



# City of Carmel

## Carmel Plan Commission **COMMERCIAL COMMITTEE** Tuesday, August 6, 2019 Meeting

LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL, 2<sup>ND</sup> 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. 19050012 DP/ADLS: Mayflower Alt, LLC**  
The applicant seeks site plan and design approval for a new office and warehouse building on 5.80 acres. The building will be 84,240 sq. ft., 37' tall, and will have 91 parking spaces provided. The site is located at about 9800 Mayflower Park Drive (just north of 4400 W. 96<sup>th</sup> St.). The site is zoned I1/Industrial and is not located within any overlay zone. Filed by Seth Alt of Alt Construction.
- 2. Docket No. 19050026 Z: Rezone S-1 to B-3**
- 3. Docket No. 19050027 DP/ADLS: Take 5 Quick Lube**  
The applicant seeks rezone, site plan and design approval for a new auto service/oil change facility on 0.66 acres. The building will be approximately 1,500 sq. ft., about 32' tall, and will have 8 parking spaces provided. The site is located at 9799 N. Michigan Road. The site is currently zoned S-1/Residential with a proposed change to the B-3 zone, and is within the US 421 Overlay. Filed by Elliot Smith of Baldwin Capital Partners.
- 4. Docket No. 19050013 DP/ADLS: Napleton Kia of Carmel**  
The applicant seeks site plan and design approval for a new auto dealership on 3.74 acres. The building will be 24,351 sq. ft., about 28' tall, and will have 201 parking spaces provided. The site is located on 96<sup>th</sup> Street and east of Randall Drive (with access from Randall Drive). The site is zoned B3/Business and is not located within any overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Napleton of Carmel Imports, LLC dba Napleton Kia of Carmel.
- 5. TABLED TO SEPT. 3 – ~~Docket No. 19050014 DP/ADLS: Avid Hotel~~**
- 6. TABLED TO SEPT. 3 – ~~Docket No. 19050015 V: ZO Chapter 5.07 (D)(3) – Meridian Corridor Architectural Standards, Massing requiring two principal buildings on a lot with over 300' in width, requesting one principal building~~**  
~~The applicant seeks site plan and design approval for a new hotel (102 rooms) and mixed use building (up to 7 first floor tenants) on 1.23 acres. The building will be 50,286 sq. ft., 4 stories/155' tall, and will have 97+ parking spaces provided (shared parking with CMC Office). The site is located at about approximately 13300 Illinois Street (NW corner of Main Street and US 31). The site is zoned MC/Meridian Corridor and is not within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Jim Jacob of Saamrajya, LLC.~~