

MEETING NOTICE

LAND USE AND SPECIAL STUDIES COMMITTEE

WEDNESDAY, FEBRUARY 18, 2026

AT 5:30 P.M.

CARMEL CLAY PUBLIC LIBRARY
BOARD ROOM, SECOND FLOOR

THE PURPOSE OF THE MEETING IS TO DISCUSS CITY BUSINESS AS ASSIGNED, INCLUDING:

- a. **Ordinance Z-703-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing The Illinois Street Townhomes Planned Unit Development District; Sponsor: Councilor Aasen.

Synopsis:

Ordinance establishes the Illinois Street Townhomes Planned Unit Development District (the "Illinois Street Townhomes PUD"). The Ordinance would rezone the real estate from MC (Meridian Corridor) District to a Planned Unit Development district, allowing the development of a residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes for-sale townhomes.

- b. **Ordinance Z-704-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Green House Cottages of Carmel Planned Unit Development District (Z-594-14); Sponsors: Councilors Aasen and Minnaar.

Synopsis:

Ordinance establishes an Amendment to the Green House Cottages of Carmel Planned Unit Development Ordinance, Ordinance Number Z-594-14, which Amendment shall be referred to as the Z-704-26 Green House Cottages of Carmel Amendment Ordinance (this "Z-704-26 Green House Cottages PUD Amendment"). This Z-704-26 Green House Cottages PUD Amendment amends certain provisions of the original Green House Cottages of Carmel PUD Ordinance, Ordinance Number Z-594-14 (the "Original Green House Cottages PUD Ordinance"), pertaining to the existing conditions on the subject property.

- c. **Ordinance Z-705-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the Restoracy of Carmel Planned Unit Development District; Sponsors: Councilors Aasen and Minnaar.

Synopsis:

Ordinance establishes the Restoracy of Carmel Planned Unit Development District.

- d. **Resolution CC-11-17-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the US-31 Corridor; Sponsor: Councilor Minnaar.

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 Corridor and makes associated revisions to the Mobility and Pedestrian Plan.

- e. **Resolution CC-12-01-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the Home Place Area; Sponsor: Councilor Minnaar. **On hold until Resolution CC-11-17-25-03 discussion is completed.**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the Home Place area and makes associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map.

- f. **Ordinance D-2795-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder.

Synopsis:

An ordinance establishing public areas of City Hall.

- g. **Discussion of Rangeline District and Old Town Overlays**

Land Use and Special Studies Committee Members:

<p>Anita Joshi, Chair Appointed by City Council Jan -Dec 2026</p>	<p>Adam Aasen Appointed by City Council Jan -Dec 2026</p>	<p>Teresa Ayers Appointed by City Council Jan -Dec 2026</p>	<p>Ryan Locke Appointed by City Council Jan -Dec 2026</p>
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Illinois Street Townhomes

Planned Unit Development

Ordinance No. Z-703-26

CITY OF CARMEL, INDIANA

February 16, 2026
Carmel Common Council

Applicant: Pulte Homes of Indiana

Attorneys: Nelson & Frankenberger, LLC
Jim Shinaver, Attorney
Jon C. Dobosiewicz, Land Use Professional
317-844-0106

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TAB 1

Illinois Street Townhomes PUD - Request Explanation

The applicant, Pulte Homes of Indiana, LLC (“Pulte”), is seeking to rezone a parcel of real estate identified by the Hamilton County Auditor’s Office as Parcel Identification Number 17-13-02-00-00-024.000 which consists of approximately 4.4 acres and is located east of and adjacent to Illinois Street and north of 106th Street (the “Real Estate”). The Real Estate is identified on the aerial included behind Tab 2.

The Real Estate is zoned MC – Meridian Corridor and is an “in-fill” site that is surrounded to the north, south and east (across US 31/Meridian Street) by existing office buildings.

Pulte has filed a request to rezone the Real Estate to the “Illinois Street Townhomes Planned Unit Development Ordinance” (the “Illinois Street Townhomes PUD”) in order to develop a for-sale townhome community consisting of approximately twenty-seven (27) townhomes.

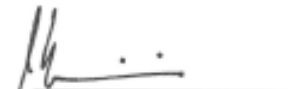
During the Plan Commission review process (which included 3 Committee meetings) and working with DOCS the following changes and enhancements have been made to the proposal and plans:

1. Color Site Plan – Included behind Tab 3 is the Site plan that reflects a reduction in the overall number of homes down to 27 Townhomes (a reduction of 4 from the original submittal). A total of 108 parking spaces are now provided, including 10 guest parking spaces and 4 spaces on each lot (2 in the garage and 2 on the driveway). The guest parking spaces will be restricted to short-term parking for guests.
2. Development Plan – Included behind Tab 4 is the Development Plan that reflects the site engineering necessary to achieve the layout illustrated in the Concept Plan. Attention has been paid to the topography of the site, as well as drainage and tree preservation considerations.
3. Landscaping, Open Space and Tree Preservation – The exhibits behind Tab 5 include an Open Space Plan, Tree Preservation Plan and Landscaping details. Approximately 1.8 acres (over 40% of the site) is open space, including tree preservation areas. A landscape buffer has also been added along the north perimeter of the site including 38 trees and 86 shrubs along the back of the townhome dwellings next to the north property line. The landscape plan allows for the plantings to be installed along the property line and to be placed on the adjoining site to the north with the approval of the northern property owner. Regardless of placement of the landscape plantings along the north property line, the same number of plantings will be provided. Additionally, the Tree Preservation plan includes tree preservation across the southern and eastern portions of the site and has been enhanced in area around the cul-de-sac.
4. Townhome Elevations – Included behind Tab 6 are the townhome illustrations and Pulte anticipates that sale prices will be in the mid - \$500,000. All elevations include multiple exterior materials including masonry. Pulte has made several enhancements to the elevations, including adding additional masonry per the layout included on page 4 behind Tab 6 for front elevations and for the side and rear elevations as shown on page 3 behind Tab 6. Anti-monotony is further addressed on page 4 behind Tab 6. Windows were added for all floors and bump-outs were added on the side elevation facing Illinois Street. In addition to numerous windows, rear elevations also include masonry on the full first floor. The windows in the dormers above the roof line will be regular glass windows with a black fabric screen set behind the window to block visibility of the roof and truss system behind.

5. Rental Commitments – Included behind Tab 8 are Rental Commitments that regulate the manner in which townhomes may be leased to a 3rd party, which Rental Commitments are consistent with the type of rental commitments that have been incorporated into recent residential rezone projects.
6. Illinois Street Townhomes PUD – Included behind Tab 7 is the Illinois Street PUD Ordinance which incorporates all changes and enhancements resulting from the Plan Commission review process.

We look forward to presenting this request to the Common Council on February 16, 2026.

Respectfully submitted,



Jon Dobosiewicz



Jim Shihaver

TAB 2



**Illinois Street Townhomes
Site Location Map**

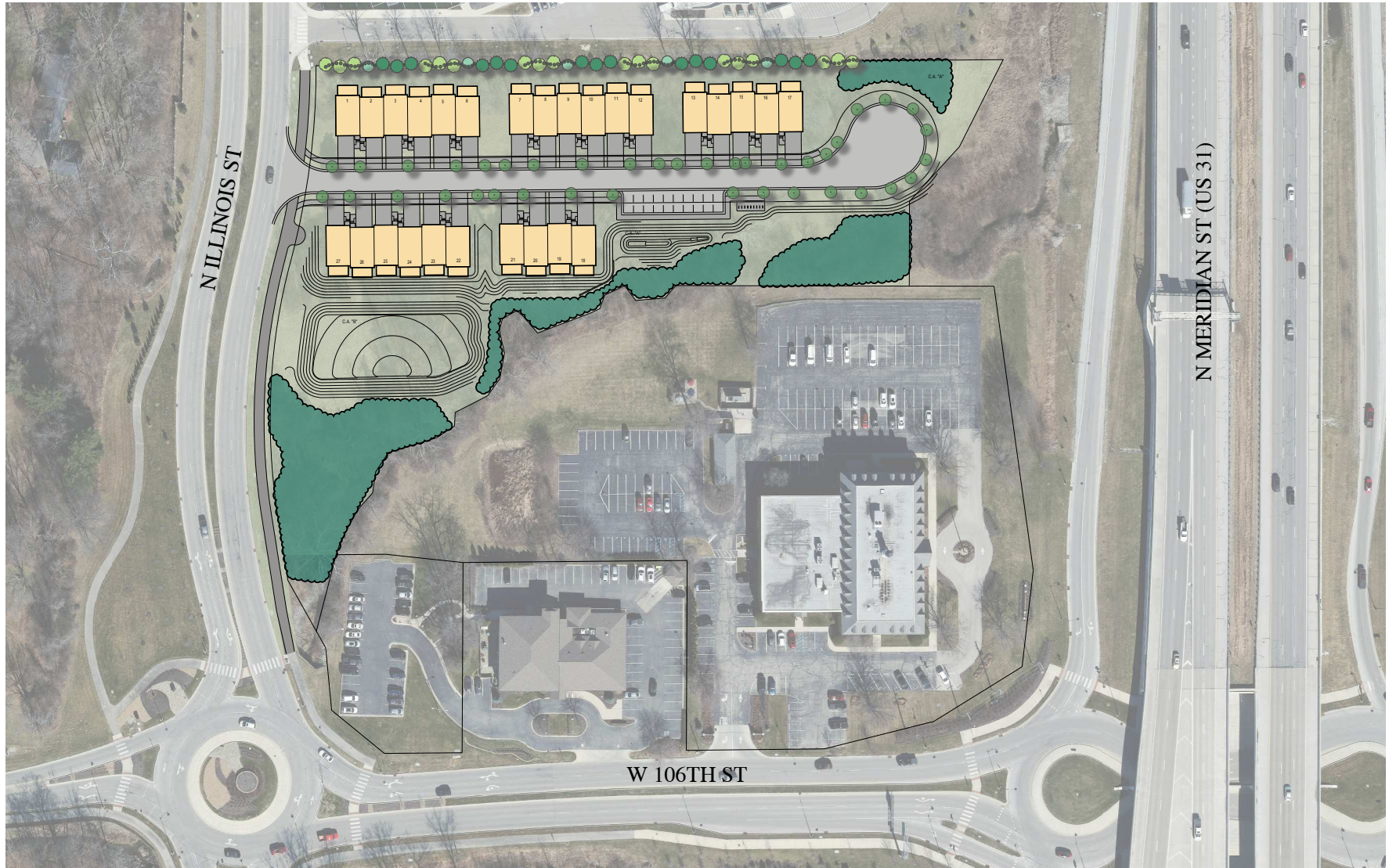
TAB 3

Plot Date: Jan 22, 2026 Plot Time: 4:38pm File Name: W:\Pulte Homes\2501-128-A Pulte - Carmel 106th & Illinois\Design\Renderings\106th & Illinois - MColor Layout 3 01-22-26.dwg Layout: MColor Exhibit (bxt1) By: dcheesterfield

106th & ILLINOIS CARMEL, INDIANA



NOT TO SCALE



106th & ILLINOIS
CARMEL, INDIANA
JANUARY 22, 2026

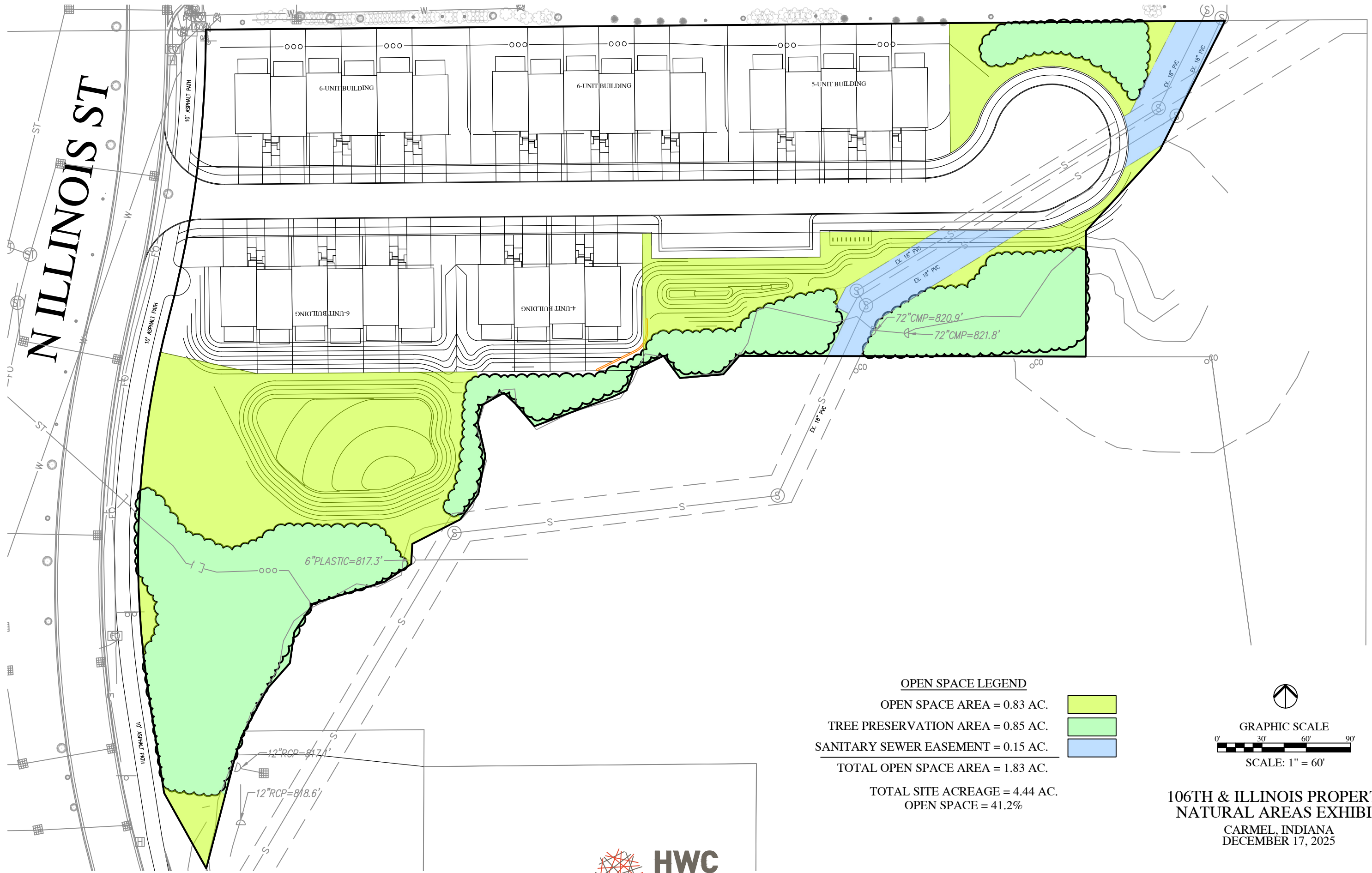


HWC
ENGINEERING

TAB 4

TAB 5

Plot Date: Dec 17, 2025 Plot Time: 4:52pm File Name: W:\Pulte Homes\2501-128-A Pulte - Carmel 106th & Illinois\Design\CAD\Open Space Exhibit - Layout G.dwg Layout: Exhibit By: dcheesterfield

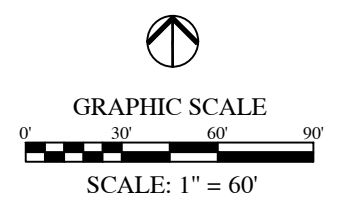


ILLINOIS ST

OPEN SPACE LEGEND

- OPEN SPACE AREA = 0.83 AC.
- TREE PRESERVATION AREA = 0.85 AC.
- SANITARY SEWER EASEMENT = 0.15 AC.
- TOTAL OPEN SPACE AREA = 1.83 AC.

TOTAL SITE ACREAGE = 4.44 AC.
OPEN SPACE = 41.2%

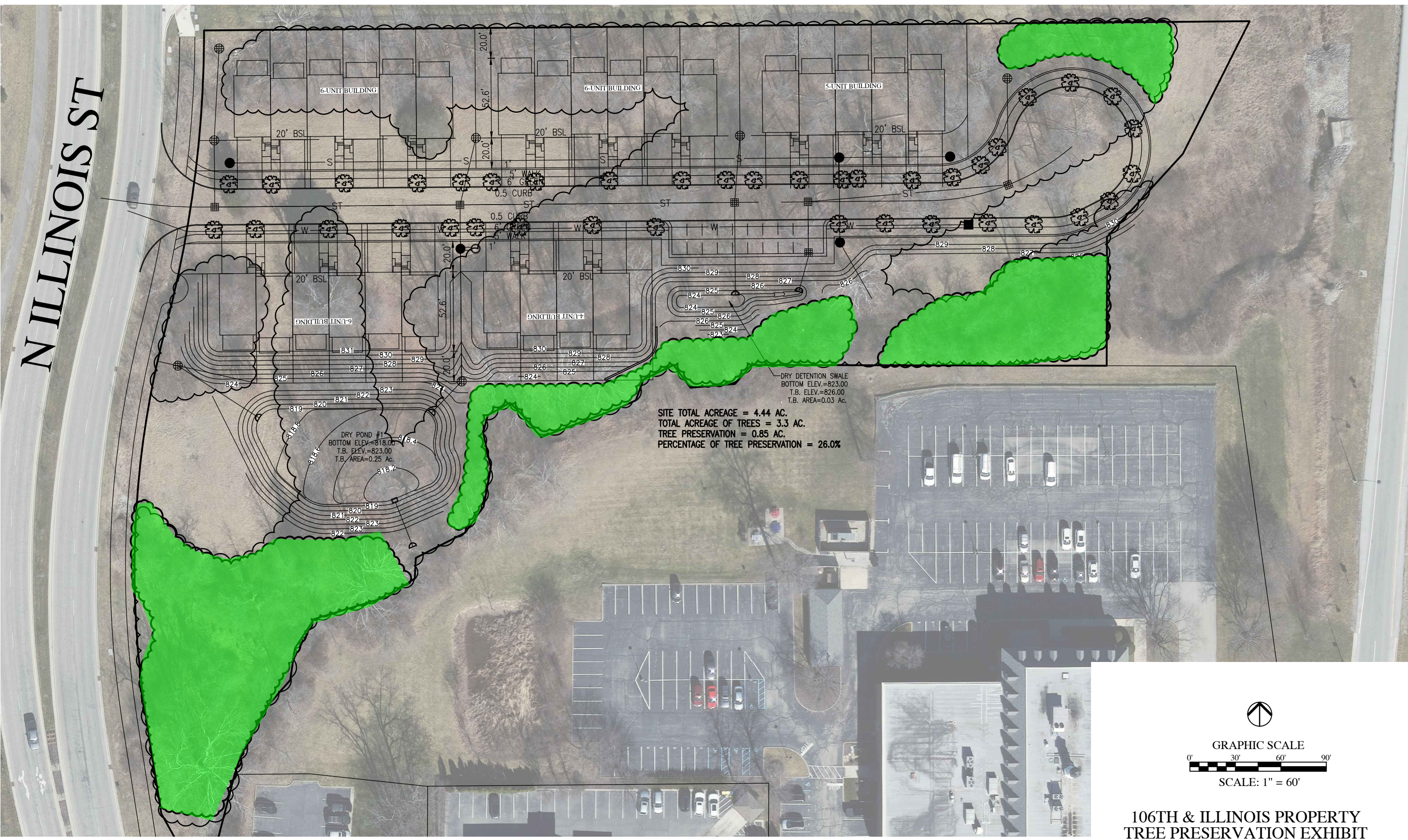


**106TH & ILLINOIS PROPERTY
NATURAL AREAS EXHIBIT**
CARMEL, INDIANA
DECEMBER 17, 2025



Plot Date: Nov 20, 2025 Plot Time: 2:41pm File Name: W:\Pulte Homes\2501-128-A Pulte - Carmel 106th & Illinois\Design\CAD\Tree Preservation Layout G Exhibit.dwg Layout: Exhibit By: dcheesterfield

ILLINOIS ST



SITE TOTAL ACREAGE = 4.44 AC.
 TOTAL ACREAGE OF TREES = 3.3 AC.
 TREE PRESERVATION = 0.85 AC.
 PERCENTAGE OF TREE PRESERVATION = 26.0%

DRY POND #1
 BOTTOM ELEV.=818.00
 T.B. ELEV.=823.00
 T.B. AREA=0.25 Ac.

DRY DETENTION SWALE
 BOTTOM ELEV.=823.00
 T.B. ELEV.=826.00
 T.B. AREA=0.03 Ac.



