



City of Carmel

CARMEL PLAN COMMISSION MAY 18, 2021 | 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)

HOW TO VIEW ELECTRONICALLY:

- AT&T Cable Ch. 99
- Digital Ch. 64.45
- Metronet Ch. 33
- Spectrum Cable Ch. 340
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <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
- G. Reports, Announcements & Department Concerns
 1. **Outcome of Projects at Committees:**
 - a. **Commercial** – Cancelled due to no items to review.
 - b. **Residential**
 - i. Docket No. PZ-2021-00013 DP: Ambleside Point Subdivision Development Plan (DP) – **Sent back to PC with Positive Recommendation 3-0, 1 absent.**
 - ii. Docket No. PZ-2021-00032 ADLS: Ambleside Point Townhomes – **Discussed then continued to June 1.**
 - iii. Docket No. PZ-2021-00036 PUD: Bedford Falls PUD Rezone – **Sent back to PC with Positive Recommendation 3-0, 1 absent.**
- H. Public Hearings
 1. **Docket No. PZ-2021-00048 DP/ADLS: Napleton Auxiliary Lot and Detail Center.**

The applicant seeks site plan and design approval for a new auxiliary parking lot and detail and service center. The site is located at 4538 E. 96th Street (north of the Napleton Hyundai dealership). It is zoned B-3/Business District. Filed by Jon Dobosiewicz and Rick Lawrence of Nelson & Frankenberger on behalf of EFN Crossroads Property, LLC.
 2. **Docket No. PZ-2021-00062 OA: Gas Station Setback & Standards Amendment**

The applicant seeks to amend the Unified Development Ordinance in order to amend the standards for Automobile Service Stations and associated definitions. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.
 3. **Docket No. PZ-2021-00065 OA: Silvara PUD Amendment, Gallagher Parcel**
 4. **Docket No. PZ-2021-00066 Z: Gallagher Parcel Rezone to Silvara PUD**
 5. **Docket No. PZ-2021-00067 PPA: Jackson's Grant Sec 7 Lots 324 and 325 Amendment**

The applicant seeks a PUD Ordinance Amendment, Rezone, and Primary Plat Amendment approval to add a 0.5 acre piece of property into the Silvara PUD and combine it with lots 324 and 325 of Section 7 at Jacksons Grant. The site is located directly south of 523 Cornwall Ct. It is zoned S-1/Residential. Filed by Doug Wagner of Republic Development on behalf of the future lot owners.

I. Old Business

1. Docket No. PZ-2021-00013 DP: Ambleside Point Subdivision Development Plan (DP)

The applicant seeks Development Plan approval for 256 lots on 60.4 acres. The site is located at 2135 W 146th Street. It is zoned Ambleside Point PUD/Planned Unit Development (Z-659-20). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson and Frankenberger on behalf of Hoffman Developer, LLC.

2. Docket No. PZ-2021-00036 PUD: Bedford Falls PUD Rezone.

The applicant seeks PUD rezone approval for a new subdivision consisting of single-family detached residential. The site is located at 947 W 146th St. on approximately 16.87 acres. It is currently zoned S-1 and R-3/Residential. Filed by Steven Hardin of Faegre Drinker Biddle & Reath, on behalf of Less Impact Development.

J. New Business

K. Adjournment