



City of Carmel

CARMEL PLAN COMMISSION AUGUST 15, 2017 | 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:

- i. Docket No. 17030026 Z: 111th & Penn, C-2 Rezone: Sent back to full Plan Commission with a Positive Recommendation and Commitments, 5-0.
- ii. Docket No. 17070003 ADLS Amend: Matthews Auto Repair – Expansion: Approved.

b. Residential:

- i. Docket No. 17040026 Z: College & 116th PUD Rezone: Sent back to full Plan Commission with Positive Recommendation, 4-0 (1 absent).

2. Projects still in Committee:

a. Commercial: none

b. Residential:

- i. Docket No. 17050011 Z: The Reserve at Cool Creek PUD Rezone – Continued to Sept. 5

H. Public Hearings

1. Docket No. 17030006 UDO: Unified Development Ordinance

The applicant seeks to adopt a Unified Development Ordinance (UDO) as a new format, which will replace the existing Subdivision Control Ordinance, Zoning Ordinance and Zoning Maps. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

2. Docket No. 17060012 DP/ADLS: World Wide Motors

The applicant seeks site plan and design approval for the expansion of the World Wide Motors car dealership and service center, which includes the demolition of the previous Smart (Car) Center of Indianapolis building. The expanded building will be 68,443 sq. ft. on about 6.8 acres. The site is located at 3900 East 96th Street and is zoned B-3/Business. It is not located within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of the owner, Paul Pettenaro of World Wide Motors.

3. **WITHDRAWN – Docket No. 17050016 Commitment Amendment: Weston Shoppes Outlot.**
4. **WITHDRAWN – Docket No. 17050017 DP Amendment: Weston Shoppes Outlot.**

The applicant seeks to amend a commitment made to the Plan Commission under Docket No. 5-98 DP/ADLS to remove a park area, create other new pedestrian amenities on the site, and provide for a new building. The site is located at 4000 W. 106th Street and is zoned B-2 within the US 421 Overlay Zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the owner, Weston Shoppes, LLP.

I. Old Business

1. **TABLED TO SEPTEMBER 19 – Docket No. 17030026 Z: 111th & Penn, C-2 Rezone.**

The applicant seeks approval to rezone 35.21 acres to the C-2/Mixed Use zoning district classification, with the intent of developing the site into a multi-building mixed-use project with office, hotel, restaurant and parking garage uses. The site is currently zoned R-1/Residential and is within the West Homeplace Commercial Corridor High Intensity Overlay. It is located at 110 E. 111th Street, at the northeast corner of 111th/Pennsylvania. Filed by Jamie Browning of Browning Investments, LLC, on behalf of The Carmel Redevelopment Commission and Dept. of Redevelopment.

2. **Docket No. 17040026 Z: College & 116th PUD Rezone**

The applicant seeks approval to rezone 4 acres to PUD/Planned Unit Development in order to develop approximately 62 townhomes. The site is located at the SW corner of College Ave. and 116th St. It is zoned R-1/Residential. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Onyx and East, LLC.

J. New Business

K. Adjournment