

MEETING NOTICE

LAND USE AND SPECIAL STUDIES COMMITTEE

WEDNESDAY, FEBRUARY 4, 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. **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.

- b. **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.

- c. **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.

Land Use and Special Studies Committee Members:

Anita Joshi, Chair Appointed by City Council Jan -Dec 2026	Adam Aasen Appointed by City Council Jan -Dec 2026	Teresa Ayers Appointed by City Council Jan -Dec 2026	Ryan Locke Appointed by City Council Jan -Dec 2026
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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**

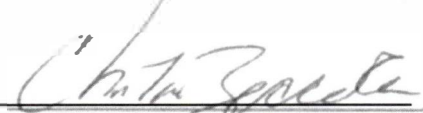
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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**

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

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78 _____
79 Jeff Worrell Teresa Ayers

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81 _____
82 Shannon Minnaar Ryan Locke

83
84 _____
85 Anthony Green Rich Taylor

86
87 _____
88 Anita Joshi

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
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CARMEL US-31 SUBAREA PLAN



Contents

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

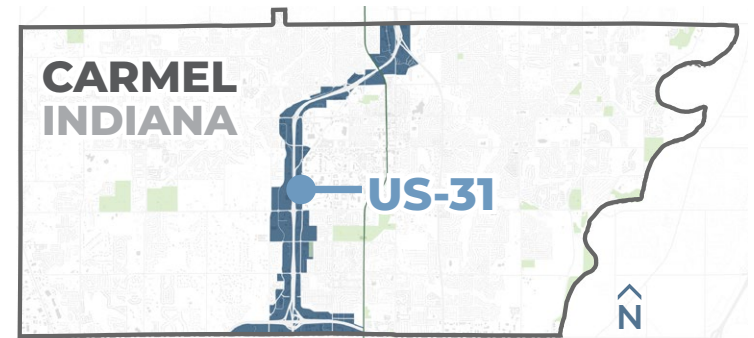
The US-31 Corridor

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:

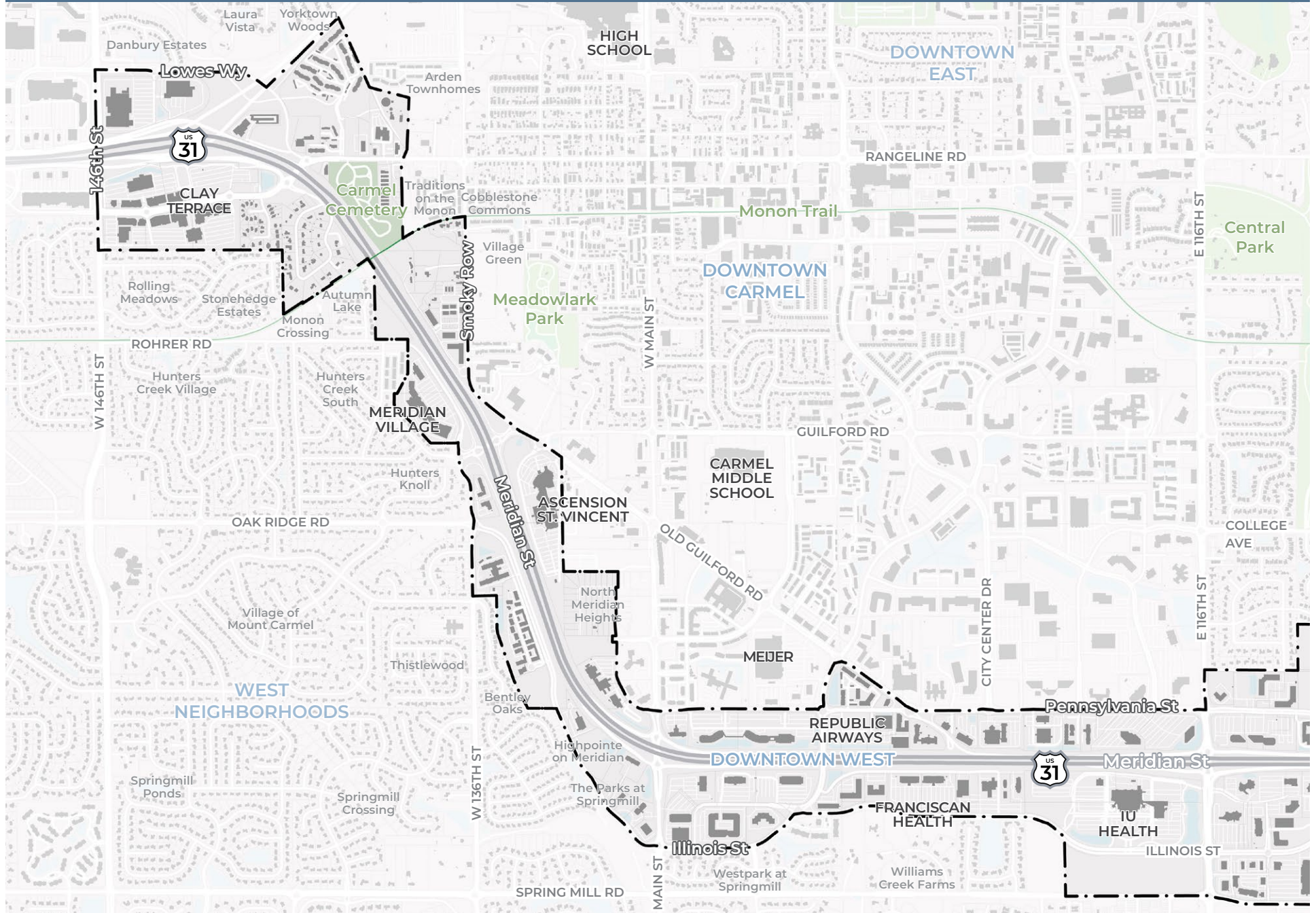
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

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).

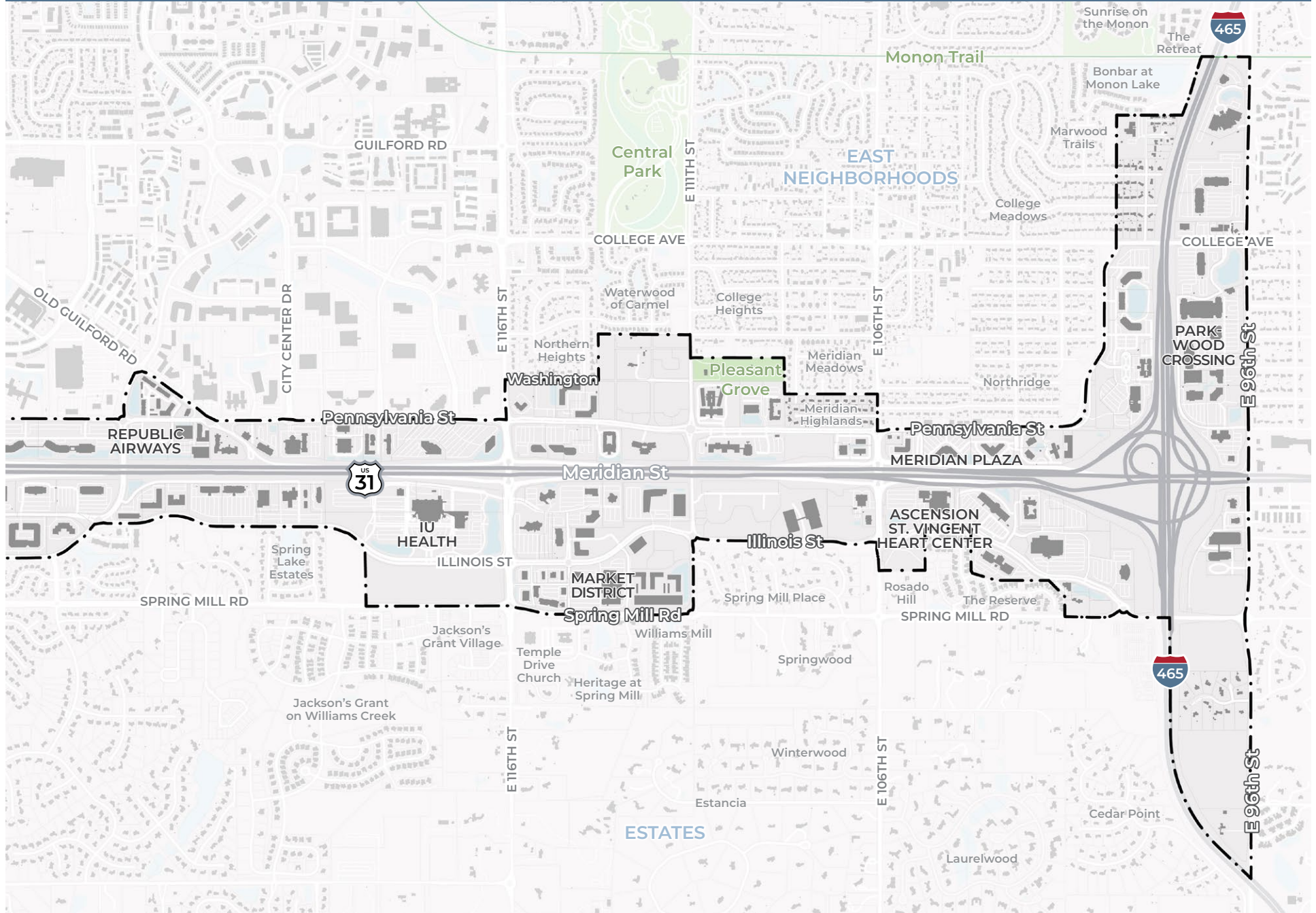


US-31 Subarea Locator Map

US-31 SUBAREA MAP (NORTH END OF AREA)



US-31 SUBAREA MAP (SOUTH 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)

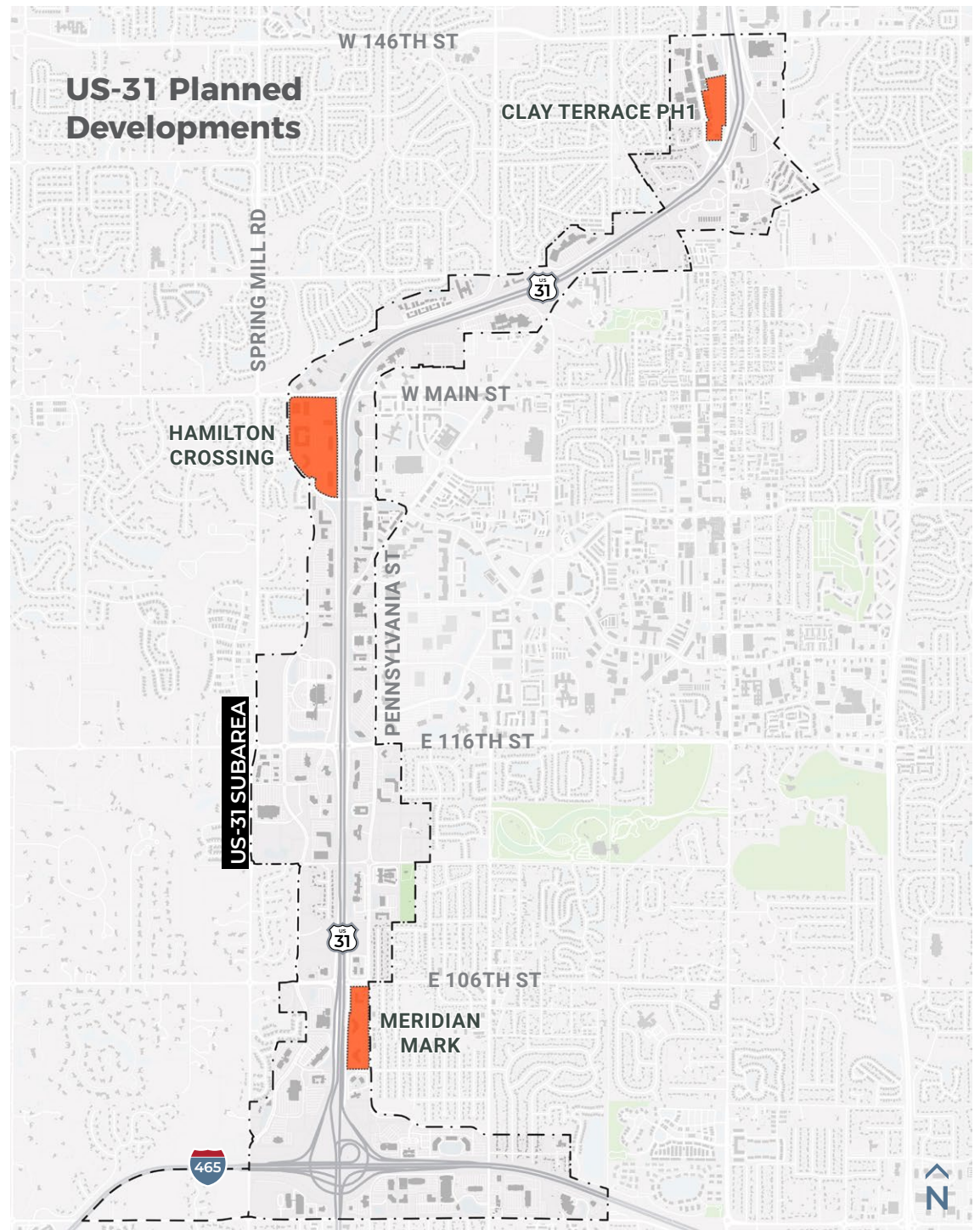
City of Carmel Transit Implementation Strategy (2025)

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.