GRAPHIC SCALE



SCALE: 1" = 60'

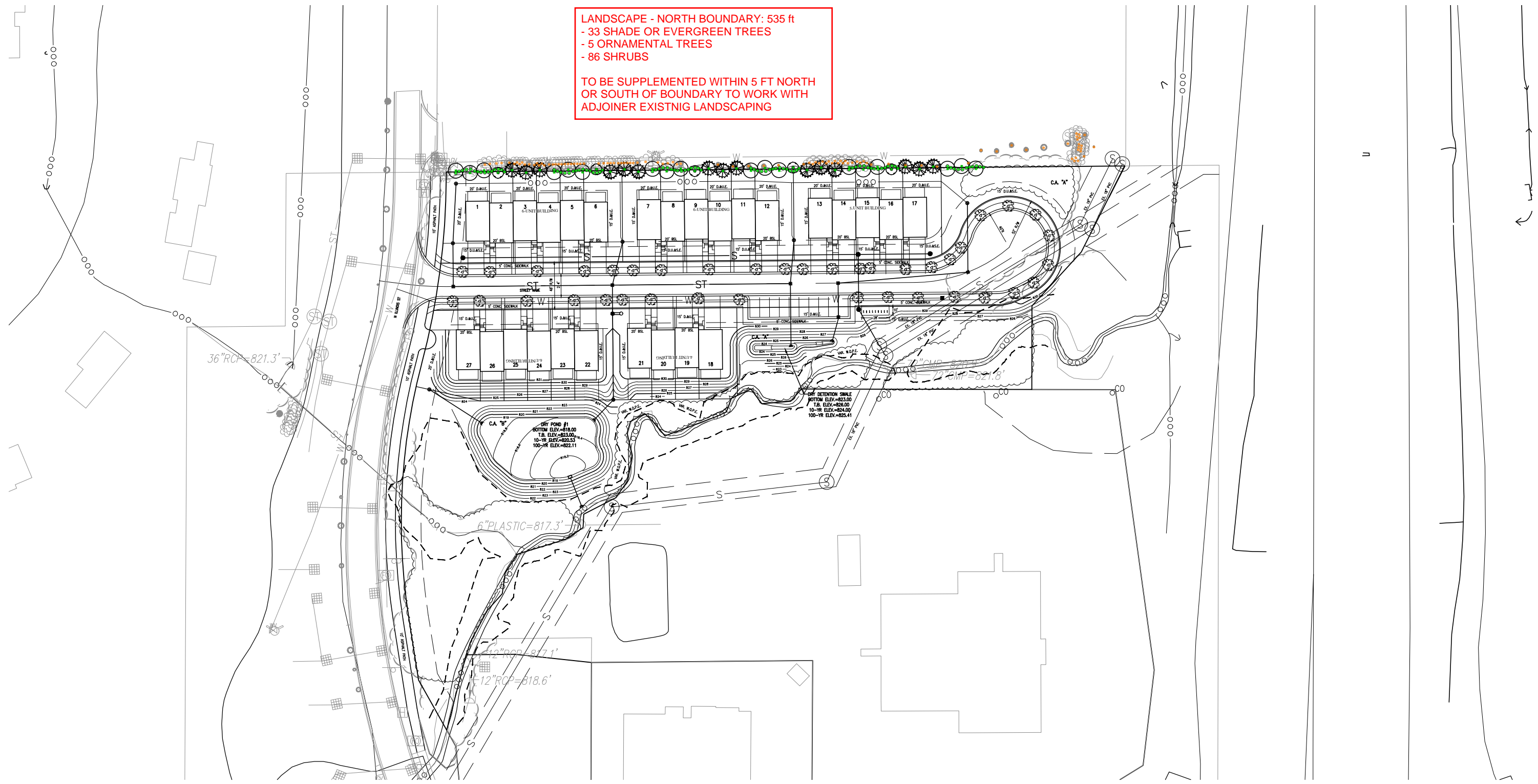
106TH & ILLINOIS PROPERTY
 TREE PRESERVATION EXHIBIT

CARMEL, INDIANA
 NOVEMBER 20, 2025

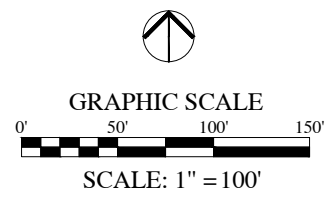
Plot Date: Dec 17, 2025 Plot Time: 5:17pm File Name: W:\Pulte Homes\2501-128-A Pulte - Carmel 106th & Illinois\Design\CAD\2501128-A-Layout H.dwg, Layout: Layout H By: bburke

LANDSCAPE - NORTH BOUNDARY: 535 ft
- 33 SHADE OR EVERGREEN TREES
- 5 ORNAMENTAL TREES
- 86 SHRUBS

TO BE SUPPLEMENTED WITHIN 5 FT NORTH
OR SOUTH OF BOUNDARY TO WORK WITH
ADJOINER EXISTING LANDSCAPING



27 UNITS
10 - PARKING SPACES



106TH & ILLINOIS PROPERTY
LAYOUT H
CARMEL, INDIANA
DECEMBER 17, 2025



TAB 6

Exhibit “C”

(Architectural Character Imagery)



Photos of Side Elevations (window placement on following page)





Side bump out
only when unit
faces Illinois St



Unit 1



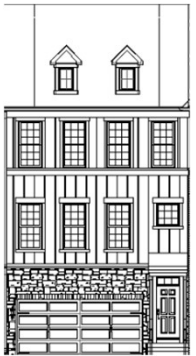
Unit 2



Unit 3

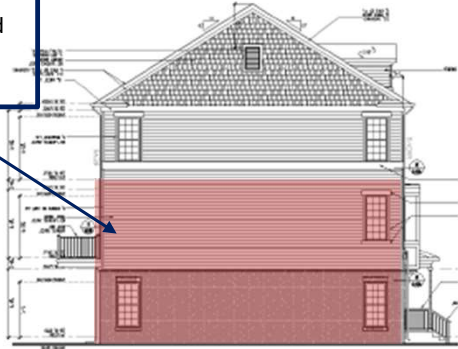


Unit 4

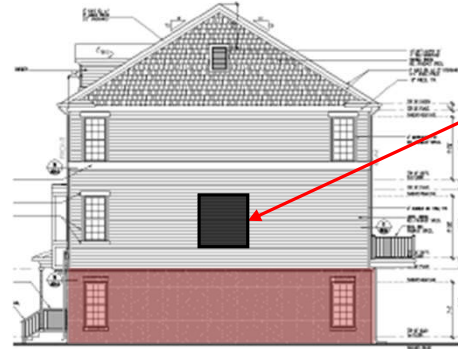


Side Elevation

Second floor masonry required on side elevation facing Illinois St



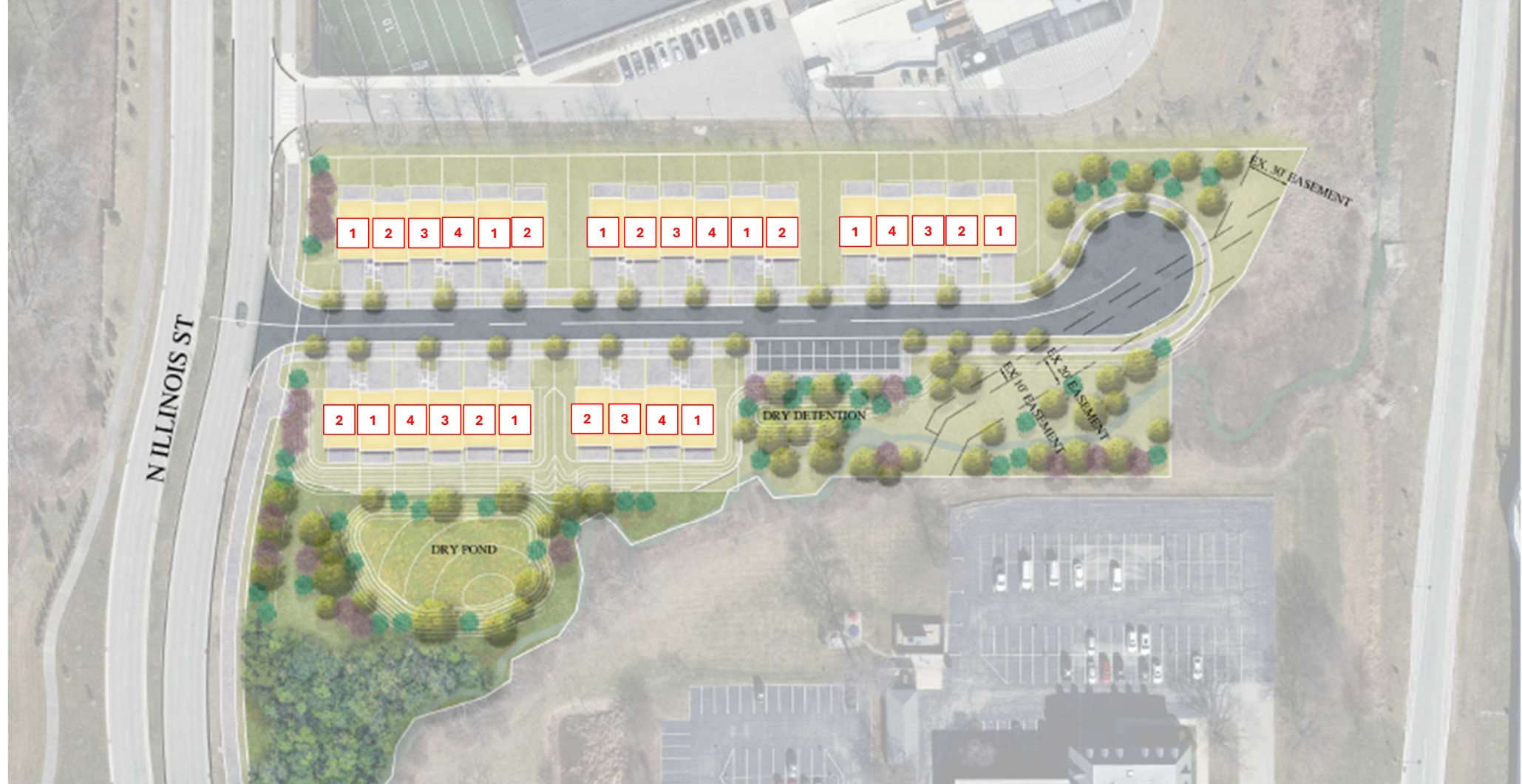
Side bump out only when unit faces Illinois St



Rear Elevation

First floor masonry required on rear elevation





N ILLINOIS ST

1 2 3 4 1 2

1 2 3 4 1 2

1 4 3 2 1

2 1 4 3 2 1

2 3 4 1

DRY DETENTION

DRY POND

EX. 30 EASEMENT

EX. 20 EASEMENT
EX. 10 EASEMENT

TAB 7

Sponsor: Councilor Aasen

CARMEL, INDIANA

Illinois Street Townhomes

PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE Z-703-26

January 29, 2026

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Sponsor: Councilor Aasen

ORDINANCE Z-703-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA
ESTABLISHING
THE ILLINOIS STREET TOWNHOMES PLANNED UNIT DEVELOPMENT
DISTRICT**

Synopsis:

Ordinance Establishes the Illinois Street Townhomes Planned Unit Development District Ordinance (the “Illinois Street Townhomes PUD”). The Ordinance would rezone the real estate from MC (Meridian Corridor) District to a Planned Unit Development district allowing the development of a residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes for-sale townhomes.

WHEREAS, Articles 4.02 and 9.05 of the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the “UDO”), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq. (the “PUD Statute”); and

WHEREAS, Pulte Homes of Indiana, LLC (“Pulte”), submitted an application to the Carmel Plan Commission (the “Plan Commission”) to adopt a PUD District Ordinance for certain real estate in the City of Carmel, Hamilton County, Indiana, as legally described in **Exhibit A** attached hereto (the “Real Estate”); and

WHEREAS, Pulte’s application is consistent with the provisions of the UDO and PUD Statute; and

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on October 23, 2025 concerning Pulte’s application for a PUD District Ordinance, which application was docketed as PZ-2025-00184 PUD, and

WHEREAS, the Plan Commission, at its hearing on January 20, 2026, has given an Unfavorable Recommendation to this Illinois Street Townhomes PUD (the “Illinois Street Townhomes Ordinance”), which establishes the Illinois Street Townhomes Planned Unit Development District (the “Illinois Street Townhomes District”).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana (the “Council”), that: (i) pursuant to IC §36-7-4-1500 et seq., the Council adopts this Illinois Street Townhomes Ordinance, as an amendment to the Zone Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this Illinois Street Townhomes Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real

Estate; (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this Illinois Street Townhomes Ordinance; and, (iv) this Illinois Street Townhomes Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. Applicability of Ordinance.

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the Illinois Street Townhomes District.

Section 1.2 Development in the Illinois Street Townhomes District shall be governed entirely by (i) the provisions of this Illinois Street Townhomes Ordinance and its exhibits, and (ii) those provisions of the UDO specifically referenced in this Illinois Street Townhomes Ordinance. Where this Illinois Street Townhomes Ordinance is silent, the applicable standards of the UDO shall apply.

Section 2. Definitions and Rules of Construction.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to the Illinois Street Townhomes Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present.
- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

Section 2.2 Definitions. The definitions (i) of the capitalized terms set forth below in this Section 2.2, as they appear throughout this Illinois Street Townhomes Ordinance, shall have the meanings set forth below in this Section 2.2 and (ii) of all other capitalized terms included in this Illinois Street Townhomes Ordinance and not defined below in this Section 2.2, shall be the same as set forth in the UDO.

“ADLS”: The architecture, design, exterior lighting, landscaping and signage associated with a Building.

Architectural Character Imagery: These comprise the elevations and photographs, attached hereto as **Exhibit C** (Architectural Character Imagery), and are intended to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the

development. The Plan Commission shall determine whether the structures are consistent with the established benchmark and comply with the standards of this Ordinance.

Architectural Standards: The Architectural Standards incorporated herein under **Exhibit D** (Architectural Standards).

Common Area(s): Common Areas shall comprise a parcel or parcels of land, areas of water, or a combination of land and water, including flood plain and wetland areas located within the Real Estate and designed by the Controlling Developer. Common Areas do not include any area which is divided into individual Dwelling lots or streets. Common Areas shall be in the areas generally identified on the Concept Plan.

Concept Plan: The general plan for the development of the Real Estate, including but not limited to Lots, streets and Common Areas attached hereto as **Exhibit B** (Concept Plan).

Controlling Developer: Shall mean Pulte Homes of Indiana, LLC or the owner of the Real Estate at the time of adoption of the Illinois Street Townhomes Ordinance, until such time as Pulte Homes of Indiana, LLC or the owner transfers or assigns, in writing, its rights as Controlling Developer such as to an Owners Association.

Development Requirements: Written development standards and any written requirements specified in this Illinois Street Townhomes Ordinance, which must be satisfied in connection with the approval of a Primary Plat and Building Permits.

Plan Commission: The City's Plan Commission.

Primary Plat or "PP": A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of lots, streets and common areas.

Primary Roof: The highest roof plane on the front elevation.

Real Estate: The Real Estate legally described in **Exhibit A** (Legal Description).

Secondary Roof: All non-Primary Roof planes including but not limited to a shed roof, dormers, porch/entry roof elements, accent roofs, etc.

Setback, Minimum: The minimum setback a dwelling shall be from the property line. Stoops, steps, landings, boxout or bay windows, balconies, and decks (any architectural feature that extends out from the foundation) shall be permitted to encroach into the front and rear yard setbacks no more than ten feet (10'), but in no event shall any encroachment extend beyond any property line.

Stoop: A landing area adjacent to the front door of a dwelling connected to a sidewalk.

Unified Development Ordinance (or “UDO”): The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Zone Map: The City’s official Zone Map corresponding to the UDO.

Section 3. Uses and Accessory Buildings.

Section 3.1 Permitted Uses: The Permitted Uses shall be as set forth below:

- A. Townhome Dwellings.
- B. Temporary Model Homes.

Section 3.2 Accessory Building and Uses: Accessory Buildings and Uses shall be permitted in the District unless prohibited in the Declaration(s) of Covenants. Accessory Buildings and Uses shall be subject to the terms and restrictions of the UDO.

Section 3.3 Home Occupations: Home Occupations shall be permitted and shall be subject to the terms and restrictions of the UDO.

Section 3.4 Non-Conforming Uses: Non-Conforming Uses and exemptions shall be subject to the terms and restrictions of the UDO.

Section 3.5 Short Term Residential Rentals: Short Term Residential Rentals as regulated under the UDO shall be prohibited on the Real Estate.

Section 4. Development Standards.

Section 4.1 Bulk Requirements: The following standards shall apply.

Minimum Lot			Minimum Yard Setbacks			Min. Building Separation	Max Lot Coverage	Min. Dwelling Unit Size (SF)
Width	Area (SF)	Street Frontage	Front	Side	Rear			
24'	N/A	N/A	20'	0'	10'	20'	N/A	2,300

Section 4.2 Maximum Residential Density: The maximum number of Dwellings shall be twenty-seven (27).

Section 4.3 Building Height: The greater of thirty-five (35) feet or three (3) stories.

Section 4.4 Architectural Standards:

- A. Character Imagery: The applicable Architectural Character Imagery, are contained within **Exhibit C** (Architectural Character Imagery).
- B. Dwelling Architecture: Applicable architectural requirements and standards for dwellings are contained in **Exhibit D** (Architectural Standards) of this Illinois Street Townhomes Ordinance.

Section 4.5 Lighting:

- A. Lot Lighting: All Dwellings shall have (i) light fixtures on either side of the garage door and equipped with a photocell so the light is on from dusk to dawn, and (ii) one (1) coach light or a can light above the front door to the dwelling.
- B. Street Lighting: Street lighting (lighting in the street right-of-way) shall be required and shall meet the requirements of Article 7.32 and 7.33 of the UDO.

Section 4.6 Parking: Parking shall comply with the UDO, except as provided below:

- A. Four (4) spaces per Dwelling are required.
- B. Parking Spaces (i) within driveways, (ii) within garages, and (iii) dedicated off-street parking shall count toward the number of required parking spaces.
- C. Driveways shall be designed to permit parking and shall be a minimum of twenty (20) feet in length as measured from the garage to the sidewalk.
- D. Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. Asphalt and gravel driveways shall not be permitted.
- E. On street parking shall not be permitted.
- F. Off-street Parking: Off-street parking shall be required as depicted on the Concept Plan. See ten (10) spaces on south side of street east of east of townhomes.

- G. Bicycle Parking Standards: Short-term bicycle parking spaces shall be installed as shown on Exhibit G (Bicycle Parking). Quantity and style of Bicycle Parking shall be substantially similar to those in Exhibit G.

Section 5. Common Area Requirements.

Section 5.1 Open Space and Tree Preservation.

- A. Common Area (Open Space) shall be a minimum of 1.7 acres in area (approximately 35% of the real estate) and provided as generally depicted on the Concept Plan and an Open Space Plan shall be submitted at the time of Primary Plat review.
- B. Tree Preservation Areas shall be as depicted in Exhibit B (Open Space Plan). A minimum of 0.70 acres of the Tree Preservation Area shall be retained.

Section 6. Landscaping Requirements. Landscaping shall comply with the following standards:

Section 6.1 General Landscaping Standards. Landscaping shall be integrated with, and complement other functional and ornamental site design elements, such as hardscape materials, paths, sidewalks, and fencing.

- A. All trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1) and following the standards and best management practices (BMPs) published by the City's Urban Forestry Program. Landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features shall be addressed. The City's planting details shall be required on the landscape plan. All trees shall be selected from the City's recommended tree list published by the City's Urban Forestry Program or otherwise approved by the Urban Forester.
- B. Shade trees shall be at least 2.5 inches in caliper when planted. Ornamental trees shall be at least 1.5 inches in caliper when planted. Evergreen trees shall be 6 feet in height when planted. Shrubs shall be at least 18 inches in height when planted. Ornamental grasses must obtain a mature height of at least 3 feet.
- C. All landscaping approved as part of a Primary Plat shall be installed prior to issuance of the first Certificate of Occupancy for a dwelling in the area of the Real Estate subject to a Secondary Plat; provided, however, that when because of weather conditions, it is not possible to install the approved landscaping before the issuance of a Certificate of

Occupancy, the Controlling Developer shall request a temporary Certificate Of Occupancy which shall be conditioned upon a determined time to complete the installation of the uninstalled landscape material.

- D. All landscaping is subject to Primary Plat approval. No landscaping which has been approved by the Urban Forester with the Primary Plat may later be substantially altered, eliminated or sacrificed without first obtaining further approval from the Urban Forester in order to conform to specific site conditions.
- E. It shall be the responsibility of the owner(s), with respect to any portion of the Real Estate owned by such owner(s) and on which any landscaped area exists per the requirements of this Illinois Street Townhomes Ordinance, to ensure proper maintenance of landscaping in accordance with the Illinois Street Townhomes Ordinance. This maintenance is to include, but is not limited to (i) mowing, tree trimming, planting, maintenance contracting and mulching of planting areas, (ii) replacing dead or diseased plantings with identical varieties or a suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds.

Section 6.2 Landscaped Areas.

- A. Foundation and Lot Planting Standards. The following planting requirements apply to all Dwellings:
 - 1. At a minimum, the sod shall be placed in the following areas on lots:
 - a. Between buildings / on corner lots along Illinois Street.
 - b. Rear yards, for units with front load garages.
 - c. Sod shall not be required between driveways and smaller, non-contiguous areas around walks and stoops/entryways.
 - d. The remainder of the Lot shall be seeded.
 - 2. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling (may be planted anywhere on the Lot).
 - 3. Each Townhome dwelling at the westernmost end (next to Illinois Street) and easternmost end (unit on the north and south side of the street) shall have a minimum of one (1) additional Shade Tree required between the side of the dwelling and the street.

4. Air Conditioning units shall be screened by a minimum of three (3) shrubs and located on the side or rear of a building.
 5. Foundation and Lot plantings shall be installed by the builder at the time a Dwelling is constructed on the Lot(s).
 6. If required Lot Plantings are not feasible on the subject lot due to driveway, easement, or other proximity conflicts, as determined by the builder, the Lot Plantings may be planted at a location within one hundred (100) feet of the subject Lot/building. Lot Plantings can be supplemented within five (5) feet of a property line within an easement, or on parcel 17-13-02-00-00-023.000.
- B. Stormwater Ponds: Stormwater management ponds, when provided, shall incorporate native vegetation in order to count as a best management practice. The stormwater management facility illustrated on the Concept Plan shall be a dry pond.
 - C. Common Areas. Common Areas shall be planted at a rate of ten (10) shade trees per acre in addition to any preserved trees. The preservation of existing trees shall be as depicted on the Open Space Plan.
 - D. Street Trees. Street Trees shall be required on both sides of the interior street.
 - E. Buffer Yards: The required Buffer Yard along the northern property line shall provide six (6) shade or evergreen trees, 1 ornamental, and fifteen (15) shrubs (per 100' of the 535' as measured from the Illinois Street right-of-way) and shall be located either within five (5) feet of the property line or on parcel 17-13-02-00-00-023.000 generally along the shared property line of the Real Estate.

Section 7. Signage Requirements. All signage on the Real Estate shall comply with the UDO as amended below:

Section 7.1 Entryway Features.

- A. Entryway Features shall be of a design as generally depicted on **Exhibit F.**
- B. Entryway Features shall require ADLS approval.

Section 8. Additional Requirements and Standards.

Section 8.1 Home Occupations. Home Occupations shall meet the requirements of the UDO as amended.

Section 8.2 Right-of-way Standards.

- A. Internal Street cross-section shall be as illustrated on **Exhibit E** (Street Cross Section) and shall be a public street dedicated to the City.
- B. The length of the cul-de-sac is approximately six hundred and fifty (650) feet in length and shall be as depicted on the Concept Plan.
- C. The configuration of vehicular access into the Real Estate shall be provided as illustrated on the Concept Plan. Only one (1) access point shall be required.
- D. A&D lanes shall not be required at the connection of the proposed internal street to Illinois Street due to the limited number of Dwellings.
- E. The required right-of-way along Illinois Steet shall be the existing right-of-way.

Section 8.3 Sidewalks and Paths.

- A. A five (5) foot wide sidewalk shall be required along both sides of the internal street and end prior to the cul-de-sac bulb and shall be located as illustrated on **Exhibit E**.
- B. A ten (10) foot asphalt path shall be required along the east side of Illinois Street. The location and width of the path within the right-of-way may be modified in response to existing utilities, elevation changes and culvert/stream impacts, if approved by the Director.
- C. A connection shall be provided between internal sidewalk(s) and the path along Illinois Street.

Section 8.4 Road Improvement Requirements. Development of the Real Estate shall meet all applicable Thoroughfare Plan related improvement requirements as identified in and required under the UDO unless otherwise provided for in this Illinois Street Townhomes Ordinance for only the street connection to Illinois Street as shown on the Concept Plan.

