



City of Carmel

CARMEL PLAN COMMISSION APRIL 17, 2018 | MEETING AGENDA **SECOND 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. 17110016 DP/ADLS: Home2 Suites Hotel
 - ii. Docket No. 18020003 DP Amend/ADLS Amend: IEP Therapy, Building & Parking
Docket No. 18020004 V: UDO Sec. 2.12: 35% Max Lot Coverage, 68% Requested
Docket No. 18020005 V: UDO Sec. 3.06.A.2.b: Principal Bldg. To be Brick or Stucco, Siding Requested
Docket No. 18020006 V: UDO Sec. 3.09.A.1: 20 ft. Min Height, 12 ft. Requested
Docket No. 18020007 V: UDO Sec. 3.14.A.1: No Parking in Front yard, Parking in Front Requested
 - iii. Docket No. 18030014 ADLS Amend: 101 E. Carmel Drive – Exterior Renovation
 - b. Residential:
 - i. Docket No. 18030003 ADLS Amend: Enclave of Carmel Perimeter Fence
 - ii. Docket No. 18030004 ADLS Amend: Estancia Gate
 - iii. Docket No. 18020002 DP/ADLS: College & 116th Townhome Community
 - iv. Docket No. 18020008 DP Amend/ADLS: 9615 College Ave Office Building
- H. Public Hearings
- 1. **TABLED TO MAY 15** Docket No. 18010004 Z: West Bridge PUD Rezone**
~~The applicant seeks rezone and primary plat approvals for 13.91 acres to change to PUD/Planned Unit Development. The site is located at 4281 W. 106th Street and is zoned S-1/Residential. Filed by Randy Green with ISBG Capital LLC.~~
 - 2. Docket No. 18020014 DP Amend/ADLS: The Play School at Legacy – Building Addition.**
The applicant seeks site plan and design approval for a 2,500 sq. ft. building addition for two new classrooms. The site is 2.01 acres in size. It is located at 14454 Community Drive and is zoned PUD (The Legacy Z-501-07). Filed by Brian Cross of Civil Site Group, Inc. on behalf of the owner, The Play School at Legacy.

- 3-4. Docket No. 18020015 DP Amend/ADLS: IU Health North Campus – Cancer Center. Docket No. 18020016 ZW (Z-409-03): Section 2, IV, A, 2, ii – Minimum Building Height in Area 1-A: 38’ and 3 occupiable stories required, 45’4” and only 2 occupiable stories requested**
The applicant seeks site plan & design approval to add a cancer center building with 2 stories (45’4”) totaling 88,000 sq. ft. to the existing hospital campus. The site is located at 11700 N. Meridian St. (within the existing parking lot to the south of the hospital). It is zoned PUD within the Clarian North Hospital Campus PUD. Filed by Timothy E. Ochs of Ice Miller on behalf of Indiana University Health
- 5. Docket No. 18020018 Z: 969 N Range Line C2 Rezone**
The applicant seeks approval to rezone approximately 4.71 acres to the C2/Mixed Use District. The site is currently zoned B3/Business and is within the Range Line Road Overlay Zone. It is located at 969 N Range Line Road. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
- 6. TABLED TO MAY 15TH Docket No. 18020019 Z: 96th & Spring Mill, MC Rezone.**
~~The applicant seeks approval to rezone approximately 30.15 acres to the MC/Meridian Corridor zoning district, with the intent to develop the site into a campus like setting with multiple buildings and parking garages. The site is currently zoned S-2/Single Family Residential & PUD (Parkwood West PUD—Z-359-01). It is located at the northwest & northeast corner of 96th St. and Springmill Rd. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the owner, Ambrose Parkwood West II, LLC.~~
- 7. Docket No. 18030002 Z: 10680 & 10664 N College Rezone.**
The applicant seeks approval to rezone approximately 0.7 acres to the B-1/Business zoning district. The site is currently zoned R-3/Residential and is within the Home Place Overlay, Business Sub-Area. It is located on College Ave near 107th St. Filed by Simon Gao on behalf of the owner, Xiaoli Zhang.
- I. Old Business
- 1. Docket No. 17110014 Z: Copper Leaf PUD Rezone (with Primary Plat)**
The applicant seeks approval to rezone and primary plat 22.4 acres to PUD/Planned Unit Development in order to develop 29 single-family dwellings. The site is located on the south side of 131st Street and west of West Road, and is zoned S-1/Residential. Filed by Ice Miller, LLP on behalf of Pulte Homes of Indiana.
- 2. Docket No. 18020002 DP/ADLS: College & 116th Townhome Community**
The applicant seeks site plan and design approval for 59 townhome lots (attached dwellings) on 4 acres. The site is located at the southwest corner of 116th St. and College Ave. It is zoned College & 116th PUD - Z-626-17. Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Onyx and East, LLC.
- J. New Business
- 1. Docket No. 18020009 ADLS Amend: Tom Wood Jaguar Land Rover Volvo Remodel**
The applicant seeks site plan and design approval for a 2,600 sf building addition and remodel. The site is located at 4620 E 96th St. and is zoned B-3/Business. Filed by Roger Ward with Roger Ward Engineering on behalf of Tom Wood.
- K. Adjournment