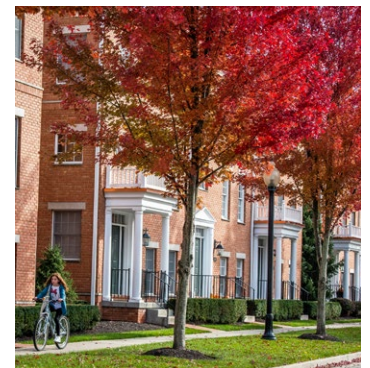
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional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

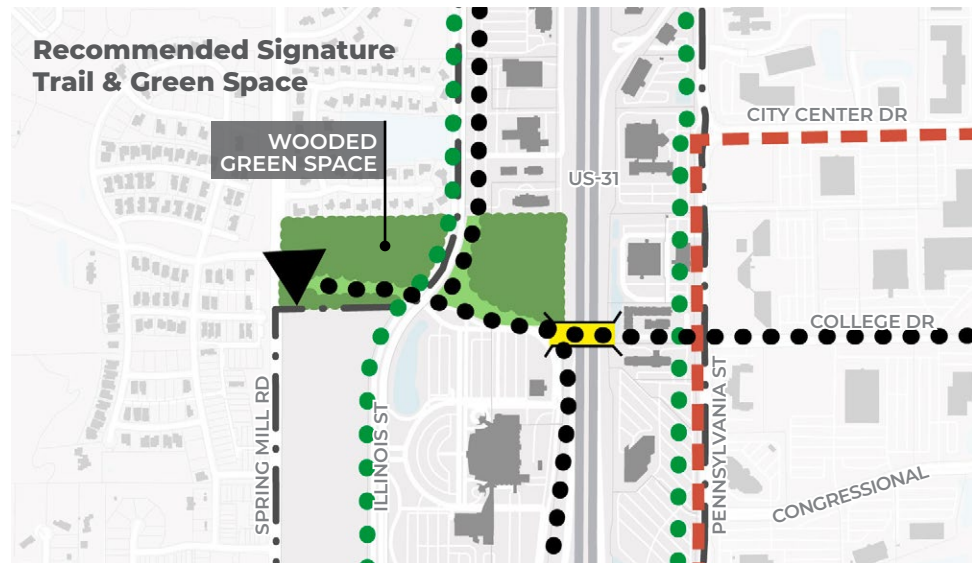


Plan for Connectivity

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:

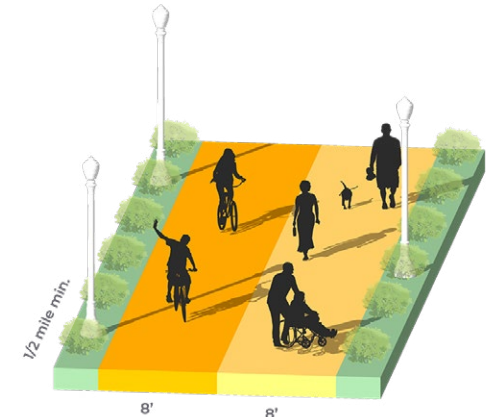
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide 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

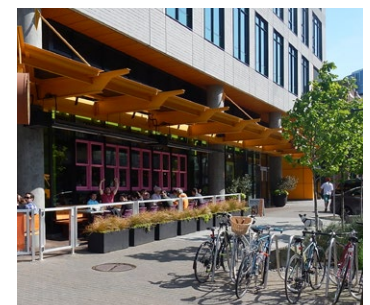
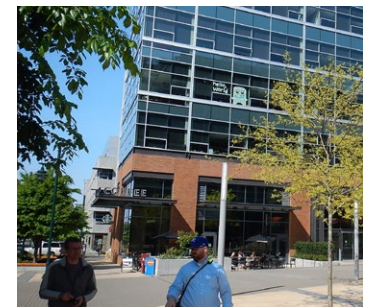


Feature trail example

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.

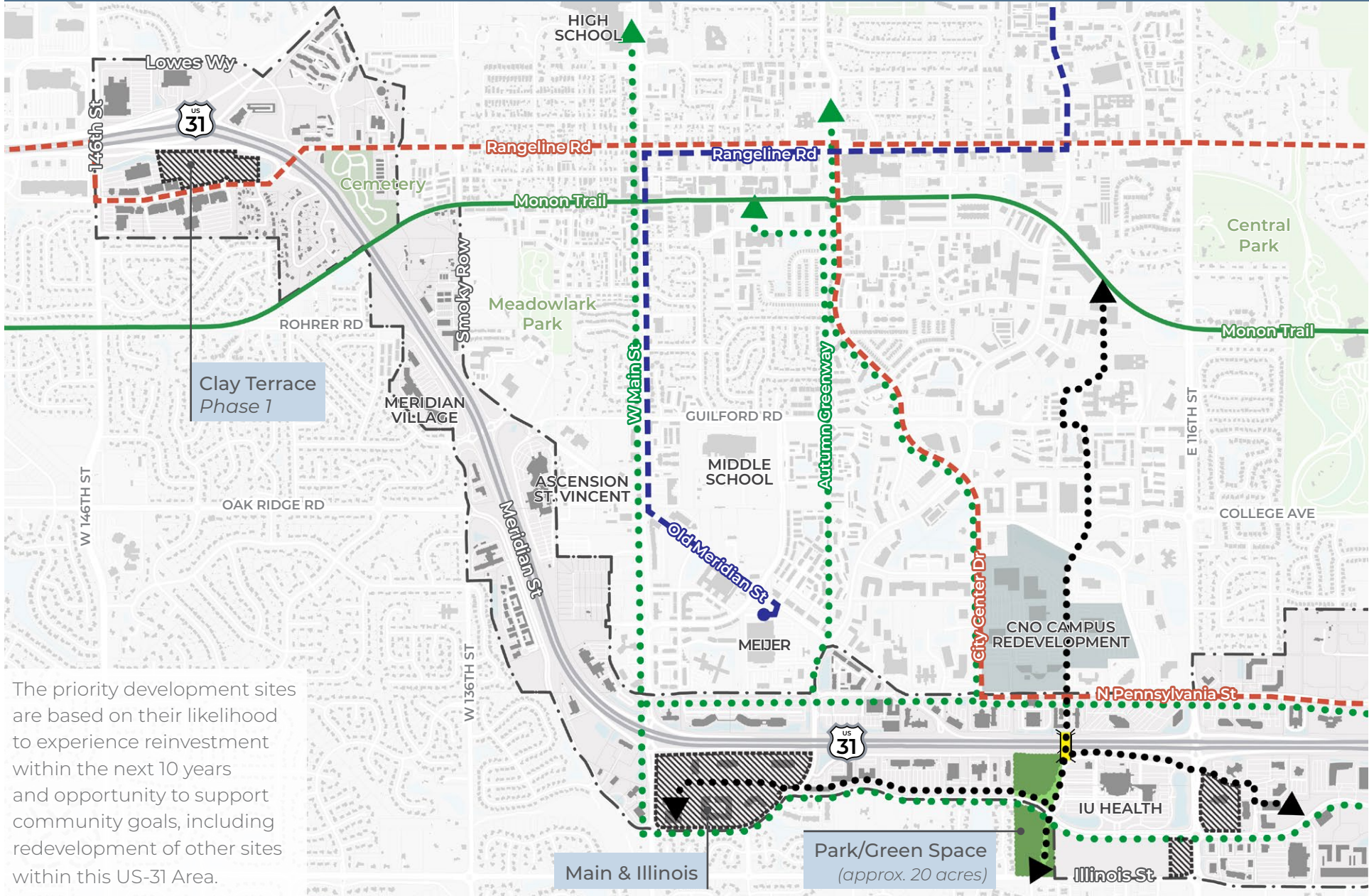


Examples of activated frontages that provide amenities

4

Subarea Plan

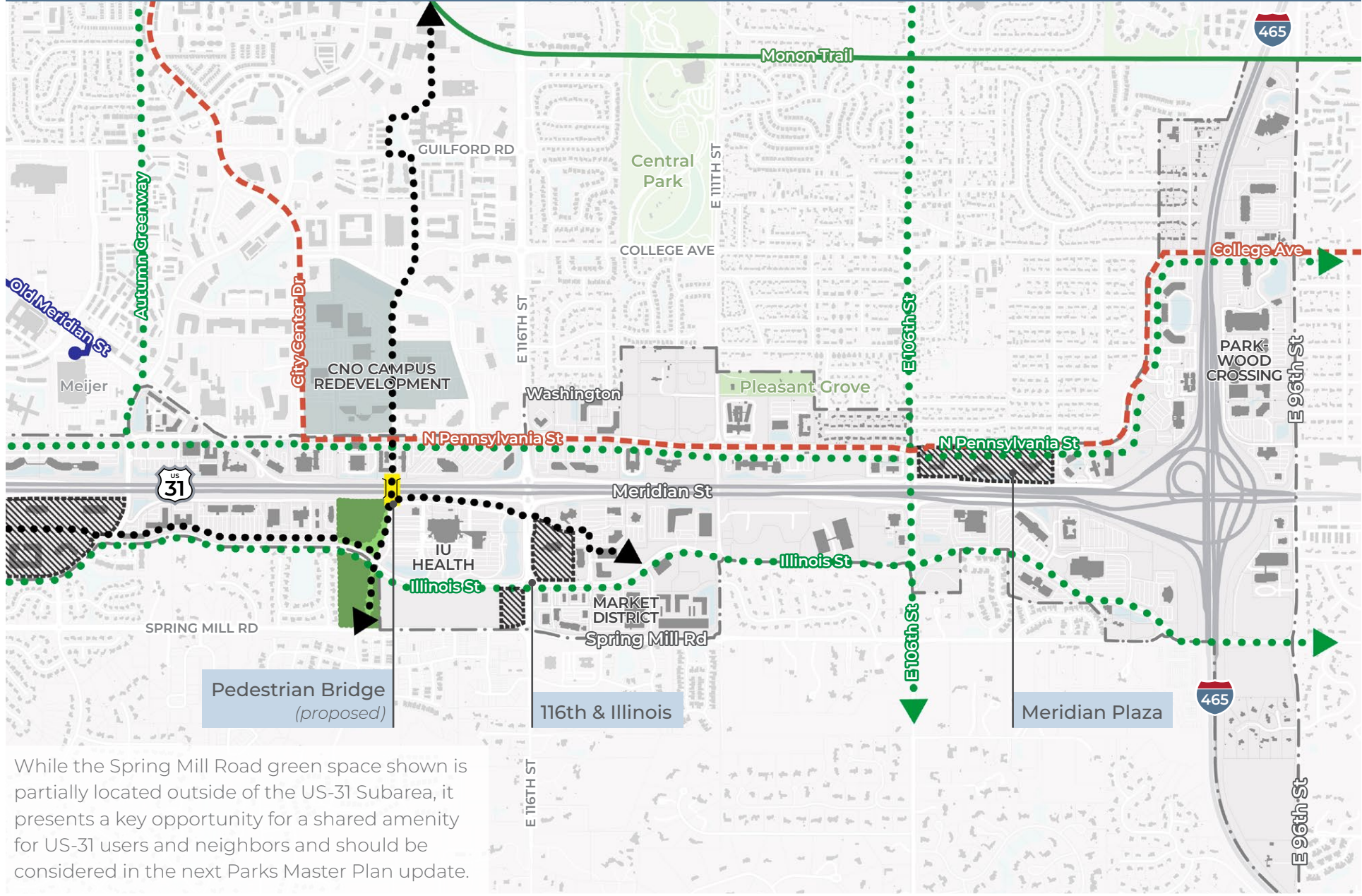
US-31 SUBAREA PLAN MAP (NORTH END OF AREA)



