



City of Carmel

CARMEL PLAN COMMISSION JANUARY 15, 2019 | MEETING AGENDA

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 Members, Elections & Appointments
 1. **Swearing-in of New Members/Introduction**
 2. **Election of President**
 3. **Election of Vice-President**
 4. **Election of Member to the Board of Zoning Appeals**
 5. **Election of Member to Hamilton County Plan Commission**
 6. **Election of Member-at-Large**
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
 1. **Plan Commission Resolution PC-1-15-2019-a:** An amendment to the “North Illinois Street Economic Development Area” in order to expand the boundaries and rename the expansion area to: “106th and Illinois Street Allocation Area”
 2. **Plan Commission Resolution PC-1-15-2019-b:** An amendment to the existing “Amended 126th Street Allocation Area,” by removing certain property and creating a new “South Rangeline Allocation Area” for such removed property
- G. Reports, Announcements & Department Concerns
 1. **Outcome of Projects at Committees:**
 - a. Commercial:
 - i. Docket No. 18100014 DP/ADLS: Bank of America – Tabled to Feb. 5 Committee mtg.
 - ii. Docket No. 18100015 DP/ADLS: Aloft & Element Hotels – Sent back to Plan Commission with a Favorable Recommendation, subject to 2 conditions 3-0 (absent Campbell)
 - b. Residential:
 - i. Docket No. 18010004 Z: Westbridge PUD Rezone – Tabled to Jan. 15 Special Committee mtg.
 - ii. Docket No. 18100001 Z: 106th and Ditch PUD Rezone – Tabled to Feb. 5 Committee mtg.
- H. Public Hearings
 1. **Docket No. 18100012 DP/ADLS: Freddy’s Frozen Custard & Steakburgers**
 2. **Docket No. 18100013 SP: Replat, North Augusta, Lots 8 & 9**

The applicant seeks site plan and design, as well as replat approval (from two lots into one lot) for a new restaurant building on 1.38 acres. The site is located at 9701-9703 North Michigan Road. It is zoned B-2/Business and is within the US 421 Overlay Zone. Filed by Eric Gleissner of Civil Site Group on behalf of the owner.
 3. **Docket No. 18110010 PP: Hampstead Garden Subdivision, Primary Plat (aka Camferdam)**
 4. **Docket No. 18110012 SW: Hampstead Waiver - UDO 7.25.E.3: Connectivity: All developments shall provide stub streets**

The applicant seeks primary plat and design standard waiver approval for a 12 lot subdivision on 18 acres. The site is located on the east side of Hoover Road, north of 116th Street. It is zoned S-1/Residential. Filed by Nelson and Frankenberger, on behalf of Platinum Properties Management Company.

I. Old Business

1. **PENDING Action From January 15 Committee Docket No. 18010004 Z: Westbridge PUD Rezone**

The applicant seeks rezone and primary plat approvals for 13.91 acres to change to PUD/Planned Unit Development. The site is located at 4281 W. 106th Street and is zoned S-1/Residential. Filed by Randy Green with ISBG Capital, LLC.

2. **Docket No. 18100015 DP/ADLS: Aloft & Element Hotels**

3. **Docket No. 18100016 V : UDO Section 2.40 MC – Minimum Front Yard Setback (to US 31): 50’ required, 24’ proposed**

4. **Docket No. 18100017 V: UDO Section 5.39.E.6. – Sign proposed to be installed above cornice line, which is not allowed per the UDO**

5. **Docket No. 18100018 V: UDO Section 5.07.C.2. – 60% Clear glazing required on the ground floor façade, less than 60% requested**

6. **Docket No. 18100019 V: UDO Section 5.07.D.3. – Lots greater than 300’ wide shall have at least 2 principal bldgs. covering 75% of the lot’s width, one building proposed covering 17.95% of the lot width (784.54’)**

7. **Docket No. 18110003 V: UDO Section 5.07.E.1. – Along US 31, any façade greater than 5 stories shall be stepped back at or below the 6th story, no Stepback proposed**

8. **Docket No. 18110004 V: UDO Section 5.39.I.2.b. – Wall sign requirements for Multi-tenant, Multi-Level Office Building proposed, Single Tenant Building classification required**

The applicant seeks site plan and design approval for a new dual branded hotel on 5.35 acres. It will be 6 stories/70’ tall with 230 rooms combined. The site is located at 10101 N. Meridian Street (the previous Cadillac dealership site, new address to be assigned for this use). The site is zoned MC/Meridian Corridor and is not located within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, LLC on behalf of Ascent Hospitality Management Co., LLC.

J. New Business

K. Adjournment