



# City of Carmel

## CARMEL PLAN COMMISSION AUGUST 20, 2019 | MEETING AGENDA

**Time & Location:** 6:00 PM, City Hall Council Chambers, 2<sup>nd</sup> 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-8-20-2019-a:** A resolution expanding the existing City Center Redevelopment Area to add Monon Square to the area.
  - 2. **Plan Commission Resolution PC-8-20-2019-b:** A resolution amending the existing City Center Redevelopment Area to add Monon Landing to the area and create a new Magnolia allocation area.
  - 3. **Plan Commission Resolution PC-8-20-2019-c:** A resolution adding a parcel to the existing Proscenium allocation area within the Integrated 126<sup>th</sup> Street Corridor Economic Development Area.
  - 4. **Plan Commission Resolution PC-8-20-2019-d:** A resolution creating a new Zotec allocation area within the existing North Illinois Street Economic Development Area.
- G. Reports, Announcements & Department Concerns
  - 1. **Outcome of Projects at Committees:**
    - a. Commercial:
      - i. **Docket No. 19050012 DP/ADLS: Mayflower Alt, LLC** – Approved 3-0 with Conditions
      - ii. **Docket No. 19050026 Z: Rezone S-1 to B-3** – Sent to Council with a Favorable Recommendation 3-0
      - Docket No. 19050027 DP/ADLS: Take 5 Quick Lube** – Approved 3-0 with Conditions
      - iii. **Docket No. 19050013 DP/ADLS: Napleton Kia of Carmel** – Sent back to Plan Commission with a Favorable Recommendation 3-0 with Conditions
      - iv. **Docket No. 19050014 DP/ADLS: Avid Hotel** – Tabled to Sept. 3 Committee mtg.
      - 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**
    - b. Residential:
      - i. **Docket No. 18010004 Z: Westbridge PUD Rezone** – Tabled to Sept. 3 Committee mtg.
      - ii. **Docket No. 19050020 Z: Rezone S-1/Residential to S-2/Residential**
      - Docket No. 19050021 PP: Troy Estates Subdivision**
      - Docket No. 19050022 V: UDO Section 2.06 Min. 35 ft. front yard setback, 25 ft. requested** – All 3 dockets sent back to Plan Commission with a Favorable Recommendation 4-0 with Conditions
- H. Public Hearings
  - 1. **Docket No. 18090012 Z: Sherman Drive Townhomes Rezone (R-2 to UR).**
  - 2. **Docket No. 18090013 DP/ADLS: Sherman Drive Townhomes.**

The applicant seeks rezone, development plan, and ADLS approval in order to develop 4 townhomes on Main Street. The site is located at 7 Sherman Drive. It is currently zoned R-2/Residential with a proposed change to UR/Urban Residential. Filed by Paul Reis with Krieg DeVault, LLP on behalf of AZR Haver LLC .

**3. Docket No. 19030003 DP/ADLS: Riverview Health – US 421.**

The applicant seeks site plan and design approval for a new healthcare facility on 1.9 acres. The building will be about 11,000 sq. ft., 26'3" tall, and will have 82 parking spaces provided. The site is located at 10830 N. Michigan Road, just north of Pearson Ford. The site is zoned B3/Business and is located within the US 421 Overlay Zone. Filed by Mark Leach of Faegre Baker Daniels on behalf of EQ 106 Michigan, LLC.

**4. Docket No. 19040007 CP Amend: 2020-2025 Zone Improvement Plan (ZIP).**

The applicant seeks to update the Zone Improvement Plan, upon which the parks and recreation impact fee is based, and to incorporate the ZIP into the Carmel Clay Comprehensive Plan (C3 Plan). Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

**5. Docket No. 19040008 OA: Parks and Recreation Impact Fee Ordinance Amendment.**

The applicant seeks to amend the Unified Development Ordinance in order to update existing impact fee provisions, as well as their definitions. The proposal would renew the impact fee that is currently imposed on new residential development to defray the cost of new parks and recreation infrastructure, for an additional five years (from 2020 to 2025). Filed by the Carmel DOCS, on behalf of the Carmel Plan Commission.

**6. Docket No. 19050017 Z: Monon Crossing Townhomes Rezone R-1/Residential to UR/Urban Residential.**

**7. Docket No. 19050018 DP/PP/ADLS: Monon Crossing Townhomes.**

The applicant seeks rezone, site plan and design approval for a new subdivision consisting of 64 townhomes on 6.8 acres. The site is located at 1101 Rohrer Rd. The site is currently zoned R-1/Residential with a proposed change to UR/Urban Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.

**8. Docket No. 19050029 Z: Smokey Row UR & P1 Rezone.**

The applicant seeks to rezone 13 parcels located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street, from the PUD/Kensington Green Planned Unit Development and R1/Residence District to the UR/Urban Residential and P1/Park & Recreation Districts, respectively. The properties comprise the Kensington Green subdivision as well as 2 parcels adjacent to the Monon Greenway. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

**9. Docket No. 19060019 DP/ADLS: Franciscan Orthopedic Center of Excellence.**

The applicant seeks site plan and design approval for a 4 story, 236,231 sq. ft. orthopedic hospital, surgery center, medical office building, and 664 space parking garage on 10.8 acres. The site is located at approximately 10800 Illinois Street. The site is zoned MC/Meridian Corridor. Filed by Marty Rosenberg of Methodist Sports.

**10. Docket No. 1907005 V: UDO Section 2.06 Troy Estates – Min. 100 ft. Lot Width, 90 ft. requested.**

**11. Docket No. 1907006 V: UDO Section 2.06 Min. 10 ft. side yard setback, 5 ft. requested.**

The applicant seeks 2 additional variances (in addition to the previously filed rezone, primary plat, and variance) for a new subdivision consisting of 39 lots on 23.3 acres. The site is located at 4100 141<sup>st</sup> St. The site is currently zoned S-1/Residential with a proposed change to S-2/Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.

I. Old Business

**1. 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 zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Napleton of Carmel Imports, LLC dba Napleton Kia of Carmel.

**2. Docket No. 19050020 Z: Rezone S-1/Residential to S-2/Residential**

**3. Docket No. 19050021 PP: Troy Estates Subdivision**

**4. Docket No. 19050022 V: UDO Section 2.06 Min. 35 ft. front yard setback, 25 ft. requested.**

The applicant seeks rezone, primary plat, and a variance for a new subdivision consisting of 39 lots on 23.3 acres. The site is located at 4100 141<sup>st</sup> St. The site is currently zoned S-1/Residential with a proposed change to S-2/Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.

J. New Business

K. Adjournment