Section 8.5 Water Quality Preservation Easement. Buildings and dry detention shall be permitted adjacent to but not within the floodway fringe as illustrated on the Concept Plan. Twenty-five feet setback/easement from the top of bank shall not apply for areas as depicted on the Concept Plan.

Section 8.6 Drainage Easement. The rear yard Drainage Easement along the northern property line shall be a minimum of twenty (20) feet in width.

Section 9. Procedural Provisions.

Section 9.1 Primary Plat and ADLS.

- A. Primary Plat (“PP”) and/or architectural design, exterior lighting, landscaping and signage (“ADLS”) approval by the Plan Commission, as prescribed in UDO, shall be required prior to the issuance of an Improvement Location Permit to determine if the PP and ADLS satisfy the Development Requirements specified within this Illinois Street Townhomes Ordinance.
- B. The Real Estate shall be developed in substantial compliance with the Concept Plan hereby incorporated and attached as **Exhibit B** subject to Primary Plat Approval by the Plan Commission. Substantial compliance shall be regulated in the same manner as the “substantially or materially altered” provisions of the UDO.
- C. ADLS Approval by the Plan Commission shall be required for all Dwellings.
- D. If there is a Substantial Alteration in any approved PP or ADLS, review and approval of the amended plans shall be made by the Plan Commission, or a Committee thereof, pursuant to the Plan Commission’s rules of procedure. Minor Alterations shall be approved by the Director.

Section 9.3 Secondary Plat Approval. The Director shall have sole and exclusive authority to approve, with or without conditions, or to disapprove any Secondary Plat; provided, however, that the Director shall not unreasonably withhold or delay the Director's approval of a Secondary Plat that is in substantial conformance with the Primary Plat and is in conformance with the Development Requirements of this Illinois Street Townhomes Ordinance. If the Director disapproves any Secondary Plat, the Director shall set forth in writing the basis for the disapproval and schedule the request for hearing before the Plan Commission.

Section 9.4 Variance of Development Requirements. The BZA may authorize Variances from the terms of the Illinois Street Townhomes Ordinance, subject to the procedures prescribed in the UDO.

Section 10. Controlling Developer’s Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the

following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement Location Permits for any site improvements within the Real Estate;
- B. Sign permits for any signs within the Real Estate;
- C. Improvement Location Permits for any Dwellings within the Real Estate;
- D. Primary Plat or Secondary Plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this Illinois Street Townhomes Ordinance.

Section 11. **Violations and Enforcement.** All violations and enforcement of this Illinois Street Townhomes Ordinance shall be subject to the requirements of the UDO.

Section 12. **Exhibits.** All of the Exhibits (A-F) on the following pages are attached to this Illinois Street Townhomes Ordinance, are incorporated by reference into this Illinois Street Townhomes Ordinance and are part of this Illinois Street Townhomes Ordinance.

The remainder of this page is left blank intentionally.

Exhibit "A"

(Legal Description)

Part of the Southwest Quarter of Section 2, Township 17 North, Range 3 East of the Second Principal Meridian, in the City of Carmel, Clay Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2501-128-A, dated August 12, 2025, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison monument; thence North 89 degrees 29 minutes 36 seconds East (grid bearing, Indiana State Plane, East Zone, NAD83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 1281.10 feet to the southwest corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2010029742 in the Office of the Hamilton County Recorder; thence North 00 degrees 16 minutes 21 seconds East along the west line of said tract a distance of 45.00 feet to the southeast corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2025021902 in said Recorder's Office; thence continuing North 00 degrees 16 minutes 21 seconds East a distance of 216.00 feet to the northeast corner thereof, marked by a 5/8 inch diameter rebar with cap stamped "Weihe #0012", hereafter referred to as "Weihe Rebar"; thence South 89 degrees 29 minutes 36 seconds West along the north line of said tract a distance of 121.46 feet to the centerline of Williams Creek and the POINT OF BEGINNING, the following four (4) courses being along the centerline of Williams Creek; (1) thence South 28 degrees 13 minutes 13 seconds West a distance of 3.58 feet; (2) thence South 18 degrees 27 minutes 16 seconds West a distance of 13.59 feet; (3) thence South 14 degrees 29 minutes 37 seconds West a distance of 75.01 feet; (4) thence South 14 degrees 46 minutes 07 seconds West a distance of 4.33 feet to the east right-of-way line of Illinois Street, the following six (6) courses being along said right-of-way line; (1) thence North 29 degrees 15 minutes 19 seconds West a distance of 58.43 feet to a Weihe Rebar; (2) thence North 08 degrees 56 minutes 07 seconds West a distance of 63.76 feet to a Weihe Rebar marking the point of curvature of a non-tangent curve to the right having a radius of 630.00 feet; (3) thence northerly along said curve an arc distance of 260.74 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 02 degrees 53 minutes 10 seconds East and a chord distance of 258.88 feet; (4) thence North 14 degrees 44 minutes 34 seconds East a distance of 0.21 feet to a Weihe Rebar marking the point of curvature of a curve to the left having a radius of 760.00 feet; (5) thence northerly along said curve an arc distance of 191.16 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 07 degrees 32 minutes 12 seconds East and a chord distance of 190.66 feet; (6) thence North 00 degrees 19 minutes 51 seconds East a distance of 5.96 feet to a Weihe Rebar; thence North 89 degrees 29 minutes 36 seconds East along the south line of a tract of land in the name of Meridian Ortho Development, as described in Instrument Number 2020014971 in said Recorder's Office, a distance of 689.71 feet to a Weihe Rebar on the west line of a tract of land in the name of the State of Indiana as described in Instrument Number 2013006402 in said Recorder's Office, the following three (3) courses being along the west lines thereof; (1) thence South 26 degrees 41 minutes 16 seconds West a distance of 97.87 feet to a Weihe Rebar; (2) thence South 42 degrees 23 minutes 47 seconds West a distance of 74.33 feet to a point marked by a 5/8 inch diameter rebar with cap stamped "Certified Engineering"; (3) thence South 00 degrees 07 minutes 22 seconds West a distance of 85.00 feet to a Weihe Rebar; thence North 89 degrees 52 minutes 38 seconds West a distance of 234.29 feet to the center of aforesaid Williams Creek, the following twenty-two (22) courses being along the centerline of said creek;

- 1). thence South 41 degrees 01 minutes 05 seconds West a distance of 16.59 feet;
- 2). thence South 85 degrees 10 minutes 55 seconds West a distance of 29.50 feet;
- 3). thence North 36 degrees 38 minutes 26 seconds West a distance of 18.63 feet;

- 4). thence South 64 degrees 29 minutes 18 seconds West a distance of 21.99 feet;
- 5). thence South 20 degrees 23 minutes 54 seconds West a distance of 14.72 feet;
- 6). thence South 65 degrees 12 minutes 49 seconds West a distance of 11.02 feet;
- 7). thence South 69 degrees 21 minutes 18 seconds West a distance of 55.92 feet;
- 8). thence North 40 degrees 22 minutes 55 seconds West a distance of 19.72 feet;
- 9). thence North 46 degrees 05 minutes 37 seconds West a distance of 11.00 feet;
- 10). thence South 60 degrees 34 minutes 56 seconds West a distance of 16.67 feet;
- 11). thence South 15 degrees 33 minutes 50 seconds West a distance of 12.09 feet;
- 12). thence South 12 degrees 51 minutes 30 seconds East a distance of 23.50 feet;
- 13). thence South 10 degrees 26 minutes 21 seconds West a distance of 26.19 feet;
- 14). thence South 35 degrees 28 minutes 37 seconds West a distance of 21.08 feet;
- 15). thence South 62 degrees 49 minutes 29 seconds West a distance of 36.54 feet;
- 16). thence South 03 degrees 00 minutes 53 seconds West a distance of 13.56 feet;
- 17). thence South 56 degrees 18 minutes 39 seconds West a distance of 21.61 feet;
- 18). thence South 72 degrees 55 minutes 37 seconds West a distance of 50.64 feet;
- 19). thence South 33 degrees 29 minutes 29 seconds West a distance of 23.07 feet;
- 20). thence South 08 degrees 09 minutes 00 seconds West a distance of 21.29 feet;
- 21). thence South 41 degrees 22 minutes 29 seconds West a distance of 23.03 feet;
- 22). thence South 28 degrees 13 minutes 13 seconds West a distance of 32.63 feet

to the POINT OF BEGINNING, containing 4.437 acres, more or less.

Exhibit "A"

(Legal Description – Location Map)



Exhibit "B"
(Concept Plan)

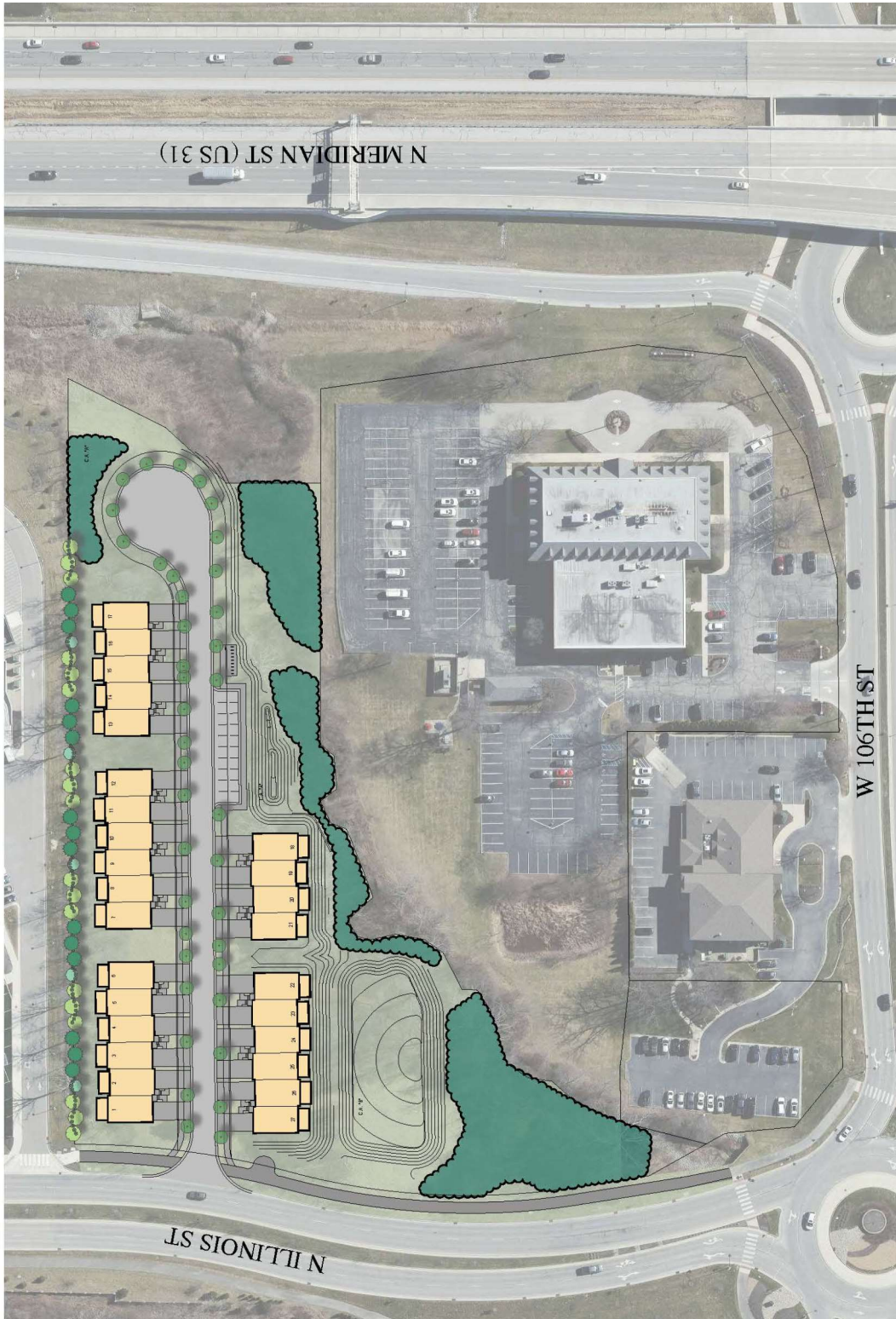


Exhibit "B"

Exhibit "B"

(Open Space Plan Exhibit)



Exhibit "B"

Exhibit “C”

(Architectural Character Imagery)



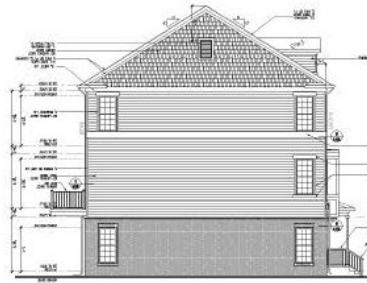
Photos of Side Elevations (window placement on following page)



Exhibit "C"

(Architectural Character Imagery)

Permit Sheets of Side Elevations



Rear Elevation

First floor masonry required on rear elevation



Exhibit "C"

(Architectural Character Imagery)



Exhibit "C"

(Architectural Character Imagery)

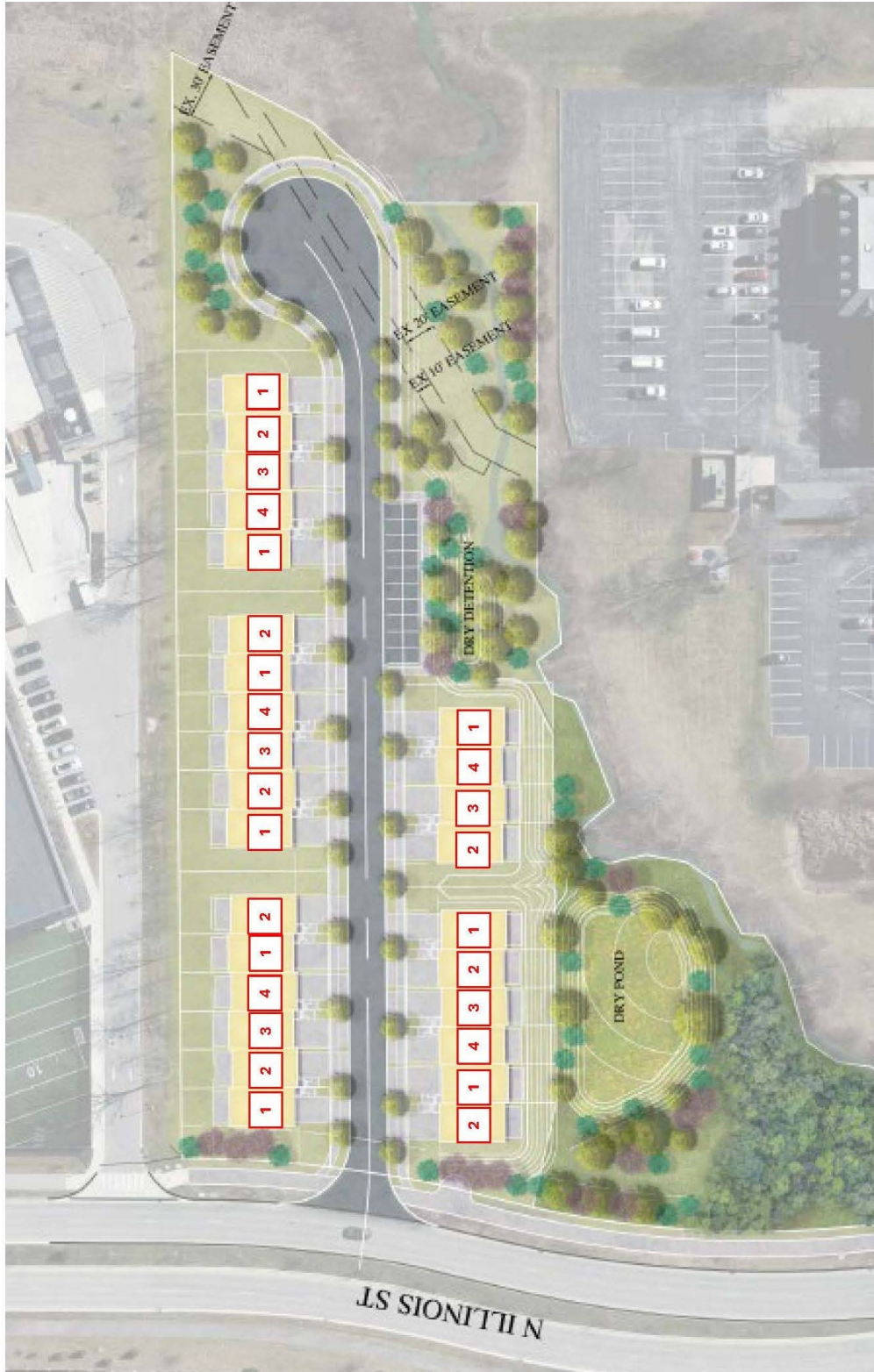


Exhibit “D”

(Architectural Standards)

Section 1. Architectural Standards:

- A. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit C**, is hereby:
- i. Incorporated to capture the intended architecture of townhouses to be constructed.
 - ii. The distribution of front elevations designs shall vary and shall be as generally depicted on **Exhibit C**.
 - iii. This Exhibit is not intended to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development.
- B. Building Materials: Permitted exterior building materials are as follows:
- i. Masonry Material (brick or cultured stone), LP smart trim, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
 - ii. Vinyl siding shall be prohibited.
- C. Roof Standards:
- i. The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
 - ii. Dimensional shingles are required with metal roof accents permitted.
 - iii. Roof Pitch: The minimum primary/main roof pitches of all townhome buildings shall be no less than 6:12.
 - iv. All secondary/accent roof pitches, which shall include but not be limited to shed roof or gable roof dormers, or porch/entry roofs shall be no less than 3:12.
- D. Dwelling Design: The following standards shall apply to all Townhomes:
- i. Garages: No garage shall be used or converted into living space and shall accommodate the parking of two (2) vehicles.

- ii. Exterior Materials: Masonry shall be required at a minimum height of the first floor (masonry on all 4-sides of the dwelling).
- iii. Sound Mitigation: All Dwellings shall include R-15 insulation in the exterior wall, vinyl U-value 0.29 windows, and two layers of DensGlass sheathing.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the front building façade (façade including the entry door – see **Exhibit C** which identifies the front elevation) unless specifically noted otherwise:
 - a) All units shall be offset a minimum two (2) feet, unit to unit.
 - b) All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be masonry.
 - c) The front façade of a building shall include one (1) unit with three (3) floors of masonry and one (1) unit with two (2) floors of masonry.
 - d) A minimum of four (4) windows.
 - e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
- v. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - a) All side facades shall have a minimum of three (3) materials, colors, or patterns, one of which shall be masonry.
 - b) The same masonry material included on the front elevation of an end unit shall be carried around on the side elevation of the same unit.
 - c) The height of masonry on the front elevation of an end unit shall be carried around at the same height on the side elevation.
 - d) A minimum of five (5) windows shall be required, one (1) of which may be less than eight (8) square feet. Additionally, windows may be combined, provided the windows comply with the size requirement of eight (8) square feet.

- e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided. Window trim on the sides shall mirror that of the window trim on the front elevations re: detailing, size, etc.
 - f) For the two (2) end units (one unit on south side and one unit on north side of interior street adjacent to Illinois Street), one (1) unit shall include masonry to the height of the top the second floor and one (1) unit shall include a bump-out, on the side elevation, at the second floor level.
- vi. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
- a) All rear facades shall have a minimum of two (2) materials, colors, or patterns, one of which shall be masonry.
 - b) The rear elevation of each unit shall match the masonry and siding color of the front elevation.
 - c) The masonry material included on the rear elevation of a dwelling shall match the masonry material used on the front elevation of the same unit.
 - d) A minimum of four (4) windows shall be required.
 - e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided. Window trim on the rear elevation shall mirror that of the window trim on the front elevations re: detailing, size, etc.
- vii. Dormers: Shall include a clear glass window with black material backing to hide unfinished interior space.

Section 2. Monotony Mitigation:

- A. Minimum Number of Elevations: There shall be a minimum of four (4) unique designs for individual units. Front elevation designs shall be as generally depicted on **Exhibit C**.
- B. No more than six (6) dwellings shall be attached to form a townhome building.
- C. Exterior Color Package: Individual units shall incorporate various materials, patterns, and design features as depicted in **Exhibit C**.

