



City of Carmel

CARMEL PLAN COMMISSION OCTOBER 16, 2018 | MEETING AGENDA

REVISED

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
 - 1. **Plan Commission Resolution PC-10-16-2018: Amendment to Carmel Downtown Economic Development Area and Plan (Motor Court East and West Allocation Area Amendments)**
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 18070001 Z: 201 W. 106th Street Rezone: S-2 to B-1 – Returning to full Plan Commission with a 3-1 (Adams against) Favorable Recommendation to City Council
 - ii. Docket No. 18030016 Z: Franciscan Health: S-2 to MC Rezone – Continued to Nov. 8 Committee meeting
 - iii. Docket No. 18070013 ADLS Amend & Docket No. 18070014 V: Pennwood Professional Park – Returning to full Plan Commission with a 4-0 Positive recommendation for approval
 - b. Residential:
 - i. Docket No. 18010004 Z: West Bridge PUD Rezone – Tabled to Nov. 8 Committee meeting
 - ii. Docket No. 18060015 PP, 18060016-19 V: The Parks at Town Meadow Subdivision – Returning to full Plan Commission with a 3-0 Favorable Recommendation (1 absent – Kester)
 - iii. Docket No. 18070015 Z: 2724 E 136th St. PUD Rezone – Continued to Nov. 8 Committee mtg.
- H. Public Hearings
 - 1. **Docket No. 18080015 DP Amend/ADLS: Noah's Event Venue.**

The applicant seeks site plan and design approval for a new, three story event facility, totaling 14,952 sq. ft. It will be 32' tall with 101 parking spaces provided. The site is located at approximately 13315 N. Illinois Street. It is zoned MC – Meridian Corridor and is not located within any overlay zone. Filed by Chris Winkle of Noah's Event Venue.
- I. Old Business
 - 1. **Docket No. 18060015 PP: The Estates at Town Meadow Subdivision.**
 - 2. **Docket No. 18060016 V: UDO Sec. 2.04: 15,000 sq. ft. Min Lot Area, 14,000 sq. ft. Requested**
 - 3. **Docket No. 18060017 V: UDO SEC. 2.04: 120 ft. Min Lot Width, 100 ft. Requested**
 - 4. **Docket No. 18060018 V: UDO SEC. 2.04: 40 ft. Min Front Yd. Setback, 30 ft. Requested**
 - 5. **Docket No. 18060019 V: UDO SEC. 2.04: 10 ft. Min Side Yd. Setback, 5 ft. Requested**
 - 6. **Docket No. 18060020 V: UDO SEC. 2.04: 30 ft. Min Aggregate of Side Yards, 20 ft. Requested**
 - 7. **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.

8. 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.

9. Docket No. 18070013 ADLS Amend: Pennwood Professional Park.

10. 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.

J. New Business

K. Adjournment