



City of Carmel

Carmel Plan Commission **COMMERCIAL COMMITTEE** Tuesday, February 2, 2021 Meeting Agenda

LOCATION: **VIRTUAL ZOOM MEETING,**
AS CITY HALL IS CLOSED TO THE PUBLIC

TIME: 6:00 PM

PLEASE NOTE:

- This Zoom meeting will be livestreamed on carmelspeaks.org and the [City of Carmel Facebook page](#)
- The meeting will be audio recorded and minutes taken by the Plan Commission Secretary.
- The recordings will be available via Laserfiche.

The Commercial Committee will meet to review the following items:

- 1. Docket No. PZ-2021-00002 ADLS Amend: Teacher's Credit Union – Façade and Site Improvements.**
The applicant seeks design approval for the renovation of the existing Steak N' Shake restaurant into a new credit union. This site is 1.11 acres and is located at 635 E. Carmel Drive. It is zoned B-8 and is not located within any overlay zone. Filed by Sarah Freymuth of The Redmond Company on behalf of Teacher's Credit Union.
- 2. Docket No. PZ-2020-00198 DP/ADLS: The Avenue at Bennett Farm.**
- 3. Docket No. PZ-2020-00206 ZW: 20' Maximum Building height, 22'6" and 22'4" requested.**
- 4. Docket No. PZ-2020-00207 ZW: 30' minimum Greenbelt width required, 28' requested.**
- 5. Docket No. PZ-2020-00208 ZW: Number of Parking spaces – 88 required, 77 requested.**
The applicant seeks site plan and design approval and associated Development Standards Waiver and Variance approvals for 2 new retail buildings. The site is located at 11100-11150 N. Michigan Rd. (Block A, Bennett Technology Park subdivision). It is zoned B3/Business and US 421 Overlay Zone. Filed by Steve Hardin and Mark Leach of Faegre Drinker Biddle & Reath LLP, on behalf of Joe Farr of JDF Development LLC.
- 6. Docket No. PZ-2020-00210 DP Amend/ADLS Amend: Pennwood Office Park.**
- 7. Docket No. PZ-2020-00225 V: UDO Section 3.17.A.1.b. – Secondary vehicular entrances shall not be through residential areas. Requesting emergency vehicle-only secondary access from Washington Blvd.**
The applicant seeks site plan and design approval for three, one-story office buildings to be constructed on 3.76 acres. The site is located at approximately 11505 N. Pennsylvania Street. It is zoned B-5/Business and is located within the West Homeplace Commercial Corridor, High Intensity Overlay Zone. Filed by Kevin Buchheit of Krieg DeVault on behalf of the owner, SCB Home Office, LLC.
- 8. Docket No. PZ-2020-00119 OA: Sign Standards Amendments.**
The applicant seeks to amend the Unified Development Ordinance in order to amend Section 5.39 Sign Standards, Sections 7.11 & 7.12 Entryway Feature Standards, Section 5.66 Food Stand Use Standards, Section 1.29 Filing Fees, and Definitions for signage. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.