Exhibit "E"

(Internal Public Road Cross Section)

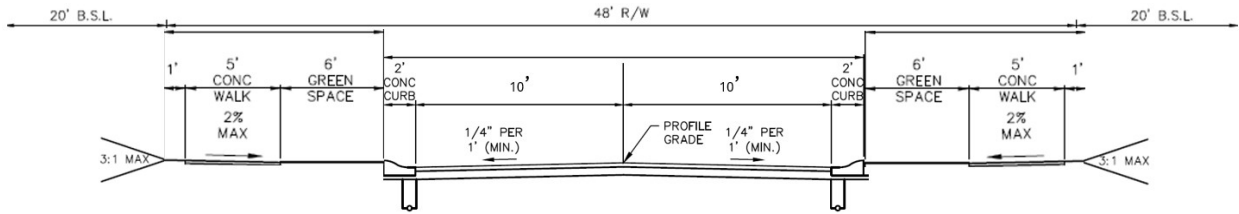
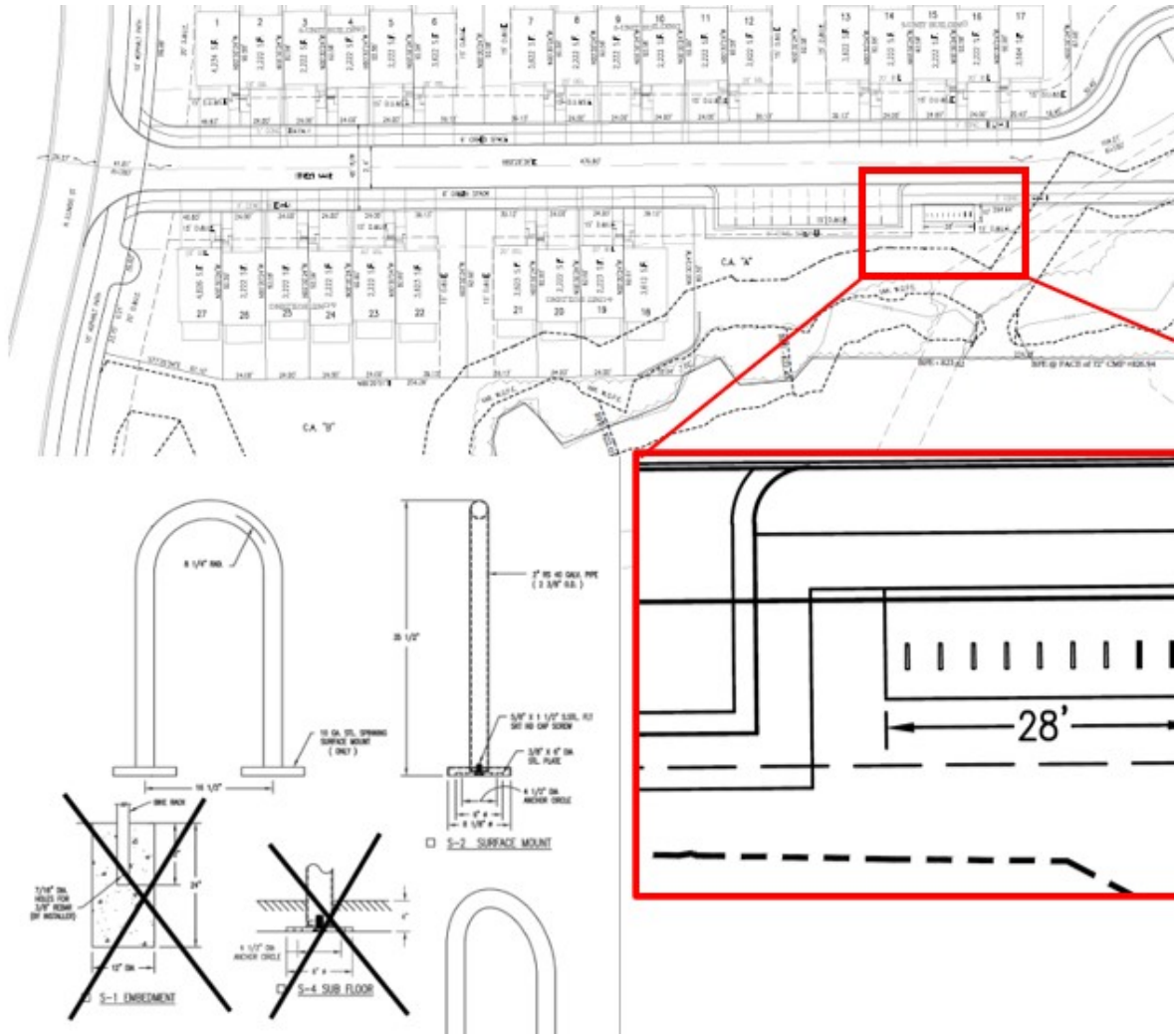


Exhibit “F”

(Entryway Feature)



Exhibit "G"
(Bicycle Parking)



PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2026, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Anthony Green

Adam Aasen

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke, Vice-President

Matthew Snyder, President

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2026, at _____.M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ____ day of _____, 2026, at _____.M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

TAB 8

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: Warranty Deed Recorded with the Hamilton County Recorder's Office on June 4, 2025, as Instrument No. 2025-21902.

WHEREAS, Pulte Homes of Indiana, LLC is the applicant (the "Applicant") in regard to a rezone application identified by Docket Number PZ-2025-00184 PUD that is seeking to rezone the real estate that is described below to the "Illinois Street Townhomes Planned Unit Development District" (the "Illinois Street PUD") (collectively, the "Request") with the City of Carmel's Plan Commission (the "Plan Commission") and the City of Carmel's Common Council (the "Council") pertaining a parcel of real estate that is identified by the Hamilton County, Indiana Auditor's Office as Tax Parcel Identification Number 17-13-02-00-00-024.000 (the "Real Estate"), which Real Estate is more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference;

WHEREAS, pursuant to I.C. 36-7-4-1015, and the City of Carmel's Unified Development Ordinance (the "UDO"), the Plan Commission and Council may request written zoning commitments in connection with approving rezone requests; and, the Applicant, in response to the request by the Plan Commission for certain rental zoning commitments in connection to the Request, are offering below described zoning commitments (the "Commitments");

NOW THEREFORE, the Applicant makes the following Commitments regarding the Homes to be constructed on the Real Estate:

Section 1. Commitments. Any Home to be constructed upon the Real Estate is subject to the following Commitments:

- A. Required Sale, Rental and Leasing Provisions in the CCR's: The following text shall be included in the Covenants, Conditions and Restrictions (the "CCR's") that shall govern the Real Estate and shall be prepared and recorded with the Office of the Recorder of Hamilton County, Indiana which CCR's shall govern any Homes to be constructed on the Real Estate:
 1. Limitations on the Sale of Homes by Pulte Homes of Indiana, LLC: Pulte Homes of Indiana, LLC, and its successors and assigns, including any other builder of a Home on the Real Estate, shall only be permitted to sell a maximum of two (2) Homes to the same individual or individuals, corporation, trust, limited liability company, limited partnership or other similar corporate entity.

2. Prohibition of Short-term Rentals: Short-term rentals, as defined in the City of Carmel's Unified Development Ordinance ("UDO") and as permitted under Section 5.73 of the UDO, shall be prohibited on the Real Estate. Further, any owner of any Home shall be prohibited from advertising their Home as a short-term rental including but not limited to any advertising on any and all short-term rental internet websites.
3. City of Carmel Ordinance No. D-2770-25: The renting or leasing of any Home on the Real Estate shall comply with rental registration and rental permit requirements as the same are set forth in the City of Carmel's Ordinance No. D-2770-25
4. Limitations on Rental and Leasing of Homes: Subject to the terms and conditions set forth below and subject to the exceptions set forth below, the following shall apply to the rental or leasing of Homes:
 - a. A maximum of ten percent (10%) of the Homes on the Real Estate shall be permitted to be rented or leased to a third party.
 - b. The initial owner who purchases a Home from Pulte Homes or any other builder of a Home shall not be permitted to rent or lease their Home for income to a third party until that initial owner has owned and resided in the Home for a period of at least twelve (12) months.
 - c. After the twelve (12) month period has expired, the initial owner shall be permitted to lease the Home for income to a third party; however, said lease term to any third party shall be for a minimum period of six (6) months.
 - d. All rental agreements between an owner of a Home and tenant shall: (i) prohibit subleasing and assignment of any rights and obligations to a 3rd party; (ii) be in writing; and, (ii) be approved by the Association Board prior to execution by the owner of a Home and tenant.
 - e. Upon execution by the owner of a Home and tenant of an Association Board approved rental agreement, the owner shall be required to: (i) provide to the tenant the CCR's; and, (ii) provide the fully executed lease to the Association Board within fifteen (15) days.
5. Exceptions to Limitations on Rental and Leasing of Homes Due to Hardship:
 - a. "Hardship" is defined herein as a personal or financial situation affecting the owner of a Home that, without allowing the renting or leasing of the owner's Home, detrimental financial harm may occur to the owner.
 - b. An exception to Paragraph 4 above shall exist if an owner of a Home qualifies for a Hardship exception. For an owner to qualify for a Hardship

exception, the owner shall provide a written Hardship request to the Association Board that details the specific circumstances of the owner's Hardship and an explanation of the detrimental financial harm that may occur to the owner if that owner is not permitted to rent or lease their Home.

- c. Within fifteen (15) days of the Association Board receiving a written Hardship Request, the Association Board shall provide the owner a written response either approving the Hardship request or denying the Hardship request. In the event a Hardship request is denied, the Association Board shall set forth its reasons for denial.
 - d. In the event an owner of a Home qualifies for a Hardship exception, the owner shall be permitted to lease their Home for income to a third party however, said lease term to any third party shall be for a minimum period of six (6) months.
 - e. All rental agreements between an owner of a Home and tenant occurring as a result of a Hardship shall: (i) prohibit subleasing and assignment of any rights and obligations to a 3rd party; (ii) be in writing; and, (iii) be approved by the Association Board prior to execution by the owner of a Home and tenant.
 - f. Upon execution by the owner of a Home and tenant of an Association Board approved rental agreement occurring as a result of a Hardship, the owner shall be required to: (i) provide to the tenant the CCR's; and, (ii) provide the fully executed lease to the Association Board within fifteen (15) days.
6. Exceptions to Limitations on Rental and Leasing of Homes for Certain Loans and Mortgages:
- a. An exception to Paragraph 4 above shall exist if there are any FHA, VA or USDA insured loans or mortgages affecting a Home or Lot for as long as any of the foregoing insured loans or mortgages apply to the Home or Lot. Further, any restrictions in Paragraph 4 above relating to the renting, leasing, subleasing, or reconveyance that violate any FHA, VA or USDA requirements shall not apply to any Home, Lot or its owner.

Section 2. Definitions.

1. Applicant. Shall mean and refer to Pulte Homes of Indiana, LLC.
2. Association Board. Shall mean and refer to the board of directors of the homeowner's association that shall be established and incorporated by Pulte Homes of Indiana, LLC that shall govern and regulate the Real Estate, which shall also include the establishment

of association By-Laws and Covenants, Conditions and Restrictions pertaining to the Real Estate.

3. Director. Shall mean and refer to the Director of Department of Community Services of the City of Carmel, Indiana.
4. Home or Homes. Shall mean and refer to any townhomes on the Real Estate.
5. FHA. Shall refer to the Federal Housing Administration.
6. Lot. Shall mean and refer to a lot, as a lot is to be defined in the Covenants, Conditions and Restrictions for the Illinois Street PUD.
7. Pulte Homes. – Shall refer to Pulte Homes of Indiana, LLC.
8. USDA. Shall refer to the United States Department of Agriculture.
9. VA. Shall refer to the United States Department of Veterans Affairs.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with the City of Carmel’s Unified Development Ordinance and any applicable laws, rules and regulations.

Section 4. Effective Date. These Commitments shall be effective upon the Council’s approval of the Request.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Applicant upon approval of the Request by the Council and acquisition of the Real Estate. Within thirty (30) days after the recording of these Commitments, the Applicant shall provide to the Director a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Director of the Department of Community Services at the direction of the Council and/or Plan Commission.

Section 7. Binding on Successors. These Commitments are binding upon: (i) Pulte Homes of Indiana, LLC and its successors and assigns; (ii) any owner of any Home on any portion of the Real Estate, and their successors and assigns; and, (iii) any builder of any Home on the Real Estate, unless the Commitments herein are modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, the Applicant has caused these Commitments to be executed as of the dates identified below.

“Applicant”

Pulte Homes of Indiana, LLC

By: _____

Name: _____

Title: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name) as _____ (title) of Pulte Homes of Indiana, LLC, the Applicant, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2025.

My Commission Expires: _____
Notary Public

Residing in _____
County of _____ Printed Name

This instrument prepared by James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

Exhibit "A-1"

(Legal Description)

Part of the Southwest Quarter of Section 2, Township 17 North, Range 3 East of the Second Principal Meridian, in the City of Carmel, Clay Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2501-128-A, dated August 12, 2025, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison monument; thence North 89 degrees 29 minutes 36 seconds East (grid bearing, Indiana State Plane, East Zone, NAD83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 1281.10 feet to the southwest corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2010029742 in the Office of the Hamilton County Recorder; thence North 00 degrees 16 minutes 21 seconds East along the west line of said tract a distance of 45.00 feet to the southeast corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2025021902 in said Recorder's Office; thence continuing North 00 degrees 16 minutes 21 seconds East a distance of 216.00 feet to the northeast corner thereof, marked by a 5/8 inch diameter rebar with cap stamped "Weihe #0012", hereafter referred to as "Weihe Rebar"; thence South 89 degrees 29 minutes 36 seconds West along the north line of said tract a distance of 121.46 feet to the centerline of Williams Creek and the POINT OF BEGINNING, the following four (4) courses being along the centerline of Williams Creek; (1) thence South 28 degrees 13 minutes 13 seconds West a distance of 3.58 feet; (2) thence South 18 degrees 27 minutes 16 seconds West a distance of 13.59 feet; (3) thence South 14 degrees 29 minutes 37 seconds West a distance of 75.01 feet; (4) thence South 14 degrees 46 minutes 07 seconds West a distance of 4.33 feet to the east right-of-way line of Illinois Street, the following six (6) courses being along said right-of-way line; (1) thence North 29 degrees 15 minutes 19 seconds West a distance of 58.43 feet to a Weihe Rebar; (2) thence North 08 degrees 56 minutes 07 seconds West a distance of 63.76 feet to a Weihe Rebar marking the point of curvature of a non-tangent curve to the right having a radius of 630.00 feet; (3) thence northerly along said curve an arc distance of 260.74 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 02 degrees 53 minutes 10 seconds East and a chord distance of 258.88 feet; (4) thence North 14 degrees 44 minutes 34 seconds East a distance of 0.21 feet to a Weihe Rebar marking the point of curvature of a curve to the left having a radius of 760.00 feet; (5) thence northerly along said curve an arc distance of 191.16 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 07 degrees 32 minutes 12 seconds East and a chord distance of 190.66 feet; (6) thence North 00 degrees 19 minutes 51 seconds East a distance of 5.96 feet to a Weihe Rebar; thence North 89 degrees 29 minutes 36 seconds East along the south line of a tract of land in the name of Meridian Ortho Development, as described in Instrument Number 2020014971 in said Recorder's Office, a distance of 689.71 feet to a Weihe Rebar on the west line of a tract of land in the name of the State of Indiana as described in Instrument Number 2013006402 in said Recorder's Office, the following three (3) courses being along the west lines thereof; (1) thence South 26 degrees 41 minutes 16 seconds West a distance of 97.87 feet to a Weihe Rebar; (2) thence South 42 degrees 23 minutes 47 seconds West a distance of 74.33 feet to a point marked by a 5/8 inch diameter rebar with cap stamped "Certified Engineering"; (3) thence South 00 degrees 07 minutes 22 seconds West a distance of 85.00 feet to a Weihe Rebar; thence North 89 degrees 52 minutes 38 seconds West a distance of 234.29 feet to the center of aforesaid Williams Creek, the following twenty-two (22) courses being along the centerline of said creek;

- 1). thence South 41 degrees 01 minutes 05 seconds West a distance of 16.59 feet;
- 2). thence South 85 degrees 10 minutes 55 seconds West a distance of 29.50 feet;
- 3). thence North 36 degrees 38 minutes 26 seconds West a distance of 18.63 feet;
- 4). thence South 64 degrees 29 minutes 18 seconds West a distance of 21.99 feet;
- 5). thence South 20 degrees 23 minutes 54 seconds West a distance of 14.72 feet;
- 6). thence South 65 degrees 12 minutes 49 seconds West a distance of 11.02 feet;
- 7). thence South 69 degrees 21 minutes 18 seconds West a distance of 55.92 feet;
- 8). thence North 40 degrees 22 minutes 55 seconds West a distance of 19.72 feet;
- 9). thence North 46 degrees 05 minutes 37 seconds West a distance of 11.00 feet;
- 10). thence South 60 degrees 34 minutes 56 seconds West a distance of 16.67 feet;
- 11). thence South 15 degrees 33 minutes 50 seconds West a distance of 12.09 feet;
- 12). thence South 12 degrees 51 minutes 30 seconds East a distance of 23.50 feet;
- 13). thence South 10 degrees 26 minutes 21 seconds West a distance of 26.19 feet;
- 14). thence South 35 degrees 28 minutes 37 seconds West a distance of 21.08 feet;
- 15). thence South 62 degrees 49 minutes 29 seconds West a distance of 36.54 feet;
- 16). thence South 03 degrees 00 minutes 53 seconds West a distance of 13.56 feet;
- 17). thence South 56 degrees 18 minutes 39 seconds West a distance of 21.61 feet;
- 18). thence South 72 degrees 55 minutes 37 seconds West a distance of 50.64 feet;
- 19). thence South 33 degrees 29 minutes 29 seconds West a distance of 23.07 feet;
- 20). thence South 08 degrees 09 minutes 00 seconds West a distance of 21.29 feet;
- 21). thence South 41 degrees 22 minutes 29 seconds West a distance of 23.03 feet;
- 22). thence South 28 degrees 13 minutes 13 seconds West a distance of 32.63 feet

to the POINT OF BEGINNING, containing 4.437 acres, more or less.

Exhibit "A-2"

(Legal Description – Location Map)



Sponsor: Councilor

Sponsors: Councilors Adam Aasen and Shannon Minnaar

ORDINANCE ~~PZZ-2025-00197~~704-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, AMENDING THE GREEN HOUSE COTTAGES OF CARMEL
PLANNED UNIT DEVELOPMENT DISTRICT (Z-594-14)**

Synopsis: Ordinance establishes an Amendment to the Green House Cottages of Carmel Planned Unit Development Ordinance, Ordinance Number Z-594-14, which Amendment shall be referred to as the ~~PZZ-2025-00197~~704-26 Green House Cottages of Carmel Amendment Ordinance (this “~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment”). This ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment amends certain provisions of the original Green House Cottages of Carmel PUD Ordinance, Ordinance Number Z-594-14 (the “Original Green House Cottages PUD Ordinance”), pertaining to the existing conditions on the subject property.

WHEREAS, Article 4 of the Unified Development Ordinance, as amended (the “~~Zoning Ordinance~~UDO”), provides for the establishment of a PUD District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et. seq.* (the “PUD Statute”);

WHEREAS, the Carmel City Council (the “Council”) adopted the Original Green House Cottages PUD Ordinance, on November 3, 2014, which establishes the Green House Cottages of Carmel Planned Unit Development District;

WHEREAS, MBR Carmel Health, LLC, an Indiana limited liability company (“MBR”), submitted an application to the Carmel Plan Commission (the “Plan Commission”) to amend the Original Green House Cottages PUD Ordinance;

WHEREAS, MBR’s application is consistent with the provisions of the ~~Zoning Ordinance~~UDO and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the ~~Zoning Ordinance~~UDO, the Plan Commission conducted a public hearing on January 20, 2026 at 6:00 p.m., regarding this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment ~~on December 16, 2025~~, which ~~application~~ was docketed as PZ-2025-00197; ~~and~~

WHEREAS, the Plan Commission has given a favorable recommendation to this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment, which amends certain provisions of the Original Green House Cottages PUD Ordinance, with respect to the Real Estate (as defined in the Original Green House Cottages PUD Ordinance and described on Exhibit A attached hereto and incorporated here by reference).

NOW, THEREFORE, be it ordained by the Council that, pursuant to Ind. Code § 36-7-4-1500 *et seq.*, the Council adopts this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment, as amendment to the City's official Zone Map; all prior ordinances or parts thereof inconsistent with any provision of this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment and its exhibits are hereby made inapplicable to the use and development of the Real Estate; all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment; and this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment shall be in full force and effect from and after due passage and signing.

Section 1. Incorporation of Recitals; Applicability of Ordinance.

Section 1.1 The recitals to this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment are incorporated and made a part of the Z-594-14 Green House Cottages PUD.

Section 1.2 Except as modified by this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment, the Original Green House Cottages PUD Ordinance shall remain unmodified and in full force and effect. With respect to all conflicts and inconsistencies between the Original Green House Cottages PUD Ordinance and this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment, this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment shall control and prevail.

Section 2. Applicability of Ordinance.

Section 2.1 Development in the Green House Cottages District shall be governed entirely by (i) the provisions of this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment and its exhibits, (ii) the provisions of the Original Green House Cottages PUD Ordinance, as amended by this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment; and (iii) those provisions of the ~~Unified Development Ordinance~~ UDO specifically referenced in this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment.

Section 2.2 All provisions of the Original Green House Cottages PUD Ordinance not affected by this [PZZ-2025-00197704-26](#) Green House Cottages PUD Amendment shall continue, unchanged, and the Original Green House Cottages PUD Ordinance, as amended, shall remain in full force and effect.

Section 3. Definitions.

Section 3.1 Capitalized terms not otherwise defined in this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment shall have the meanings ascribed to them in the Original Green House Cottages PUD Ordinance.

Section 3.2 Part K. of Section 2.2 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“K. Controlling Developer: Shall mean MBR Carmel Health, LLC, an Indiana limited liability company, or its successor or assignee.”

Section 3.3 The definition of “Development Plan” or “DP” as provided in part L. of Section 2.2 of the Original Green House Cottages PUD Ordinance shall be amended to include the improvements to the Real Estate reflected on the new Concept Plan attached hereto as Exhibit B as such plan pertains to the Real Estate (the “Concept Plan”) and to the extent such Development Plan receives approval of the Plan Commission.

Section 4. Development and Architectural Standards.

Section 4.1 Part B. of Section 4.1 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“B. Minimum Side Yard Building Setback: Twenty (20) feet.

Section 4.2 Concept Plan. The Real Estate may be further developed per the layout shown on the Concept Plan.

Section 5. Landscape Requirements.

Section 5.1 Part F. of Section 5.3 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“F. Not less than ten (10) percent of the Real Estate shall be allocated to and shall remain in open space in perpetuity.”

Section 5.2 Part B. of Section 5.4 of the Original Green House Cottages PUD Ordinance shall be deleted in its entirety. For purposes of clarity, to accommodate the development of the real estate within The Restoracy of Carmel District as defined in The Restoracy of Carmel Planned Unit Development Ordinance, Ordinance Number ~~PZZ-2025-00198~~704-26 which is situated directly east of the Green House Cottages District, no bufferyard along the eastern boundary of the Real Estate is required. The Restoracy of

Carmel District will serve as a complement to and extension of the development on and from the Real Estate to the real estate within The Restoracy of Carmel District.

Section 6. Parking Requirements. Part A.i) of Section 8.1 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“i) A minimum of sixty (60) designated parking spaces shall be provided on the Real Estate; and”

Section 7. Interior Streets. Part B. of Section 9.2 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“B. All interior streets installed in the year 2026 or thereafter shall be private and have a minimum width of twenty-five (25) feet. All interior streets installed prior to the year 2026 shall be private and have a minimum width of twenty-three (23) feet.”

Section 8. Violations and Enforcement. All violations and enforcement of this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment shall be subject to ~~Chapter 34~~ Article 10 of the ~~Zoning Ordinance~~ UDO.

Section 9. Exhibits. All of the Exhibits (A–B) on the following pages are attached to this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment, are incorporated by reference into this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment, and are part of this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment.

[The remainder of this page has been intentionally left blank. Signatures follow this page.]

[Different first page link-to-previous setting changed from off in original to on in modified.].

This Ordinance shall be effective upon its passage by the Council and approval by the Mayor of the City, in accordance with Ind. Code § 36-4-6 *et seq.*

ADOPTED by the Common Council of the City of Carmel, Indiana this ~~_____~~ 16th day of ~~_____~~, ~~202~~ March, 2026, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL †

~~Adam Aasen~~ Matthew Snyder, President

~~Matthew Snyder~~ Ryan Locke, Vice President

Teresa Ayers, Chaplain

Tony Green, Parliamentarian

Rich Taylor

Jeff Worrell

~~Shannon Minnaar~~ Adam Aasen

~~Ryan Locke~~ Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, City Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ - ~~202~~ 2026, at _____ .M.

Jacob Quinn, City Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ ~~202~~ 2026, at _____ .M.

