



# City of Carmel

## CARMEL PLAN COMMISSION SEPTEMBER 15, 2020 | MEETING AGENDA

**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> FLOOR  
ONE CIVIC SQUARE, CARMEL, IN 46032

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

### PLEASE NOTE:

- There are two ways to view the 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, and seats without tape are where people may sit.
- Face masks will be required to be worn.
- Due to the limited seating in the Council Chambers, it is *highly encouraged* to watch the meeting from home.

**HOW TO VIEW:** <http://carmelin.new.swagit.com/views/1>

### AGENDA:

- Call Meeting to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- Approval of Minutes
- Communications, Bills, Expenditures, & Legal Counsel Report
- Reports, Announcements & Department Concerns

#### I. Outcome of Projects at Committees:

##### a. Commercial

- Docket No. PZ-2020-00076 DP/ADLS: Avant Phase II – **Favorable Recommendation to full PC 4-0**

##### b. Residential

- Docket No. PZ-2020-00069 PUD: Ambleside Point PUD Rezone – **Discussed then continued to Oct. 6**
- Docket No. 19090013a OA: Group Home Ordinance Standards – **Fav. Recommendation to full PC 4-0**
- Docket No. 19090013b OA: Accessory Dwelling Ord. Standards – **Tabled to Oct. 6 Committee**

#### H. Public Hearings

##### 1. Docket No. PZ-2020-00006 OA: Clay Terrace PUD Amendment

The applicant seeks PUD Amendment approval to modify the existing Clay Terrace PUD in order to foster redevelopment of a portion of the site. The site is located generally at the SW corner of 146<sup>th</sup> Street and US 31. It is zoned Clay Terrace PUD Z-386-02. Filed by Steven Hardin of Faegre Drinker Biddle & Reath LLP.

##### 2. Docket No. PZ-2020-00084 DP/ADLS: AT&T Maintenance Building

##### 3. Docket No. PZ-2020-00118 ZW: Max. Accessory Bldg. Height 18 ft., 20 ft. proposed

The applicant seeks site plan and design approval and waiver approval for a new accessory building and parking expansion. The new accessory building will be 20' tall and 1,920 sq. ft. 42 new parking spaces will be added. The overall site is 5.32 acres in size. It is located at 4160 E. 96th Street and is zoned B-3/Business. Filed by Nigel Downton of AT&T.

**4. Docket No. PZ-2020-00127 Z: C2 Rezone of former Walgreens Site.**

The applicant seeks to rezone the property located at 1215 S. Range Line Road, from the B-8/Business District to the C-2/Mixed Use District. The site is generally located at the northeast corner of Range Line Rd. and Executive Dr. Filed by Mike Hollibaugh with the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

**1. Docket No. 19090013a OA: Group Home Ordinance Standards. (*Proposed Accessory Dwelling portion remains in Residential Committee*)**

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

**2. Docket No. PZ-2020-00076 DP/ADLS: Avant Phase II**

The applicant seeks site plan and design approval for a multi-family building with 94 apartments. (14 townhome plots are also shown on this DP, but additional applications will be filed for Secondary Plat & ADLS approval at a later date.) The building is 135,243 gross sq. ft. and 4 stories/58' tall. The overall site is 3.82 acres in size. It is located just north of 12890 Old Meridian Street (Avant Phase I) and is zoned PUD (The District Z-587-14). Filed by Steven D. Hardin, Esq., with Faegre Drinker, on behalf of Edward Rose Development.

J. New Business

K. Adjournment