



City of Carmel

Carmel Plan Commission
COMMERCIAL COMMITTEE
Thursday, November 7, 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. 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.
- 2. TABLED TO DEC. 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.~~
- 3. Docket No. 19100006 ADLS Amend: Cottage Animal Clinic - Addition**
The applicant seeks site plan and design approval for a 391 sq. ft. building addition to the existing building (1,139 sq. ft.). The site is 0.32 acres in size. It is located at 420 N. Range Line Rd. It is zoned B-5 and is within the Old Town Overlay, Historical Range Line Sub-Area. Filed by William Brosius of William Gordon Group, Inc.
- 4. Docket No. 19050014 DP/ADLS: Avid Hotel**
- 5. 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.
- 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.

7. Docket No. 19100009 ADLS Amend: Ritz Charles - Renovations

The applicant seeks site plan and design approval for exterior renovations including but not limited to modified entry into the site, new sidewalks, landscaping islands, outdoor gathering areas, drop off areas, etc. The site is 7.95 acres in size. It is located at 12156 N. Meridian Street. It is zoned MC and is not located within any overlay zone. Filed by Corrie Meyer of Innovative Planning, LLC, on behalf of Bill Nicholls with the Ritz Charles.

8. Docket No. 19100007 ADLS Amend: Penske Honda & Pre-owned buildings – Exterior Renovations

The applicant seeks site plan and design approval for exterior renovations to the Penske Honda building and the Pre-owned building. Renovations include new signage and exterior façade materials. Combined, the sites are 11.25 acres in size. The buildings are located at 4140 E. 96th Street and 4100 E. 96th Street. The sites are zoned B-3 and are not located within any overlay zone. Filed by Matthew Hoener of TGD Architects on behalf of the owner.