City of Carmel

CARMEL PLAN COMMISSION
MAY 19, 2020 | MEETING AGENDA

Location: *Virtual Meeting, as authorized by executive orders issued by the Governor of the State of Indiana.*
Time: 6:00 PM
How to View: 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. **Residential Committee:**
        i. Docket No. 19120006-07 PP/ADLS: Legacy Townhomes – **Continued to June 2**
        ii. Docket No. 19120008 PUD: 146th and Monon PUD Rezone – **Continued to the June 2**
    b. **Commercial Committee:**
        i. Docket No. 19120002 PUD: Jackson's Grant Village PUD Rezone – **Continued to the June 4**
        ii. Docket No. 20010015 DP/ADLS: Extra Space Storage – **Approved 4-0**
        iii. Docket no. PZ-2020-00007 ADLS: Carmel Medical Office – **Approved 4-0**

H. Public Hearings

1. **TABLED TO JUNE 16 – Docket No. PZ-2020-00006 OA: Clay Terrace PUD Amendment**
~~The applicant seeks PUD Amendment approval to modify the existing Clay Terrace PUD in order to foster redevelopment of a portion of the site. The site is located generally at the SW corner of 146th Street and US 31. It is zoned Clay Terrace PUD Z-386-02. Filed by Steven Hardin of Faegre Drinker Biddle & Reath LLP.~~

2. **Docket No. PZ-2020-00008 OA: Silvara PUD Amendment, Exmoor Standards**
3. **Docket No. PZ-2020-00009 CA: Silvara Commitment Amendment, Exmoor Standards**
The applicant seeks PUD Amendment and Commitment Amendment approval for the Silvara PUD in order to amend the standards for the Exmoor Neighborhood at Jacksons Grant. The site is located west of Spring Mill Rd. and north of Jacksons Grant Blvd. It is zoned Silvara PUD Ordinance Z-553-11. Filed by Steven Hardin of Faegre Drinker Biddle & Reath, LLP on behalf of Jacksons Grant Real Estate Company, LLC.

4. **Docket No. PZ-2020-00012 PPA: Newark Village Revised, Lot 77, Primary Plat Amendment**
5. **Docket No. PZ-2020-00013 V: UDO Sec. 2.10: 10,000 sq. ft. Min Lot Area, 9,632 sq. ft. Req. for Lot 77B**
6. **Docket No. PZ-2020-00014 V: UDO Sec. 2.10: 35 ft. Front Setback, 22.5 ft. Requested**
7. **Docket No. PZ-2020-00015 V: UDO Sec. 2.10: 20 ft. Rear Setback, 5 Requested for Lot 77A**
8. **Docket No. PZ-2020-00016 V: UDO Sec. 2.10: 35% Maximum Lot Coverage, 38% Requested for Lot 77B**
The applicant seeks primary plat amendment approval and variance approval to split 1 parcel into 2 residential lots. The site is located at 811 Pawnee Rd. and is zoned R-2/Residential. Filed by Troy Terew, with True North Surveying, LLC on behalf of Steve Caress, owner.

9. **Docket No. PZ-2020-00028 PUD: Courtyards of Carmel**
   The applicant seeks approval to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 170 single-family dwellings. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned 2724 E 136th Street PUD, Ordinance Z-639-18. Filed by Steven Hardin of Faegre Drinker Biddle & Reath, on behalf of Epcon Carmel, LLC.

10. **TABLED TO JUNE 16 – Docket No. PZ-2020-00038 DP/ADLS: KinderCare Learning Center – US 421**
   ~~The applicant seeks site plan and design approval for an 11,985 sq. ft. childcare and educational facility. The overall site is 1.33 acres in size – an outlot of the Michigan Rd. Retail project, Docket No. 19020009 DP. It is located at approximately 10910 N. Michigan Rd., just south of the newly constructed Weston Pointe Drive. It is zoned B-3/US 421 Overlay Zone. Filed by Jon Szutarski of 814 Development.~~

I. Old Business

J. New Business

1. **Docket No. PZ-2020-00029 ADLS: North End Town Homes**
   The applicant seeks ADLS approval for 46 new townhomes north of Smokey Row Rd. The site is located at approximately 444 W Smokey Row Rd. It is zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Design Group.

K. Adjournment

File: PC-2020-0519.doc