

MEETING NOTICE

LAND USE AND SPECIAL STUDIES COMMITTEE

TUESDAY, APRIL 28, 2026

AT 6:00 P.M.

CAUCUS ROOM
CITY HALL, SECOND FLOOR

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

- a. **Ordinance D-2815-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder.

Synopsis:

Petition for vacation of the public way between 1118 S. Rangeline Road and 1132 S. Rangeline Road, previously Lot 8 of the Harvey B Stout subdivision filed by Petitioner Carmel Midtown Community Development Corporation.

- b. **Ordinance D-2816-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder.

Synopsis:

Petition for vacation of the public way west of 1132 S. Rangeline Road, lots 9 and 10 of the Harvey B Stout subdivision filed by Petitioner Carmel Midtown Community Development Corporation.

- 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.

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	Teresa Ayers Appointed by City Council Jan -Dec 2026	Ryan Locke Appointed by City Council Jan -Dec 2026	Tony Green Appointed by City Council Jan -Dec 2026
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ORDINANCE D-2815-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
VACATING A PORTION OF THE PUBLIC WAY**

WHEREAS, the Carmel Midtown Community Development Corporation (the “Petitioner”) has filed a Petition for Vacation of a Public Way (the “Petition”), which is attached hereto and incorporated herein, with the City of Carmel, Indiana, pursuant to Indiana Code §36-7-3-12 (the “Vacation Statute”); and

WHEREAS, the Public Way to be vacated is located between 1118 S. Rangeline Road and 1132 S. Rangeline Road, previously Lot 8 of the Harvey B Stout subdivision; and

WHEREAS, the Petitioner has requested that the northern half of the Public Way be vacated and ownership vested in the Carmel Midtown Community Development Corporation, and that the southern half of the Public Way be vacated and ownership vested in the Stewart, Phillip L 2024 Irrev Trust for Judith E Stewart & Grandchildren 1/2 int & Phillip L Stewart 2024 Irrev Trust for Judith E Stewart & Children 1/2 int tc. (the “Stewart Trust”); and

WHEREAS, the Petitioners have satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition; and

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Public Way was held by the Common Council of the City of Carmel, Indiana, on the 20th day of April, 2026, at which time all interested persons were given an opportunity to be heard.

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. The Public Way is hereby vacated and the fee simple title to the vacated Public Way shall vest in the Petitioner and the Stewart Trust, as described in Exhibits A and B and depicted in Exhibit C of the Petition.

Section 3. Vacation of Public Way is subject to all existing easements, encroachments, and other encumbrances of record. Further, notwithstanding the vacation of the Public Way described herein, the City of Carmel, Indiana expressly reserves unto itself, and to all public and private utility companies, including but not limited to electric, gas, water, sewer, telecommunications, and cable television providers, a perpetual easement for the purpose of constructing, reconstructing, inspecting, operating, maintaining, repairing, and replacing utility lines, pipes, cables, and appurtenances within, upon, across, along, and over the Public Way, to the extent such utilities currently exist or may be reasonably necessary for future public utility service.

Section 4. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

Ordinance D-2815-26

Page One of Two

PETITION TO VACATE PUBLIC WAY

Pursuant to Indiana Code § 36-7-3-12, the Carmel Midtown Community Development Corporation (the “Petitioner”), does hereby respectfully petition the Carmel City Council (the “Council”) for the vacation of the of lot 8 of the Harvey B Stout subdivision (the “Public Way”), which is located between 1118 S. Rangeline Road and 1132 S. Rangeline Road and is entirely within the corporate boundaries of the City of Carmel, Indiana.

1. The Public Way to be vacated is more particularly described in Exhibits A and B and depicted in Exhibit B, both of which are incorporated herein by this reference.
2. That the Petitioner is the owner of lots 9 & 10 at 1132 S. Rangeline Road, which abuts the Public Way to the south.
3. That the Stewart, Phillip L 2024 Irrev Trust for Judith E Stewart & Grandchildren 1/2 int & Phillip L Stewart 2024 Irrev Trust for Judith E Stewart & Children 1/2 int tc is the owner of lot 7 at 1118 S. Rangeline Road, which abuts the Public Way to the north.
4. The Petitioner requests that ownership of the southern half of the Public Way be vested in the Petitioner and ownership of the northern half of the Public Way be vested in the Stewart, Phillip L 2024 Irrev Trust for Judith E Stewart & Grandchildren 1/2 int & Phillip L Stewart 2024 Irrev Trust for Judith E Stewart & Children 1/2 int tc.
5. In support of this petition, the Petitioner states the following:
 - a. The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
 - b. The vacation will not leave any adjoining property owners without access to their real estate by means of a public way or street or make such access inconvenient or difficult.
 - c. The vacation will not hinder the public's access to a church, school, or other public building or place.
 - d. The vacation will not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

The following are the names and address of the owners of the land which about the property proposed to be vacated:

Stewart, Phillip L 2024 Irrev Trust for Judith E Stewart & Grandchildren 1/2 int & Phillip L Stewart 2024 Irrev Trust for Judith E Stewart & Children 1/2 int tc
1118 S Rangeline Rd.
Carmel, IN 46032

And

Stewart, Phillip L 2024 Irrev Trust for Judith E Stewart & Grandchildren 1/2 int & Phillip L Stewart 2024 Irrev Trust for Judith E Stewart & Children 1/2 int tc
463 Pepperwood Ct
Marco Island, FL 34145

WHEREFORE, the Petitioner respectfully request the vacation of the above-described Public
Way.

By: _____

Title: Authorized Signer

Date: 3/25/26

STATE OF Indiana)
COUNTY OF Hamilton) SS:

Before me, the undersigned NOTARY PUBLIC, in and for said County and State, personally appeared Henry Mestetsky, who acknowledged executing the foregoing Petition, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he or she executed the same voluntarily.

Witness my hand and Notarial Seal this 25 day of March, 2026.

My Commission No./Expiration: October 1, 2032



My County of Residence: Hamilton

Courtney Livingston
Notary Public Signature

Courtney Livingston
Notary Public Printed

NORTH HALF OF LOT 8 DESCRIPTION

The north half of Lot 8 in the plat of Harvey B. Stout and Wife Tracts as recorded in Plat Book 126, page 524 in the Office of the Recorder of Hamilton County, Indiana situated in the Northeast Quarter of Section 36, Township 18 North, Range 3 East of the Second Principal Meridian in the City of Carmel, Clay Township, Hamilton County Indiana, being more particularly described by Tyler J. Thompson, LS21400006 of Civil & Environmental Consultants, Inc. on August 21, 2025, as follows:

COMMENCING at a Harrison monument marking the Southeast corner of said Quarter Section; thence North 00 degrees 13 minutes 52 seconds West (Indiana State Plane East Zone Grid Bearings) along the East line thereof a distance of 38.85 feet; thence South 89 degrees 20 minutes 41 seconds West a distance of 35.00 feet to the West right-of-way of South Rangeline Road being the POINT OF BEGINNING; thence continuing South 89 degrees 20 minutes 41 seconds West a distance of 321.32 feet to the East right-of-way of Veterans Way; thence North 00 degrees 03 minutes 04 seconds West along said East right-of-way a distance of 42.75 feet to the Northwest corner of said Lot 8; thence North 89 degrees 20 minutes 40 seconds East along the North line of said Lot 8 a distance of 321.18 feet to said West right-of-way of South Rangeline Road; thence South 00 degrees 13 minutes 52 seconds East along said West right-of-way a distance of 42.75 feet to the Point of Beginning, containing 0.315 acres of land, more or less.

Tyler J. Thompson
 Registered Land Surveyor No. LS21400006
 August 21, 2025
 tthompson@cecinc.com
 prepared by Tyler J. Thompson



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tyler J. Thompson

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



Civil & Environmental Consultants, Inc.

530 E. Ohio Street
 Suite G
 Indianapolis, IN 46204
 Ph: 317.655.7777
 www.cecinc.com

STUDIO M
 ARCHITECTURE & PLANNING
 CARMEL PROSCENIUM III
 1036 RANGELINE ROAD, CARMEL INDIANA
 NORTH HALF OF LOT 8
 HARVEY B. STOUT & WIFE TRACTS

DRAWN BY:	CJV/NRB	CHECKED BY:	TJT	APPROVED BY:	TJT	EXHIBIT:
DATE:	AUGUST 21, 2025	DWG SCALE:		PROJECT NO:	346-960	

SOUTH HALF OF LOT 8 DESCRIPTION

The south half of Lot 8 in Harvey B. Stout and Wife Tracts as recorded in Deed Book 126, page 524 in the Office of the Recorder of Hamilton County, Indiana situated in the East Half of Section 36, Township 18 North, Range 3 East of the Second Principal Meridian in the City of Carmel, Clay Township, Hamilton County Indiana, being more particularly described by Tyler J. Thompson, LS21400006 of Civil & Environmental Consultants, Inc. on August 21, 2025, as follows:

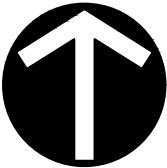
COMMENCING at a Harrison monument marking the Southeast corner of the Northeast Quarter of said Section 36; thence South 89 degrees 20 minutes 42 seconds West (Indiana State Plane East Zone Grid Bearings) along the South line thereof a distance of 35.00 feet to the West right-of-way of South Rangeline Road being the POINT OF BEGINNING; thence South 00 degrees 50 minutes 57 seconds East along said West right-of-way a distance of 3.90 feet to the South line of said Lot 8; thence South 89 degrees 20 minutes 42 seconds West along said South line a distance of 321.45 feet to the East right-of-way of Veterans Way; thence North 00 degrees 39 minutes 57 seconds West along said East right-of-way a distance of 3.90 feet to the South Line of said Northeast Quarter Section; thence North 00 degrees 03 minutes 04 seconds West along said East right-of-way a distance of 38.85 feet; thence North 89 degrees 20 minutes 41 seconds East a distance of 321.32 feet to the West right-of-way of said South Rangeline Road; thence South 00 degrees 13 minutes 52 seconds East along said West right-of-way a distance of 38.85 feet to the Point of Beginning, containing 0.315 acres of land, more or less.

