



City of Carmel

CARMEL PLAN COMMISSION AUGUST 21, 2018 | 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. 18050003 Z: 503 N. Arthur Drive Rezone – R-3 to B-3 – Returns to full Plan Commission with Favorable Recommendation to Council, 4-0
 - ii. Docket No. 18070012 ADLS Amend: Juniper on Main Restaurant – Approved 4-0
 - b. Residential:
 - i. Docket No. 18010004 Z: West Bridge PUD Rezone – Tabled to Sept. 4, 2018 Committee Mtg.
- H. Public Hearings
 1. **TABLED TO SEPT. 18 – Docket No. 18030016 Z: Valley Development Co., Inc., MC Rezone.**

The applicant seeks approval to rezone approximately 6.16 acres to the MC/Meridian Corridor zoning district classification. The site is currently zoned S-2/Single Family Residential. It is located at the southeast corner of 111th Street and Illinois Street. Filed by Robert Hicks of Hall, Render, Killian, Heath, & Lyman, P.C. on behalf of the owner, Valley Development Co., Inc.
 2. **Docket No. 18060012 DP Amend/ADLS Amend: The Play School at Legacy Sport Court.**

The applicant seeks site plan and design approval to add a gym and STEM learning center to the existing daycare facility. The site is zoned PUD (Legacy, Z-501-07) and is not located within any overlay zone. It is located at 14454 Community Drive. Filed by Brian Cross of Civil Site Group, Inc. on behalf of the owner.
 3. **Docket No. 18060014 PP Amend: Johnson Addition, Lot 3, Primary Plat Amendment.**

The applicant seeks primary plat amendment approval to split 1 parcel into 2 residential lots. The site is located at 525 W Main St. and is zoned R-2/Residential. Filed by Gary McNutt with Wedgewood Real Estate Partners, owner.
- 4-10. **Docket No. 18060015 PP: The Parks at Town Meadow Subdivision.**

Docket No. 18060016 V: UDO Sec. 2.04: 15,000 sq. ft. Min Lot Area, 14,000 sq. ft. Requested
Docket No. 18060017 V: UDO SEC. 2.04: 120 ft. Min Lot Width, 100 ft. Requested
Docket No. 18060018 V: UDO SEC. 2.04: 40 ft. Min Front Yd. Setback, 30 ft. Requested
Docket No. 18060019 V: UDO SEC. 2.04: 10 ft. Min Side Yd. Setback, 5 ft. Requested
Docket No. 18060020 V: UDO SEC. 2.04: 30 ft. Min Aggregate of Side Yards, 20 ft. Requested
Docket No. 18060021 V: UDO SEC. 2.04: 1 Lot/Acre Max Density, 1.22 Lots/Acre Requested

The applicant seeks primary plat approval with variances for a new 48 lot subdivision. The site is located south of 116th Street and west of Towne Road and is zoned S-1/Residential. Filed by Steve Pittman with Pittman Real Estate Services, owner.

11. Docket No. 18070001 Z: 201 W. 106th Street Rezone – S-2 to B-1.

The applicant seeks approval to rezone approximately 5.73 acres from S-2/Residential to the B-1/Business zoning district classification. The site is currently zoned S-2/Single Family Residential, low density and is not located within any overlay zone. It is located at the southwest corner of 106th Street and Illinois Street. Filed by Joseph D. Calderon of Barnes & Thornburg LLP on behalf of the owner, PL Properties LLC.

I. Old Business

1. Docket No. 18050003 Z: 503 N. Arthur Drive Rezone – R-3 to B-3.

The applicant seeks approval to rezone approximately 0.38 acres from R-3/Residential to the B-3/Business zoning district classification. The site is currently zoned R-3/Single & Two Family Residential within the Home Place Business District Overlay Zone. It is located at the southwest corner of 106th Street and Arthur Drive. Filed by Joseph A. Chrisman, owner.

J. New Business

K. Adjournment