned Unit Development. Filed by Jim Shinaver of Nelson & Frankenberger, PC on behalf of Atapco Carmel, Inc.
- 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 3rd Avenue SW and Industrial Drive. Filed by the Dept. of Community Services on behalf of the Plan Commission.
- 6. Docket No. 16010006 OA: Fences, Accessory Buildings, Schedule of Uses and Bicycle Parking Amendment.**
The applicant seeks to amend the Carmel Zoning Ordinance in order to update the permitting process, fees, definitions and standards for the placement, construction and modification of Accessory Buildings, Accessory Uses, Fences and Retaining Walls. Amendments are also proposed for the Schedule of Uses and Bicycle Parking standards. Filed by the Dept. of Community Services on behalf of the Carmel Plan Commission.