



City of Carmel

CARMEL PLAN COMMISSION OCTOBER 17, 2017 | MEETING AGENDA

Time: 6:00 PM

Location: **Monon Community Center East Building, Meeting Room B, 1235 Central Park Drive East, Carmel, IN 46032** (Call 317-848-7275 for directions if needed)

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 PC with Positive Recommendation 5-0
 - b. Residential:
 - i. Docket No. 17050011 Z: The Reserve at Cool Creek PUD Rezone – Sent back to full PC with Positive Recommendation 5-0
 2. **Projects still in Committee:**
 - a. Commercial: none
 - b. Residential:
 - i. Docket No. 17070017 PP Amend: Newark Subdivision, Lots 35 & 36, Primary Plat Amendment – Continued to Thursday, November 9th meeting
- H. Public Hearings
1. **Docket No. 17080014 Z: Gramercy West PUD Rezone (with Primary Plat).**

The applicant seeks approval to rezone 27.76 acres to PUD/Planned Unit Development in order to develop approximately 270 dwellings. The site is located south of 126th Street just east of Auman Drive E. It is zoned Gramercy PUD, Z-493-06. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Mohawk WB, LLC and Paul Rioux with Platinum Properties.
 2. **Docket No. 17090001 DP/ADLS: KAR Office Building.**
 3. **Docket No. 17090002 ZW: Ch. 23B.09.B Architectural Design Requirements: Materials – More than 70% glass proposed.**
 4. **Docket No. 17090003 ZW: Ch. 27.03.02 Additional Parking & Loading Requirements – Flush Curbs proposed for drainage purposes.**

The applicant seeks site plan & design approval for one new five story (81' tall) office building totaling 250,000 sq. ft. and one new parking garage structure (3 stories, 1,093-1,199 spaces TBD). The site is located at approximately 11299 Illinois Street, at the northeast corner of 111th Street and Illinois Street. It is zoned B-6/Business and is located within the US 31 Overlay Zone. Filed by Brian J. Tuohy, Attorney, of Doninger Tuohy & Bailey LLP, on behalf of the owner, Karmel Property LLC.

5. Docket No. 17090004 DP/ADLS: Meijer Outlot C.

The applicant seeks site plan & design approval for a new one story (25' tall) multi-tenant building totaling 11,760 sq. ft. The site is located at approximately 1424 W. Carmel Drive, along the west side of the Meijer property. It is zoned OM-M/Old Meridian Meijer and is located within the Old Meridian District. Filed by Gabe Schuchman of Alrig USA.

I. Old Business

1. 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. 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.

J. New Business

K. Adjournment