



# City of Carmel

## CARMEL PLAN COMMISSION JUNE 16, 2020 | MEETING AGENDA

**Location:** *Virtual Meeting, as authorized by executive orders issued by the Governor of the State of Indiana.*

**Time:** 6:00 PM

**How to View:** <http://carmelin.new.swagit.com/views/1>

**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 No. PC-6-16-2020-a:** CRC Resolution No. 2020-10 which amends the 126<sup>th</sup> Street Corridor Economic Development Area to create the new “The Corner Allocation Area.”
- G. Reports, Announcements & Department Concerns
  - 1. **Outcome of Projects at Committees:**
    - a. **Commercial**
      - i. Docket No. 19120002 PUD: Jackson’s Grant Village PUD Rezone **3-1 Fav. Recommendation to PC**
      - ii. Docket No. PZ-2020-00008 OA: Silvara PUD Amendment, Exmoor Standards **4-0 Favorable Recommendation to City Council**
      - iii. Docket No. PZ-2020-00009 CA: Silvara Commitment Amendment, Exmoor Standards **4-0 Favorable Recommendation to City Council**
      - iv. Docket No. PZ-2020-00041 ADLS Amend: Zotec Partners HQ – Revisions **Approved 4-0**
    - b. **Residential**
      - i. Docket No. 19120006 PP: Legacy Townhomes–Primary Plat **4-0 Favorable Recommendation to PC**
      - ii. Docket No. 19120007 ADLS: Legacy Townhomes– ADLS **4-0 Favorable Recommendation to PC**
      - iii. Docket No. 19120008 PUD: 146<sup>th</sup> and Monon PUD Rezone **3-1 Favorable Recommendation to PC**
      - iv. Docket No. PZ-2020-00028 PUD: Courtyards of Carmel **Discussed then continued to July 7 Committee**
      - v. Docket No. PZ-2020-00029 ADLS: North End Town Homes **4-0 Favorable Recommendation to PC**
- H. Public Hearings
  - 1. **Docket No. 19090013 OA: Accessory Dwelling Ordinance Standards.**

The applicant seeks to amend the Unified Development Ordinance in order to establish standards and minimum requirements for Accessory Dwelling Units and to amend definitions. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
  - 2. **Docket No. PZ-2020-00038 DP/ADLS: KinderCare Learning Center – US 421.**

The applicant seeks site plan and design approval for an 11,985 sq. ft. childcare and educational facility. The overall site is 1.33 acres in size – an outlot of the Michigan Rd. Retail project, Docket No. 19020009 DP. It is located at approximately 10910 N. Michigan Rd., just south of the newly constructed Weston Pointe Drive. It is zoned B-3/US 421 Overlay Zone. Filed by Jon Szutarski of 814 Development.
  - 3. **Docket No. PZ-2020-00068 OA: Beekeeping Ordinance Standards.**

The applicant seeks to amend the Unified Development Ordinance in order to establish standards and definitions for Beekeeping. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

**1. Docket No. 19120002 PUD: Jackson's Grant Village PUD Rezone.**

The applicant seeks approval for a new PUD/Planned Unit Development in order to develop a mixed-use neighborhood. The site is located at the northwest corner of 116<sup>th</sup> St. and Spring Mill Rd. It is zoned S-2/Residential within the West 116<sup>th</sup> Street Overlay. Filed by Steve Hardin of Faegre Baker Daniels LLP, on behalf of Republic Development.

**2. Docket No. 19120006 PP: Legacy Townhomes – Primary Plat.**

**3. Docket No. 19120007 ADLS: Legacy Townhomes – ADLS.**

The applicant seeks primary plat and site & architectural design approval for 146 lots (single-family attached) on 12 acres. The site is located south 146<sup>th</sup> Street and west of Community Drive. It is zoned Legacy PUD/Planned Unit Development (Z-501-07). Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Lennar Homes of Indiana.

**4. Docket No. 19120008 PUD: 146<sup>th</sup> and Monon PUD Rezone.**

The applicant seeks approval to rezone 1.26 acres to PUD/Planned Unit Development in order to develop 15 townhomes. The site is located along the south side of 146<sup>th</sup> St. between the Monon and Rolling Hill Dr. It is zoned R-1/Residential within the Monon Overlay Natural Section. Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Estridge Development Management, LLC.

**5. Docket No. PZ-2020-00029 ADLS: North End Town Homes.**

The applicant seeks ADLS approval for 46 new townhomes north of Smokey Row Rd. The site is located at approximately 444 W Smokey Row Rd. It is zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Design Group.

J. New Business

K. Adjournment