Tyler J. Thompson
 Registered Land Surveyor No. LS21400006
 August 21, 2025
 tthompson@cecinc.com
 prepared by Tyler J. Thompson



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tyler J. Thompson

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		SOUTH HALF OF LOT 8 HARVEY B. STOUT & WIFE TRACTS		APPROVED BY: TJT	EXHIBIT: 2 OF 2
DRAWN BY: CJV/NRB		CHECKED BY: TJT		PROJECT NO: 346-960	
DATE: AUGUST 21, 2025		DWG SCALE:			

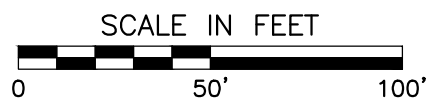
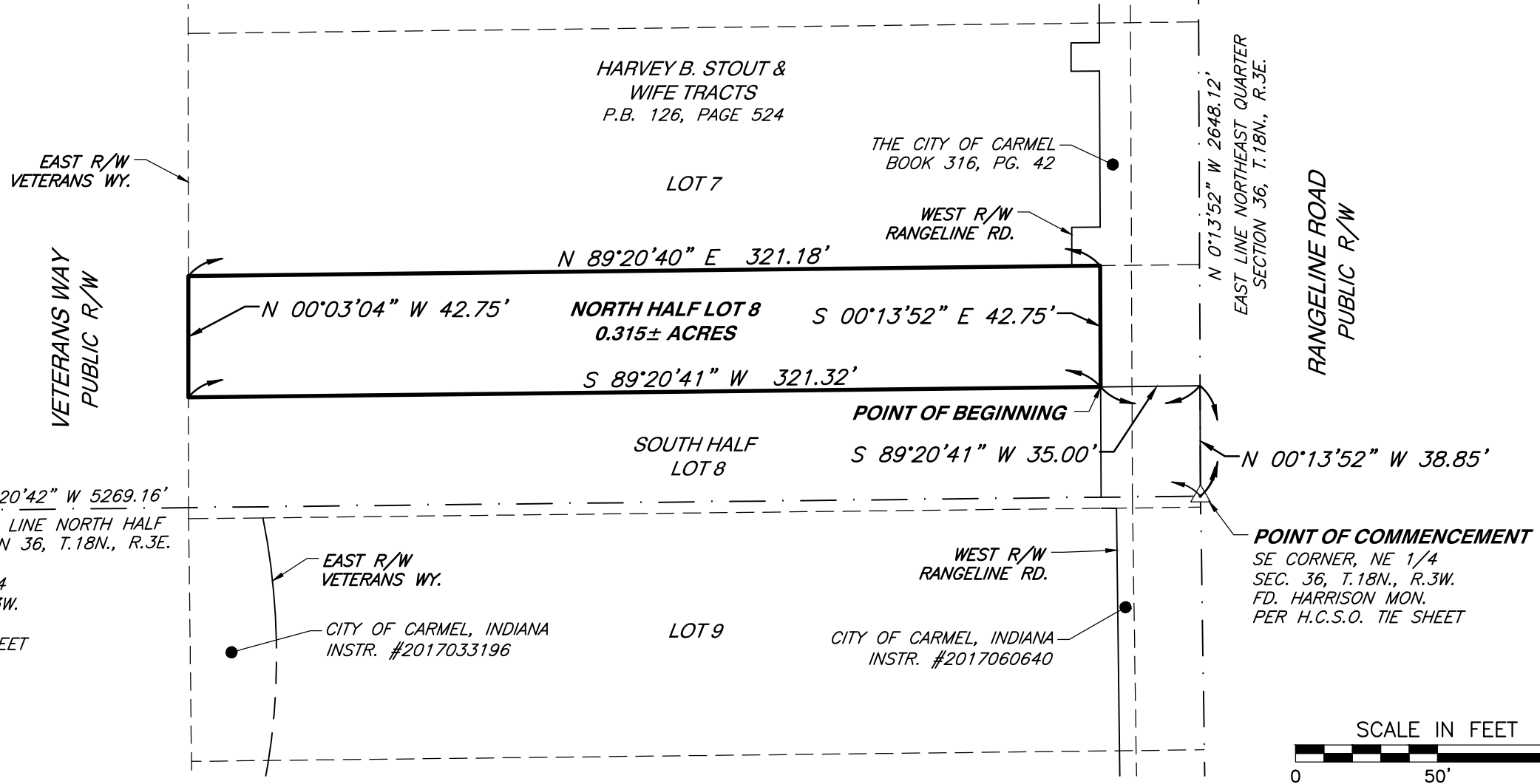


NORTH

INDIANA STATE PLANE
EAST ZONE BEARINGS

7j ZITf 5

NE CORNER, NE 1/4
SEC. 36, T.18N., R.3W.
FD. HARRISON MON.
PER H.C.S.O. TIE SHEET



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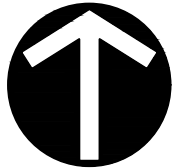


Civil & Environmental Consultants, Inc.

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

STUDIO M
ARCHITECTURE & PLANNING
CARMEL PROSCENIUM III
1036 RANGELINE ROAD, CARMEL INDIANA
NORTH HALF OF LOT 8
HARVEY B. STOUT & WIFE TRACTS

DRAWN BY: CJV/NRB	CHECKED BY: TJT	APPROVED BY: TJT	EXHIBIT: 1 OF 2
DATE: AUGUST 21, 2025	DWG SCALE: 1"=50'	PROJECT NO: 346-960	



NORTH

INDIANA STATE PLANE
EAST ZONE BEARINGS

EAST R/W
VETERANS WY.

VETERANS WAY
PUBLIC R/W

HARVEY B. STOUT &
WIFE TRACTS
P.B. 126, PAGE 524

LOT 7

THE CITY OF CARMEL
BOOK 316, PG. 42

WEST R/W
RANGELINE RD.

NE CORNER, NE 1/4
SEC. 36, T.18N., R.3W.
FD. HARRISON MON.
PER H.C.S.O. TIE SHEET

N 0°13'52" W 2648.12'
EAST LINE NORTHEAST QUARTER
SECTION 36, T.18N., R.3E.

RANGELINE ROAD
PUBLIC R/W

NORTH HALF
LOT 8

N 89°20'41" E 321.32'

SOUTH HALF LOT 8
0.315± ACRES

S 00°13'52" E 38.85'
POINT OF BEGINNING

POINT OF COMMENCEMENT
SE CORNER, NE 1/4
SEC. 36, T.18N., R.3W.
FD. HARRISON MON.
PER H.C.S.O. TIE SHEET

N 00°03'04" W 38.85'

N 00°39'57" W 3.90'

S 89°20'42" W 321.45'

S 00°50'57" E 3.90'

S 89°20'42" W 35.00'

S 89°20'42" W 5269.16'
SOUTH LINE NORTH HALF
SECTION 36, T.18N., R.3E.

SW CORNER, NW 1/4
SEC. 36, T.18N., R.3W.
FD. 5/8" REBAR
PER H.C.S.O. TIE SHEET

EAST R/W
VETERANS WY.

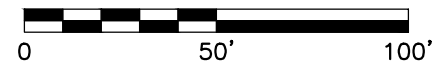
CITY OF CARMEL, INDIANA
INSTR. #2017033196

LOT 9

CITY OF CARMEL, INDIANA
INSTR. #2017060640

WEST R/W
RANGELINE RD.

SCALE IN FEET



ENGINEERING, SURVEYING AND
LANDSCAPE ARCHITECTURE IN THE STATE
OF NORTH CAROLINA WILL BE PROVIDED
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ARCHITECTS OF NC, PLLC. SERVICES IN
PUERTO RICO WILL BE PROVIDED BY CEC
ENGINEERS & CONSULTANTS, LLC.
LANDSCAPE ARCHITECTURE SERVICES IN
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STUDIO M
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CARMEL PROSCENIUM III
1036 RANGELINE ROAD, CARMEL INDIANA
SOUTH HALF OF LOT 8
HARVEY B. STOUT & WIFE TRACTS

DRAWN BY:	CJV/NRB	CHECKED BY:	TJT	APPROVED BY:	TJT	EXHIBIT:	1 OF 2
DATE:	AUGUST 21, 2025	DWG SCALE:	1"=50'	PROJECT NO:	346-960		

ORDINANCE D-2816-26

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
VACATING A PORTION OF THE PUBLIC WAY**

WHEREAS, the Carmel Midtown Community Development Corporation (the “Petitioner”) has filed a Petition for Vacation of a Public Way (the “Petition”), which is attached hereto and incorporated herein, with the City of Carmel, Indiana, pursuant to Indiana Code § 36-7-3-12 (the “Vacation Statute”); and

WHEREAS, the Public Way to be vacated is located to the west of 1132 S. Rangeline Rd., lots 9 and 10 of the Harvey B Stout Subdivision in the City of Carmel, Indiana (the “Public Way”); and

WHEREAS, the Petitioner has requested that the Public Way be vacated and ownership vested in the Carmel Midtown Community Development Corporation; and

WHEREAS, the Public Way is not necessary for any public purpose, it is currently unused and its future development is not reasonably feasible given its current size and shape; and

WHEREAS, the Petitioners have satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition; and

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Public Way was held by the Common Council of the City of Carmel, Indiana, on the 20th day of April, 2026, at which time all interested persons were given an opportunity to be heard.