- 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

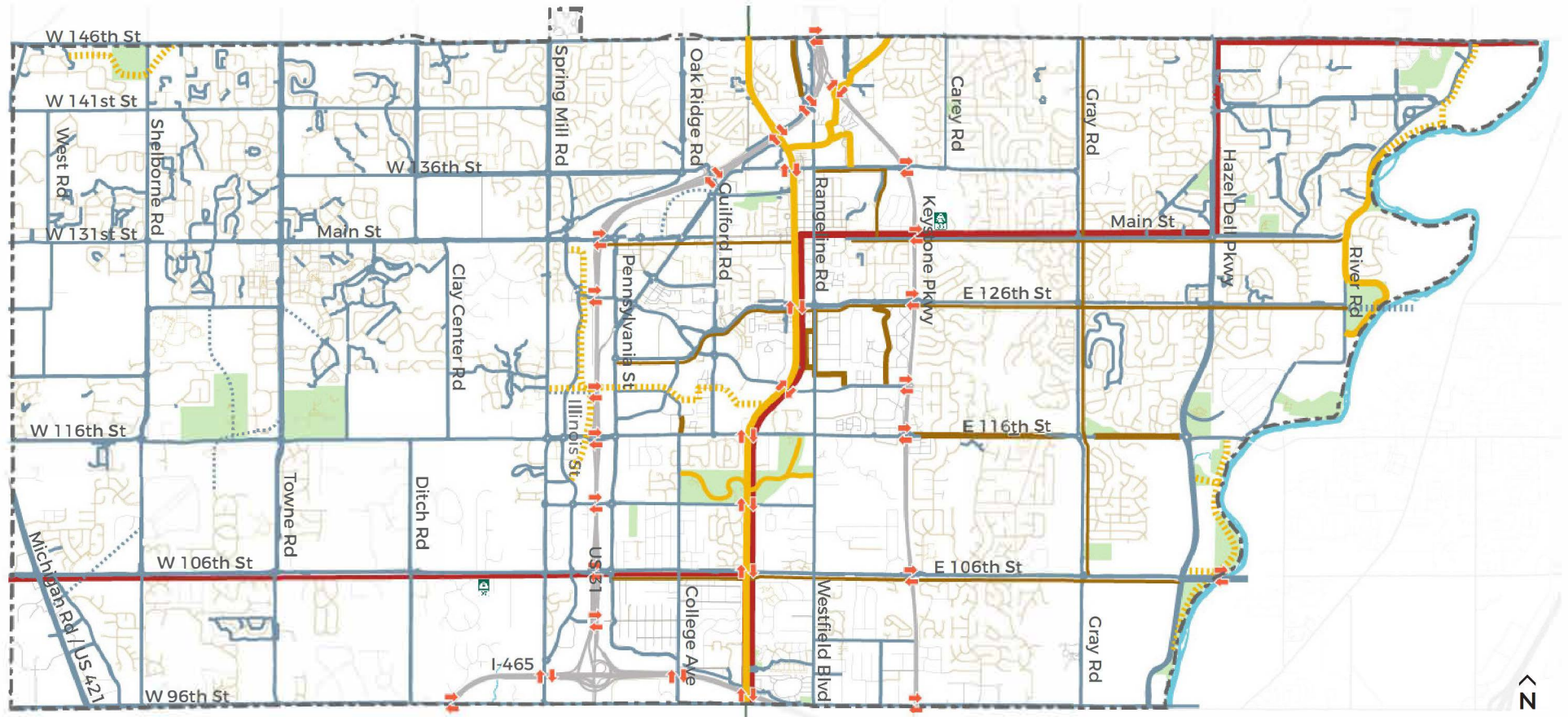
Click here to review these documents:

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

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

ORDINANCE NO. D-2795-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
ESTABLISHING PUBLIC AREAS OF CITY HALL

Synopsis:

An Ordinance establishing public areas of City Hall

WHEREAS, the Common Council of the City of Carmel, Indiana (“Council”), is the legislative body of the City and is empowered under Indiana Code § 36-4-6-18 and related provisions to enact ordinances governing the use of City-owned property;

WHEREAS, City Hall is owned by the citizens of Carmel and serves as the primary seat of local government and the center of civic engagement;

WHEREAS, the Council finds that maintaining open and reasonable public access to City Hall fosters transparency, participation, and trust between residents and their government; and

WHEREAS, it is the intent of the Council that City Hall remain accessible to the people whenever such access is necessary to fulfill civic, governmental, or participatory needs — including but not limited to public meetings, committee meetings, hearings, and any meeting whose intent is for the general good of the people of Carmel — all consistent with Indiana’s Open Door Law (IC 5-14-1.5);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. Definition of Public Areas. For purposes of this Ordinance, public areas of City Hall shall include, but not be limited to, lobbies, corridors, the Council Chambers, meeting rooms not located within or directly connected to office space occupied by a City department, and the restrooms located on the first and second floors of City Hall. Access may be temporarily limited only for emergency, maintenance, sanitation, or security purposes, or during all local, state, and federally mandated holidays unless otherwise provided for by the Common Council, or as otherwise required by law.

Section 3. Council Authority Over Access. The Common Council shall determine, by resolution or other formal action adopted in a public meeting, which portions of City Hall are designated as public and the conditions under which such areas shall remain open to the people.

Section 4. Access to Public Areas. The designated public areas of City Hall shall be open and accessible to the public at any time necessary to fulfill the needs of the people, including times when civic meetings, committee meetings, hearings, or other public purposes are conducted. City Hall shall remain open for any meeting, hearing, or event scheduled or determined by (1) the Common Council or any of its committees, or (2) any duly authorized City board, commission, or department. No closure or restriction of such areas shall occur without prior authorization by the Common Council, except as provided in Section + 2 of this Ordinance.

Section 5. Implementation. The City Clerk is directed to record this Ordinance and provide copies to the Mayor, Chief of Staff, and Department of Administration to ensure consistent implementation and communication of this policy of public access.

46 Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its
47 passage by the Common Council, approval by the Mayor, and any publication required by law.

48
49 **PASSED** by the Common Council of the City of Carmel, this ____ day of _____, 2025,
50 by a vote of ____ ayes and ____ nays.

51 **COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA**

52
53
54 _____
55 Adam Aasen, President

Matthew Snyder, Vice-President

56
57 _____
58 Teresa Ayers

Anita Joshi

59
60 _____
61 Ryan Locke

Shannon Minnaar

62
63 _____
64 Anthony Green

Rich Taylor

65
66 _____
67 Jeff Worrell

68
69 ATTEST:

70
71 _____
72 Jacob Quinn, Clerk

73
74 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
75 _____ 2025, at _____ .M.

76
77 _____

Jacob Quinn, Clerk

78
79
80 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
81 _____ 2025, at _____ .M.

82
83 _____

Sue Finkam, Mayor

84
85
86 ATTEST:

87
88 _____
89 Jacob Quinn, Clerk

90
91
92 Prepared by: Ted Nolting
93 Kroger Gardis & Regas LLP
94 111 Monument Circle, Suite 900
95 Indianapolis, IN 46204
96

MEMORANDUM



Date: November 21, 2025
To: Carmel City Council
From: Adrienne Keeling
Re: **Resolution CC-12-01-25-04**
Home Place Subarea Plan Comprehensive Plan Amendment

Certified by the Carmel Plan Commission:

Resolution CC-12-01-25-04 (Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan Comprehensive Plan Amendment)

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

Introduction:

The Carmel Comprehensive Plan was adopted in December 2022. A critical component of that Plan is to create Subarea Plans to provide a localized understanding of needs and opportunities, while articulating the community's vision to help guide decisions around future growth and investment. The subarea boundary for the Home Place plan was guided by the development pattern areas mapped in the Comprehensive Plan.

The resulting Subarea Plan reflects the efforts of a community vision plan process for Home Place. The process began in the spring of 2024, and resulted in community events, workshops, mapping activities and surveys. The entire process has been documented and communicated on the project's website [ThisIsHomePlace.com](https://www.thisishomeplace.com).

More specifically, incorporating the proposed Home Place Subarea Plan into the [Carmel Comprehensive Plan](#) will:

1. Add the proposed plan document to [Section 5: Subarea Plans](#).
2. Add the proposed Street Typologies and their proposed locations (see pgs. 16 and 23 of the Subarea Plan) into the menu of [Street Typologies](#), [Thoroughfare Plan map](#), and [Mobility and Pedestrian Plan map](#).

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 associated Street Typology and Map revisions:

The draft **Home Place 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:** This section outlines a variety of overall strategies proposed to carry out the near- and long-term initiatives to enhance the Home Place experience, focusing on community engagement and infrastructure improvements. These initiatives aim to attract new businesses and improve public spaces.
- 3. Design & Policy Guidance:** This section provides specific design and policy guidance to support the growth and development of Home Place, including establishing building standards and potential funding support programs.
- 4. Subarea Plan:** Describes key initiatives, street typologies, and concept plans depicting how the area surrounding 106th & College could change over time as opportunities arise.
- 5. Appendix:** Includes links to background documents as well as previous documents created in previous phases of the Home Place planning process.

The additional exhibits B-D reflect revisions to the overall Comprehensive Plan as follows:

Exhibit B: Adds new Neighborhood Street and Lane to the list of **Street Typologies** to reflect page 16.

Exhibit C: Adds locations of the new Neighborhood Street, Lane and Share Street to the **Thoroughfare Plan Map** to reflect pages 16 and 23.

Exhibit D: Adds proposed sidewalk locations to the **Mobility and Pedestrian Plan Map** indicated by the new Street Typologies identified on pages 16 and 23.

Plan Commission Summary:

See the full Plan Commission File on Laserfiche: [PZ-2025-00126 CPA: Home Place Subarea Plan](#).

The Home Place Subarea Plan advanced through a public hearing and a series of committee review meetings between July and November. At the July 15 public hearing, the Department of Community Services presented the plan's community-driven priorities: strengthening neighborhood identity, supporting small businesses, enhancing public spaces, and establishing a place-based organization at 106th and College. Public commenters raised concerns about outreach, the balance of commercial activity, and preserving Home Place's character; staff clarified that business district boundaries reflect longstanding boundary of the Home Place Business District in the Home Place Overlay and that no residential zoning changes were proposed. The Commission sent the plan to committee for detailed review.

Through its meetings on August 5, September 2, September 30 and November 4, the Plan Commission's committee examined the draft in depth, requesting clarity on the role and governance of the new 106th & College nonprofit, clearer articulation of the neighborhood's residential vision, refined maps, and consistent references throughout the document. They recommended removing confusing or overly prescriptive content—such as certain funding mechanisms, case studies, renderings, and business names—while strengthening language on neighborhood character, conceptual intent, and Carmel-specific standards. The committee also scrutinized street typologies and terminology, suggesting more intuitive labels and descriptions for the types of lead and partner collaborations between the City and Home Place organizations. By the November 4 meeting, staff presented comprehensive revisions addressing these concerns, and the committee voted to forward the plan to the full Plan Commission with a favorable recommendation, contingent on implementing the final requested changes.

Once the Committee-discussed revisions were made, 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-12-01-25-04
 - Exhibit A: Home Place Subarea Plan Draft (November 2025)
 - Exhibit B: Street Typology additions
 - Exhibit C: Thoroughfare Plan Draft
 - Exhibit D: 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-12-01-25-04

Home Place Subarea Plan - Carmel Comprehensive Plan Amendment

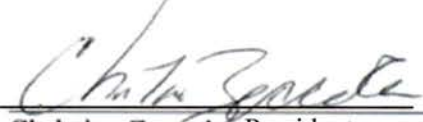
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application to the Commission (**Docket No. PZ-2025-00126 CPA**) to **adopt** the proposed **Home Place Subarea Plan – Carmel Comprehensive Plan Amendment** for the City of Carmel.

At its regular meeting on November 18, 2025, the Commission voted Eight (8) in Favor, Zero (0) Opposed, and One (1) Absent, to **certify** the proposed **Resolution CC-12-01-25-04** to the Common Council with a **favorable recommendation**.

CARMEL PLAN COMMISSION


Christine Zoccola, President



**Bric Butler, Secretary
Carmel Plan Commission
Dated: November 19, 2025**

**CARMEL CITY CLERK
NOV 19 2025
TIME: 2:15 pm**

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**

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.