Sue Finkam, Mayor

ATTEST:

† ~~NTD: Names to be confirmed in 2026.~~

[Link-to-previous setting changed from off in original to on in modified.]

Jacob Quinn, City Clerk

This instrument prepared by: Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, IN 46204, (317) 968-5506.

[Link-to-previous setting changed from off in original to on in modified.]

Exhibit A

Legal Description of Real Estate

A part of the Southwest Quarter of the Southwest Quarter of Section 30 and a part of the Northwest Quarter Section 31, Township 18 North, Range 4 East, located in Clay Township, Hamilton County, being the Blackwell Development Partners, LLC property described in Instrument No. 2013002580 and Thomas W. and Sue B. Steinhart property described in Instrument No. 200400071625 both in the Recorders Office of Hamilton County, Indiana and more particularly described as follows, to-wit;

Commencing at the Southeast corner of said Southwest Quarter of the Southwest Quarter of Section 30 thence run along the South line of said Quarter section, North 89°50'12" West (state plane bearing), 137.00 feet to the Point of Beginning of the herein described tract; Thence along the East line of said Blackwell Development Partners LLC property, North 00°00'11" East 522.50 feet to the Northeast Corner of said property, said point being on the South line of the Carmelaire Subdivision recorded in Plat Book 4, Page 97; Thence along the North lines of said properties and the South line of said Subdivision, North 89°50'12" West, 305.50 feet to the Northwest corner of said Steinhart property; thence along the West line of said Steinhart property, South 00°00'11" West, 664.31 feet to a 5/8" capped rebar with orange cap stamped "JD HALL LS20500017" (herein after referred to as "capped rebar") on the North right-of-way line of 126th Street; following four (4) courses: 1) South 89°54'01" East 95.07 feet to a capped rebar; 2) South 82°04'04" East, 57.57 feet to a capped rebar; 3) North 77°21'32" East, 38.55 feet to a point on a curve to the left, having a radius of 485.87 feet, marked by a capped rebar; 124.45 feet to a capped rebar on the East line of said Blackwell property; thence North 00°00'11 East, 94.20 feet to the Point of Beginning, containing 4.61 acres, more or less.

Subject to all easements and rights-of-way of record.

Exhibit B
Concept Plan

(Modified graphics)

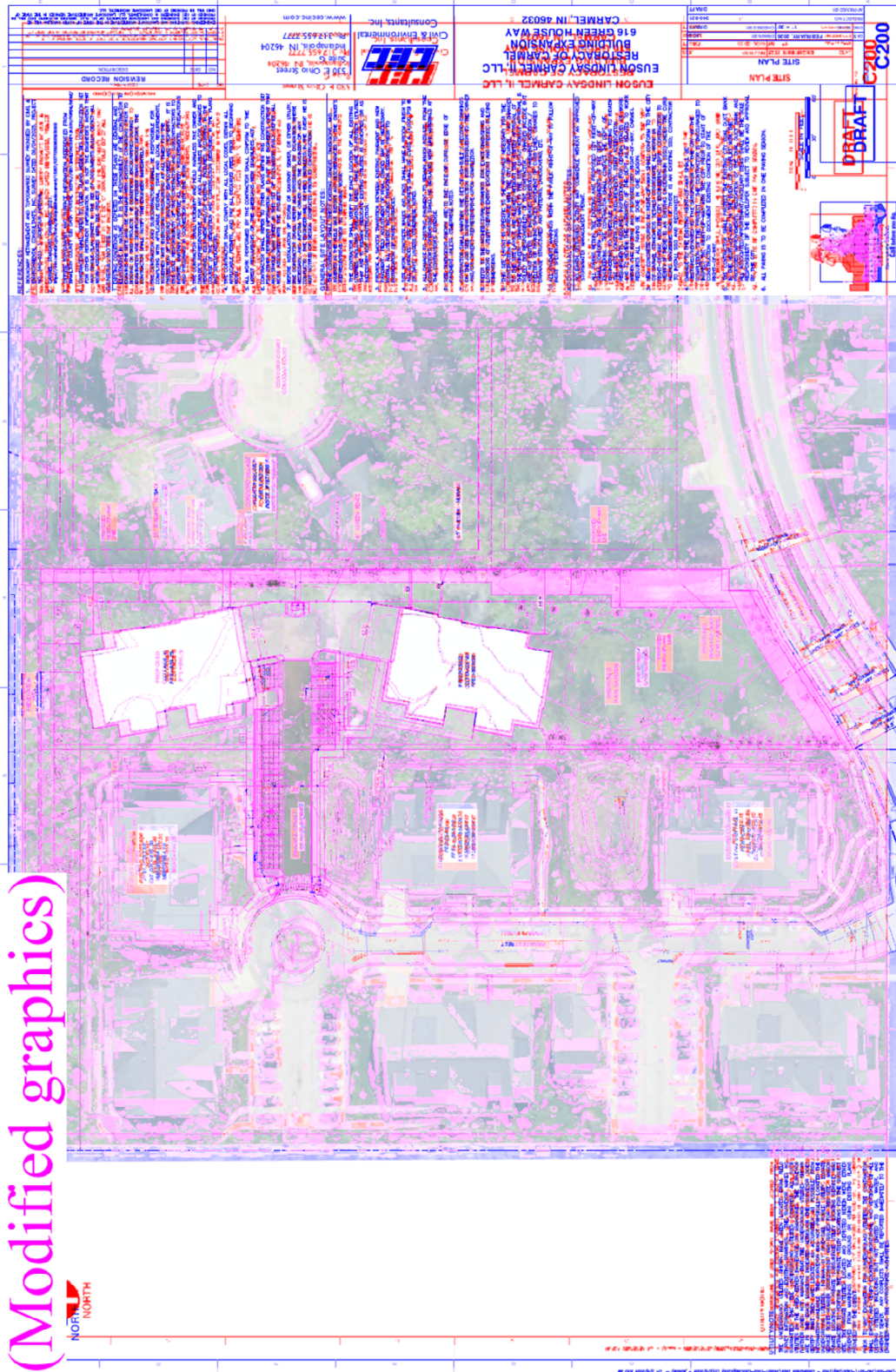


Exhibit B to Z-704-26 Green House Cottages PUD Amendment

Summary report:	
Litera Compare for Word 11.9.1.1 Document comparison done on 2/6/2026 1:59:11 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://worksite.dbg.dentons.com/LEGALDOCS/25087868/6	
Modified DMS: iw://worksite.dbg.dentons.com/LEGALDOCS/25087868/7	
Changes:	
<u>Add</u>	72
Delete	71
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	144

~~Sponsor: Councilor~~ [REDACTED]

Sponsors: Councilors Adam Aasen and Shannon Minnaar

CARMEL, INDIANA

THE RESTORACY OF CARMEL

PLANNED UNIT DEVELOPMENT

ORDINANCE [REDACTED] Z-705-26

[REDACTED] March 16, 2026

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Exhibit A. Legal Description of Real Estate

Exhibit B. Conceptual Development Plan

Exhibit C. Architectural Standards

Exhibit D. Conceptual Cottage Elevations

~~Sponsor: Councilor~~
Sponsors: Councilors Adam Aasen and Shannon Minnaar

ORDINANCE Z-705-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, ESTABLISHING THE RESTORACY OF CARMEL
PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, Article 4 of the Unified Development Ordinance provides for the establishment of a Planned Unit Development District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et seq.* (the “PUD Statute”);

WHEREAS, MBR Carmel Health, LLC, an Indiana limited liability company (“MBR”), submitted an application to the Plan Commission to adopt a PUD District Ordinance for certain real estate located in the City of Carmel, Hamilton County, Indiana, as legally described in Exhibit A attached hereto (the “Real Estate”);

WHEREAS, MBR’s application is consistent with the provisions of the Unified Development Ordinance and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the Unified Development Ordinance, the Plan Commission conducted a public hearing concerning MBR’s application for a PUD District Ordinance on ~~December 16, 2025~~ January 20, 2026 at 6:00 p.m.;

WHEREAS, the Plan Commission has given a favorable recommendation to this ordinance set forth herein which establishes The Restoracy of Carmel of Carmel Planned Unit Development District (the “The Restoracy of Carmel District”);

NOW, THEREFORE, be it ordained by the Common Council of the City of Carmel, Indiana (the “Council”), that pursuant to Ind. Code § 36-7-4-1500 *et seq.*, (i) it adopts this ordinance (“The Restoracy of Carmel Ordinance”) as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of The Restoracy of Carmel Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by The Restoracy of Carmel Ordinance, and (iv) The Restoracy of Carmel Ordinance shall be in full force and effect from and after due passage and signing.

Section 1. Applicability of Ordinance.

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District known as The Restoracy of Carmel District.

Section 1.2 Development in The Restoracy of Carmel District shall be governed entirely by (i) the provisions of The Restoracy of Carmel Ordinance and its exhibits, and (ii) those provisions of the Unified Development Ordinance specifically referenced in The Restoracy of Carmel Ordinance. In the event of a discrepancy and/or conflict between The Restoracy of Carmel Ordinance and the Unified Development Ordinance, the provisions of The Restoracy of Carmel Ordinance shall apply. Any provisions of the Unified Development Ordinance not addressed herein, to the extent applicable and not inconsistent with the terms hereof, shall be deemed incorporated herein by this reference.

Section 2. Definitions and Rules of Construction.

Section 2.1 The following general rules of construction and definitions shall apply to The Restoracy of Carmel Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates otherwise.
- B. Any capitalized term not defined herein shall have the meaning as set forth in the Unified Development Ordinance in effect on the date of the enactment of The Restoracy of Carmel Ordinance.
- C. Words used in the present tense include the past and future tenses, and the future the present.
- D. The word “shall” indicates a mandatory requirement, while the word “may” indicates a permissive requirement.

Section 2.2 Definitions. Capitalized terms used in The Restoracy of Carmel Ordinance shall have the following definitions:

- A. ADLS: The architecture, design, exterior lighting, landscaping and signage associated with a Building.
- B. ADLS Approval: Approval by the Plan Commission of ADLS pursuant to Article 9, Section 9.03 of the Unified Development Ordinance and the Development Requirements.
- C. Accessory Structure: A structure which is subordinate to a Building located on the Real Estate.
- D. Accessory Use: A use subordinate to the main use, located on the Real Estate or in the same Dwelling as the main use, and incidental to the main use.
- E. Architectural Form: The Architectural Form is comprised of the conceptual elevations attached hereto as Exhibit D, which are intended to generally and conceptually illustrate an application of the Development Requirements. Architectural Form is general and not intended to delineate

the only final Dwelling designs that may be built. Dwellings shall comply with the Architectural Standards, but the elevations may vary from Exhibit D.

- F. Architectural Standards: The Architectural Standards incorporated in Section 4.8 and described on Exhibit C of The Restoracy of Carmel Ordinance.
- G. Building: A structure having a roof supported by columns and walls, for the shelter, support, use as an office and/or a Cottage.
- H. BZA: The Carmel Board of Zoning Appeals.
- I. City: The City of Carmel, Indiana.
- J. Cottage: Shall mean a detached skilled nursing dwelling where no more than twelve (12) persons shall reside that is approximately 8,000 square feet of interior livable space.
- K. Controlling Developer: Shall mean MBR Carmel Health, LLC, an Indiana limited liability company, or its successor or assignee.
- L. Development Plan: A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of Buildings and Structures thereon.
- M. Development Plan Approval: Approval by the Plan Commission of the Development Plan pursuant to the Unified Development Ordinance and the Development Requirements.
- N. Development Requirements: Written development standards and requirements specified in The Restoracy of Carmel Ordinance, which must be satisfied in connection with the approval of a Development Plan and issuance of an Improvement Location Permit.
- O. Director: The Director of the City's Department of Community Services.
- P. Masonry: Brick, stone, manufactured or synthetic stone or brick, limestone, natural stone, and cultured stone.
- Q. Material Alterations: Any change to an approved plan of any type that involves substitution of one material, species, element, etc., for another.
- R. Minor Alterations: Any change to an approved plan of any type that involves the revision of less than ten percent (10%) of the plan's total area or approved materials.

- S. Parking Space: An area unenclosed or enclosed in a Building or in Accessory Building, utilized for the temporary storage of one automobile and connected with a street.
- T. Plan Commission: The City’s Plan Commission.
- U. Real Estate: That certain real estate located in the City, Hamilton County, Indiana as legally described on Exhibit A attached hereto.
- V. Siding: The material used for the outside of the Cottages and/or Building which shall not be vinyl or aluminum. Acceptable Siding materials shall be wood, LP siding, Hardiplank or similar composition fiber cement siding materials.
- W. Sign: Any type of sign as further defined and regulated by The Restoracy of Carmel Ordinance and Article 5, Section 5.39: Sign Ordinance of the Unified Development Ordinance. Any structure, fixture, placard, announcement, declaration, devise demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.
- X. Unified Development Ordinance: The City of Carmel Unified Development Ordinance, which was created by merging the City’s Zoning Ordinance and Subdivision Control Ordinance in 2017 (Ord. D-2391-17), as amended.
- Y. Zone Map: The City’s official Zone Map, as amended, corresponding with the Unified Development Ordinance.

Section 3. Uses and Accessory Uses.

Section 3.1 Nursing care, memory care, convalescent facility, continuing care retirement community and/or an administrative office for the aforementioned uses shall be permitted uses in The Restoracy of Carmel District.

Section 3.2 All Accessory Structures and Accessory Uses allowed under the Unified Development Ordinance shall be permitted in The Restoracy of Carmel District; provided, however, that (i) any detached Accessory Structure shall have on all sides the same architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated and (ii) all antennas shall be either concealed or camouflaged by Building parapet walls, mechanical screens, or other design methods.

Section 4. Development and Architectural Standards.

Section 4.1 Bulk/Building Requirements.

- A. Minimum Front Building Setback:
 - i. From 126th Street: Twenty-five feet (25') from the edge of the pedestrian pathway.
 - ii. From Proposed Private Street: Fifteen feet (15').
- B. Minimum Side Yard Building Setback: Twenty-five feet (25'); provided, however, the area between a Building and the west property line of the Real Estate is not considered a Side Yard and no setback is required. Further, improvements may cross the west property line into the adjacent real estate subject to the existing Green House Cottages Ordinance, as amended, that established the Green House Cottages Planned Unit Development District.
- C. Minimum Rear Yard Building Setback: Thirty feet (30').
- D. Minimum Separation between Buildings: Fifteen feet (15').
- E. Maximum Building Height: Thirty-five feet (35').
- F. Minimum Ground Floor Area (exclusive of porches, terraces and garages): Minimum of seven thousand-five hundred (7,500) square feet.

Section 4.2 Conceptual Development Plan. The drawing shown on Exhibit B attached hereto constitutes the conceptual Development Plan. The Real Estate shall be developed generally consistent with the layout shown on the conceptual Development Plan, subject to Development Plan Approval.

Section 4.3 Exterior Lighting. Exterior, Cottage and Street lighting when provided, shall meet all applicable City standards and per the Unified Development Ordinance be reviewed by the City. Street lighting shall be located in the street right-of-way and/or other reasonable locations and street lighting shall (i) be confined to intersections and (ii) meet all applicable City standards and be reviewed by the City. Applicable lighting requirements are contained in Section 6 of The Restoracy of Carmel Ordinance.

Section 4.4 Landscaping. Applicable landscape requirements are contained in Section 5 of The Restoracy of Carmel Ordinance.

Section 4.5 Parking. Applicable parking requirements are contained in Section 8 of The Restoracy of Carmel Ordinance.

Section 4.6 Signage. Applicable signage requirements are contained in Section 7 of The Restoracy of Carmel Ordinance.

Section 4.7 Additional. Applicable additional standards and requirements are contained in Section 9 of The Restoracy of Carmel Ordinance.

Section 4.8 Architectural Standards. The Architectural Standards attached hereto as Exhibit C shall apply to all improvements constructed, installed, repaired or maintained on the Real Estate. The exterior of Cottages shall be similar to, but may vary from, the Conceptual Character Imagery of the Cottages as shown on the conceptual Cottage elevations attached hereto as Exhibit D.

Section 5. Landscape Requirements.

Section 5.1 General Landscaping. Landscaping shall be integrated, where appropriate, with other functional and ornamental site design elements (e.g. hardscape materials, entryway signage, paths, sidewalks, natural areas, fencing or water features). A detailed landscape plan showing the size, location and variety of all plantings outside of the boundaries of a Lot shall be submitted and approved as part of the Development Plan for the portion of the Real Estate that is the subject of the Development Plan. Landscaping shall comply with the following general standards:

- A. Landscaping should be designed with structured patterns and complementary textures and colors. Alternate or pervious paving materials or alternative planting media may be allowed where planting space is limited or where otherwise warranted by site design.
- B. All plantings shall meet the following specifications:
 - i. Planting shall occur according to the American Standard for Nursery Stock (ANSI Z60.1), and all trees shall be selected from the Carmel Recommended Tree List published by the City's Urban Forestry Program. Landscaping materials shall be appropriate to local growing and climatic conditions. Plan suitability, maintenance and compatibility with site constriction features are factors that shall be addressed. The City's planting details shall be used.
 - ii. Shade trees shall have a minimum width of two and one half (2.5) inches caliper at planting.
 - iii. Ornamental trees shall have a minimum width of one and one half (1.5) inches caliper at planting.
 - iv. Evergreen trees shall have a minimum height of six feet (6') at planting.
 - v. Shrubs shall have a minimum height of eighteen inches (18") at planting.
- C. Subject to the approval of the Urban Forester, existing vegetation may be used to achieve required landscaping if (i) it is of suitable quality, size and state of health to achieve required landscaping, and (ii) the method of preservation utilizes best management practices for tree protection during construction. Any preservation of existing vegetation shall constitute an in-kind credit against the landscaping requirements of this PUD Ordinance.

- D. All landscaping approved as part of the Development Plan shall be installed, weather permitting, prior to issuance of a Certificate of Occupancy for the first Building constructed on the portion of the Real Estate that is the subject of the Development Plan. If it is not possible to install the approved landscaping because of weather conditions, a temporary Certificate of Occupancy, which shall be conditioned upon a specified time to complete the installation of all uninstalled landscape material, may be requested.
- E. All landscaping approved as part of the Development Plan shall not be substantially altered, eliminated or sacrificed without first obtaining further Plan Commission approval. However, both Minor Alterations and Material Alterations in landscaping may be approved by the Director or his or her designee in order to conform to specific site conditions.
- F. All landscaping shall be properly maintained, which shall include the replacement of dead plantings with identical varieties or suitable substitute, mulching of planting areas, and keeping the landscaped areas free of refuse, debris, rank vegetation and weeds.

Section 5.2 Conflict with Utilities. Notwithstanding anything herein to the contrary, no tree shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose), or other rules, regulations or ordinances of the City. However, where the logical location of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the City's Urban Forester in mediating an alternative.

Section 5.3 Landscape Plan. A full landscape plan shall be submitted with the ADLS application. The landscape plan shall include, at a minimum, the following:

- A. Location and spacing of existing and proposed plant material.
- B. Types of plant material identified by botanical and common names.
- C. Size of material, in diameter and height, at installation and maturity.
- D. Quantity of each of the planting materials to be installed.
- E. Methods of protecting landscaped areas.
- F. Not less than ~~ten~~twenty (~~10~~20) percent of the Real Estate shall be allocated to and shall remain in open space in perpetuity.

Section 5.4 Perimeter Buffer yard. A perimeter buffer yard shall be installed along the boundaries of The Restoracy of Carmel District. The perimeter buffer yards shall be as follows:

- A. The perimeter buffer yard for the northern boundary of The Restoracy of Carmel District shall be a minimum of thirty feet (30') in width, and for each one hundred (100) lineal feet of the buffer yard shall contain not less than three (3) shade or evergreen trees, not less than two (2) ornamental trees and not less than fifteen (15) shrubs. Drainage shall be permitted within the perimeter buffer yard along such northern boundary perimeter.
- B. The perimeter buffer yard for the eastern boundary perimeter shall be a minimum of twenty-five feet (25') in width, and for each one hundred (100) lineal feet of the buffer yard shall contain not less than seven (7) shade or evergreen trees, not less than three (3) ornamental trees and not less than twenty-five (25) shrubs. Drainage shall be permitted within the perimeter buffer yard along such eastern boundary perimeter.
- C. No perimeter buffer shall be required for the western boundary and property line; as the adjoining parcel (zoned as the Green House Cottages District, a Planned Unit Development) is incorporated with and complementary to the Real Estate.
- D. The perimeter buffer yard along the southern boundary (the entire 126th Street frontage) shall be a minimum of fifteen feet (15') in width, and for each one hundred (100) lineal feet of the buffer yard shall contain not less than seven (7) shade or evergreen trees, not less than three (3) ornamental trees and not less than twenty-five (25) shrubs.
- E. Perimeter Buffer yard Landscaping within Drainage Easements: Along the entire 126th Street frontage, all plantings within the drainage easement and/or overlapped buffer yard shall count toward the buffer yard landscaping requirements contained in Section 5.4 of The Restoracy of Carmel Ordinance. Trees planted within the drainage easement shall be located such that there will be a separation from tree to drainage infrastructure equal to the radius of the drip line at maturity or fifteen feet (15'), whichever is greater.

Existing vegetation may be applied towards perimeter buffer yards. Drainage improvements shall be permitted within the perimeter buffer yards described above in this Section 5.4 and elsewhere in The Restoracy of Carmel Ordinance, conditioned upon conformance to Section 10 below.

Section 5.5 Foundation Plantings.

- A. Landscaping shall be installed along all sides of the Cottage(s).
- B. Within the foundation planting areas required above in Section 5.5(A) the following shall apply:

- i. The primary landscape materials used shall be shrubs, and ornamental grasses.
- ii. Spacing for foundation shrubbery shall not exceed five (5) foot intervals except where occupied by a sidewalk driveway or impervious surface
- iii. Sidewalks, patios and/or terraces are permitted in foundation planting areas, but shall not occupy the entire planting area on any side of the Cottage(s).

Section 5.6 Parking Lot Planting.

- A. Parking lot perimeters shall be landscaped on all sides.
- B. A minimum of one (1) shade tree and five shrubs shall be planted for every ten (10) parking spaces provided.

Section 5.7 Screening Areas. Screening and landscaping shall prevent direct views of loading areas and ground mounted mechanical/telecommunication equipment from the street or public rights of way. Screening and buffering shall be achieved through walls (that should be architecturally compatible with the building materials), fences and landscaping. [Fencing shall match or be complementary to the fence materials used on the westerly adjoining parcel \(zoned as the Green House Cottages District, a Planned Unit Development\).](#)

Section 5.8 Tree Preservation. Tree Preservation Areas shall be regulated and well maintained in accordance with the following; however the Tree Preservations Areas shall be subject to the rights of all utility and drainage easements therein:

- A. The following best management practices should be implemented with respect to Tree Preservation Areas:
 - i. Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - ii. Removal of an overabundance of combustible material (e.g. dead, fallen trees and leaves).
 - iii. Removal of vines growing on and up a tree when tree growth is affected.
 - iv. All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.

