



City of Carmel

CARMEL PLAN COMMISSION JULY 20, 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:

- i. Docket No. PZ-2021-00062 OA: Gas Station Setback & Standards Amend. – **Favorable Rec. to PC 4-0**
- ii. Docket No. PZ-2021-00048 DP/ADLS: Napleton Auxiliary Lot and Detail Center – **Fav. Rec. to PC 4-0**
- iii. Docket No. PZ-2021-00075 DP/ADLS: Bank of America – The Bridges – **Favorable Rec. to PC 3-1**

b. Residential:

- i. Docket No. PZ-2021-00032 ADLS: Ambleside Point Townhomes – **Favorable Rec. to PC 3-0**
- ii. Docket No. PZ-2021-00073 PP: Albany Village Subdivision – **Approved 3-0**

H. Public Hearings

I. Old Business

1. Docket No. PZ-2021-00032 ADLS: Ambleside Point Townhomes.

The applicant seeks ADLS approval for 130 new townhomes 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-2021-00048 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.

3. 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.

4. Docket No. PZ-2021-00075 DP/ADLS: Bank of America – The Bridges.

The applicant seeks site plan and design approval for a new bank branch on a new outlot within The Bridges. The site is generally located at the SW corner of Illinois Street and Zotec Drive, with a planned address of 11530 N. Illinois Street. It is zoned PUD – The Bridges (Z-550-11). Filed by Jon Sheidler of Woolpert on behalf of JLL.

J. New Business

1. Docket No. PZ-2020-00216 PP/SP: Smoky Row Woods Minor Subdivision

The applicant seeks minor subdivision plat approval for 2 lots on 8.5 acres. The site is located at 1277 West 136th Street and is zoned S-1/Residential. Filed by Leigh Anne Ferrell with Stoepelwerth on behalf of the property owners.

2. Docket No. PZ-2021-00099 ADLS Amend: Ed Martin Buick GMC Service Bay Addition

The applicant seeks site plan and design approval for a 4,348 sq. ft. building addition to the existing service center. The overall site is 7.35 acres and is located at 9896 North Michigan Road. It is zoned I-1/Industrial and is located within the US 421 Overlay Zone. Filed by Brian Cross of Civil Site Group, Inc.

K. Adjournment