



City of Carmel

Carmel Plan Commission **COMMERCIAL COMMITTEE** Tuesday, October 1, 2019 Meeting

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. **TABLED TO NOV. 7 – Docket No. 19050014 DP/ADLS: Avid Hotel**
2. **TABLED TO NOV. 7 – 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.
3. **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.
4. **Docket No. 19060018 DP: Carmel Hotel and Office.**
The applicant seeks site plan approval for two building pads and associated parking on 2.96 acres. The site is located at 12166 N. Meridian Street. The site is zoned MC/Meridian Corridor. Filed by Brad Schrage of American Structurepoint on behalf of Michael Garvey of Diversified Land Acquisitions, LLC.
5. **Docket No. 19070003 DP/ADLS: Valvoline Instant Oil Change – US 421**
The applicant seeks site plan and design approval for a new 2,077 sq. ft. oil change facility and 2 variances. The site is 0.98 acres in size. It is located at 9835 Michigan Road and is Lot 1A of the North Augusta subdivision. It is zoned B-3 and is within the US 421 Michigan Road Overlay Zone. Filed by Richard Gallegos, III of Valvoline, LLC.
6. **Docket No. 19090002 ADLS Amend: Firestone - Exterior Color Change**
The applicant seeks approval to paint the entire building two shades of grey and update signage. The site is located at 1314 S. Range Line Rd. It is zoned B-1/Business and is within the Range Line Road overlay zone. Filed by Chris Nagy of BFRC, on behalf of the owner.