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. The Public Way is hereby vacated and the fee simple title to the vacated Public Way shall vest in the Petitioner, as depicted and described in Exhibit A of the Petition.

Section 3. Vacation of Public Way is subject to all existing easements, encroachments, and other encumbrances of record. Further, notwithstanding the vacation of the Public Way described herein, the City of Carmel, Indiana expressly reserves unto itself, and to all public and private utility companies, including but not limited to electric, gas, water, sewer, telecommunications, and cable television providers, a perpetual easement for the purpose of constructing, reconstructing, inspecting, operating, maintaining, repairing, and replacing utility lines, pipes, cables, and appurtenances within, upon, across, along, and over the Public Way, to the extent such utilities currently exist or may be reasonably necessary for future public utility service.

Section 4. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

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Section 5. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

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

Matt Snyder, President

Ryan Locke, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Anita Joshi

Adam Aasen

Anthony Green

Rich Taylor

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

PETITION TO VACATE PUBLIC WAY

Pursuant to Indiana Code 36-7-3-12, the Carmel Midtown Community Development Corporation (the "Petitioner"), does hereby respectfully petition the Carmel City Council (the "Council") for the vacation of the of the Public Way located to the west of lots 9 and 10 of the Harvey B Stout subdivision, which is entirely within the corporate boundaries of the City of Carmel, Indiana.

1. The Public Way to be vacated is more particularly described and depicted in Exhibit A, which is incorporated herein by this reference.
2. The Petitioner is the owner of 1132 S. Rangeline Road, lots 9 & 10 of the Harvey B Stout subdivision, which abuts the Public Way to the east.
3. In support of this petition, the Petitioner states the following:
 - a. The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
 - b. The vacation will not leave any adjoining property owners without access to their real estate by means of a public way or street or make such access inconvenient or difficult.
 - c. The vacation will not hinder the public's access to a church, school, or other public building or place.
 - d. The vacation will not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.
 - e. There are no abutting landowners that need to be notified of the vacation.

WHEREFORE, the Petitioner respectfully request the vacation of the above-described Public Way.

By: 
Title: Authorized Signer
Date: 3/25/25

STATE OF Indiana)
COUNTY OF Hamilton) SS:

Before me, the undersigned NOTARY PUBLIC, in and for said County and State, personally appeared Henny Mestetsky, who acknowledged executing the foregoing Petition, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he or she executed the same voluntarily.

Witness my hand and Notarial Seal this 25 day of March, 2026.

My Commission No./Expiration: October 1, 2032



My County of Residence: Hamilton

Courtney Livingston
Notary Public Signature

Courtney Livingston
Notary Public Printed

EXHIBIT A
PAGE 1 OF 2

A LAND BOUNDARY DESCRIPTION OF
A PART OF LOTS 9 AND 10
OF HARVEY B. STOUT & WIFE TRACTS (SUBDIVISION)
LOCATED IN
CARMEL, INDIANA
NOVEMBER 30, 2016

A part of Lots Nine (9) and Ten (10) in Harvey B. Stout and Wife, First Addition in Clay Township, Hamilton County, Indiana, as shown on the plat recorded November 20, 1939 in Deed Record 126, Page 524, in the Office of the Recorder of Hamilton County, Indiana, and also being the parcel of land described in the deed to 1132 South Rangeline LLC, recorded as Instrument number 2013075757 in said Recorder's office, more particularly described as follows: Commencing at the southeast corner of said Lot Ten (10); thence South 89 degrees 17 minutes 04 seconds West along the south line of said Lot Ten (10) 338.37 feet to the POINT OF BEGINNING of this description; thence continuing South 89 degrees 17 minutes 04 seconds West along said south line 18.63 feet to the southwest corner of said Lot Ten (10); thence North 00 degrees 40 minutes 09 seconds West along the west line of said Lots Nine (9) and Ten (10) 171.00 feet to the northwest corner of said Lot Nine (9); thence North 89 degrees 17 minutes 04 seconds East along the north line of said Lot Nine (9) 26.13 feet; thence Southerly 122.30 feet along a non-tangent arc to the right and having a radius of 244.50 feet and subtended by a long chord having a bearing of South 02 degrees 52 minutes 56 seconds West and a length of 121.03 feet; thence South 00 degrees 40 minutes 09 seconds East 50.21 feet to the POINT OF BEGINNING and containing 0.10 acres, more or less. Bearings are based on an OPUS Solution for Indiana State Plane East Coordinate System.

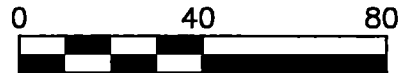
EXHIBIT A
PAGE 1 OF 2

G:\DE\Clients\City of Carmel\076690 CRC Asset Redevelopment Tasks Phase \Veterans Way Extension\ENG\Legal-Survey\76690tract.dwg, Plotted By: daulton, Plotted: Nov 30, 2016 - 3:12pm

EXHIBIT A

PAGE 2 OF 2

A PART OF LOTS 9 AND 10
OF HARVEY B. STOUT & WIFE TRACTS (SUBDIVISION)
LOCATED IN
CARMEL, INDIANA



GRAPHIC SCALE IN FEET

MONUMENT W/ BRASS
CAP FOUND AT THE
NE CORNER OF SE 1/4
OF SECTION 36-18-3
PER HCSO CORNER
RECORD NO. 18033606

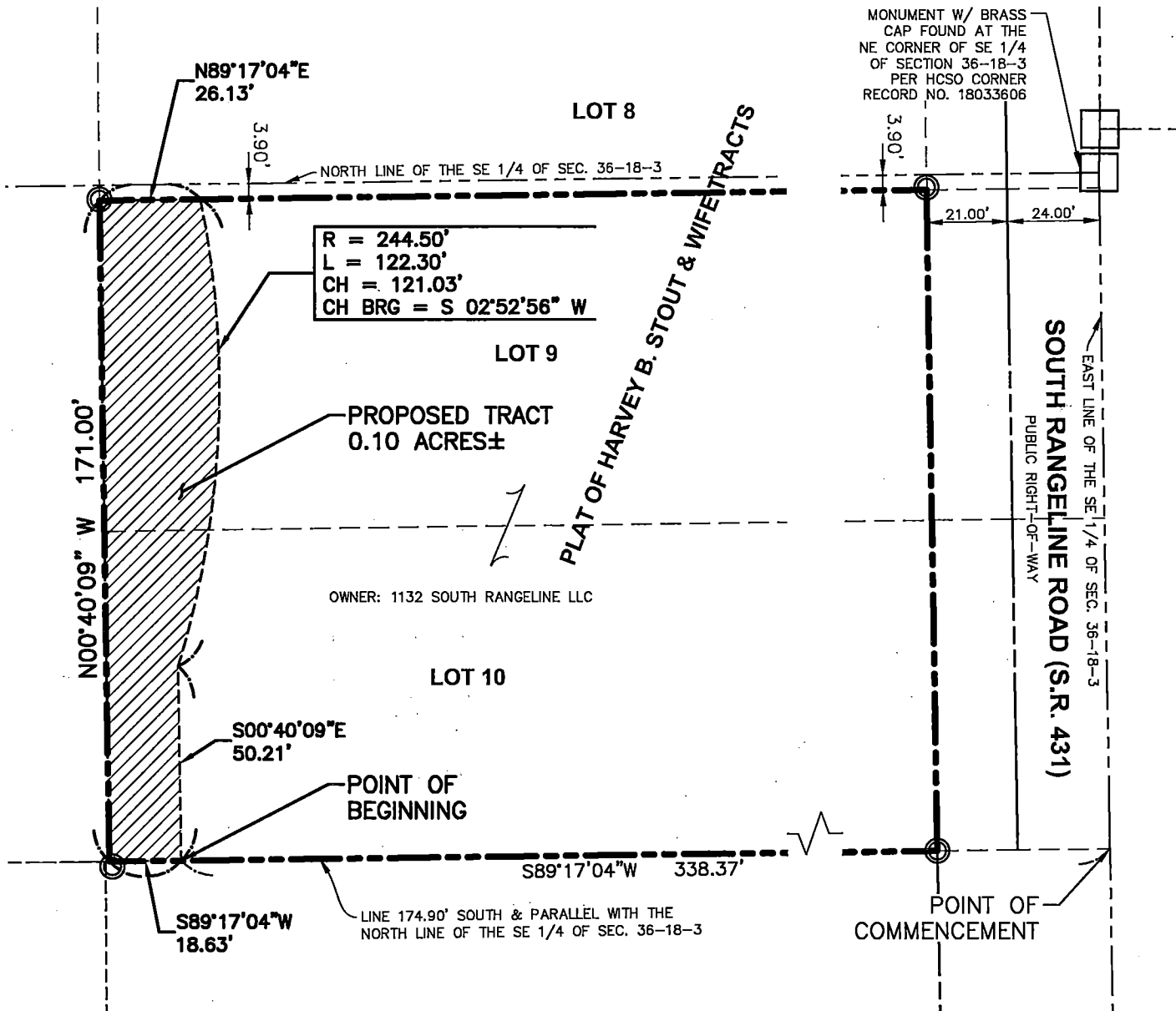


EXHIBIT A

PAGE 2 OF 2



7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805

CONTRACT No.
76690
DRAWING FILE:
SEE PLOT STAMP

DATE 11/30/16
DR. PJD
CKD. DNA

NO.	DATE	REVISIONS

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

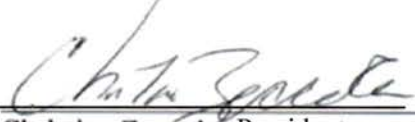
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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.