- B. The following activities shall be permitted within Tree Preservation Areas:
- i. Planting of native trees, pursuant to the Indiana Native Tree List provided by the City's Urban Forester.
 - ii. Removal of hazardous, exotic and invasive vegetation pursuant to the Indiana Exotic and Invasive Plant List provided by the City's Urban Forester.
 - iii. Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - iv. Installation of access easements, rights-of-way, streets, paths, trails, sidewalks, utilities and drainage improvements and minor pedestrian area improvements (e.g. benches, trash, receptacles).
 - v. Community or common areas; provided any such use shall be designed to avoid unnecessary impact or damage to Tree Preservation Areas.
- C. The following activities shall be prohibited within Tree Preservation Areas:
- i. Removal of living vegetation except as otherwise permitted in this Section 5.8.
 - ii. Mowing any portion of existing, naturally vegetated areas, except along trails, points of access or gathering points.
 - iii. Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - iv. Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the City's Urban Forrester.
 - v. Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- D. The following shall be required for all Tree Preservation Areas:
- i. Signs identifying the Tree Preservation Area shall be posted every five hundred feet (500') around the perimeter of all Tree Preservation Areas.

- ii. Barriers shall be utilized during site development and earth moving activities, which shall be specified on landscape plans. Such barriers shall remain in place during the site's construction activity.

Section 6. Lighting Requirements.

Section 6.1. Street Lights. Street lighting when provided, shall be confined to intersections and vehicular access points, shall meet all applicable City standards and shall be reviewed and approved by the City.

Section 6.2. Site Lighting. All site lighting accessory to uses within the Real Estate shall comply with the following standards.

- A. All site lighting is subject to ADLS Approval. No lighting that has been approved by the Plan Commission may later be substantially altered or eliminated without first obtaining further approval from the Plan Commission or a committee thereof. However, Minor Alterations of lighting may be approved by the Director or the Director's designee.
- B. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials.
- C. Exterior lighting of the Buildings and/or Cottages shall be located so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- D. Exterior lighting shall be architecturally integrated with the Building and/or Cottages style, material and color.
- E. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- F. Light fixtures in parking areas shall not exceed twenty-five feet (25') in height.
- G. All Building, Cottage(s) and pole mounted fixtures shall have 90-degree cut off and/or flat lenses. Building accent/facade lighting shall be exempt from this provision.
- H. Ground mounted lighting fixtures are permitted within areas designated for perimeter buffering.

Section 7. Signage. All signage on the Real Estate shall comply with Article 5, Section 5.39 of the Unified Development Ordinance, as revised, supplemented and amended by this Section 7 of The Restoracy of Carmel Ordinance, subject to ADLS Approval.

Section 7.1. Wall Signs:

- A. Cottages:
 - i. Wall signs shall be permitted with a maximum of one (1) permitted on the façade facing the roadway adjacent to the Cottages front door.
 - ii. Maximum Area: Signs not to exceed ten (10) square feet each, located on the upper building façade.

Section 7.2. Ground Signs:

- A. Shall not exceed thirty (30) square feet
- B. One (1) Ground Sign shall be permitted for an Administrative Office Building.
- C. One (1) Ground Sign shall be permitted at each point of ingress/egress.
- D. Maximum Height: Six feet (6') as measured from the base of the sign to the top of the sign area.

Section 8. Parking Requirements.

Section 8.1 Automobile Parking.

- A. Except as provided herein this Section 8, the requirements set forth in Article 5, Section 5.28 of the Unified Development Ordinance shall apply in determining the standards applicable to parking spaces. Parking spaces shall be provided in the following manner:
 - i. A minimum of eleven (11) designated parking spaces shall be provided on the Real Estate; and
 - ii. Any additional parking deemed to be necessary for special events or for operations shall be either on site or provided offsite.
- B. Parking areas shall be interconnected by internal driveway and coordinated to accommodate pedestrian access.

Section 8.2. Service Area Requirements. Service areas shall be of a size, configuration and distribution shown on the approved Development Plan.

Section 8.3. Bicycle Parking and Building Amenities. A total of eight (8) bicycle parking spaces shall be provided in compliance with Article 5, Section 5.29 of the Unified Development Ordinance.

Section 9. Miscellaneous Requirements and Standards.

Section 9.1 Site Access. The number and configuration of vehicular access drives into the Real Estate shall be provided as illustrated on the Development Plan.

Section 9.2 Right-Of-Way Widths/Cross Sections.

- A. The half right-of-way width for 126th Street shall be fifty feet (50’).
- B. All interior streets shall be private and have a minimum width of twenty-five feet (25’).

Section 9.3 Sidewalks/Paths.

- A. Sidewalks internal to The Restoracy of Carmel District shall be installed along both sides of all street frontages. Construction of sidewalks on or directly adjacent to Cottages shall be done as part of the construction of the Cottages. Sidewalks along a street frontage that are not on or directly adjacent to a Cottage shall be installed as part of the development of each section according to the Development Plan. Sidewalks shall comply with the current sidewalk standards for the City and shall be not less than five feet (5’) in width.
- B. All sidewalk or path intersections shall include ADA compliant ramps and crosswalks.

Section 10. **Development Procedure.**

Section 10.1 Approval of the Development Plan and ADLS. The Development Plan and ADLS shall be reviewed and approved via the DP/ADLS process by the Plan Commission as prescribed in Article 9, Section 9.03 of the Unified Development Ordinance. Therefore a Development Plan Approval and an ADLS Approval shall be required prior to issuance of an Improvement Location Permit for The Restoracy of Carmel Ordinance.

Section 10.2 Modification of Development Requirements (“Zoning Waiver”). The Plan Commission may, after a public hearing, grant a Zoning Waiver of any of the dimensional standards by less than ten percent (10%) of the specified standard. Any approval of such waiver is subject to the following criteria:

- A. The proposal shall be in harmony with the purposes and land use requirements contained in The Restoracy of Carmel Ordinance.
- B. The proposal shall complement the overall Development Plan and the adjoining streetscapes and neighborhoods.
- C. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of The Restoracy of Carmel District, and must not adversely affect emergency access in the area.

Section 10.3 Variances of Development Requirements. The BZA may authorize Variances from the terms of The Restoracy of Carmel Ordinance, subject to the procedure prescribed in Article 9, Section 9.15 of the Unified Development Ordinance.

Section 11. Controlling Developer’s Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings within the Real Estate;
- D. Development Plan, ALDS or Primary Plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of The Restoracy of Carmel Ordinance.

Section 12. Violations and Enforcement. All violations and enforcement of The Restoracy of Carmel Ordinance shall be subject to Article 10 of the Unified Development Ordinance.

Section 13. Exhibits. All of the Exhibits (A-D) on the following pages attached to The Restoracy of Carmel Ordinance, are incorporated by this reference into The Restoracy of Carmel Ordinance and are part of The Restoracy of Carmel Ordinance.

[The remainder of this page has been intentionally left blank. Signatures to follow.]

This Ordinance shall be effective upon its passage by the Council and approval by the Mayor of the City, in accordance with Ind. Code § 36-4-6 *et seq.*

ADOPTED by the Common Council of the City of Carmel, Indiana this 16th day of March, 2026, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL †

~~Adam Aasen~~ Matthew Snyder, President

~~Matthew Snyder~~ Ryan Locke, Vice President

Teresa Ayers, Chaplain

Tony Green, Parliamentarian

Rich Taylor

Jeff Worrell

~~Shannon Minnaar~~ Adam Aasen
Minnaar

~~Ryan Locke~~ Shannon

Anita Joshi

ATTEST:

Jacob Quinn, City Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2026, at _____ .M.

Jacob Quinn, City Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____, 2026, at _____ .M.

Sue Finkam, Mayor

ATTEST:

† **Note to Draft: Names to be confirmed in 2026.**

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Jacob Quinn, City Clerk

This instrument prepared by: Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, IN 46204, (317) 968-5506.

[Different first page setting changed from on in original to off in modified.]

Exhibit A

LEGAL DESCRIPTION OF REAL ESTATE

Parcel 1:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST, THENCE NORTH ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 522.5 FEET, THENCE WEST A DISTANCE OF 118 FEET, THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 720.5 FEET TO A POINT ON THE CENTER LINE OF MOHAWK ROAD AS NOW EXISTING, THENCE EAST ON AND ALONG THE CENTER LINE OF MOHAWK ROAD A DISTANCE OF 118 FEET, THENCE NORTH A DISTANCE OF 198 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

Parcel 2:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST, AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 522.5 FEET NORTH AND 118 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, THENCE WEST A DISTANCE OF 19 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 720.5 FEET TO A POINT ON THE CENTER LINE OF MOHAWK ROAD AS NOW EXISTING; THENCE EAST ON AND ALONG THE CENTER LINE OF MOHAWK ROAD A DISTANCE OF 19 FEET; THENCE NORTH A DISTANCE OF 720.5 FEET TO THE PLACE OF BEGINNING.

EXCEPT: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, CITY OF CARMEL, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS WEST 16.50 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EXISTING WEST BOUNDARY OF MOHAWK DRIVE; THENCE SOUTH 0 DEGREES 28 MINUTES 00

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[Link-to-previous setting changed from on in original to off in modified.]

[†Exhibit A to The Restoracy of Carmel Ordinance](#)

[Different first page setting changed from on in original to off in modified.]

SECONDS EAST 21.91 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 28 MINUTES 00 SECONDS EAST 150.84 FEET ALONG SAID WEST BOUNDARY AND 16.5 FEET PARALLEL TO THE EXISTING CENTERLINE OF MOHAWK DRIVE TO THE INTERSECTION WITH THE EXISTING NORTH BOUNDARY OF MOHAWK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST 120.50 FEET ALONG SAID NORTH BOUNDARY AND 25.00 FEET PARALLEL TO THE EXISTING CENTER LINE OF MOHAWK DRIVE TO THE WEST LINE OF THE OWNERS' LAND; THENCE NORTH 0 DEGREES 28 MINUTES 00 SECONDS WEST 78.57 FEET ALONG SAID WEST LINE; THENCE NORTHEASTERLY 34.32 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 485.87 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING NORTH 58 DEGREES 17 MINUTES 25 SECONDS EAST AND A LENGTH OF 34.31 FEET; THENCE NORTH 56 DEGREES 16 MINUTES 00 SECONDS EAST 38.64 FEET; THENCE NORTHEASTERLY 67.84 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 555.87 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 45 MINUTES 47 SECONDS EAST AND A LENGTH OF 67.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,948 SQUARE FEET, MORE OR LESS, OR 0.320 ACRES, MORE OR LESS.

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[2 Exhibit A to The Restoracy of Carmel Ordinance](#)

Exhibit B

Exhibit C
ARCHITECTURAL STANDARDS

- 1) **Maximum Livable Gross Floor Area Square Footage:**
Cottage: ~~8,000~~9,000 SF, 1 story building
- 2) **Minimum Roof Pitch:**
Front to back: 5/12
Front gables: 8/12
Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
- 3) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches
- 4) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.
- 5) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 6) **Windows:**
Window type shall be vinyl, vinyl clad, aluminum clad or wood and there shall be a minimum of two (2) windows per façade per level. Windows shall be double hung windows and should be trimmed in wood or other applicable material that matches the building design.
- 7) **Garages:**
All Cottages may have a minimum two-car attached garage. If the garage is front loading, it shall have a decorative garage door. For all side load garages, the side of the garage that faces the street shall not protrude from the farthest point of the front elevation of the home.
- 8) **Masonry Requirements:**
Acceptable Masonry materials include the following: brick, stone, manufactured or synthetic stone or brick, limestone, natural stone, and cultured stone. The Cottages and Administration building will have at a minimum a brick wrap from grade level to two feet (2') off the ground.
- 9) **Siding Requirements:**
A. No vinyl or aluminum siding shall be permitted.

- B. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition fiber cement siding materials.
- C. No siding shall be allowed within two feet (2') from the ground.

10) Miscellaneous:

- A. All driveways shall be concrete; asphalt is not permitted.
- B. Public sidewalks are required to connect to Cottages and shall be a minimum width of five feet (5')
- C. Chimneys shall not be shed or cantilevered.

Exhibit D

CONCEPTUAL COTTAGE ELEVATIONS

(Added graphics)

The architectural drawings consist of four exterior elevations of a cottage, labeled 1D, 1C, 1B, and 1A. Each elevation includes detailed callouts for materials and finishes. Elevation 1D (top) shows a side view with a gabled roof and a chimney. Elevation 1C (second from top) shows a front view with a prominent gable and a central entrance. Elevation 1B (third from top) shows a side view with a smaller gable. Elevation 1A (bottom) shows a front view with a large gable and a central entrance. The drawings are rendered in a light blue color scheme. To the right of the drawings is a vertical title block containing project information.

1D WEST ELEVATION

1C EAST ELEVATION

1B NORTH ELEVATION

1A SOUTH ELEVATION

architect
ARCHITECTURE & INTERIORS
2018 E. BROADWAY, SUITE 300
CARMEL, IN 46032
TEL: 317.833.1111
WWW.ARCBOS.COM

MR. CARMEL HEALTH, LLC
THE RESTORACY OF CARMEL - PHASE 2
616 GREEN HOUSE WAY
CARMEL, IN 46032

PRELIMINARY DESIGN
11/15/2016

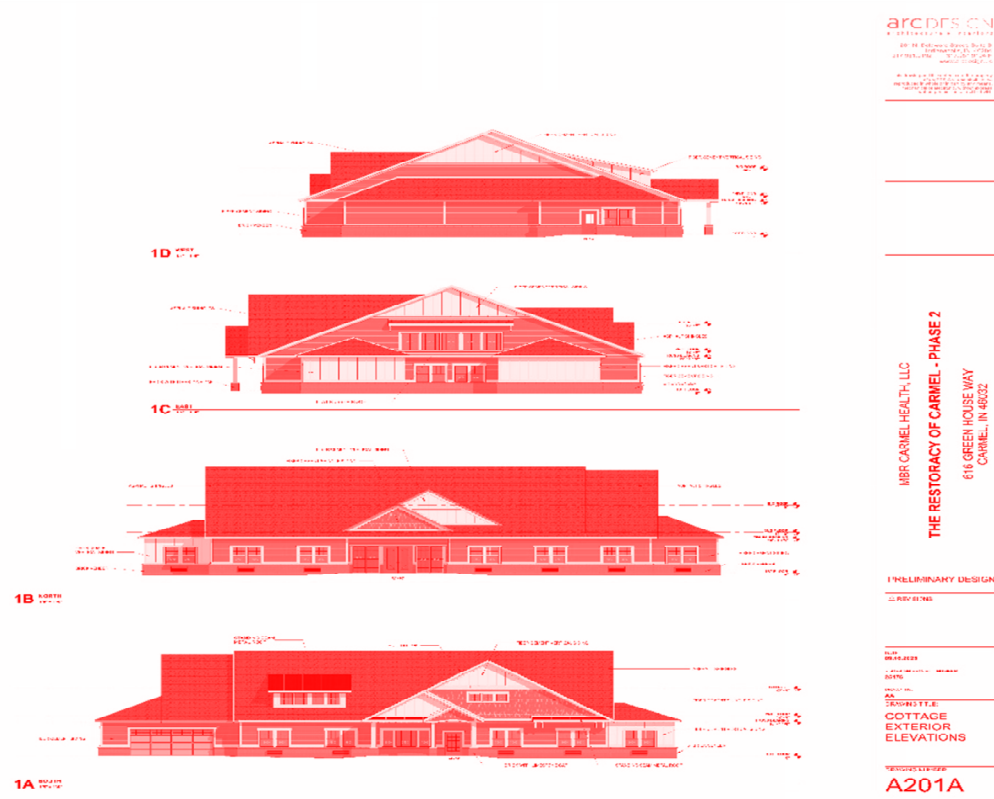
FINISHES
CLAY BRICK - BROWN
SIPS
PAINT -
SANDBLAST
COTTAGE
EXTERIOR
ELEVATIONS

DESIGNED BY
A201A

Exhibit D (continued)

CONCEPTUAL COTTAGE ELEVATIONS

(Deleted graphics)



(Modified graphics)

arcdfcs CN
 ARCHITECTURAL CONSULTANTS
 2814 Edgewood Drive, Suite B
 Indianapolis, IN 46204
 TEL: 317.576.1100
 WWW.ARCDFCS.COM

2814 Edgewood Drive, Suite B
 Indianapolis, IN 46204
 TEL: 317.576.1100
 WWW.ARCDFCS.COM

MBR: CARMEL HEALTH, LLC
 THE RESTORACY OF CARMEL, LLC
 616 GREEN HOUSE WAY
 CARMEL, IN 46032

MBR: CARMEL HEALTH, LLC
THE RESTORACY OF CARMEL - PHASE 2
 616 GREEN HOUSE WAY
 CARMEL, IN 46032

PRELIMINARY DESIGN
 REV: 01/20

DATE: 06/14/2023
 DRAWN BY: MARISSA BOWEN
 CHECKED BY: JACOB
 SCALE: AS SHOWN
 SHEET TITLE: COTTAGE EXTERIOR ELEVATIONS

REVISED ELEVATION: **A201B**

Summary report:	
Litera Compare for Word 11.9.1.1 Document comparison done on 2/6/2026 2:02:05 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://worksite.dbg.dentons.com/LEGALDOCS/23783607/8	
Modified DMS: iw://worksite.dbg.dentons.com/LEGALDOCS/23783607/9	
Changes:	
<u>Add</u>	36
Delete	55
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	4
Embedded Excel	0
Format changes	0
Total Changes:	95

MEMORANDUM



Date: November 7, 2025
To: Carmel City Council
From: Adrienne Keeling
Re: **Resolution CC-11-17-25-03**
US-31 Subarea Plan Comprehensive Plan Amendment

Certified by the Carmel Plan Commission:

Resolution CC-11-17-25-03 (Docket No. PZ-2025-00125 CPA: US-31 Corridor Subarea Plan Comprehensive Plan Amendment)

The applicant seeks to amend the Carmel Comprehensive Plan to incorporate a new US-31 Corridor Subarea Plan. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

Introduction:

As part of the implementation of the Carmel Comprehensive Plan adopted in December 2022, the City of Carmel engaged Yard & Company to conduct a US-31 Subarea Plan. This proposed plan's primary focus is on recommendations for policy and the MC zoning district and a framework for the common public realm that, together, will enable and guide development, connectivity and amenities that position the corridor well for the future.

More specifically, incorporating the proposed US-31 Subarea Plan into the [Carmel Comprehensive Plan](#) will:

1. Add the proposed plan document to [Section 5: Subarea Plans](#).
2. Amend the [Mobility and Pedestrian Plan map](#) by adding the proposed Feature Trails (see pages 22-23 of the proposed plan).

What is the purpose of a Subarea Plan?

A Subarea Plan provides more detailed guidance for a specific neighborhood, corridor or district, helping to define its unique character, identity, and potential programming—beyond the broader vision and policies outlined in the Comprehensive Plan.

What does a Subarea Plan *not* do?

While a Subarea Plan can offer recommendations on a variety of topics, many of these require separate approvals to be implemented. For example, a Subarea Plan *does not*:

- Change or update zoning regulations in the UDO or in PUDs
- Alter the development approval process
- Make design or land use decisions for individual development sites
- Allocate funding for infrastructure, programs, or organizations

Contents of the Subarea Plan and proposed map revisions:

The draft **US-31 Subarea Plan** (Exhibit A) is organized into five parts:

1. **Planning Summary:** Includes a sampling of the background planning documents and context used in the drafting of the Subarea Plan.
2. **Growth Strategy:** Based on where the US-31 corridor is today and the shifting needs of tomorrow, this plan makes recommendations for intentional growth, high-quality development and amenities based on six strategies, as follows.

- Focus on early needs and opportunities
 - Infuse flexibility to support active uses and green spaces
 - Play both offense and defense
 - Plan for connectivity
 - Promote the new narrative
 - Coordinate efforts
3. **Design & Policy Guidance:** This section outlines key design and policy recommendations to guide development along the corridor. The focus is on creating a walkable, human-scaled environment that balances residential edges with vibrant, mixed-use development. It includes guidance on architecture, pedestrian infrastructure, trail integration, public amenities, and flexible policies to support evolving market needs while remaining sensitive to adjacent residential neighborhoods.
 4. **Subarea Plan:** This map illustrates the US-31 Subarea Plan, highlighting key components of planned development and infrastructure. Key features include feature trails, potential bus routes identified in a previous study, and an emphasis on multimodal connectivity, including access to the Monon Greenway.
 5. **Appendix:** Features links to supporting documents and stakeholder summaries.

The proposed revisions to the **Mobility and Pedestrian Plan Map (Exhibit B)** are as follows:

1. Adds the Feature Trails shown in the Subarea Plan as proposed Greenways
2. Updates the status of the Bur Oak pedestrian bridge over White River and the path leading to it as completed (solid line) rather than proposed (dashed line).

Plan Commission Summary:

See the full Plan Commission File on Laserfiche: [PZ-2025-00125 CPA: US-31 Corridor Subarea Plan](#).

The US-31 Corridor Subarea Plan advanced through a public hearing and a series of committee review meetings between July and September. At the July 15 public hearing, the Department of Community Services presented the plan’s goal of preserving the corridor for business use while adapting to market shifts through strategies for flexibility, connectivity, and coordinated growth. Public comments centered on concerns about adjacent neighborhoods, boundary questions, and the preservation and addition of green space. The Department clarified that the plan applies only to future development and does not alter existing PUDs, and the Plan Commission referred it to committee for further review.

Through its August 5, September 2, and September 30 meetings, the Plan Commission’s committee refined the plan’s guidance and language. Discussions focused on clarifying the plan’s purpose and enhancing readability with improved maps. Committee members emphasized thoughtful transitions in scale between business and residential areas, reducing lighting and signage impacts, improving pedestrian connectivity, and promoting flexible development standards. The committee also highlighted coordination with adjacent neighborhoods and the preservation of green space, particularly a wooded parcel of land owned by IU Health. While noting that existing zoning allows development, members supported retaining the area’s green designation in the plan.

Once the Committee-discussed revisions were made and a few final adjustments, the Plan Commission ultimately voted to certify and favorably forward the revised plan to the City Council for review.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (*no expiration*)
2. Resolution CC-11-17-25-03
 - Exhibit A: US-31 Subarea Plan Draft (November 2025)
 - Exhibit B: Mobility and Pedestrian Plan Draft

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S
RECOMMENDATION TO AMEND THE CARMEL COMPREHENSIVE PLAN
PURSUANT TO INDIANA CODE 36-7-4-508**

**RESOLUTION CC-11-17-25-03
US 31 Subarea Plan - Carmel Comprehensive Plan Amendment**

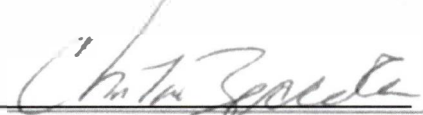
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application to the Commission (**Docket No. PZ-2025-00125 CPA**) to **adopt** the proposed **US 31 Subarea Plan – Carmel Comprehensive Plan Amendment** for the City of Carmel.

