



City of Carmel

CARMEL PLAN COMMISSION JULY 21, 2020 | MEETING AGENDA

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE, CARMEL, IN 46032

TIME: 6:00 PM
(DOORS OPEN AT 5:30 PM)

PLEASE NOTE:

- There two ways to view the Committee meeting: In-person, or by watching the live stream or recording through the link below.
- While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.
- Seats will be marked by tape where people may sit.
- Face masks will be required to be worn.
- Due to limited seating availability in the Council Chambers, it is *highly encouraged* to watch the meeting from home.

HOW TO VIEW ONLINE: <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-7-21-2020-a:** CRC Resolution No. 2020-12 which amends the Old Town Economic Development Area to remove two parcels from the “Smokey & Monon Allocation Area.”
- G. Reports, Announcements & Department Concerns
 1. **Outcome of Projects at Committees:**
 - a. **Commercial**
 - i. Docket No. PZ-2020-00038 DP/ADLS: KinderCare Learning Center – US 421 **Approved 3-0**
 - b. **Residential**
 - i. Docket No. PZ-2020-00028 PUD: Courtyards of Carmel: **Discussed then cont. to Aug. 4 Res. Comm.**
 - ii. Docket No. 19090013 OA: Acc. Dwelling Ord. Standards: **Discussed then cont. to Aug. 4 Res. Comm.**
 - iii. Docket No. PZ-2020-00068 OA: Beekeeping Ordinance Standards: **4-0 Favorable Rec. to Council**
- H. Public Hearings
 1. **Docket No. PZ-2020-00069 (PUD): Ambleside Point PUD Rezone**

The applicant seeks PUD rezone approval to allow a new development consisting of single-family detached and attached residential. The site is located at 2135 W 146th Street on approximately 56.5 acres. It is currently zoned S-1/Residential. Filed by Jim Shinaver with Nelson & Frankenberger, LLC on behalf of Hoffman Developer, LLC.
 2. **Docket No. PZ-2020-00072 DP/ADLS: L’Etoile**

The applicant seeks site plan and design approval for a mixed-use building with first floor retail (4,519 sq. ft.), apartments (12 per floor/60 total), and a parking deck (87 spaces). The building is 104,130 gross sq. ft. and 6 stories/82’6” tall. The overall site is 0.78 acres in size. It is located at 833 Main Street and is zoned UC/Urban Core. Filed by Dan Moriarity of Studio M Architecture on behalf of the owner, Aziz Mamaev.
- I. Old Business
- J. New Business
- K. Adjournment