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 Home Place area represents one of Carmel's oldest and well-established residential neighborhoods, with both modest small-lot homes and larger residential lots that together contribute to the city's diverse and attainable housing options. Its neighborhood-scale commercial area provides convenient, local-serving businesses that support daily needs. Home Place maintains a strong, distinct identity and community pride, adding to the rich character of Carmel's network of neighborhoods; and

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 Home Place Subarea Plan and its associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map;

WHEREAS, the Carmel Advisory Plan Commission voted to Certify Comprehensive Plan Docket No. PZ-2025-00126 CPA to the Common Council on Tuesday, November 18, 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;

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

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

1. Add the **Home Place Subarea Plan**, as attached hereto as **Exhibit A**, to Section 5: Subarea Plans.
2. Add new Neighborhood Street and Lane to the list of **Street Typologies**, as attached hereto as **Exhibit B**, to reflect new Street Typologies and their proposed locations identified in the Subarea Plan.
3. Revise the **Thoroughfare Plan Map**, as attached hereto as **Exhibit C**, to reflect the location of the new Street Typologies identified in the Subarea Plan.
4. Revise the **Mobility and Pedestrian Plan Map**, as attached hereto as **Exhibit D**, to reflect proposed sidewalk location indicated by the new Street Typologies identified in the Subarea Plan.

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

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

SO RESOLVED, by the Common Council of the City of Carmel, Indiana this _____ day of _____ 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

CARMEL HOME PLACE SUBAREA PLAN



Contents

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

Introduction

Carmel adopted its current Comprehensive Plan in December 2022. A critical component of that Plan is to create Subarea Plans to provide a localized understanding of needs and opportunities, while articulating the community's vision to help guide decisions around future growth and investment. The subarea boundary for the Home Place plan was guided by the development pattern areas mapped in the Comprehensive Plan available online at [carmelcomprehensiveplan.com](https://www.carmelcomprehensiveplan.com). Home Place is within the East Neighborhoods development pattern, and bordered by Downtown and Downtown West.

Subarea Plan Purpose

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.

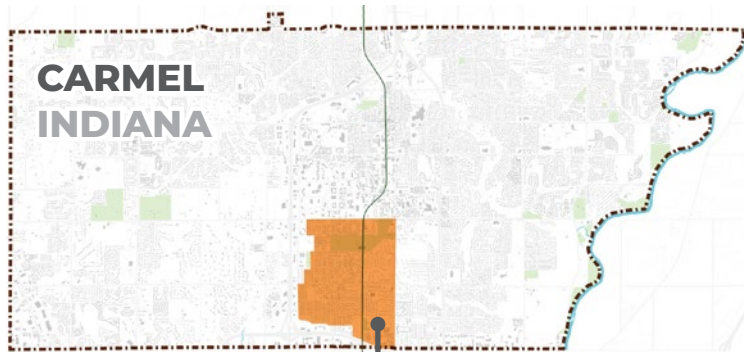
For example, a subarea plan does not:

- » 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.

While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City's role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10 years.

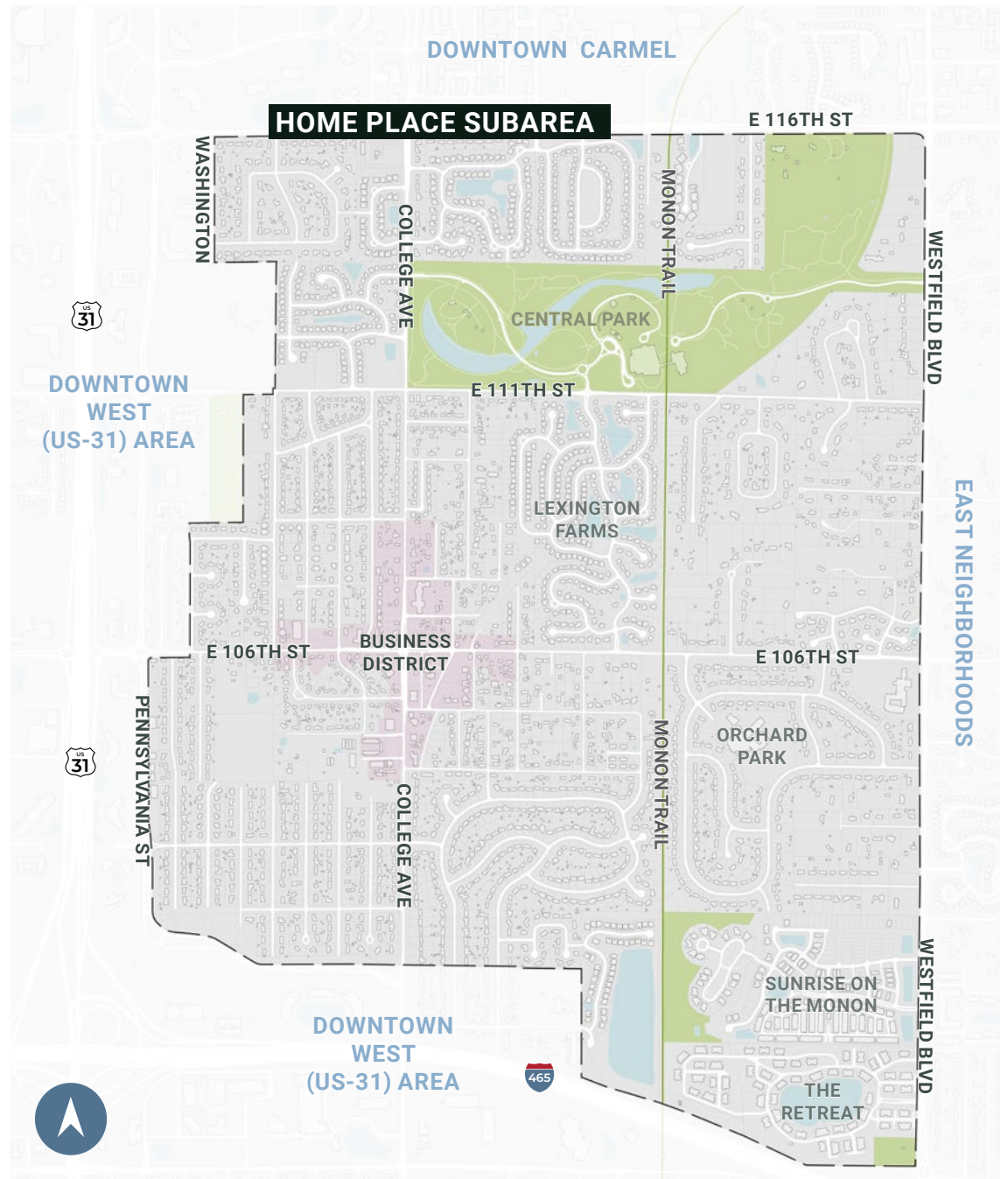
"This Is Home" is accessible online at [ThisIsHomePlace.com](https://www.ThisIsHomePlace.com). It establishes a broadly supported vision, provides a place identity for the 106th & College commercial area, launches a new Indiana Main Street organization to guide how the identity is experienced, and coordinates short and long-term improvements for the business district and surrounding neighborhoods. The overall goal shared by both plans is to create a thriving place for all community members.

Home Place Subarea



Home Place Locator Map

Home Place



1 Planning Summary

1 Planning Summary

Home Place Subarea Plan (2009)

Adoption of this 2025 Home Place Subarea Plan will replace the 2009 version, included in the 2009 Carmel Clay Comprehensive Plan. Described as a town-like enclave undergoing redevelopment pressures, the plan suggests key strategies for improving street connections, supporting a neighborhood-serving business district, and designing intentional transitions between varying development.

Carmel Comprehensive Plan (2022)

Focuses on refining growth goals for the next 10 years. 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.

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 were provided, including: Protect existing single-family neighborhoods; Facilitate development of missing middle housing; Prioritize infill and redevelopment of underutilized areas; Acquire more green space; Assess zoning; Establish a Home Repair Program; Publish relevant maps and data, and more.

Carmel Clay Parks & Recreation Comprehensive Master Plan

The 2025-2029 Master Plan serves to guide the management and development of the park system for the next 5+ years to ensure continued high-quality experiences and services for the community. Relevant to Home Place, the plan includes efforts for maintaining the Monon Greenway, Central Park, Hishaw Park, and Lenape Trace Park. Future analysis will be needed to consider the potential for a new neighborhood-scaled nature park in Home Place.

City of Carmel Transit Implementation Strategy (2025)

Building on the 2020 Carmel Transit Study, on-demand transit service is recommended city-wide as a short-term initiative. This will provide access to all destinations in Carmel. Long-term, the feasibility for fixed route connections will be explored along Pennsylvania Street/Parkway and Westfield Boulevard.

City of Carmel Positioning Strategy (2023)

The Positioning Strategy provides recommendations to help Carmel adapt to national and regional economic trends. A relevant takeaway is the demand towards mixed-use, amenity-rich districts outside of Downtown, suggesting potential for districts like 106th & College. Another is the role of the city to invest in high-quality amenities and upgrades to auto-centric corridors including 96th Street. Keeping Carmel accessible for workers to live in is additionally relevant to Home Place whose community members largely support this.

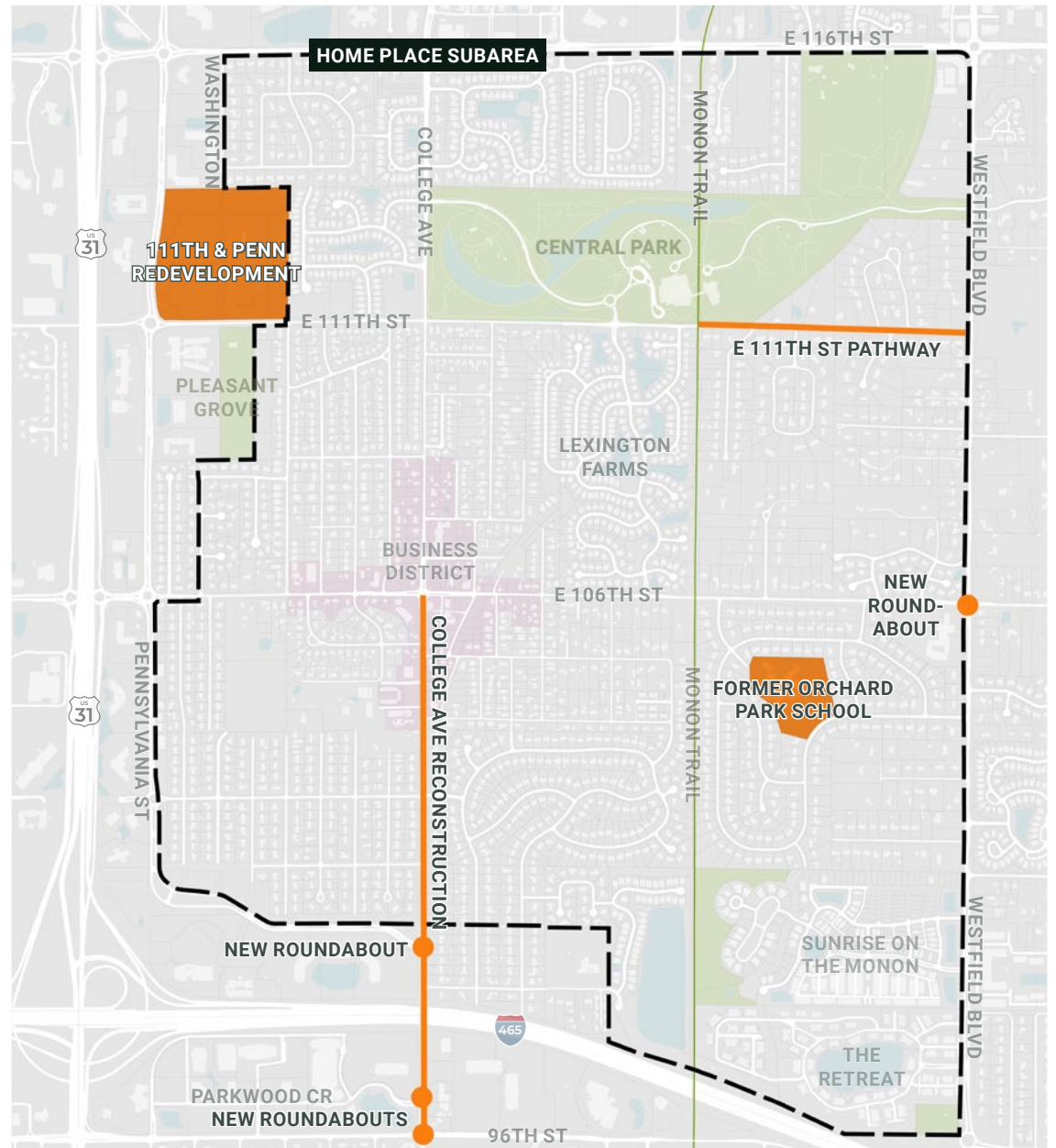
Projects In The Works

Planned/Anticipated Developments

- » **111th and Pennsylvania** - 4-phase, \$700M mixed-use development including owner-occupied townhomes, apartments & workforce housing, offices, public parking garages, and a public park/plaza
- » **Former Orchard Park School** (10404 Orchard Park Drive) - Carmel Clay Schools is currently determining options for the property's reuse. A potential option includes an early childhood learning center.