At its regular meeting on October 23, 2025, the Commission voted five (5) in Favor, zero (0) Opposed, four (4) Absent, to **certify** the proposed **Resolution CC-11-17-25-03** to the Common Council with a **favorable recommendation**.

CARMEL PLAN COMMISSION


Christine Zoccola, President



**Bric Butler, Secretary
Carmel Plan Commission
Dated: October 24, 2025**

CARMEL CITY CLERK
OCT 24 2025
TIME: 10:15 am

RESOLUTION CC-11-17-25-03

**A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA,
APPROVING AN AMENDMENT TO THE CARMEL COMPREHENSIVE PLAN
TO INCORPORATE A NEW SUBAREA PLAN FOR THE US-31 CORRIDOR**

Synopsis:

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 Corridor and makes associated revisions to the Mobility and Pedestrian Plan.

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, the Carmel Comprehensive Plan was certified and recommended by the Carmel Plan Commission on March 15, 2022, duly amended and approved by resolution (as amended) of the Common Council of the City of Carmel on October 3, 2022, with additional amendments certified by the Carmel Plan Commission and confirmed by the Common Council on December 5, 2022, with December 5, 2022, becoming the effective date of the Comprehensive Plan, and therefore it is the official Comprehensive Plan of the City of Carmel, Indiana; and

WHEREAS, there are certain areas and corridors in the City of Carmel that require a greater degree of planning and guidance for decision-making by outlining strategies for growth, design, policy and future development through clear goals and maps; and

WHEREAS, the US-31 corridor plays a major economic and transportation role, serving as one of the city’s most significant commercial and employment centers. It is home to major corporate headquarters, medical institutions, hotels, and professional offices, making it a key driver of Carmel’s tax base and job market. Functionally, it acts as a regional gateway, connecting Carmel to Indianapolis and neighboring communities.

WHEREAS, the corridor also represents a transitional zone—balancing high-intensity commercial uses along US-31 with adjacent residential neighborhoods. The intent of the US-31 Subarea Plan is to preserve the corridor’s economic function while enhancing design quality, walkability, amenities, and connectivity, ensuring that redevelopment along the corridor remains economically competitive, visually cohesive, and sensitive to nearby residential areas.

WHEREAS, the Carmel Plan Commission has duly certified, and recommended to the Common Council, an amendment to the community’s Comprehensive Plan regarding a new US-31 Subarea Plan and its associated revisions to the Mobility and Pedestrian Plan;

WHEREAS, the Carmel Advisory Plan Commission voted to Certify Comprehensive Plan Docket No. PZ-2025-00125 CPA to the Common Council on Thursday, October 23, 2025; and

WHEREAS, I.C. 36-7-4-501 provides that the legislative body may adopt a resolution approving, rejecting, or amending the Plan as presented by the Commission;

52 **NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of
53 Carmel, Indiana, that:

54 Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this
55 Resolution to approve the following amendments to the comprehensive
56 plan:

57 1. Add the **US-31 Subarea Plan**, as attached hereto as **Exhibit A**, to
58 Section 5: Subarea Plans.

59 2. Revise the **Mobility and Pedestrian Plan Map**, as attached hereto as
60 **Exhibit B**, to reflect Feature Trails identified in the Subarea Plan.

61 Section II: After its adoption, this Resolution shall be filed in the office of the City
62 Clerk of the City of Carmel, who shall also forward one (1) copy of this
63 Resolution to the secretary of the Carmel Plan Commission and one (1)
64 copy to the office of the Hamilton County Recorder, all in accordance with
65 IC 36-7-4-509 and other applicable laws.

66 Section III: This Resolution shall be in full force and effect from the date of passage,
67 and its publication as provided by law.

68

69 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
70 _____ 2025, by a vote of _____ ayes and _____ nays.

71
72 **COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA**

73
74
75 _____ Adam Aasen, President _____ Matthew Snyder, Vice-President

76
77
78 _____ Jeff Worrell _____ Teresa Ayers

79
80
81 _____ Shannon Minnaar _____ Ryan Locke

82
83
84 _____ Anthony Green _____ Rich Taylor

85
86
87 _____ Anita Joshi

88
89 ATTEST:

90
91 _____
92 Jacob Quinn, Clerk

93
94 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
95 _____, 2025, at _____ .M.

96
97
98 _____
99 Jacob Quinn, Clerk

100
101 Approved by me, Mayor of the City of Carmel, Indiana this ____ day of
102 _____, 2025, at _____ .M.

103
104
105 _____
106 Sue Finkam, Mayor

107 ATTEST:

108
109 _____
110 Jacob Quinn, Clerk

111
112 Prepared by: Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
113
114
115

CARMEL US-31 SUBAREA PLAN



Contents

- 1 **Planning Summary**
- 2 **Growth Strategy**
- 3 **Design & Policy Guidance**
- 4 **Subarea Plan**
- 5 **Appendix**

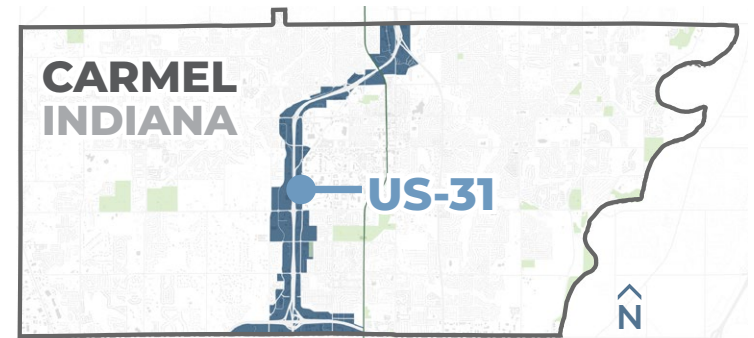
The US-31 Corridor

As part of the implementation of the Carmel Comprehensive Plan adopted in December 2022, the City of Carmel engaged Yard & Company to conduct a **US-31 (Meridian Street) Subarea Plan**. This plan's primary focus is on recommendations for policy and the Meridian Corridor (MC) zoning district and a common public realm framework that, together, will enable and guide the type of development that community members and City leaders want to see along this corridor.

A subarea plan provides detailed guidance for decision-making within a designated area (ex: district, neighborhood, or commercial corridor). The plan defines the area's unique character, identity, and potential programming. Where applicable, a subarea plan finds ways to help address relevant city-wide goals through local initiatives. In most cases, recommendations described by a subarea plan require further action to be implemented. For example, a subarea plan does not:

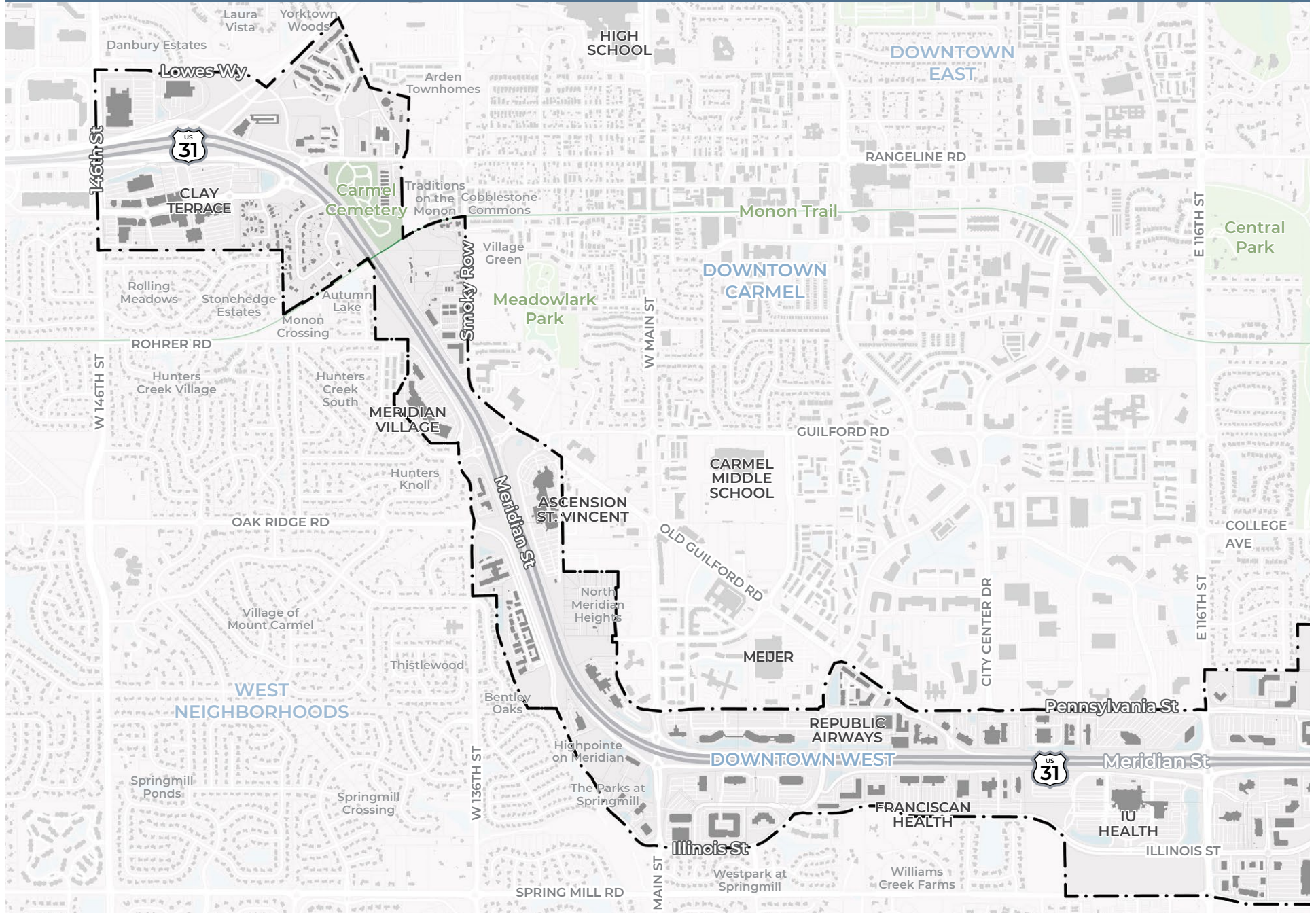
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

A map of the US-31 Subarea is provided on the next two pages. The boundary of the subarea aligns fully with the Downtown West development pattern detailed in the Carmel Comprehensive Plan and available online at [carmelcomprehensiveplan.com](https://www.carmelcomprehensiveplan.com).



US-31 Subarea Locator Map

US-31 SUBAREA MAP (NORTH END OF AREA)



1 Planning Summary

1 Planning Summary

Carmel Comprehensive Plan (2022)

The update of the Comprehensive Plan for the City of Carmel focuses on refining growth goals for the next 10 years and highlights the significant changes to the physical environment that have made Carmel attractive to new employers, employees, visitors, and residents. The Carmel Comprehensive Plan 2022 has 9 objectives, including managing community form, enhancing economic vitality, fostering a city of neighborhoods, reinforcing adaptability, cultivating community character, lightening Carmel's environmental footprint, supporting healthful living, and improving mobility options and functionality.

US-31 Corridor Future Development Plan (2020)

The US 31 Corridor Future Development Plan outlines a vision for US-31, focusing on creating a vibrant, walkable, and mixed-use environment to support transit and office trends. It emphasizes the need for pedestrian-friendly spaces, mixed-use density, environmental health, shared parking, and connected places.

City of Carmel Positioning Strategy (2023)

The Positioning Strategy compares Carmel to regional competitors and provides actionable recommendations for adapting to national and regional economic trends, including shifts to hybrid work and changing demographics. The Strategy highlights Carmel's Rangeline corridor as a successful, walkable, mixed-use area that has seen

significant growth and strong demand, and suggests that similar areas could be developed along US-31. It also emphasizes the need to review Carmel's zoning and regulatory policies to support the development of mixed-use spaces.

Carmel Mayor's Housing Task Force Findings and Recommendations Report (2024)

In September 2024, the Mayor's Housing Task Force published a report that describes five key challenges to providing housing. Several recommendations relevant to the US-31 corridor were provided, including: Prioritize infill and redevelopment of underutilized commercial and parking areas; Adopt a development strategy for new apartment construction; Actively seek new collaboration opportunities; Acquire more green space; Assess zoning; Publish relevant maps and data, and more.

City of Carmel Transit Study (2020)

The planned transit in Carmel would serve the US-31 corridor and much of the CBD. The Carmel Transit Study, prepared by Nelson/Nygaard, recommended two transit service options: 1) fixed route bus with para-transit service, and 2) on-demand micro transit service with flexible boundaries subject to further study. The long-term transit plan also includes the option to extend the Red Line regional bus rapid transit route from Indianapolis.

Planning Summary (continued)

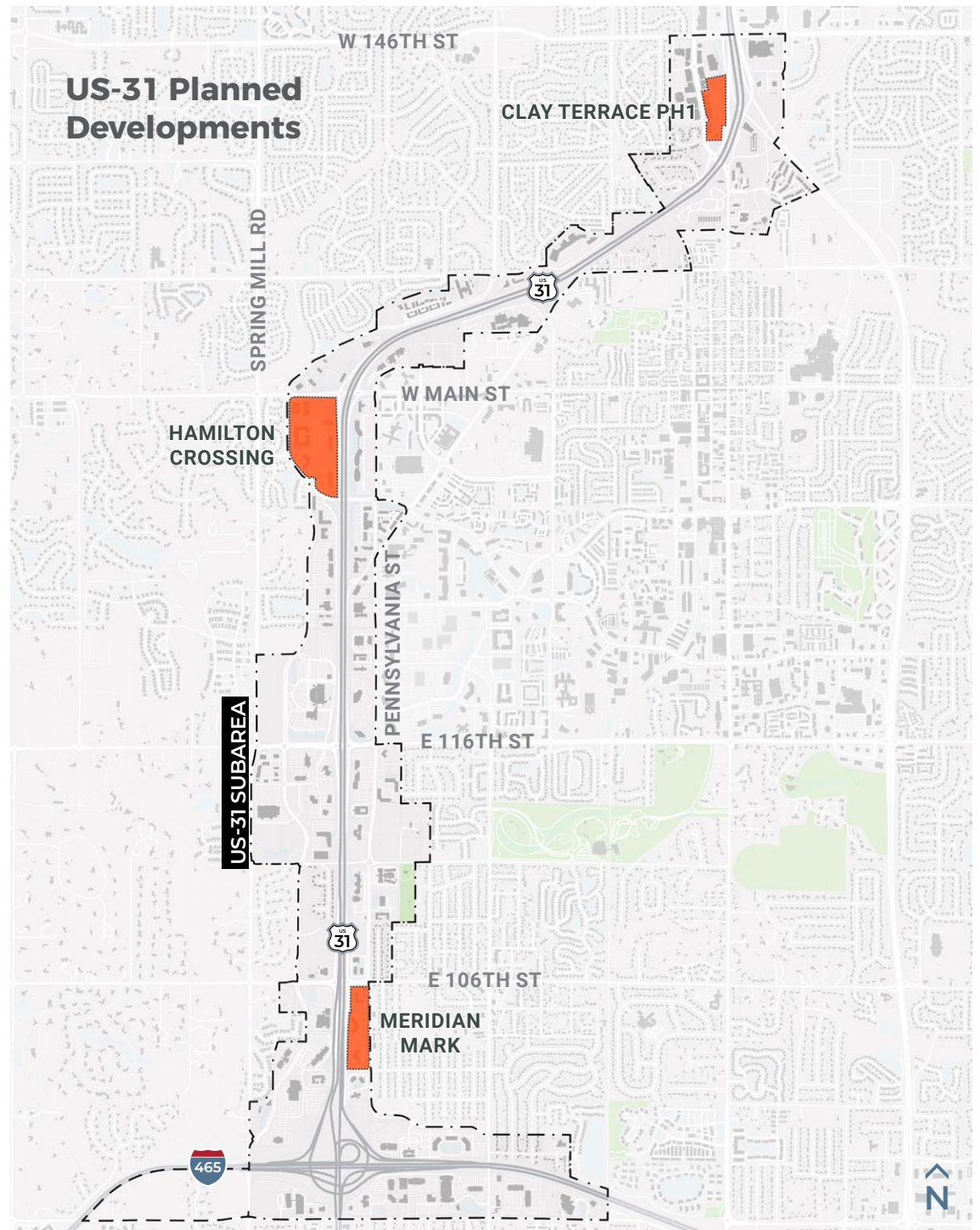
City of Carmel Transit Implementation Strategy (2025)

Building on the 2020 report, TransPro conducted an update recommending on-demand transit service city-wide as a short-term initiative. A fixed route that connects the commercial area along Old Meridian near Main Street with Merchant's Square Mall is recommended in the mid-term. Over the long-term, fixed routes along Pennsylvania, City Center, and/or Rangeline/Westfield may be possible.

Tax Increment Financing districts: Carmel has 69 established TIFs, about half located within the US-31 Subarea. Compared to TIFs along Range Line, many of the US-31 area TIFs continue to have lower assessed values per acre due to large parking lots. The Carmel Redevelopment Commission is responsible for managing their expiration and weighing the benefits of re-initiating those where incentives are needed to spur private investment.

Planned developments along US-31

The Carmel US-31 Corridor Plan includes several planned developments, such as Clay Terrace Phase 1, Hamilton Crossing, and the Meridian Mark Redevelopment. These developments are likely to include a mix of office, retail, residential, and recreational spaces, with varying building sizes and parking capacities.



2

Growth Strategy

2 Growth Strategy

The definition of a modern, competitive employment corridor has shifted to now include a mix of hospitality, tourism, residential, and dynamic public space experiences that are welcoming to residents, guests, and employees alike must now be the standard to attract and maintain businesses and workforce talent. Expansive grayfield parking lots and inaccessible or unusable open space should be rethought of as opportunities for more productive assets for the community.

Based on where the US-31 corridor is today and needs to go tomorrow, this plan makes recommendations for intentional growth and high-quality development based on these six strategies:



Focus On Early Needs and Opportunities



Infuse Flexibility to Support Active Uses and Green Spaces



Play Both Offense and Defense



Plan for Connectivity



Promote the New Narrative



Coordinate Efforts

Focus On Early Needs and Opportunities

The transition from an isolated, pavement-heavy office environment surrounding US-31 into a better connected, more beautiful, and desirable place to spend time is a long-term endeavor. A majority of property ownership involves investors who are generally risk-averse and not interested in leading change, but will respond accordingly once evidence of successful changes are demonstrated. There are a few sites within the district where intentional, mixed-use redevelopment could help establish the new standard. City leaders should promote the following near-term opportunities.

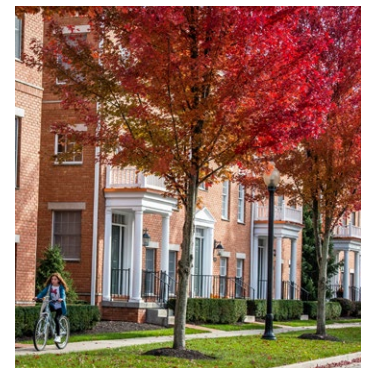
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional amenities while significantly boosting daily users and opportunities for small businesses.

On the southern side of Main Street, between Illinois Street and US-31 are a group of properties along Hamilton Crossing Boulevard with strong redevelopment opportunity. A new development concept could leverage the existing low occupancy, prominent location, and opportunity to construct

signature buildings that help establish a gateway at this key node. Given the grade relationship to the highway, the site is largely invisible to passerby which presents an opportunity for US-31 fronting structures to be taller than currently permitted by right and still maintain the Carmel feel through conformity with other quality-assuring standards. The geometry of the highway allows for a terminated vista on this site. Hospitality-oriented gathering spaces could be incorporated to accommodate both corporate business and community needs while improving the experience for existing properties fronting Illinois Street through streetscape and green space enhancements.

Another key redevelopment opportunity is south of 106th Street between Pennsylvania and US-31 (the existing Meridian Plaza). These office properties are under-performing and given their outdated format, are ripe for infill redevelopment that incorporates a mix of uses and amenities in place of surface parking.

Also on the horizon is the redevelopment of approximately 78-acres across six sites that previously encompassed the CNO Financial Group headquarter operations. While the campus is outside of the Meridian Corridor, its proximity, size, and opportunity to help connect the corridor to Carmel's core warrants proactive attention and coordinated planning.



Infuse Flexibility to Support Active Uses and Green Spaces

While large projects continue operating as they are in the near-term, small, complementary efforts can be leveraged to test the market for change. Underutilized open spaces and paved areas on properties with existing users can be opportunities to test activation-focused concepts. This means working with property owners to explore the feasibility of small scale outlot development. Projects could include creation of a food truck park, temporary retail villages with comfortable outdoor seating and green space amenities, incorporating more trees and vegetation where feasible, and other tactics that increase fuller use of sites.

Carrying out these quick projects will produce valuable insights that may inform larger redevelopment strategies, including an understanding of how such changes impact the daily lives of neighbors. However, there are existing regulations that may get in the way, such as minimum parking requirements and use restrictions. Initial suggestions for providing controlled flexibility, including specific modifications to consider for the Meridian Corridor zoning standards are provided in this plan and should be supplemented by additional conversations between City leaders, staff, and corridor property owners.



Play Both Offense and Defense

Through the decades-long redevelopment of Carmel's central core, City leaders and staff have fine tuned the processes and tools for encouraging development that contributes to a long-term vision and Carmel identity, while ensuring development that doesn't meet that standard is not built. Development expectations were recently updated in the 2022 Comprehensive Plan and are carried out daily by reference to the Unified Development Ordinance.

For the US-31 corridor, the C Districts (C1 and C2) and Meridian Corridor District (MC) provide the majority of use regulations and development standards. The mixed-use nature of the C Districts as well as their location within or adjacent to the core of Carmel, provide the City with the necessary leveraging power to influence the projects as needed to ensure there are sufficient public benefits. Redevelopment is time intensive and expensive, and typically requires public investment. Some of Carmel's best projects are because of the C-District redevelopment partnership process. By comparison, the MC District sets a high bar for development and has been effective in producing projects that conform to the vision and character of the corridor. This is where there is some opportunity to realign standards in the UDO that match market and community interests for this area. These MC recommendations are detailed in the Design Guidance section.

