



City of Carmel

CARMEL PLAN COMMISSION DECEMBER 18, 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
 - G. Reports, Announcements & Department Concerns
 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 18090015 DP/ADLS: Onyx Office Suites – Approved 4-0
 - ii. Docket No. 18100007 OA: UDO Patch Amendment – Sent back to Plan Commission with a Favorable Recommendation 4-0
 - b. Residential:
 - i. Docket No. 18010004 Z: Westbridge PUD Rezone – Tabled to Jan. 3 Committee mtg.
 - ii. Docket No. 18070015 Z: 2724 E 136th St. PUD Rezone – Sent back to Plan Commission with a Favorable Recommendation 3-1
 - iii. Docket No. 18100001 PUD: 106th and Ditch PUD Rezone – Tabled to Jan. 3 Committee mtg.
 2. **Suspension of Rules request** for Item #3, which only provided 14 day notice in the paper vs. the required 21 day
- H. Public Hearings
 1. **TABLED pending further review by petitioner. Public Notice will be redone before a public hearing.**
Docket No. 18090012 Z: Sherman Drive Townhomes Rezone
The applicant seeks approval to rezone 0.43 acres to UR/Urban Residential in order to develop 4 townhomes. The site is located at 7 Sherman Drive. It is currently zoned R-2/Residential. Filed by Paul Reis with Krieg DeVault, LLP on behalf of AZR Haver LLC.
 2. **TABLED pending further review by petitioner. Public Notice will be redone before a public hearing.**
Docket No. 18090013 DP/ADLS: Sherman Drive Townhomes
The applicant seeks site plan and design approval for a 4 unit townhome building. The site is located at 7 Sherman Drive. It is zoned R-2/Residential (pending a UR/Urban Residential Rezone.) Filed by Paul Reis with Krieg DeVault, LLP on behalf of AZR Haver LLC.
 3. **Docket No. 18100014 DP/ADLS: Bank of America**
The applicant seeks site plan and design approval for a new bank on 7.54 acres. The site is located at about 10850 N. Michigan Rd. The site is zoned B3/Business and is within the US 421 Overlay. Filed by Zak Klobucar of Gensler on behalf of Bank of America.
 4. **Docket No. 18100015 DP/ADLS: Aloft & Element Hotels**
 5. **Docket No. 18100016 V : UDO Section 2.40 MC – Minimum Front Yard Setback (to US 31): 50’ required, 24’ proposed**
 6. **Docket No. 18100017 V: UDO Section 5.39.E.6. – Sign proposed to be installed above cornice line, which is not allowed per the UDO**
 7. **Docket No. 18100018 V: UDO Section 5.07.C.2. – 60% Clear glazing required on the ground floor façade, less than 60% requested**

8. **Docket No. 18100019 V: UDO Section 5.07.D.3. – Lots greater than 300’ wide shall have at least 2 principal bldgs. covering 75% of the lot’s width, one building proposed covering 17.95% of the lot width (784.54’)**
9. **Docket No. 18110003 V: UDO Section 5.07.E.1. – Along US 31, any façade greater than 5 stories shall be stepped back at or below the 6th story, no Stepback proposed**
10. **Docket No. 18110004 V: UDO Section 5.39.I.2.b. – Wall sign requirements for Multi-tenant, Multi-Level Office Building proposed, Single Tenant Building classification required**
The applicant seeks site plan and design approval for a new dual branded hotel on 5.35 acres. It will be 6 stories/70’ tall with 230 rooms combined. The site is located at 10101 N. Meridian Street (the previous Cadillac dealership site, new address to be assigned for this use). The site is zoned MC/Meridian Corridor and is not located within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, LLC on behalf of Ascent Hospitality Management Co., LLC.

I. Old Business

1. **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 100 single-family dwellings and 100 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.
2. **Docket No. 18100007 OA: UDO Patch Amendment**
The applicant seeks to amend the Unified Development Ordinance in order to (A) amend the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; (B) amend Article 9: Processes and Article 11: Definitions; and (C) correct a variety of errors and omissions from the conversion to the Unified Development Ordinance format. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

J. New Business

K. Adjournment