



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA FEBRUARY 18, 2014

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 & Swearing-in of New Member
 - E. Approval of Minutes
 - F. Communications, Bills, Expenditures, & Legal Counsel Report
 - G. Reports, Announcements & Department Concerns
 - H. Public Hearings
1. **Docket No. 13100012 SW: Village of WestClay, Section 10010-E.**
The applicant seeks an additional waiver from Subdivision Control Ordinance (SCO), from Chapter 6.03.22 for no acceleration or deceleration lanes along Main Street, at the neighborhood's entrance/exit. The site is located 2555 W. 131st St. (Main St.) and is zoned S-2/Residence-ROSO. Filed by Matthew Lohmeyer of Pulte Homes of Indiana, LLC.
 2. **TABLED TO MARCH 18 - Docket No. 13090013 Z: Monon Lake PUD Rezone, with Primary Plat.** ~~The applicant seeks approval to rezone approximately 33.95 acres from R-1/Residence (in Home Place Overlay) to PUD/Planned Unit Development, with the intent is to plat 47 single family detached homes. The site is located west of the Monon Greenway and north of I 465, at approximately 1022 E. 101st St. Filed by Mark Connor of M/I Homes, L.P.~~
 3. **TABLED TO MARCH 18 - Docket No. 13120020 Z: Bear Creek PUD Rezone with Primary Plat.** ~~The applicant seeks approval to rezone 71.63 acres from S-1/Residence to PUD/Planned Unit Development. The applicant also seeks primary plat approval for 93 lots with Common Area. The site is located at approximately 14501 Little Eagle Creek Ave., at the southeast corner of 146th St. and Little Eagle Creek Ave. Filed by Timothy Ochs of Ice Miller LLP, on behalf of Pulte Homes of Indiana LLC.~~
 - 4-7. **Docket No. 13120021 PP: Saddlebrook at Shelborne Sections 3 & 4, Primary Plat.**
The applicant seeks primary plat approval to plat 48 lots on 40.25 acres. Also, the petitioner seeks the following waivers from the Subdivision Control Ordinance:
Docket No. 13120022 SW: SCO Chptr 6.03.06 - Required minimum rights-of-way and roadway widths.

Docket No. 14010001 SW: SCO Chptr 6.03.15 - 400-ft required minimum radius for curvature measured along a centerline for a feeder street or parkway.

Docket No. 14010003 SW: SCO Chptr 8.09 - Sidewalks and paths must be installed on both sides of the street.

The site is zoned S-1/Residence and is located at 12121 N. Shelborne Rd. Filed by Dennis Olmstead of Stoepelwerth & Associates, Inc., on behalf of Leeds I, LLC.

8. **TABLED TO MARCH 18 - Docket No. 13120023 DP Amend/ADLS Amend: 580 Carmel.** (~~*Fidelity Keystone Office Park, Phase 2*~~). ~~The applicant seeks site plan and design approval for a 3-story office building, parking area, and detention pond. The site is zoned B-8/Business and is located at 580 E. Carmel Dr. Filed by Jamie Shinneman of Weihe Engineers, on behalf of Himan Garg, land owner.~~
9. **Docket No. 13120025 DP/ADLS: KG Main LLC, Old Meridian and West Main.**
The applicant seeks site plan and design approval for a 5-tory tall mixed use development on 5.3 acres, for commercial and multifamily uses. The site is zoned OM/SFA (Old Meridian District, Single Family Attached) & OM/MU (Old Meridian District, Mixed Use). It is located at 12960 Old Meridian St., at Main St. Filed by Paul Reis of Krieg Devault, LLP on behalf of Keystone Realty Group, LLC.

I. Old Business

1. **Docket No. 13120019 OA: Carmel Dr-Range Line Road Overlay Amendment 2014.**
The applicant seeks to amend the Zoning Ordinance, *Chapter 23F: Carmel Drive-Range Line Road Overlay Zone, Chapter 33: Commercial Development Landscape Ordinance* and *Appendix A: Schedule of Uses* in order to modify development standards, permitted uses, and remove the sunset clause (expiration date). Filed by the Carmel Dept. of Community Services.
2. **Docket No. 13070011 DP/ADLS: Gateway Shops.**
(*Sun/Mundy One Two Three Subdivision, Lot 3*). The applicant seeks site plan and design approval for a multi-tenant retail building. The site is located at 10725 N. Michigan Rd., just west of the Marsh supermarket. The site is zoned B-2/Business and lies in the Michigan Rd. Overlay Zone. Filed by Bill Niemier of Sandor Development, on behalf of 106 Michigan Realty LLC.
3. **Docket No. 13100019 Z: The District PUD, Edward Rose Rezone.**
The applicant seeks approval to rezone 30.5 acres from the Old Meridian District: SFA-Single Family Attached, MU-Mixed Use, and SU-Special Use zones to a PUD/Planned Unit Development. The site is located south of Main St. and west of Old Meridian St., at approximately 12852 Old Meridian St. Filed by Steven Hardin of Faegre Baker Daniels LLP, on behalf of Edward Rose Properties, Inc.
4. **Docket No. 13100021 DP/ADLS: Prime Car Wash.**
The applicant seeks site plan and design approval for a car wash facility. The site is located at the northeast corner of 98th St. and Michigan Rd., at approximately 9801 Michigan Rd. The site is zoned B-3/Business and lies within the Michigan Rd. – US 421 Corridor Overlay Zone. Filed by Jim Shinaver of Nelson & Frankenberger LP, on behalf Prime Car Wash, LLC.

5. Docket No. 13100020 Z: Ashmoor PUD Rezone with Primary Plat.

The applicant seeks approval to rezone 39.19 acres from S-1/Residence to PUD/Planned Unit Development. The applicant also seeks primary plat approval for 52 lots with Common Area. The site is located at the southwest corner of 131st St. and Shelborne Rd., at approximately 13000 Shelborne Rd. Filed by Jim Shinaver of Nelson & Frankenberger LP, on behalf of Boomerang Development, LLC.

J. New Business

K. Adjournment