



City of Carmel

CARMEL PLAN COMMISSION SEPTEMBER 18, 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 – Favorable Recommendation to Council, 3-0
 - ii. Docket No. 18060012 DP Amend/ADLS Amend: The Play School at Legacy Sport Court – Approved 3-0
 - iii. Docket No. 18070001 Z: 201 W. 106th Street Rezone – S-2 to B-1 – Continued to Oct. 2 Committee Mtg.
 - b. Residential:
 - i. Docket No. 18010004 Z: West Bridge PUD Rezone – Continued to Oct. 2 Committee Mtg.
 - ii. Docket No. 18060014 PP Amend: Johnson Addition, Lot 3, Primary Plat Amendment – Approved 3-0
 - iii. Docket No. 18060015 PP, 18060016-19 V: The Parks at Town Meadow Subdivision – Continued to Oct. 2 Committee Mtg.
- H. Public Hearings
 - 1. **Docket No. 18030016 Z: Franciscan Health, 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 Franciscan Health.
 - 2. **Docket No. 18070011 DP Amend/ADLS: Dermatology, Inc.**

The applicant seeks site plan and design approval for a new, one story medical office building, totaling about 11,600 sq. ft. The site is located at 725 Lakefront Court. It is zoned M-3 and is not located within any overlay zone. Filed by Eric Gleissner of Civil Site Group, Inc. on behalf of the owner.
 - 3. **Docket No. 18070013 ADLS Amend: Pennwood Professional Park**
 - 4. **Docket No. 18070014 V: UDO SECTION 3.06.B.3.f.: “All buildings shall be designed with respect to the general character of the US 31 Corridor and, particularly, with due consideration to buildings located on lots that abut the subject property.”**

The applicant seeks site plan and design approval with a variance for a new building to be constructed on 3.76 acres. The site is located at approximately 11505 N. Pennsylvania Street. It is zoned B-5/Business and is located within the West Homeplace Commercial Corridor, High Intensity Overlay Zone. Filed by Kevin Buchheit of Krieg Devault on behalf of the owner, SCB Home Office, LLC.

5. Docket No. 18070015 Z: 2724 E 136th St. PUD Rezone

The applicant seeks approval to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 103 single-family dwellings and 134 condominiums/townhomes . 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 Justin Moffett of Old Town Design Companies LLC .

- I. Old Business
- J. New Business
- K. Adjournment