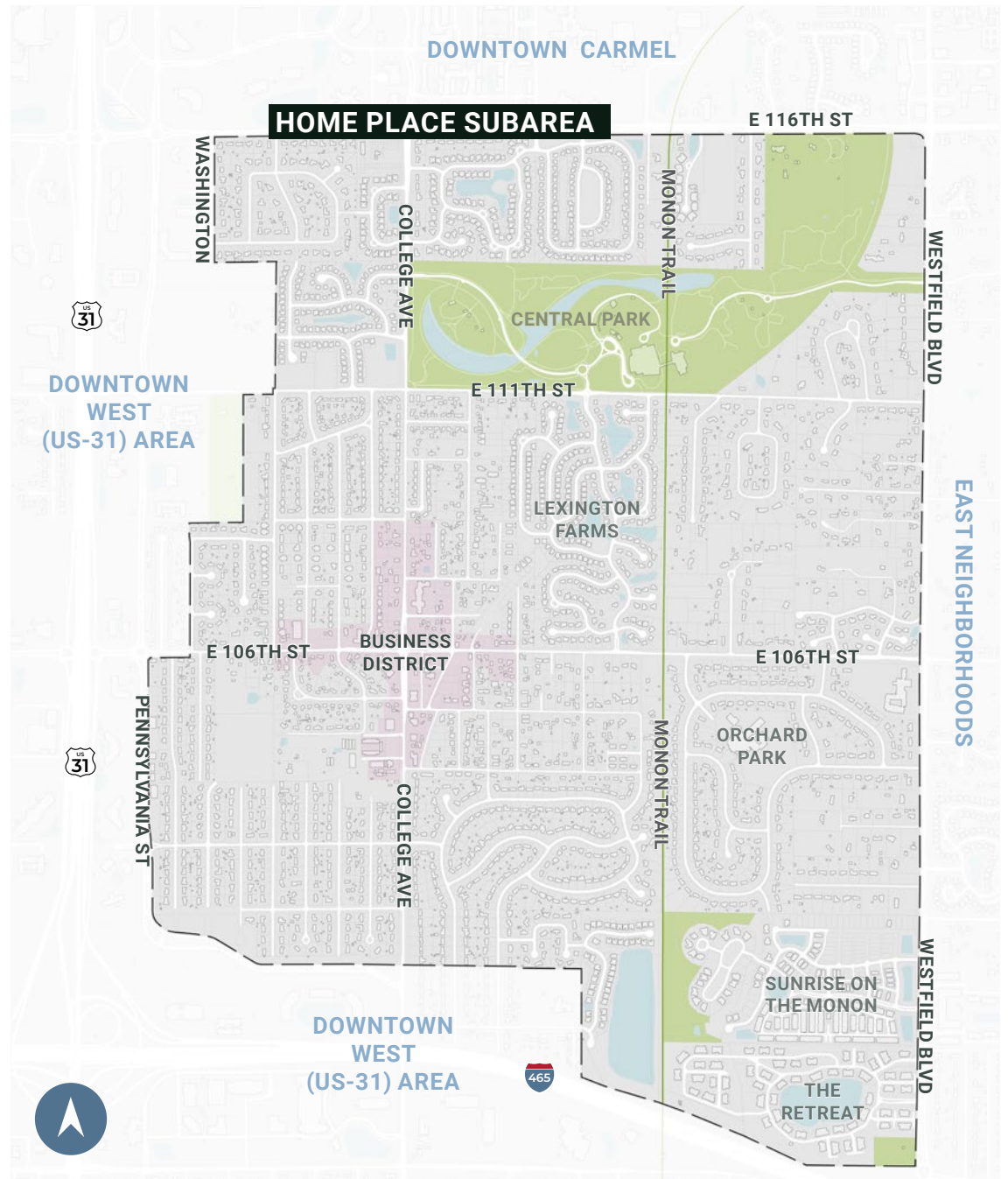
“This Is Home” is accessible online at [ThisIsHomePlace.com](https://www.ThisIsHomePlace.com). It establishes a broadly supported vision, provides a place identity for the 106th & College commercial area, launches a new Indiana Main Street organization to guide how the identity is experienced, and coordinates 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.