Current Infrastructure Projects

- » College Avenue Reconstruction
- » 111th Street Multi-use Path, Westfield to the Monon
- » 106th & Westfield Roundabout
- » Pennsylvania Parkway & College Avenue Roundabout
- » Parkwood Crossing & College Avenue Roundabout
- » 96th Street & College Avenue Roundabout



2

Growth Strategy

- » **Define Who We Are**
- » **Support Place-Based Organizations**
- » **Collaborate with Intentionality**
- » **Set the Vision for Our Gathering Place**
- » **Enhance the Experience**
- » **Activate the Business District**
- » **Invest in Long-Term Vitality**
- » **Community-Wide Initiatives**

Define Who We Are

This Is Home Place

Home Place's identity, anchored by the 106th & College district, is rooted in a deep pride in its natural surroundings, a commitment to sustainable growth, and a strong sense of stewardship among its residents. Home Place is a comfortable, quiet, and green community that maintains a welcoming, small-town feel with affordable living options and opportunities to build genuine connections among neighbors.



Home Place Character Collage

Support Place-Based Organizations

106th & College, Inc.

106th & College, Incorporated is a new non-profit organization, structured as a Main Street America affiliate (mainstreet.org), led by Home Place business owners and residents. Their service area is the existing Home Place Business District.

The organization has an initial board of five members, with plans to grow to nine. It is a working board, where volunteers are responsible for fundraising, marketing & events, placemaking, and business development. Collaboration with community partners, including the City of Carmel, Clay Township, and the Greater Home Place Neighborhood Association will be key to achieving tasks outlined in the 106th & College, Inc. 12-month Action Plan.

106th & College Inc. Vision

The 106th & College business district is a beloved piece of the Home Place community where residents gather, shop, and enjoy themselves, and where small local businesses thrive.

106th & College Inc. Mission

Promote and support the values-driven growth of the 106th & College business district.

Greater Home Place Neighborhood Association

The Greater Home Place Neighborhood Association (GHPNA) is an existing place-based organization that holds monthly meetings, organizes events and clean-ups, and shares information relevant to Home Place community members.

Home Place Advisory Board

The Home Place Advisory Board was created as a result of the 2018 annexation of Home Place. The board advises the City of Carmel should excess money remain to be invested in the Home Place area. The Board meets as opportunities or need for discussion arises.

106th & College Inc Core Values

Quaint & Neighborly



Over
Bustling & Corporate

Locally-Owned Businesses



Over
National Chains

Lush & Green



Over
Hard & Concrete

Small & Medium-Scale Buildings



Over
High-Rise Commercial Structures

Collaborate with Intentionality

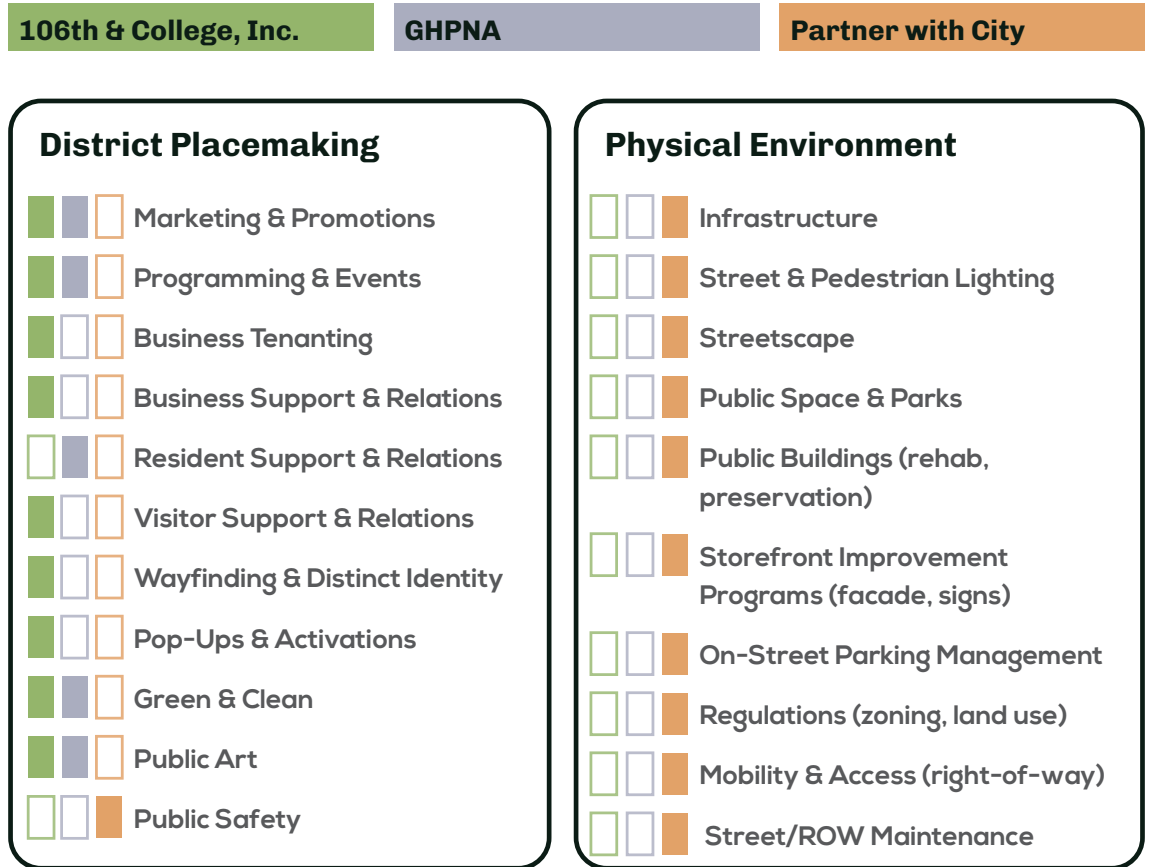
Lead / Partner

Great places do not get built and maintained without intentional coordination. The responsibilities of a functional and vibrant district can be divided into two main categories: District Placemaking and Physical Environment.

District Placemaking is everything we see, feel, and experience when visiting a place. The mix, location, and scheduling of events and programming, beautification initiatives, public art, signage, retailers and much more contribute to a people-centered place that is vibrant, safe, and well-functioning.

The Physical Environment includes the area’s design, development, rehabilitation and maintenance of the buildings, streets, and storefronts we know as part of day-to-day life.

106th & College, Inc. has been intentionally structured to supplement the role of the GHPNA. Each organization has distinct roles that will contribute to the betterment of Home Place. The chart to the right shows the tasks that each organization should be leading (filled boxes), keeping in mind that 106th & College Inc. is focused on tasks within the business district whereas the GHPNA is community-wide.



Organizational Responsibilities Chart

Set the Vision for Our Gathering Place

Investing in the Heart of Home Place

The growth and vitality of Home Place's business district at 106th Street and College Avenue is a high priority for the community. A cohesive and walkable area centered around the intersection is envisioned to enhance the neighborhood experience, making it a better version of itself. This will be achieved through strategic improvements led by the new 106th & College, Inc., the City, and property owners focusing on enhancing streetscapes, storefronts, and connectivity. Short-term efforts will lay the groundwork with community organizing, planning policies, events, beautification initiatives, and funding mechanisms, while long-term goals aim to attract new amenities, support businesses, and positively impact broader community initiatives by leveraging the connection of major trail networks to increase the district's visibility and accessibility.



106th & College Business District Brand Graphics

Enhance the Experience

Focus on the First 16 Feet

A primary objective is to improve the experience of walking around, visiting, and living near the intersection of 106th Street and College Avenue. Significant investment has been made in College Avenue as a street corridor. The work that remains should focus on completing that project with pedestrian enhancements and beautification while supporting property and business owner improvements that contribute to and interact with the reconstructed street.

The City-led and partner supported enhancements will ideally include new signage, plantings, fixtures, and lighting within the rights-of-way. These should be supported by property-owner led enhancements including improved front patios, gardens, and storefronts that face out onto the sidewalk and street. This zone of improvement is called the First 16 Feet. The implementation of a new grant program is recommended to support the district's efforts to enhance this zone.

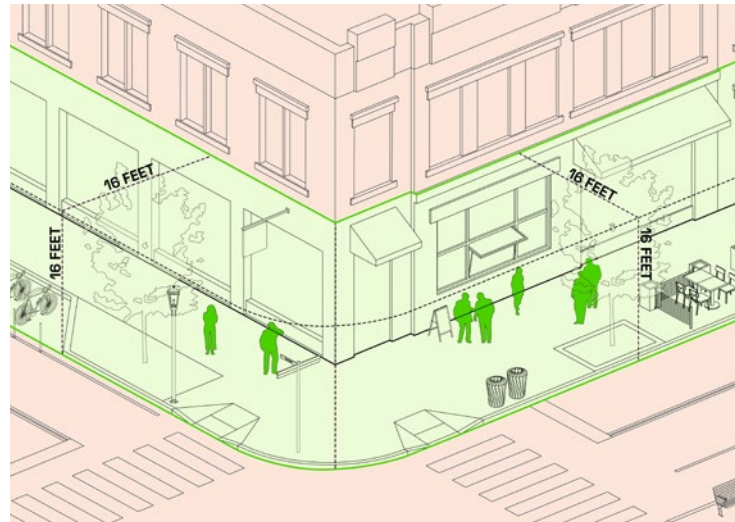


Diagram of the First 16 Feet and Examples Images

First 16 Feet Grant Program Overview

The program's purpose would be to support the vitality of 106th & College district. The City of Carmel should collaborate with 106th & College Inc to create, fund, and launch such a grant program. This would expand the types of properties that currently qualify for facade improvement support through the Historic Preservation Commission. First 16 Feet Grants would ideally provide a dollar-for-dollar match (ex: up to 50% of total project costs, not to exceed \$2,500), for building facade and public realm improvements.

Activate the Business District

Short-Term Initiatives

A short-term pocket park was created on City-owned property in May 2025 to test how the vacant space at the northwest corner of the intersection functions as a public park. Continued collaboration between the City, 106th & College Inc. (the organization), and Carmel Clay Parks will be necessary to fine-tune park maintenance and determine its long-term future. The park has potential for a food truck patio or collection of small retail sheds.

Supporting routine events in the district will not only benefit existing community members and strengthen resident and business relationships, it will naturally draw attention to the vacant and underutilized spaces that have potential to be transformed into new housing, office, and retail spaces.

The newly installed hawk sculpture at the 106th & College roundabout along with light pole banners showcasing the new 106th & College brand has created a desire for more beautification. Encourage plantings, branded wayfinding, street trees, and facade improvements to celebrate the community while improving the visual cohesion of the district.



Images from the May 2025 Block Party at the new pocket park and a map of where the park is located.

Invest in Long-Term Vitality

Long-term Possibilities

To support community-aligned improvements, efforts should focus on attracting new amenities such as sit-down restaurants, expanded food and beverage options, and retail. New residential within the district will be needed to support local businesses. Thoughtful infill development on vacant or underutilized properties should be encouraged to enhance the area while preserving its existing character. A public process to create pre-approved building types should guide new construction that is appropriate in scale and character.

Routine community events and programs should continue to be supported to foster vibrancy. Improving physical connectivity is also key. Leveraging the new 106 Trail between the Monon and Nickel Plate trails to increase visibility and access to the business district should be a high priority.

A full range of financial tools should be considered to support improvement efforts. The creation of Tax Increment Financing (TIF) districts in the business core and at the former Orchard Park School site could help reinvest growth into public benefits. Additionally, a dedicated 106th & College Building Improvement and Business Development Fund could offer loans to support lasting physical upgrades and attract new businesses.



