



City of Carmel

CARMEL PLAN COMMISSION JULY 18, 2017 | MEETING AGENDA

2nd REVISION

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. 17030025 DP/ADLS: Michigan Road Self-Storage – Approved 3-0 with Condition
- ii. Docket No. 17040016 DP Amend/ADLS Amendment: IU Health, North Campus Parking Lot Expansion – Approved 3-0 with Commitment

b. Residential:

- i. Docket No. 17010017 Z: CRG Residential PUD Rezone – Sent back to full Plan Commission with Positive Recommendation, 4-1

2. Projects still in Committee:

a. Commercial:

- i. Docket No. 17030026 Z: 111th & Penn, C-2 Rezone – Continued to August 1

b. Residential:

- i. Docket No. 17040026 Z: College & 116th PUD Rezone – Continued to August 1

H. Public Hearings

1. Docket No. 17050011 Z: The Reserve at Cool Creek PUD Rezone

The applicant seeks approval to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 164 dwellings for persons 55 years of age and older. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned R-1/Residential within the Keystone Parkway Overlay Zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Beazer Homes.

2. **TABLED TO AUGUST 15 – Docket No. 17050016 Commitment Amendment: Weston Shoppes Outlot.**
3. **TABLED TO AUGUST 15 – 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.~~
4. **TABLED TO AUGUST 15 – 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.~~

I. Old Business

1. **Docket No. 17010017 Z: CRG Residential PUD Rezone**
The applicant seeks approval to rezone 9 acres to PUD/Planned Unit Development in order to develop approximately 195 apartments. The site is located at 4538 E 96th Street. It is zoned B-3/Business. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of CRG Residential.

J. New Business

K. Adjournment