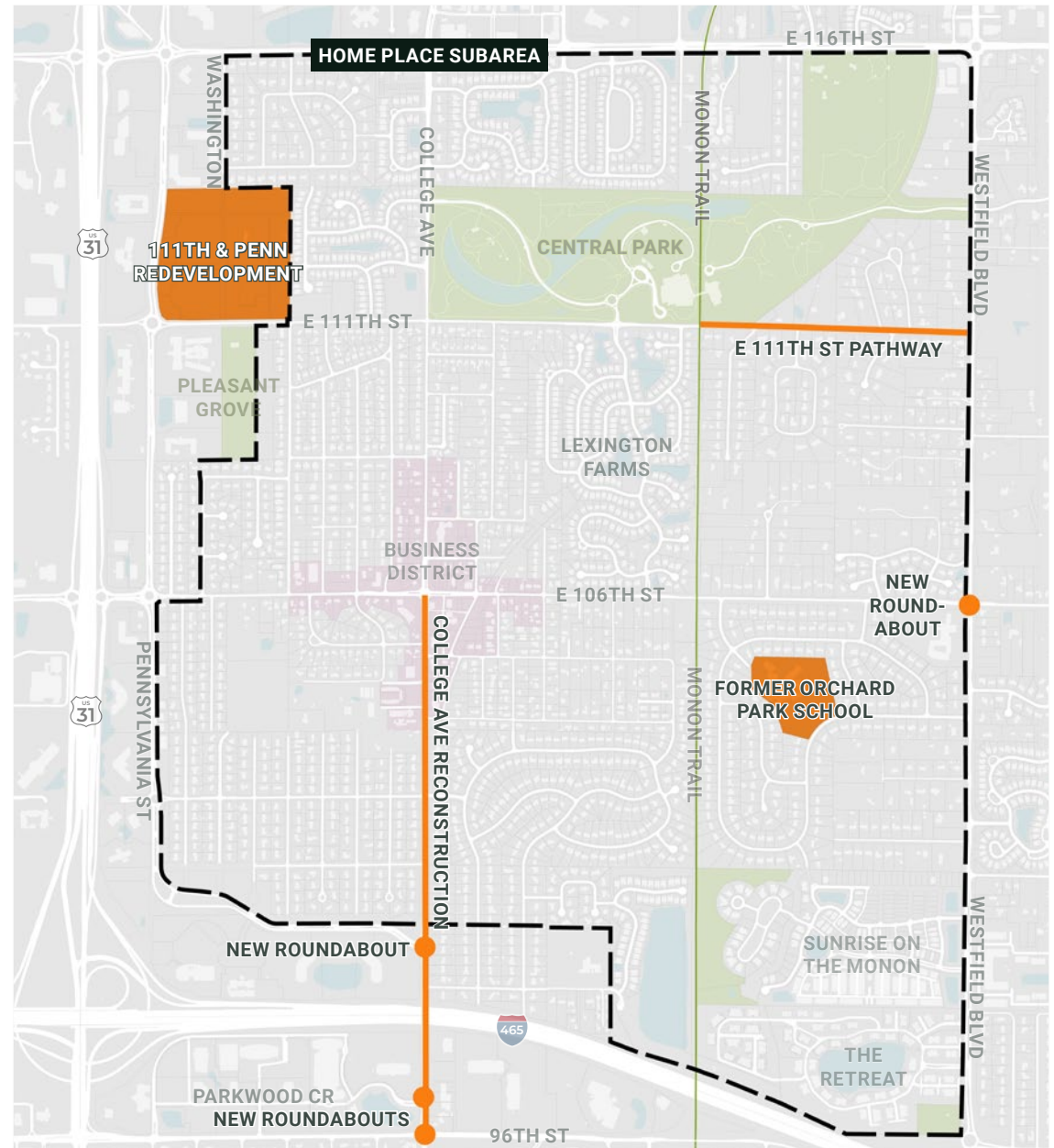
Projects In The Works

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

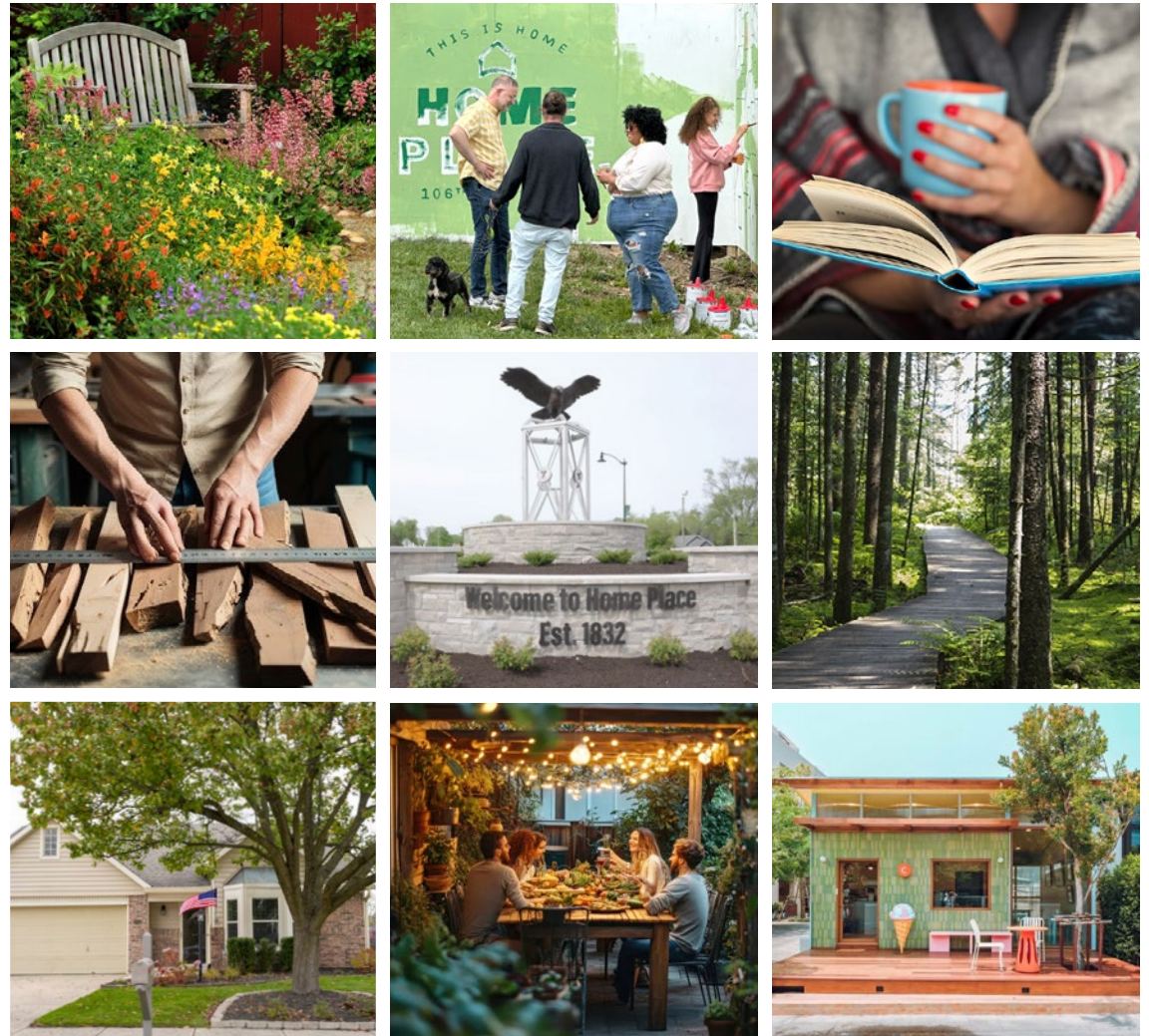
Growth Strategy

- » **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.

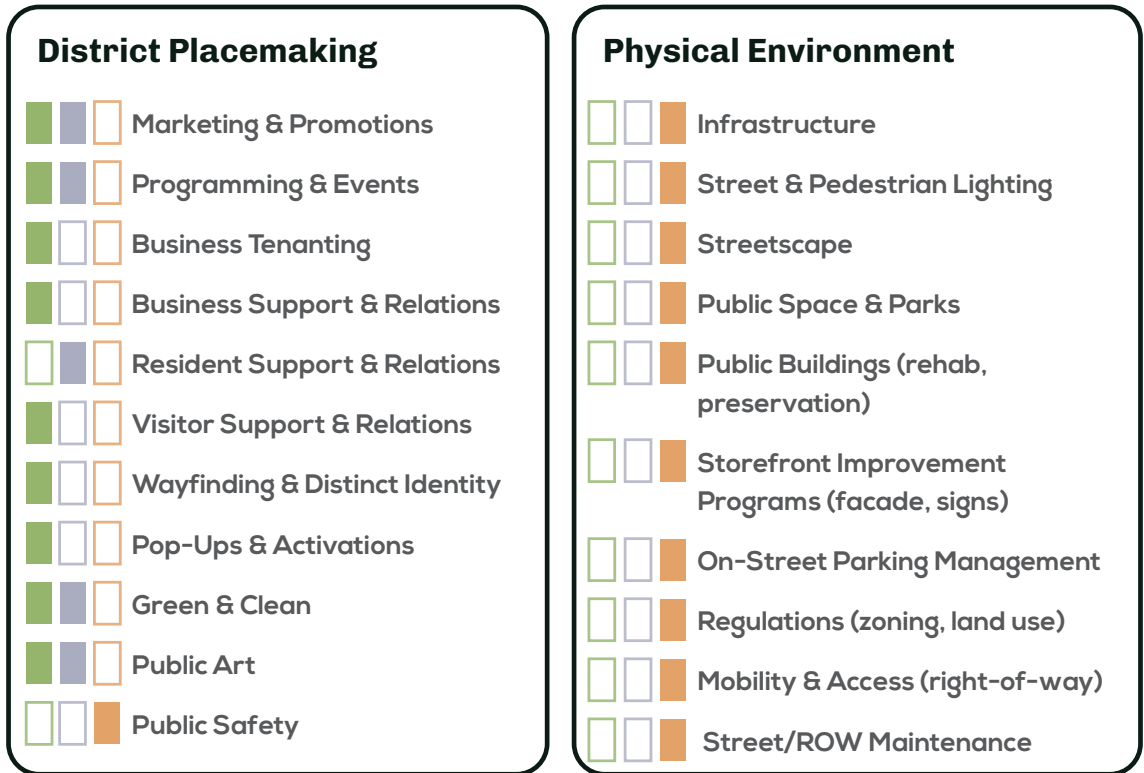
The Physical Environment includes the area’s design, development, rehabilitation and maintenance of the buildings, streets, and storefronts we know as part of day-to-day life.

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.

106th & College, Inc.

GHPNA

Partner with City



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.

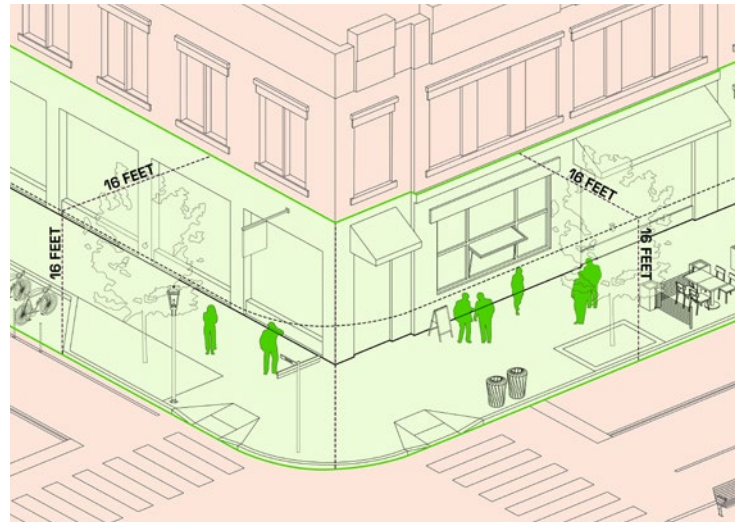


Diagram of the First 16 Feet and Examples Images

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.

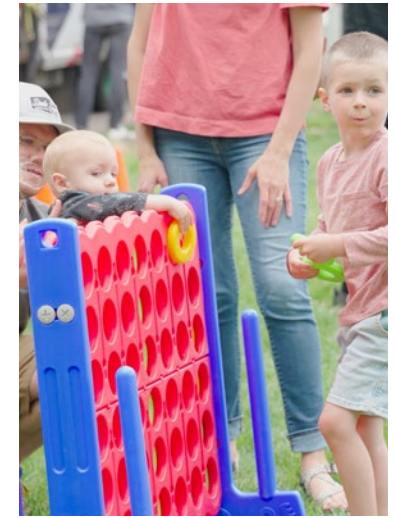
Invest in Long-Term Vitality

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.

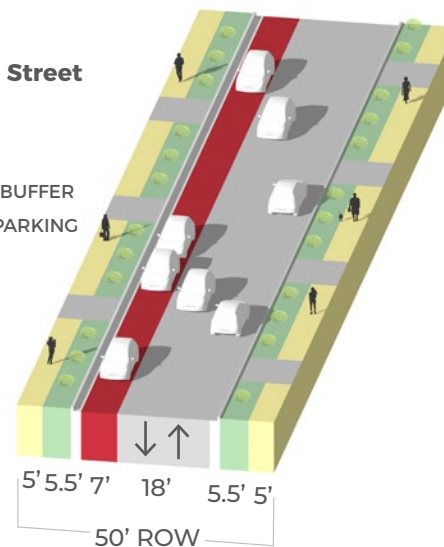
Example Pre-Approved Building Plans



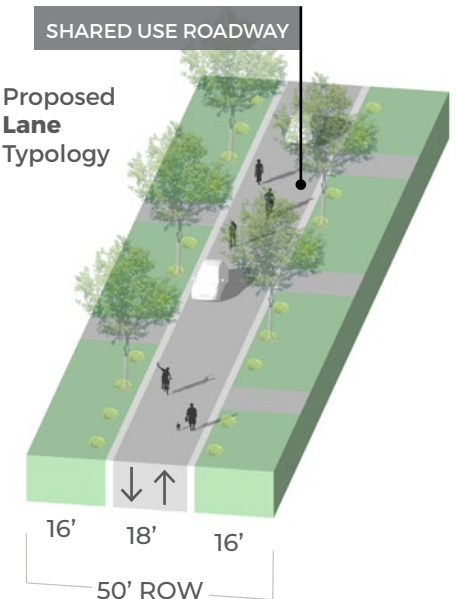
(Source: HousingOH.org)

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.