Examples images of relevant long-term initiatives with two photos taken during the May 2025 Block Party.

Community-Wide Initiatives

Standards for New Streets & Buildings

Design Home Place Building Standards

A Home Place specific set of pre-approved building plans should be a high-priority follow-up to the adoption of this Subarea Plan. A building plans catalog that includes village-scale retail and commercial uses along with a variety of home types should be sourced and promoted to local builders. The process to create the catalog should incorporate a character study and analysis of the variety of property types across Home Place. Such a catalog would support the construction of buildings that align with the Home Place community character easier to produce than ones that do not.

Establish Home Place Street Standards

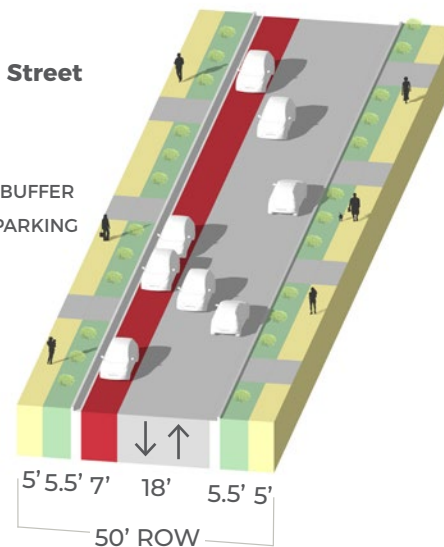
To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while maintaining the existing street character. Shared-use streets, as shown with the Lane Typology, should be contingent upon posted speed limits up to 15-20mph and low average daily traffic counts.

Example Pre-Approved Building Plans

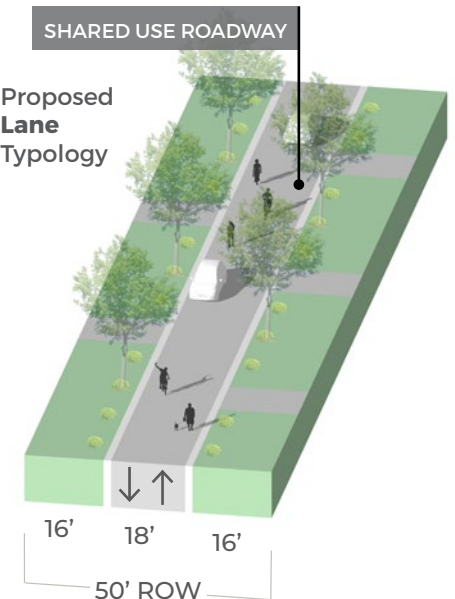


Proposed Neighborhood Street Typology

- SIDEWALK
- LANDSCAPE BUFFER
- ON-STREET PARKING
- ROADWAY



Proposed Lane Typology



3

Design & Policy Guidance

Design Guidance

- » Design and install a permanent version of the new pocket park at the 106th & College roundabout, incorporating an aesthetically pleasing edge safety barrier, food truck access, electric and water capabilities, and public amenities. This design and installation work should be done collaboratively, involving the City of Carmel, 106th & College, Inc., Carmel Clay Parks, and Home Place community members.
- » Expand the new 106th & College district brand visibility through additional public wayfinding.
- » Ensure street tree plantings as part of the College Avenue reconstruction and incorporate additional low-height plantings, benches, bicycle parking, waste receptacles and lighting where feasible.
- » Install additional street trees in partnership with existing property owners, new developments, and in coordination with the Urban Forestry Committee.
- » Incorporate planters, seat walls, and/or benches where feasible within rights-of-way of the 106th & College business district.
- » Incorporate bicycle parking, wayfinding, and seating in the public realm as part of The 106 trail planning.



Example branded and public space features to be incorporated in the business district over time.

Policy Guidance

Support 106th & College Incorporated

- » Recognize the new 106th & College Incorporated as a key Home Place partner focused on the growth and vitality of the business district.
- » When financially feasible, provide 106th & College, Inc. with initial and on-going support to be reviewed annually through the City's budget process.

Incorporate the Proposed Home Place Street Plan & Typologies into Carmel's Standards

- » Amend the Proposed Home Place Street Typologies Map into Carmel's Thoroughfare Plan.
- » Add the two new street typologies, the "Neighborhood Street" and "Lane" designs and base standards into the Carmel Comprehensive Plan for reference as capital projects, street resurfacing, and relevant street initiatives occur.

Explore New Funding Support Programs

- » Review, formalize, and launch the First 16 Feet Grant program (overview provided in the Appendix).
- » Review, formalize, and launch a 106th & College Building Improvement & Business Development Fund (overview provided in the Appendix).

Create Home Place Building Standards

- » Fund an architectural design process that delivers a set of building plans that align with Carmel's Unified Development Ordinance.
- » The set of building plan options should incorporate designs for village-appropriate residential and commercial spaces with public facing porches/patios.
- » Once completed, promote the plans to local builders and property owners to implement context sensitive infill development on vacant/underutilized properties. The plans are intended to align with the variety of buildings and character across the Home Place community and appropriate to sites across the area.

Home Place Tax Increment Financing District(s)





- » The business district at 106th Street and College Avenue and the former Orchard Park School property could be considered as potential future TIF district opportunities to support future Home Place investments.

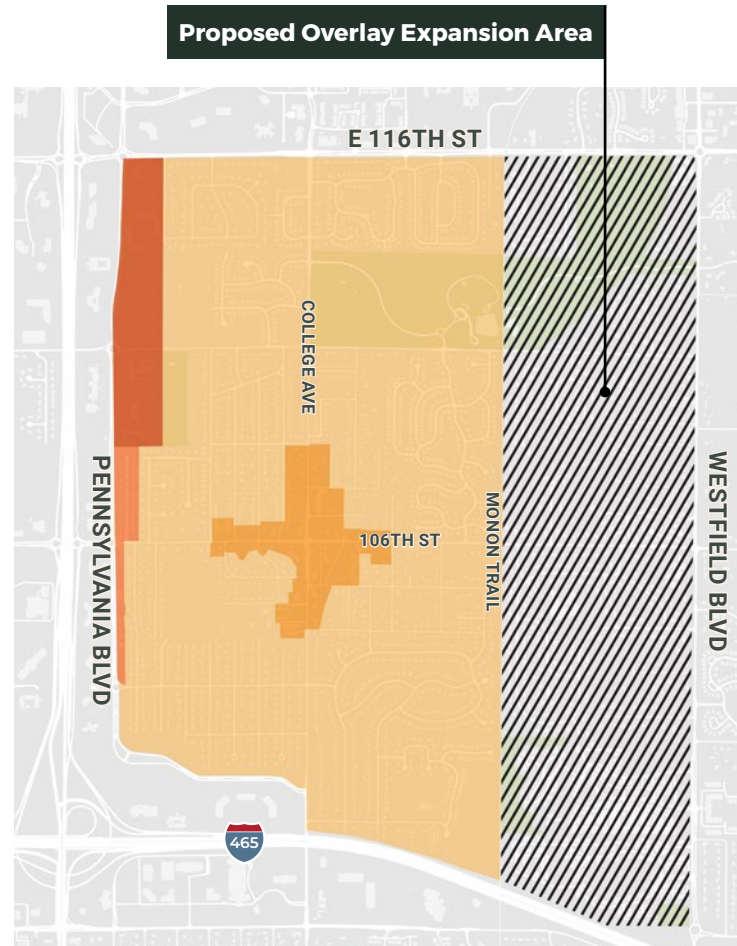
Policy Guidance (continued)

Home Place Overlay District Modifications

- » Expand the Home Place Overlay to Westfield Boulevard to match with the community boundary.
- » Make text amendments to the Home Place Business District section to align with the vision and intent of this Home Place Subarea Plan, while incorporating references to this Plan. Articulate the supportive role of residential uses within the Business District and the role of design standards to enhance the user experience in the District.
- » Leverage the Home Place Building Standards public process to inform additional modifications to effectively guide shared goals for future (re) development. For example, ground-floor residential and office uses may be appropriate for conditional approval in commercially zoned areas. Roadside sales should also be discussed as it may contribute to a helpful range of commercial activity and business types.

Map Legend

-  Existing Home Place Overlay District
-  Existing Business District Sub-Area
-  Existing High Intensity Commercial Sub- Area
-  Existing Low Intensity Commercial Sub- Area



Home Place Overlay Map

4

Subarea Plan

Home Place Key Initiatives

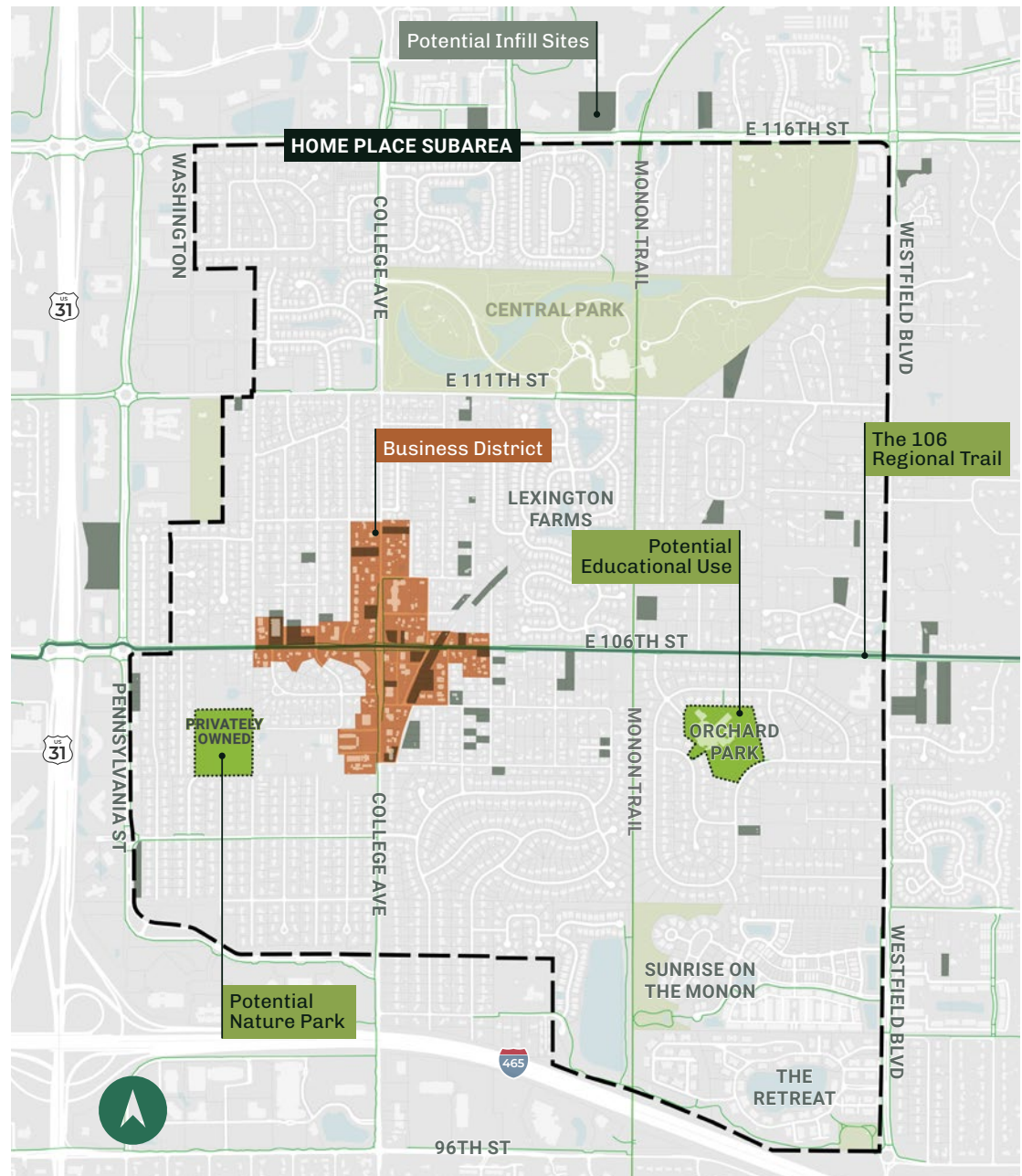
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

Strengthening the business district as described throughout this Subarea Plan is critical to enhancing the overall Home Place experience.

Existing vacant parcels (highlighted on the map) and underutilized properties are potential opportunities for infill development.

