



City of Carmel

CARMEL PLAN COMMISSION OCTOBER 15, 2019 | 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. 19050014 DP/ADLS: Avid Hotel – **Tabled to Nov. 7 Committee meeting**
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
- ii. Docket No. 19060019 DP/ADLS: Franciscan Orthopedic Center of Excellence – **Sent back to PC with Favorable Recommendation, 3-0** (1 absent)
- iii. Docket No. 19060018 DP: Carmel Hotel and Office – **Sent back to PC with Favorable Recommendation, 3-0** (1 absent)
- iv. Docket No. 19070003 DP/ADLS: Valvoline Instant Oil Change – US 421 – **No Decision Vote, Continued to Nov. 7 Committee meeting**

b. Residential:

- i. Docket No. 18010004 Z: Westbridge PUD Rezone – **Tabled to Nov. 7 Committee mtg.**
- ii. Docket No. 18090012 Z: Sherman Drive Townhomes Rezone (R-2 to UR) – **Withdrawn**
Docket No. 18090013 DP/ADLS: Sherman Drive Townhomes – **Withdrawn**
- iii. Docket No. 19050017 Z: Monon Crossing Townhomes Rezone R-1/Residential to UR/Urban Residential.
Docket No. 19050018 DP/PP/ADLS: Monon Crossing Townhomes – **Sent back to PC with Favorable Recommendation, 3-0** (2 absent, 1 alternate)

H. Public Hearings

1. ~~Withdrawn Docket No. 19080005 DP: Smokey Row Road & Monon Development Plan (DP not necessary)~~

2. Docket No. 19080006 PP: Smokey Row Road & Monon Primary Plat

The applicant seeks site plan and primary plat approval for a new mixed use development on 27.84 acres, which will include apartments, townhomes, condominiums, single-family homes and retail and office. The site is located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street and is zoned UR/Urban Residential with a few parcels pending a rezone to UR/Urban Residential and P1/Park and Recreation. Filed by Rebecca McGuckin of Old Town Companies, LLC.

3. Docket No. 19080009 DP/ADLS: Schafer Powder Coating – Building Expansion

The applicant seeks site plan and design approval for a 31,500 sq. ft. building addition to the existing facility and also proposes to add 34 new parking spaces. The site is 5.44 acres in size. It is located at 4518 W. 99th Street and is Lots 4A & 5A of Block 3 of Mayflower Park commercial subdivision. It is zoned I-1 and is not within any overlay zone. Filed by Mike Timko of Kimley-Horn on behalf of the owner, Schafer & Gehlhausen, LLC.

4. Docket No. 19060018 DP: Carmel Hotel and Office. *(Additional public hearing for missed notice)*

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. 19090007 SW: Monon Crossing Waiver - UDO 7.25.E.3.A: Connectivity: All developments shall connect to existing stub streets

The applicant seeks a design standard waiver approval to not connect to a public street for a new townhouse subdivision. 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.

I. Old Business

1. 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.

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

3. 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.

4. 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.

J. New Business

K. Adjournment