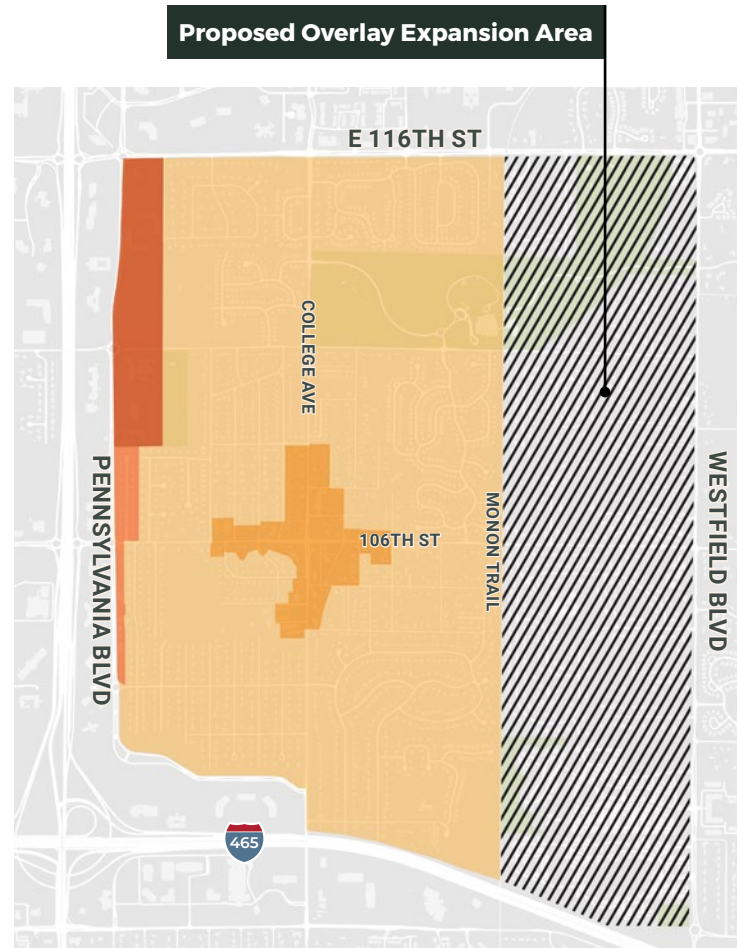
Policy Guidance (continued)

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

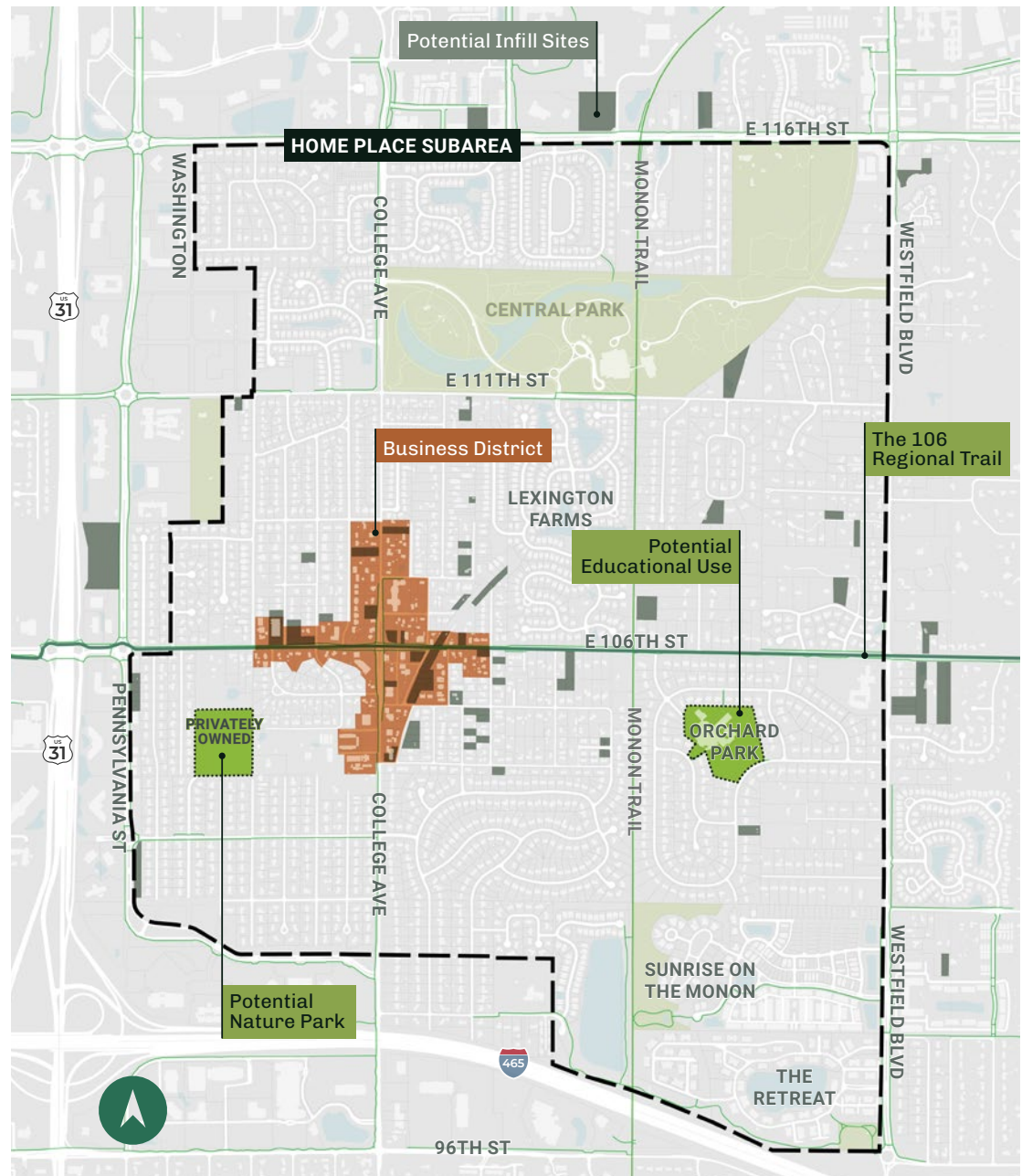
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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.