The future 106 Trail presents an exciting connectivity opportunity for Home Place community members.












Ongoing communication about the future of the former Orchard Park School site, and any opportunities for community members to contribute input, is highly desired.

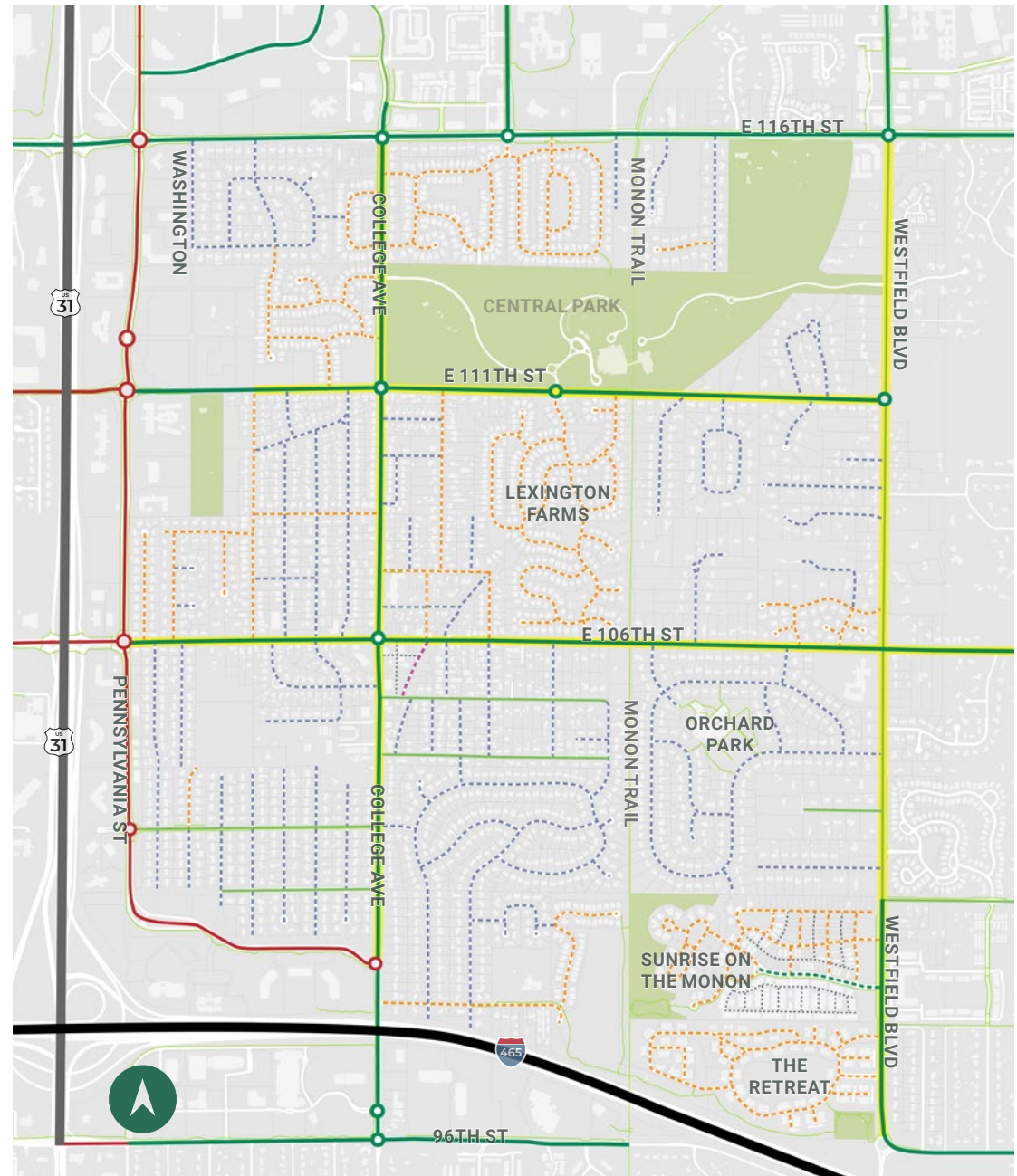


Home Place Proposed Street Typologies Map

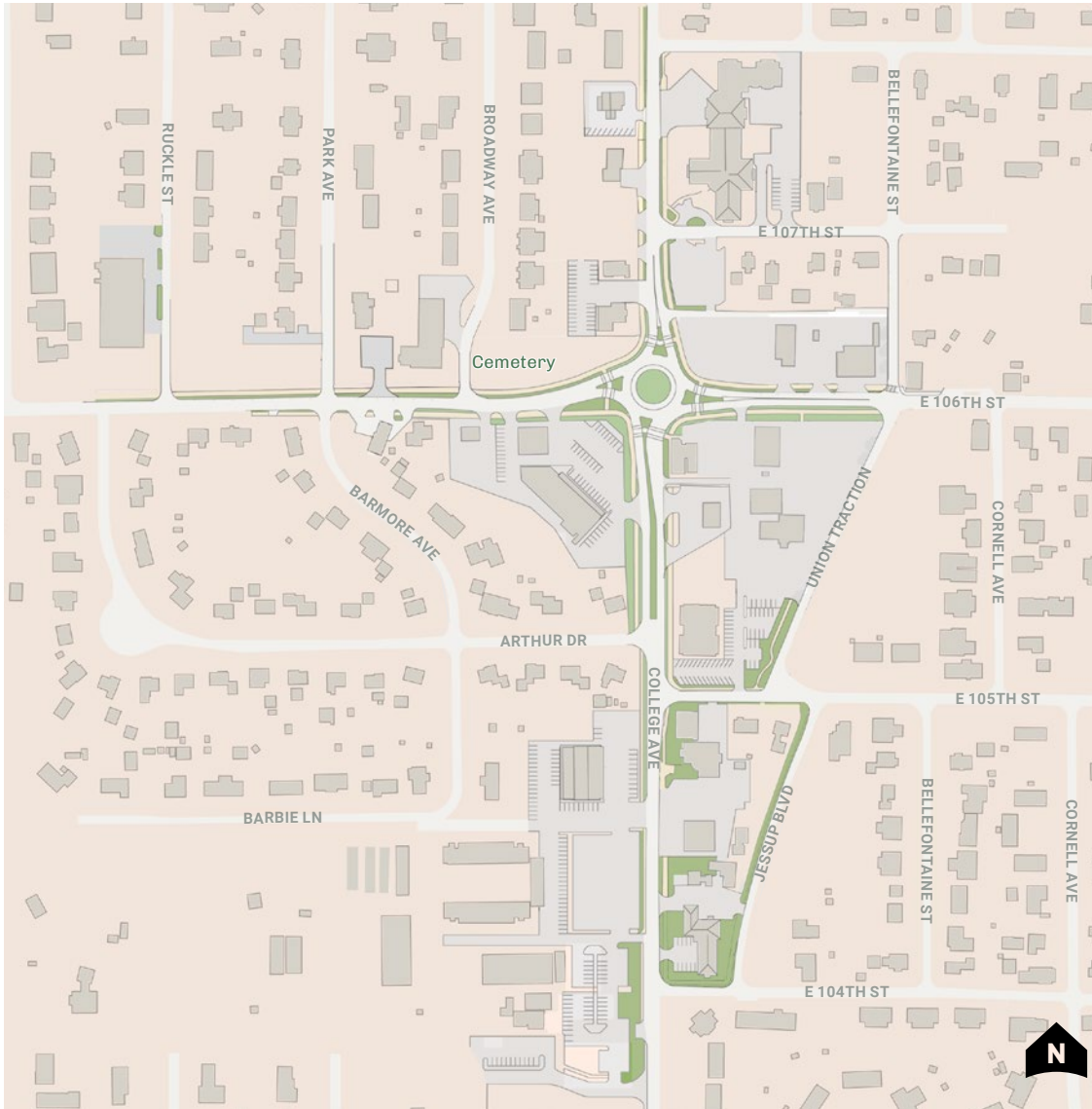
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network and help preserve the character of these streets over time.

Map Key

-  Interstate
-  US/State Highway
-  Arterial
-  Boulevard
-  Local Road
-  Conservation Corridor
-  Pavement (non-designated street type)
-  Proposed Neighborhood Street
-  Proposed Lane
-  Shared
-  Alley



106th & College Today



This plan shows existing conditions for the area surrounding 106th Street and College Avenue.

106TH & COLLEGE PLAN (TODAY)

Concept Plan for 106th & College in 2-5 Years



This 2-5 year conceptual plan shows a potential vision for how street and property improvements could be made over time surrounding 106th Street and College Avenue. There are vacant and underutilized sites that have near-term feasibility for future pedestrian-scale development and community amenities that could be located in a variety of places within the district. This plan is intended to be a reference anytime decisions in this area are made. For this conceptual plan to be built, property owners will need to go through the existing development approval process. Concepts on privately-held land will be property-owner driven. Right-of-way elements, including street trees, will, in most cases, be City implemented. In some cases, development partners will have a required role to install streetscape facilities based on thoroughfare standards.

MAP KEY

- Street Trees
- Retail/Facade Improvement
- Planters/Seat Walls
- Infill Development
- Patio/Open Space (Shared or Private)

106TH & COLLEGE CONCEPTUAL PLAN (2-5 YEARS)

Concept Plan for 106th & College in 5-10+ Years



106TH & COLLEGE CONCEPTUAL PLAN (5-10+ YEARS)

This 5-10+ year conceptual plan shows a potential vision for development and community amenities that are longer-term opportunities for establishing a walkable, active node at 106th & College. Incorporating housing in the district will be critical to supporting and attracting local businesses.

The “cottage” format retail and residential concepts refer to structures that have a 2,000 square foot floor plate or smaller and up to two stories in height. Their siting and form should be context sensitive, using roof forms and setbacks typically found in the neighborhood. They should have a front yard space that incorporates pedestrian-scaled signage and lighting, clear points of entry for the customer/visitor, and opportunities for dining or sitting. Parking should be located to the side, rear, or off-site/on-street.

The food truck park would provide dedicated space for two to three trucks to locate and conveniently operate next to public green space with seating.

MAP KEY

- Street Trees
- Retail/Facade Improvement
- Planters/Seat Walls
- Infill Development
- Patio/Open Space (Shared or Private)

5

Appendix

Click here to review these documents:

- 01 2009 Home Place Subarea Plan**
- 02 2022 Carmel Comprehensive Plan**
- 03 Carmel Mayor's Housing Task Force Findings and Recommendations Report**
- 04 2025-2029 Comprehensive Parks & Recreation Master Plan**
- 05 City of Carmel Transit Implementation Strategy**
- 06 City of Carmel Positioning Strategy**
- 07 Home Place Summary of Understanding**
- 08 Home Place Test Stage Summary**
- 09 This Is Home Community Vision Plan (as drafted on July 2, 2025)**

