



City of Carmel

Carmel Plan Commission **COMMERCIAL COMMITTEE**

Thursday, January 3, 2019 Meeting

REVISED

LOCATION: CAUCUS ROOMS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE
CARMEL, IN 46032

TIME: 6:00 PM
(DOORS OPEN AT 5:30 PM)

The Commercial Committee will meet to consider the following items:

1. Docket No. 18110005 ADLS: Riverview Health Urgent Care & ER

The applicant seeks site and building design approval for a new healthcare facility. This is the previous location of the Fifth Third Bank. The address is 14585 Hazel Dell Parkway. It is zoned PUD/Planned Unit Development within the Riverview Medical Park PUD (Z-410-03) and is not located within any Overlay Zone. Filed by Mark Leach of Faegre Baker Daniels LLP on behalf of EQ Hazel Development, LLC.

2. ~~TABLED to February 5~~ – 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.~~

3. Docket No. 18100015 DP/ADLS: Aloft & Element Hotels

4. Docket No. 18100016 V : UDO Section 2.40 MC – Minimum Front Yard Setback (to US 31): 50’ required, 24’ proposed

5. 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

6. Docket No. 18100018 V: UDO Section 5.07.C.2. – 60% Clear glazing required on the ground floor façade, less than 60% requested

7. 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’)

8. 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

9. 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.