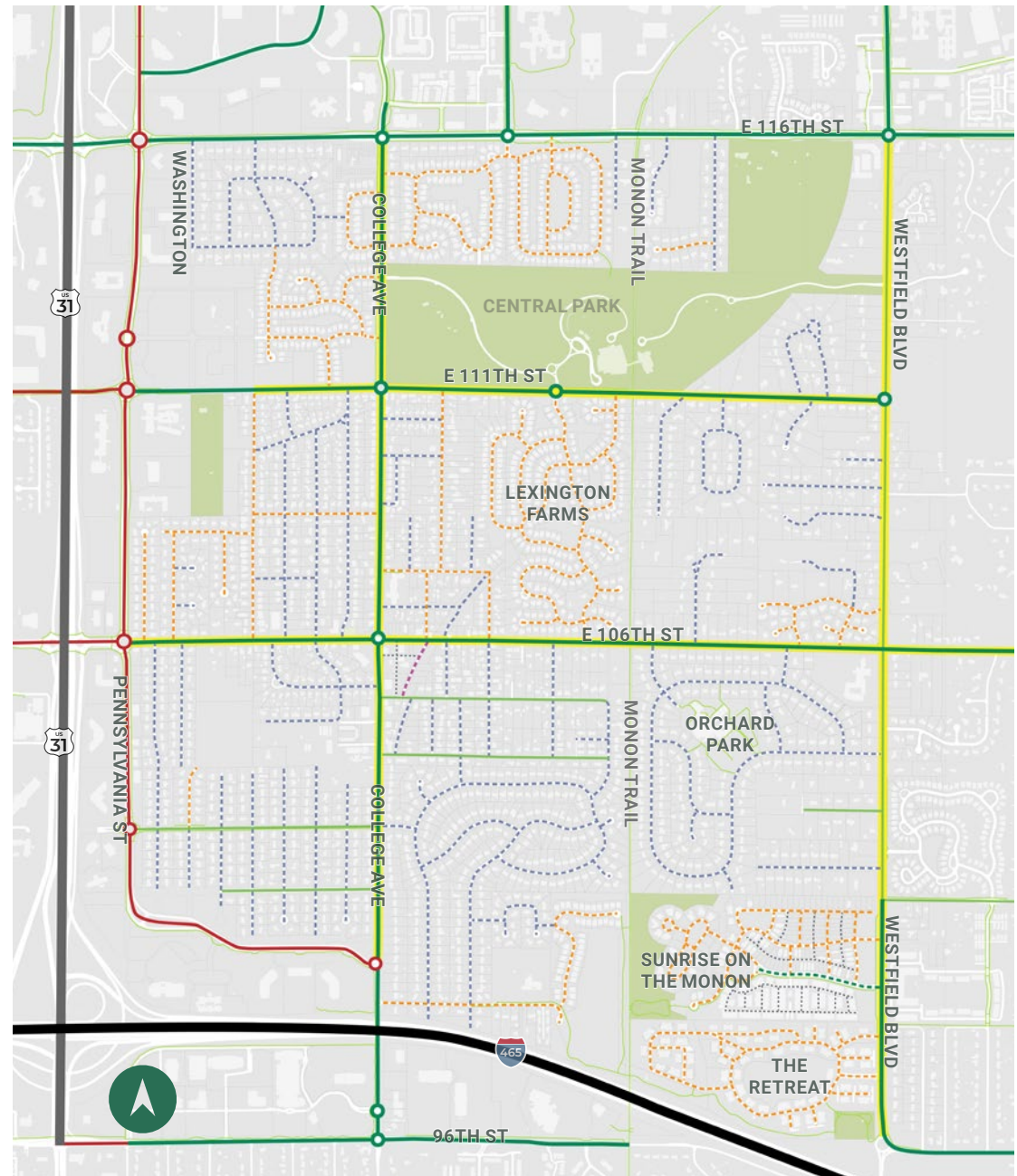


Home Place Proposed Street Typologies Map

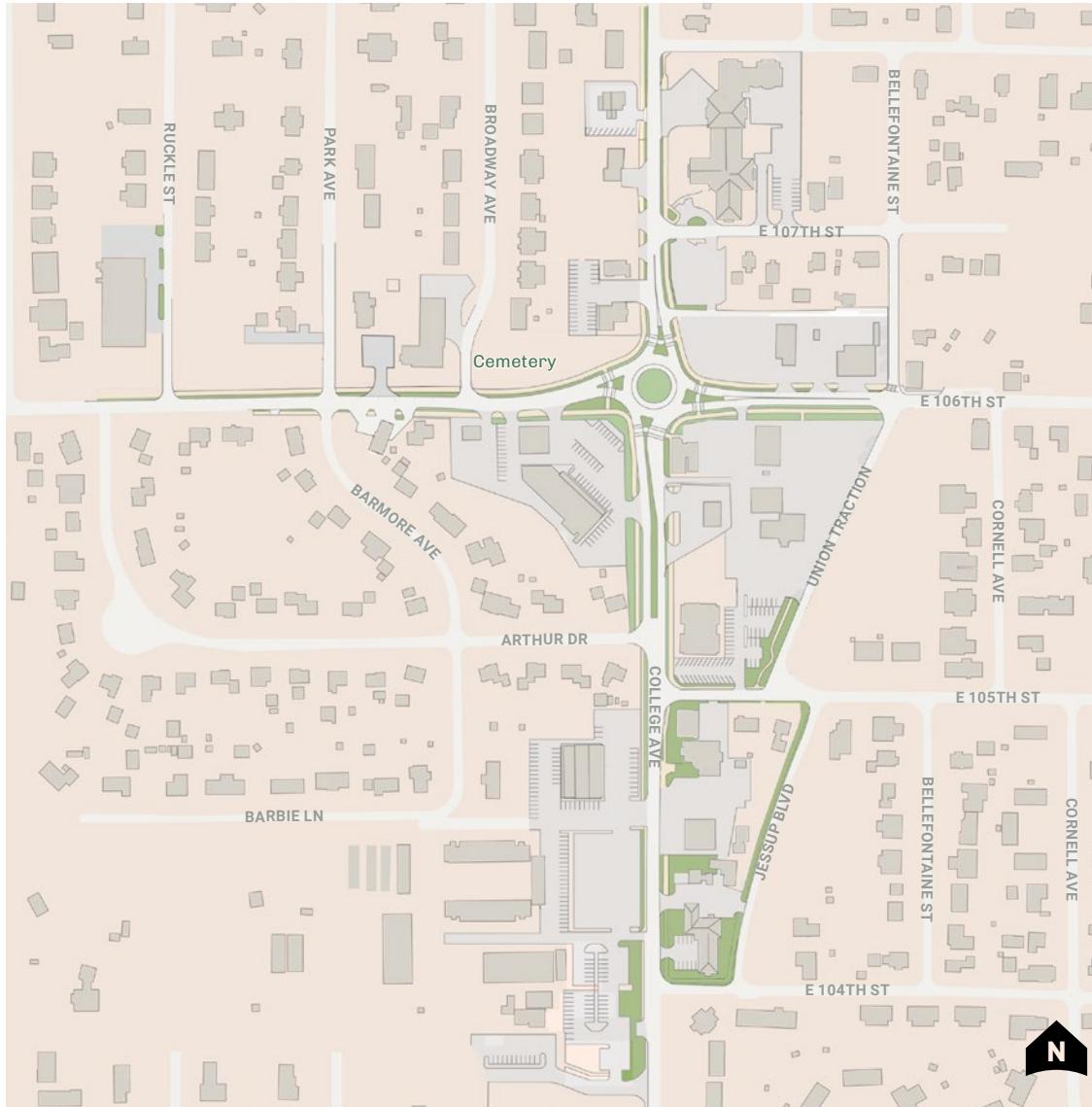
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network 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
- Planters/Seat Walls
- Patio/Open Space (Shared or Private)
- Retail/Facade Improvement
- Infill Development

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

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)**

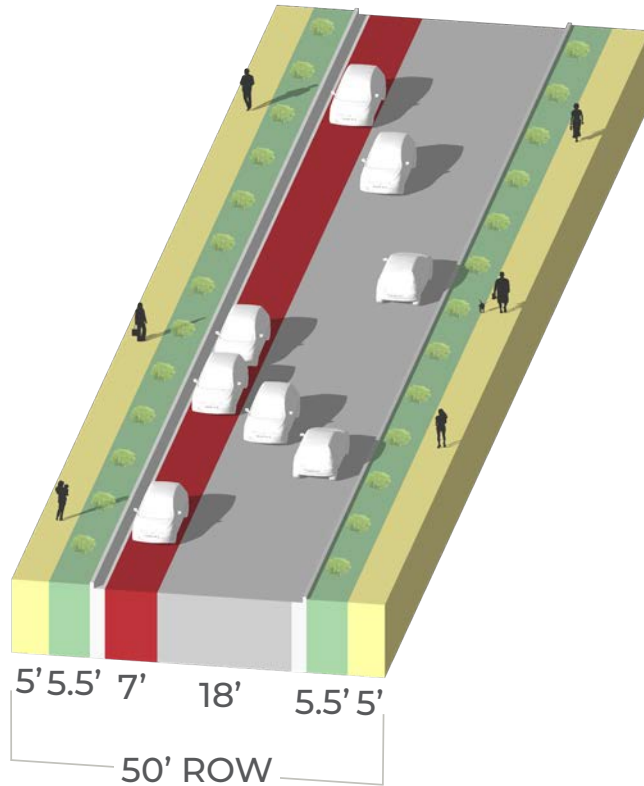
CARMEL
HOME PLACE by **YARD & CO.**

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

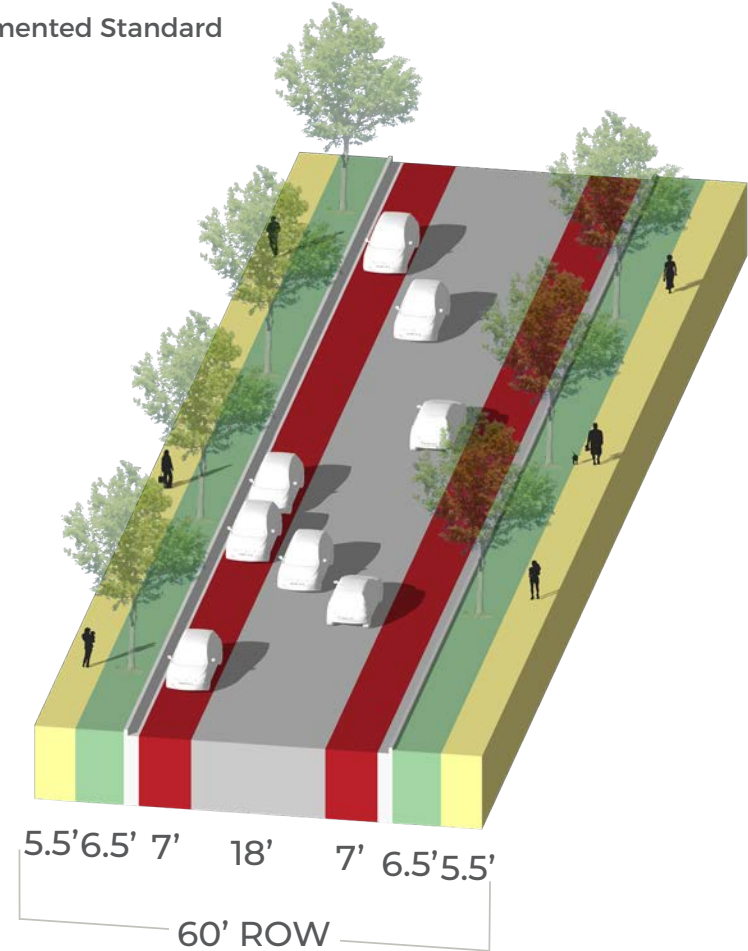
Adds Neighborhood Street and Lane to the list of Street Typologies (reflecting pg. 16).

