



City of Carmel

CARMEL PLAN COMMISSION NOVEMBER 19, 2019 | MEETING AGENDA

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 – **Sent back to PC with Favorable Rec. 3-0**
- ii. 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
- iii. Docket No. 19070003 DP/ADLS: Valvoline Instant Oil Change – US 421 – **Approved 4-0**
- iii. Docket No. 19080009 DP/ADLS: Schafer Powder Coating – Building Expansion – **Tabled to Dec. 3**

b. Residential:

- i. Docket No. 18010004 Z: Westbridge PUD Rezone – **Withdrawn**
- ii. Docket No. 19080006 PP: Smokey Row Road & Monon Primary Plat – **Continued to Dec. 3**

H. Public Hearings

1. Docket No. 19090023 Z: Meridian Suburban Subdivision – S2 to MC Rezone

The applicant seeks approval to rezone 31 lots from the S2/Residential zone to the MC/Meridian Corridor zoning classification. The site (subdivision) is about 13.68 acres in size. It is bordered by 111th Street to the north, vacant land zoned MC and Illinois Street to the west and US 31 to the east. The public streets included in the rezone are Tottenham Drive, Mersey Court, and Manchester Court. It is currently zoned S-2/Residential and is not within any overlay zone. Filed by Robert Hicks of Hall, Render, Killian, Heath & Lyman, PC on behalf of Meridian Development Realty, LLC.

- ~~2. **Tabled to December 17** – Docket No. 19090024 DP Amend/ADLS Amend: Carmel Health and Wellness Complex~~ The applicant seeks site plan and design approval for an 11,500 sq. ft. building addition to the existing facility (19,960 sq. ft.). The site is 3.05 acres in size. It is located at 820 City Center Drive and is Lot 1 of Block A of the Carmel Science and Tech Park commercial subdivision. It is zoned M-3 and is not within any overlay zone. Filed by Ryan Ellsworth of GEA Architects LLC.

3. Docket No. 19100001 OA: C1 & C2 District Amendments.

The applicant seeks to amend the Unified Development Ordinance in order to correct the standards in the C1 & C2 Districts from the conversion to the Unified Development Ordinance. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

1. **Docket No. 19050014 DP/ADLS: Avid Hotel**
2. **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.

J. New Business

K. Adjournment