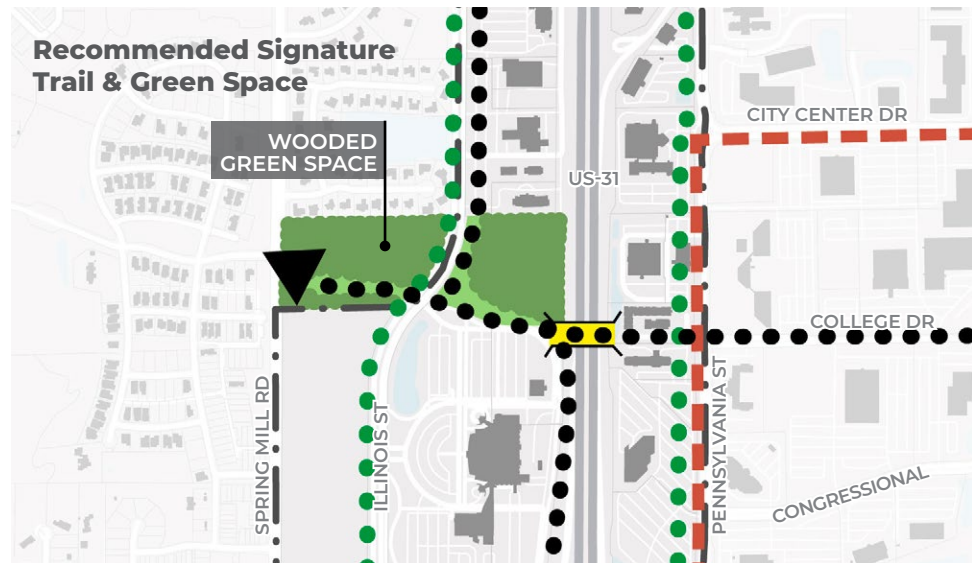


Plan for Connectivity

A critical element of a dynamic and resilient district where people are making full use of properties throughout most of the day is its ability to provide convenient, comfortable, and safe ways to get in, out, and through the place. As demonstrated in Midtown, incorporating multi-use pathways that are dotted with interesting things to see and do are key to connecting primary destinations. Over time, a fuller network can be built throughout the areas surrounding the corridor, incorporating amenities that benefit existing community members and attract future users.

Although not fully within the US-31 Subarea boundary, a suggested trail amenity for the City, Carmel Clay Parks, and IU Health to collaborate on is establishing the 20-acre wooded portion of IU Health property as a publicly-accessible park/ green space.

Additionally, new streets can help fill gaps where frontage roads are disconnected and where long stretches can be broken up with mid-block connections. New connections can also distribute hubs of activity currently isolated in the core and along the Monon out to destinations east and west. Centrally located and activated east-west corridors along 106th Street and through the redeveloped CNO campus, both with crossings over Meridian Corridor, should be priorities. Advancing the coordinated planning for future transit options is also key to boosting options for getting around Carmel.



--- US-31 Subarea - - - Possible Bus Route ••• Feature Trail ••• Planned/Proposed Trail

Promote the New Narrative

The US-31 corridor has recently landed some new, large occupants, including Republic Airways, as well as a new supermarket. There is great opportunity to build on these wins, develop a succinct pitch of what more could occur here, and promote that to a national and global audience of potential development partners who are likely to value and align with the Carmel brand and sense of place. Leaning on the Carmel identity while being able to promote a clear vision and amenable regulatory process will go a long way in attracting a wider level of expertise necessary to create the highly-amenitized mixed-use district that is possible.



Coordinate Efforts

Proactive coordination will be key to ensuring everyone is working in the same direction and continuing to have a positive experience in the corridor. Similar to how a Chamber of Commerce functions, an organizing forum specific to US-31 adjacent property owners and users would help galvanize efforts and facilitate information sharing. Regular check-ins could bring to light new opportunities for development, help resolve emerging issues, and make near-term improvements easier to pursue. Participation in these periodic meetings would also help keep the City engaged to support and collaborate in this area.



3

Design & Policy Guidance

Design Guidance

Recommendations

- » Maintain the transition (stepping down) of scale and massing of structures to minimize impact to adjacent residential development.
- » Require high quality, human-scaled urban architecture, site & trail design (including welcoming ground-floor details, walkable blocks, landscaping).
- » Incorporate pedestrian infrastructure (wide, connected sidewalks, street lighting, etc.).
- » Provide amenities attractive and welcoming to visitors, employees, and residents (ex: attractive landscaping/green space, seating, retail, art, etc.).
- » Minimize visual and environmental impacts of parking lots and structures.
- » Reduce light pollution by minimizing the use of high-wall signage and lighting facing residential areas, and by reducing interior lighting of non-residential buildings after hours of operation.
- » Maximize height at ends of vistas such as the curvature of US-31 and terminating street corridors.
- » Focus design review on creating a safe, active, and vibrant frontage along public spaces and streets.
- » Strive to provide seamless connections between properties.

Terminating vistas contribute to a sense of place by serving as a landmark or opportunity to highlight key buildings



Example development concept incorporating recommended design guidance

Design Guidance

Recommendations

Feature trail development:

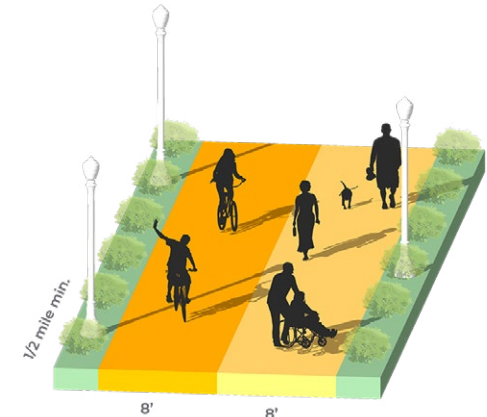
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide lighting, landscaping, seating, waste receptacles, and bicycle parking along the path
- » Incorporate public art and other means of visual interest and activity
- » Incorporate space that accommodates trail-oriented programming and events, such as staging areas for pop-up vendors, performances, and gatherings

Planned/Proposed trail development:

- » Abide by the existing Multi-Use Path minimum standards
- » Incorporate signage, lighting and other essential elements, in addition to amenities such as seating, landscaping, and bicycle parking as appropriate



Multi-Use Path Standard (min.)



Enhanced Multi-Use Path Standard (min.)



Feature trail example

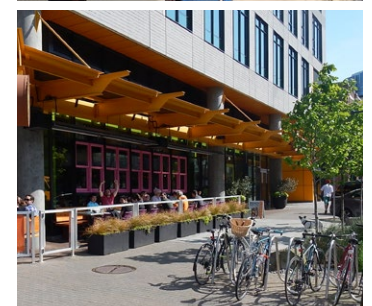
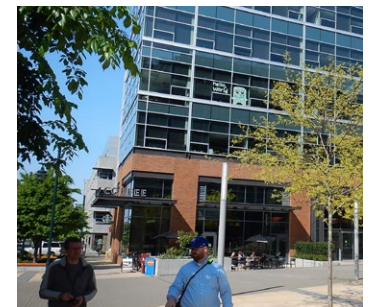
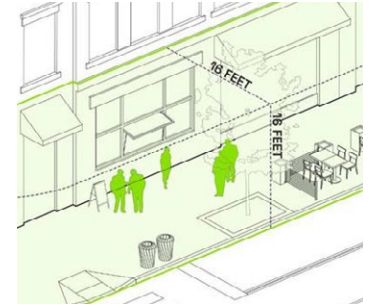


Feature trail example

Policy Guidance

Recommendations

- » Incorporate the Downtown West development characteristics listed in the 2022 Comprehensive Plan (carmelcomprehensiveplan.com/section/development-patterns).
- » Remove restrictions that dictate which floor level a permitted use can be on.
- » Explore expansion of special uses to include small-batch and artisan manufacturing and high-tech/biotech research and production.
- » Specify setback standards for parcels that have two or more street or roadway frontages to ensure all follow front setback regulations.
- » Allow the market to determine parking needs:
 - Reduce or eliminate parking minimums, while continuing to mandate accessible spaces.
 - If minimums are desired, re-evaluate the MC parking ratios to ensure they align with current market trends and encourage shared parking.
 - Expand the distance of qualifying off-street parking (on-site) from within 300 feet to 600 (2-minute walk) or 1,200 feet (4-minute walk) and remove requirement to be immediately adjacent to the primary lot.
 - Expand the off-site parking distance from 800 feet to 1,200 feet away from the subject building.
- » Incorporate publicly accessible plazas, courtyards, gardens, trail heads, and gathering spaces near entrances away from highways.
- » Incorporate additional architectural elements in public frontages that support a comfortable pedestrian and trail environment, such as seating and landscaping.
- » Consider increasing the 8-story height maximum at key intersections where a structure fronts US-31 and an arterial street.
- » Remove waiver required for use of permeable materials for surface parking lots.
- » Describe preferred proportions and heights for glazing and other facade features to promote human-scale design.
- » Ensure ground-floor glazing is transparent and uncluttered.
- » Reconsider requirements for all structures to have upper floors designed in similar format to multi-story office buildings in favor of proportions and features, such as operable windows and shallow distances from windows, which accommodate a broader variety of uses.

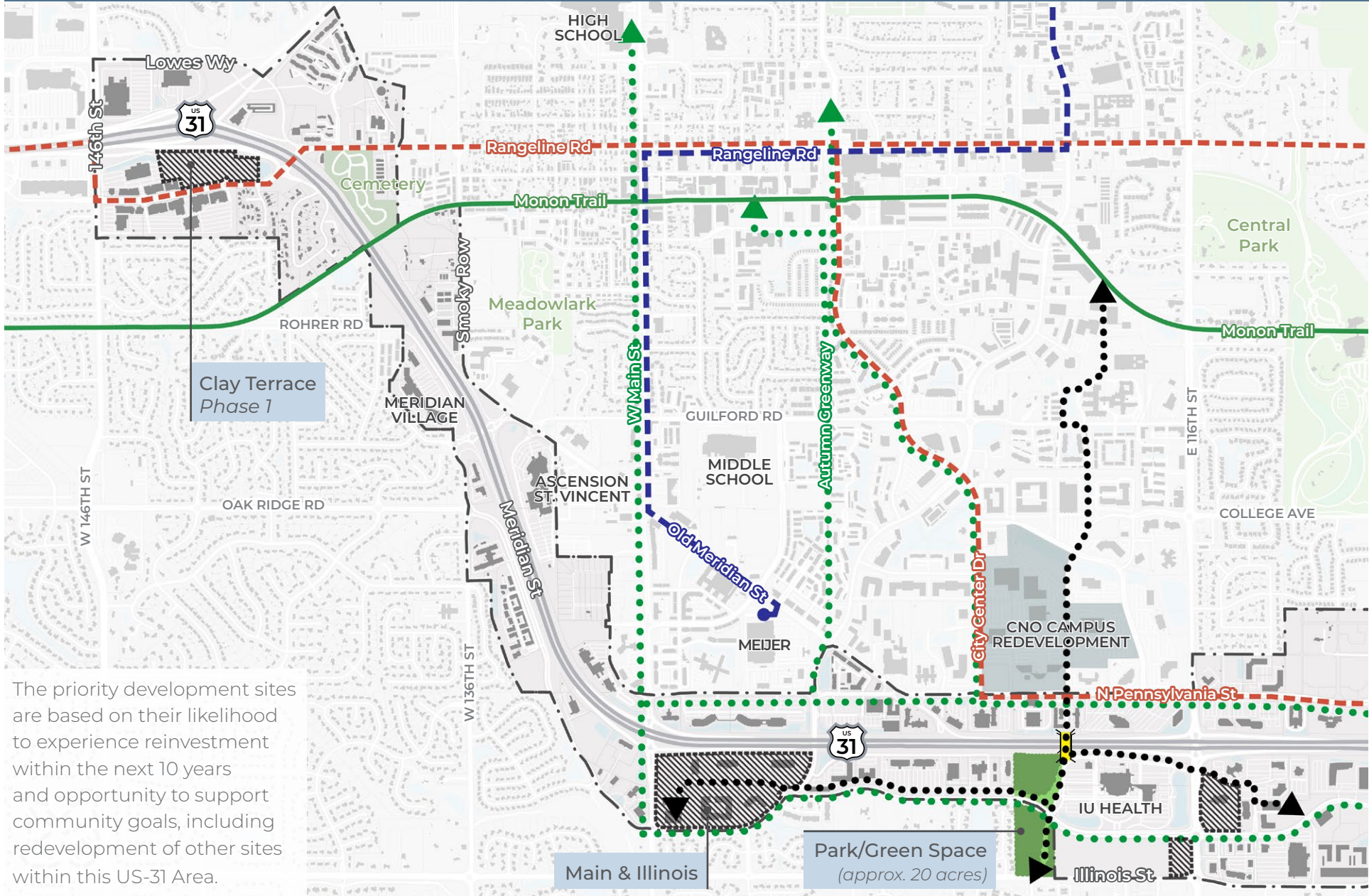


Examples of activated frontages that provide amenities

4

Subarea Plan

US-31 SUBAREA PLAN MAP (NORTH END OF AREA)

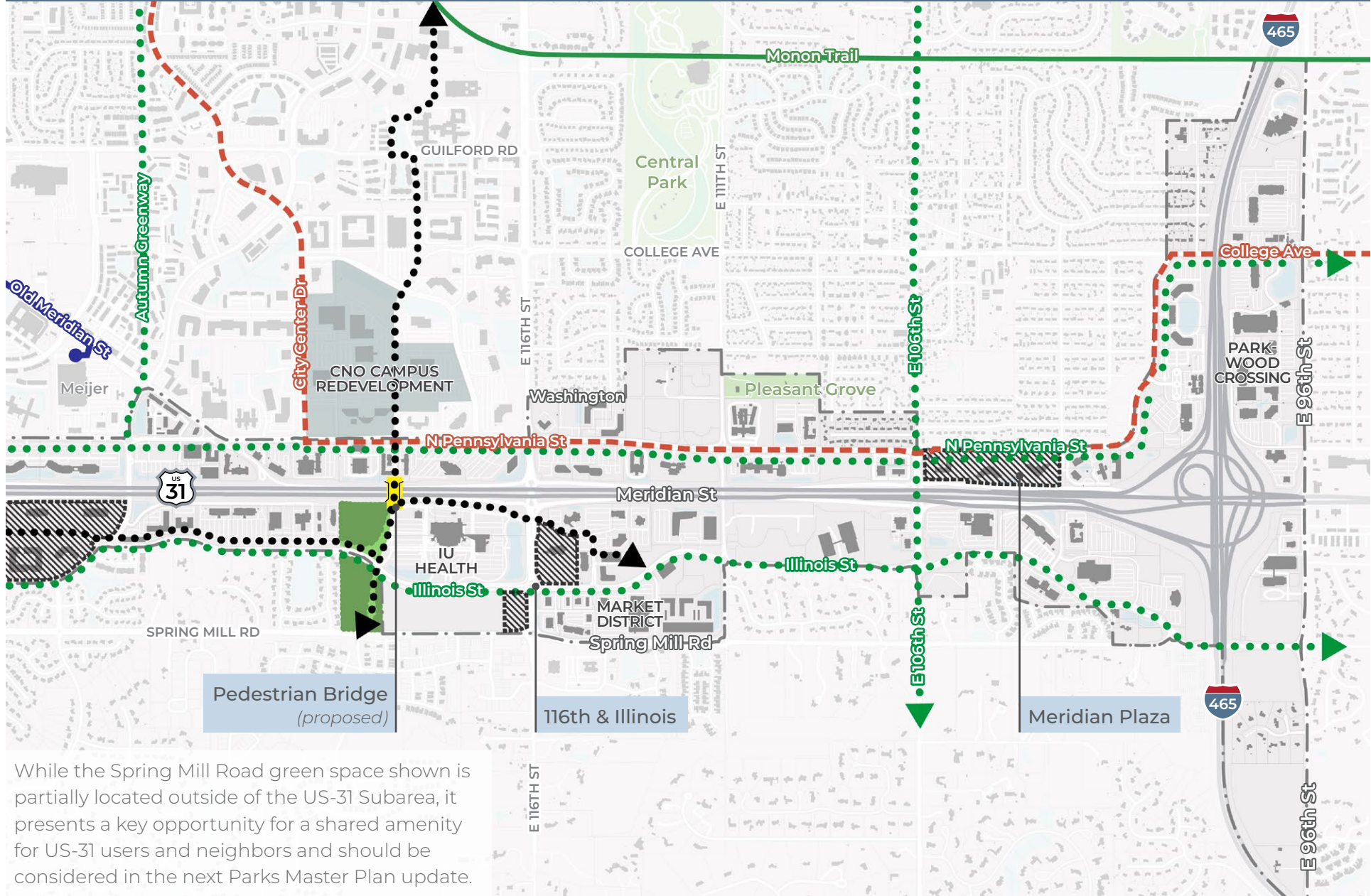


The priority development sites are based on their likelihood to experience reinvestment within the next 10 years and opportunity to support community goals, including redevelopment of other sites within this US-31 Area.

- US-31 Subarea
- Planned Bus Route
- Possible Bus Route
- ▨ Priority Development Site
- ... Feature Trail
- ... Planned/Proposed Trail

Note: Routes/Trails are not drawn to scale. Existing multi-use paths are not shown for clarity purposes. View the full network online at carmelcomprehensiveplan.com.

US-31 SUBAREA PLAN MAP (SOUTH END OF AREA)



While the Spring Mill Road green space shown is partially located outside of the US-31 Subarea, it presents a key opportunity for a shared amenity for US-31 users and neighbors and should be considered in the next Parks Master Plan update.

- US-31 Subarea
- Planned Bus Route
- Possible Bus Route
- /// Priority Development Site
- Feature Trail
- Planned/Proposed Trail

Note: Routes/Trails are not drawn to scale. Existing multi-use paths are not shown for clarity purposes. View the full network online at carmelcomprehensiveplan.com.

5

Appendix

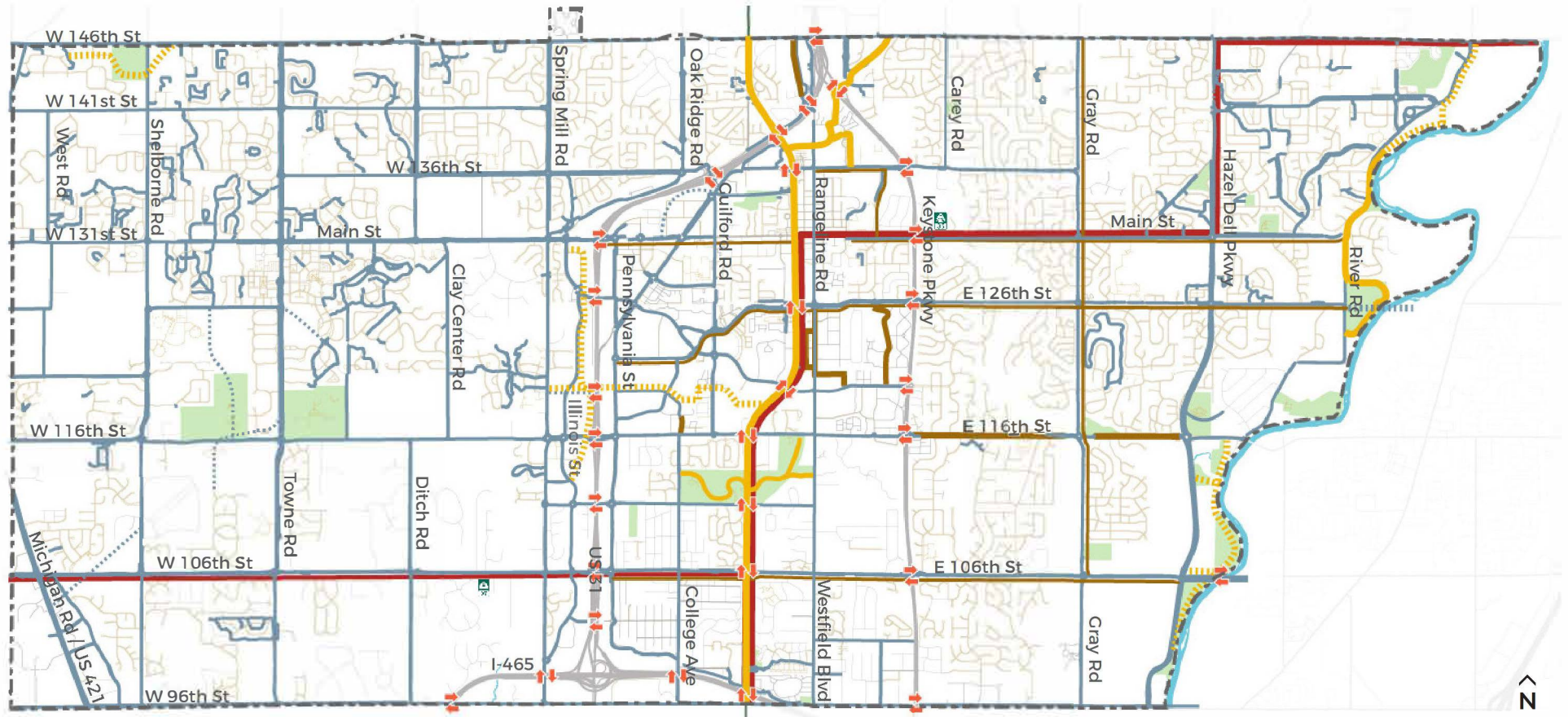
Click here to review these documents:

- 0.1 US 31 Corridor Future Development Plan**
- 0.2 US 31 Corridor Future Development Plan: Appendix**
- 0.3 City of Carmel Positioning Strategy**
- 0.4 North Rangeline Road and US-31 Plan**
- 0.5 116th and Meridian District Master Plan**
- 0.6 Hamilton Crossing Master Plan**
- 0.7 Meridian Mark Redevelopment Proposal**
- 0.8 Hotel and Retail Infill at 116th and Penn**
- 0.9 City of Carmel Transit Study**
- 10 City of Carmel Transit Implementation Strategy**
- 11 US 31 Subarea Stakeholder Input Summary Report**
- 12 US 31 Stakeholder Webinar**
- 13 Carmel Mayor's Housing Task Force Findings and Recommendations Report**

CARMEL
US-31 by YARD & CO.

Mobility and Pedestrian Plan Map

Recommended Update



LEGEND

- | | | |
|--|--|--|
|  Regional Trail |  Proposed Multi-use Path |  Grade-separated Crossing |
|  Multi-use Path |  Proposed Mobility Lane / Cycle Track |  Public Park |
|  Mobility Lane / Cycle Track |  Proposed Greenway/ Feature Trail |  Water body |
|  Greenway | |  River |
|  Sidewalk | |  Municipal Limits |

Feature Trail from US-31 Subarea Included as a Proposed Greenway. 106th bridge over the White River updated as completed (solid line).