Neighborhood Street

Minimum Standard

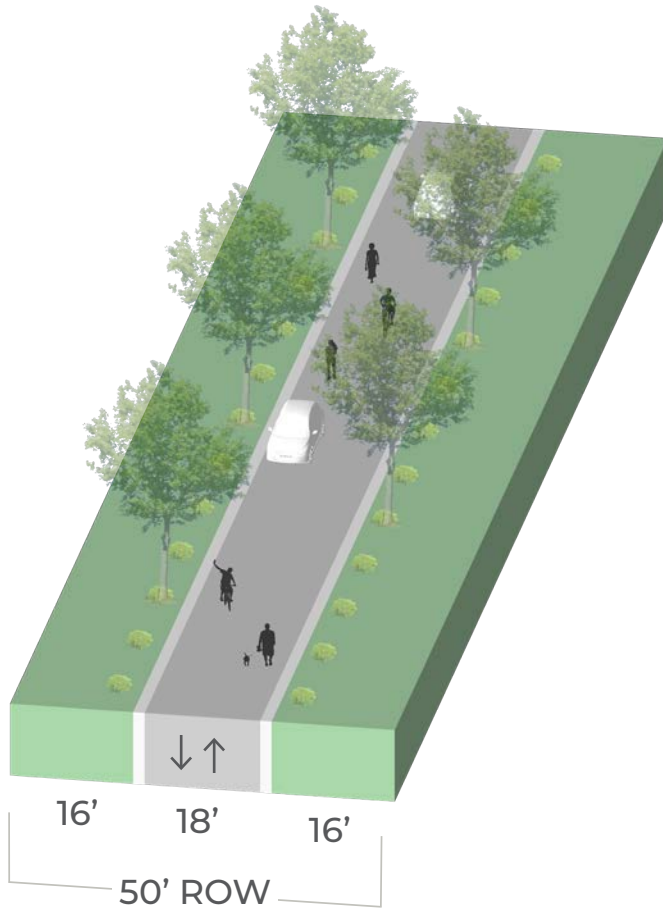


Example of Augmented Standard



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

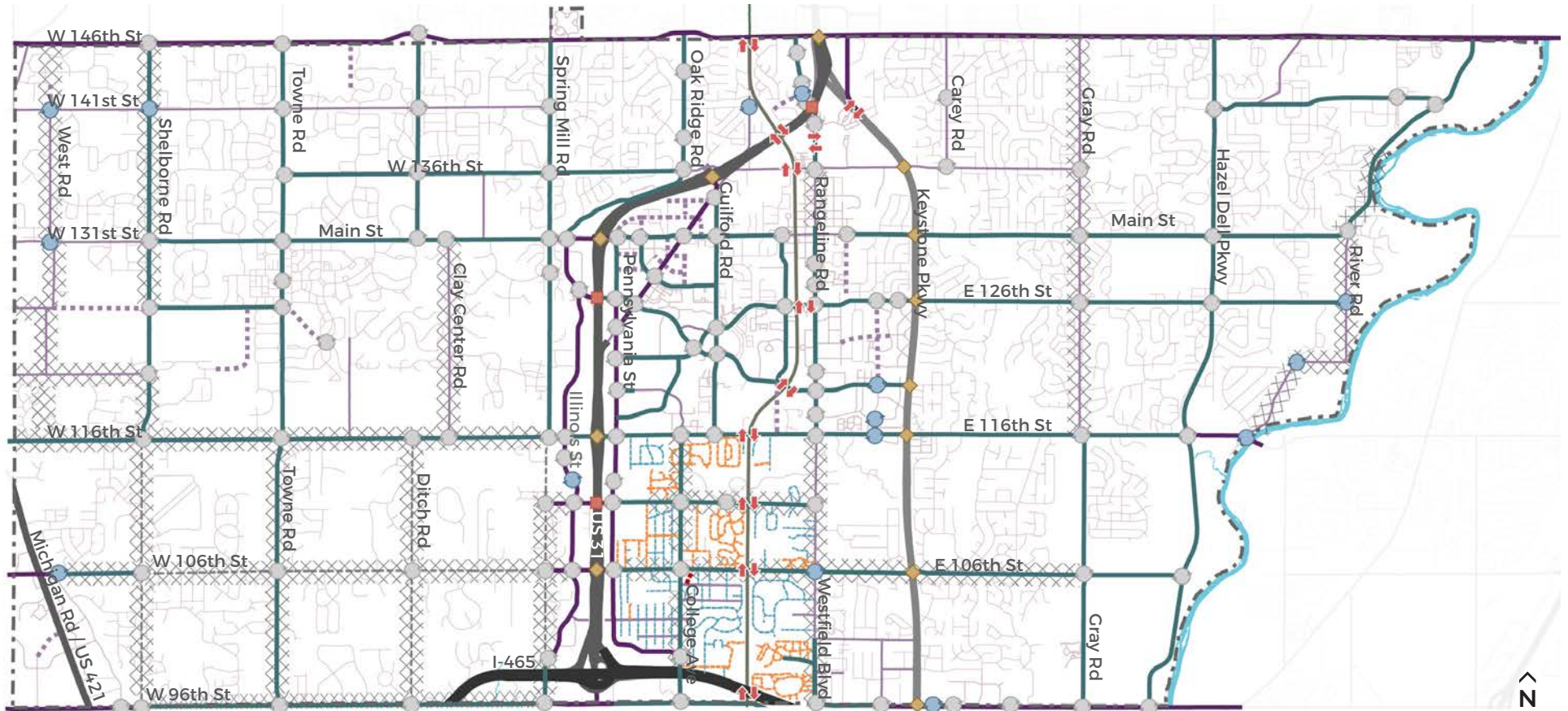


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

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



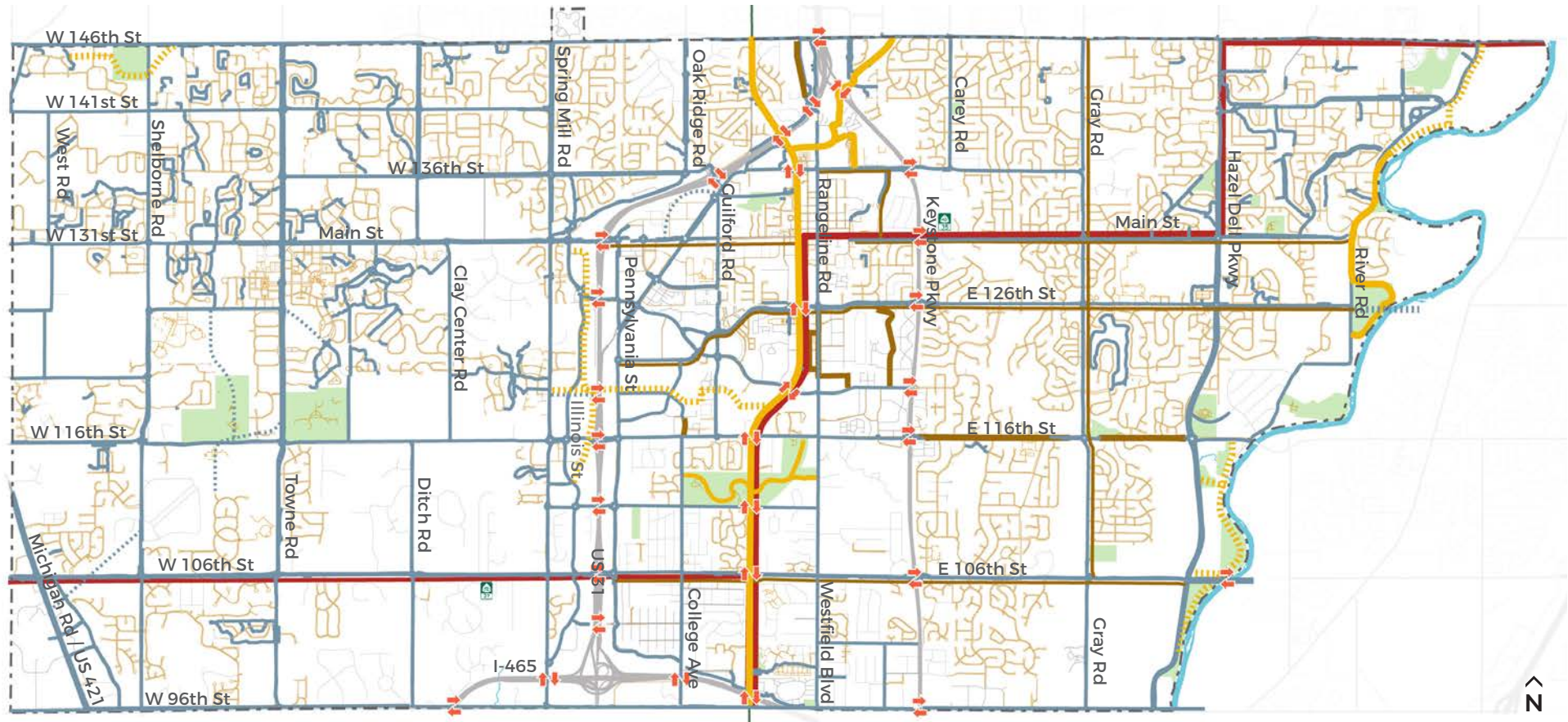
LEGEND

- | | | | |
|--------------------------|---|--------------------------|------------------|
| 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