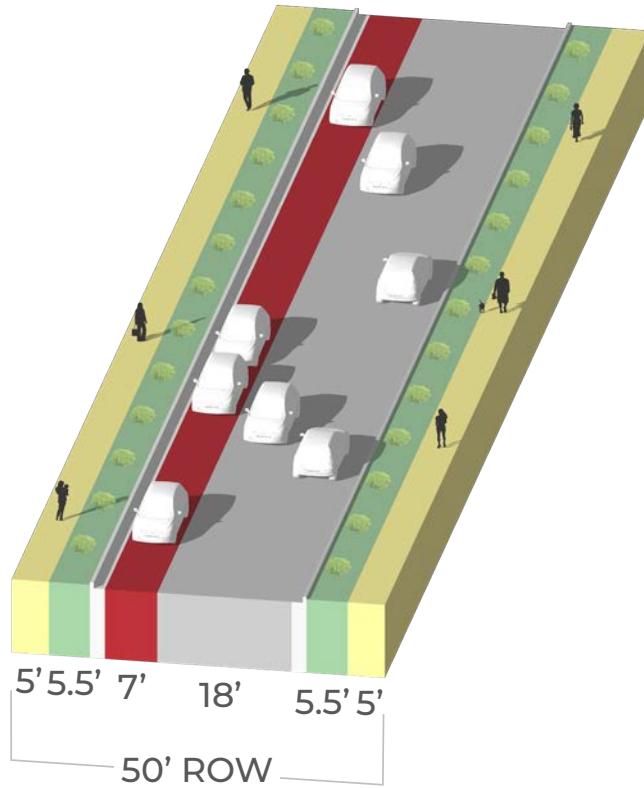
CARMEL
HOME PLACE by **YARD & CO.**

Exhibit B: Resolution CC-12-01-25-04

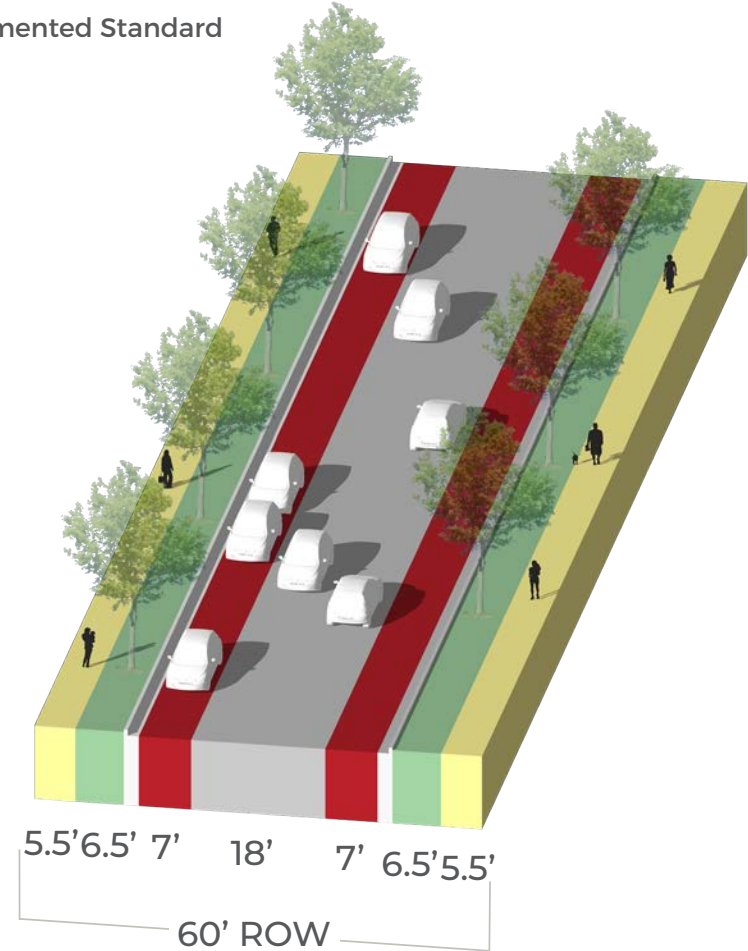
Adds Neighborhood Street and Lane to the list of Street Typologies (reflecting pg. 16).

Neighborhood Street

Minimum Standard

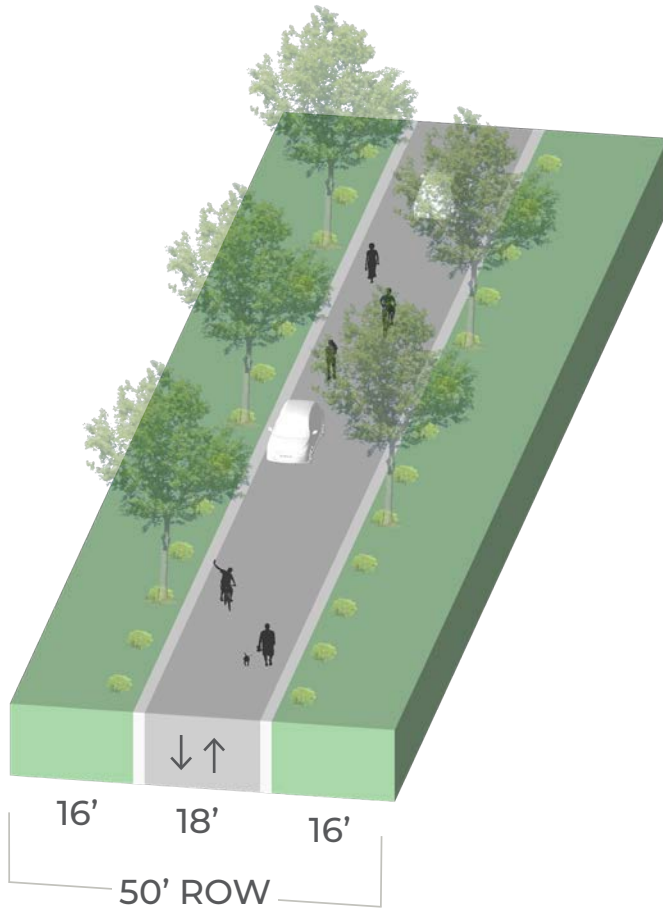


Example of Augmented Standard



RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	1 side min., 7' wide	Optional	Required on residential streets

Lane

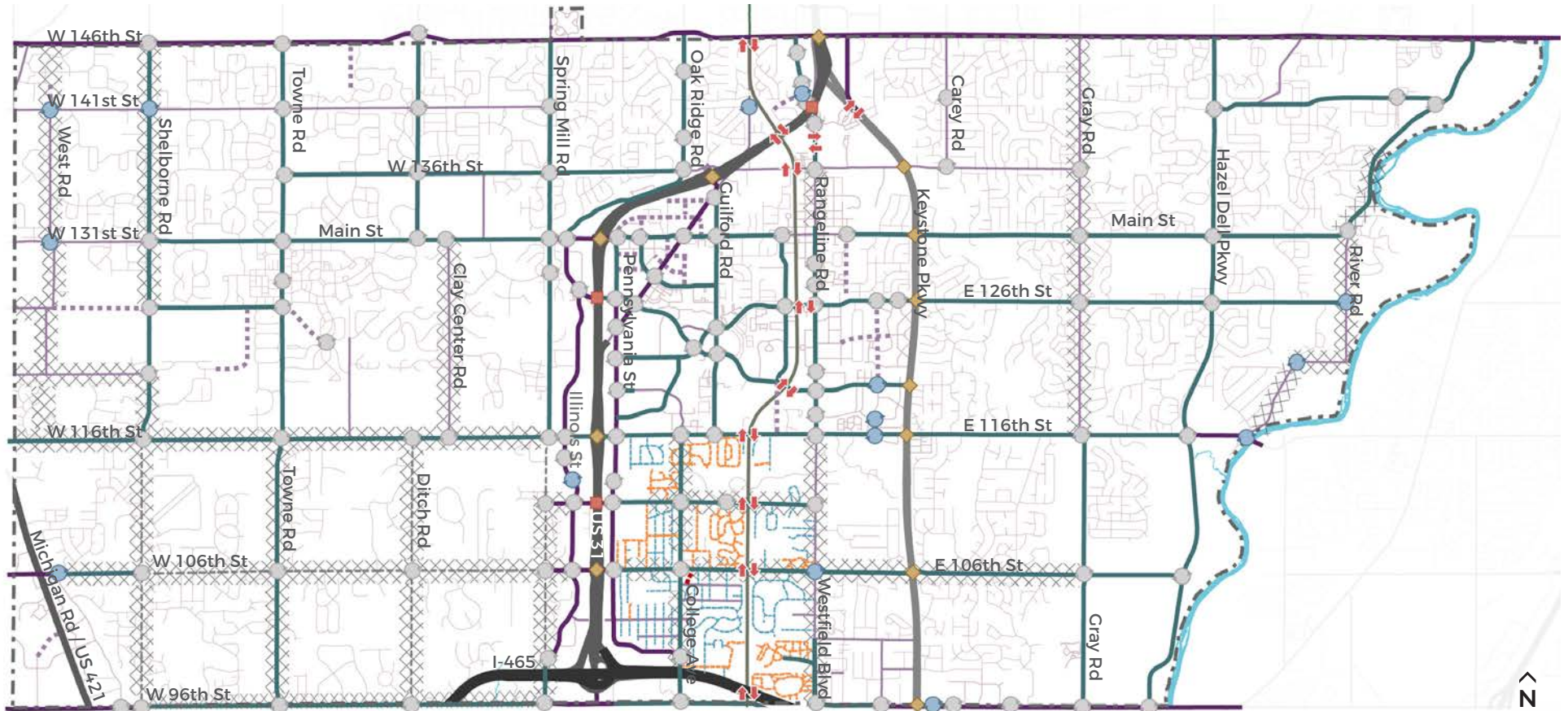


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

Adds Neighborhood Street, Lane, Shared Street to the map (reflecting pgs. 16 and 23).



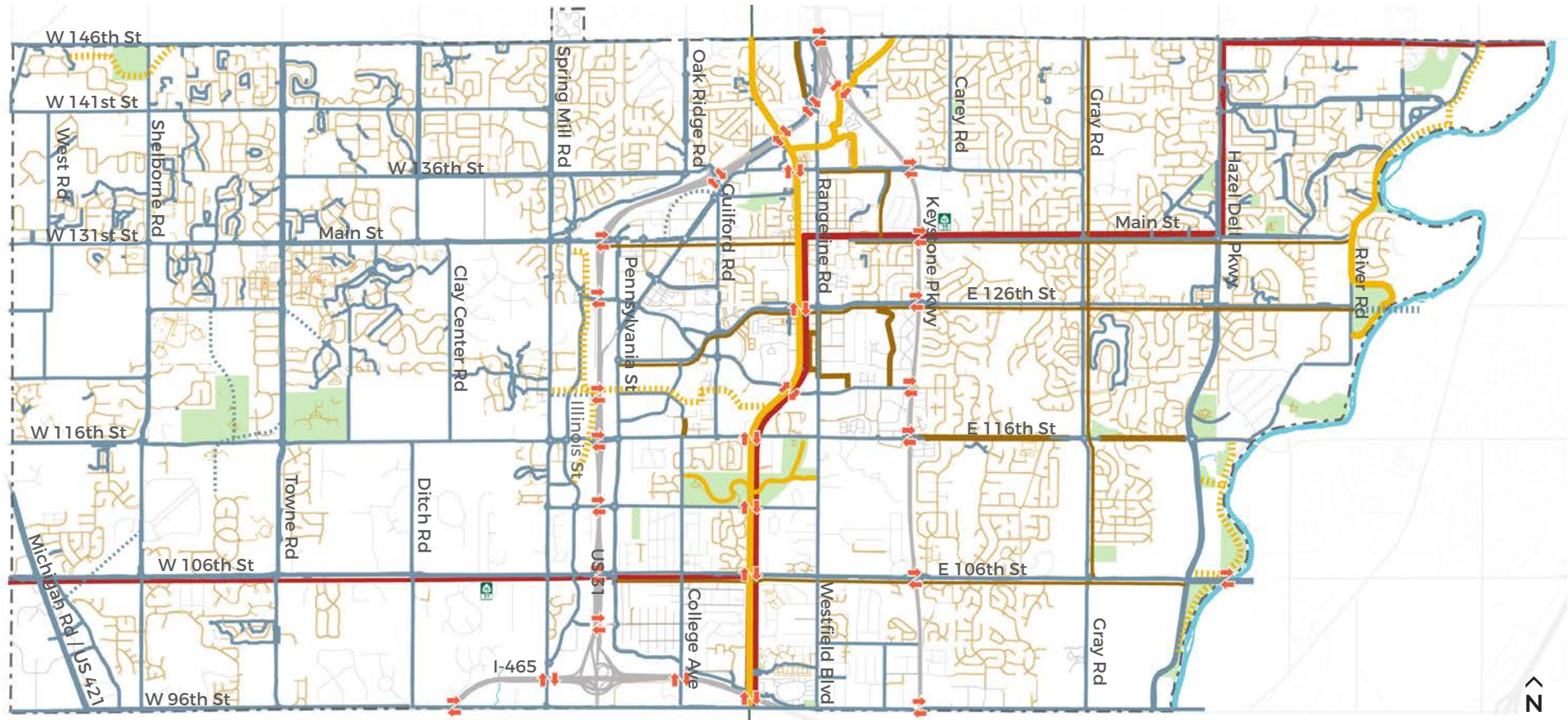
LEGEND

- | | | | |
|--------------------------|---|--------------------------|------------------|
| Interstate | Local Road
(ROW 46-78ft) | Conservation Corridor | Interchange |
| US/State Highway | Collector Street per NOAX agreement
(ROW 80ft) | Roundabout | Overpass |
| Keystone Parkway | Proposed Local Rd. | Proposed Roundabout | Monon Greenway |
| Arterial (ROW 96-120ft) | Proposed Neighborhood Street | Grade-separated Crossing | River |
| Boulevard (ROW 68-100ft) | Proposed Lane | | Municipal Limits |

Mobility and Pedestrian Plan Map

Recommended Update

Adds sidewalks to the map (reflecting pgs. 16 and 23).



LEGEND

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