



# City of Carmel

## CARMEL PLAN COMMISSION APRIL 20, 2021 | MEETING AGENDA

**LOCATION:** *Virtual Meeting*

**TIME** 6:00 PM

**HOW TO VIEW:**

- 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-2021-00011 DP/ADLS: Yellow Dog Veterinary Clinic at Legacy – **Approved 4-0.**
- ii. Docket No. PZ-2021-00018 V: Yellow Dog Max Front Yard Setback 15’, 54.3’ requested –**Approved 4-0.**

**b. Residential**

- i. Docket No. PZ-2021-00003 PP: Asherwood Primary Plat
- ii. Docket No. PZ-2021-00008 SW: Waiver – UDO 6.09: 4,230 ft. long cul-de-sac requested.
- iii. Docket No. PZ-2021-00009 SW: Waiver – UDO 7.26: Private St. requested.
- iv. Docket No. PZ-2021-00010 SW: Waiver – UDO 7.28: Only One Access Point from a perimeter street requested. – **All sent back to PC with Positive Recommendation 2-1, 1 recused.**

H. Public Hearings

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

The applicant seeks Development Plan approval for 256 lots on 60.4 acres. The site is located at 2135 W 146<sup>th</sup> 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-2021-00032 ADLS: Ambleside Point Townhomes.**

The applicant seeks ADLS approval for 130 new townhomes on 60.4 acres. The site is located at 2135 W 146<sup>th</sup> 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.

**3. 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 146<sup>th</sup> 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.

**4. Docket No. PZ-2021-00039 SW: Asherwood Subdivision Waiver – UDO 6.09: 25% Min. Open Space required, 15% requested.**

The applicant seeks design standards waiver approval to allow 15% open space (instead of 25%) for a new subdivision of 41 lots on 85 acres. The site is located at 10110 Ditch Road. It is zoned S-1/Residential. Filed by Brett Huff with, Kimley-Horn on behalf of Gradison Design Build.

I. Old Business

1. **Docket No. PZ-2021-00003 PP: Asherwood Primary Plat**
2. **Docket No. PZ-2021-00008 SW: Waiver – UDO 6.09: 600 ft. Max, Cul-de-sac Length, 4,230 ft. requested.**
3. **Docket No. PZ-2021-00009 SW: Waiver – UDO 7.26: Private Streets Not Permitted, Private St. requested.**
4. **Docket No. PZ-2021-00010 SW: Waiver – UDO 7.28: Two Access Points from a Perimeter Street Required, Only One Access Point requested.**

The applicant seeks primary plat approval and design standards waiver approval for 41 lots on 85 acres. The site is located at 10110 Ditch Road. It is zoned S-1/Residential. Filed by Brett Huff with, Kimley-Horn on behalf of Gradison Design Build.

J. New Business

K. Adjournment