



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, OCTOBER 15, 2024 AGENDA

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE, CARMEL, IN 46032

TIME: 6:00 PM
(DOORS OPEN AT 5:30 PM)

HOW TO VIEW ELECTRONICALLY:

- AT&T Cable Ch. 99
- Digital Ch. 64.45
- Metronet Ch. 33
- Spectrum Cable Ch. 340
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

AGENDA:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Plan Commission Committee**
 - a. Docket No. PZ-2024-00028 PUD: Towne 146 PUD Rezone. **Discussed and Continued to Nov. 7**
 - b. Docket No. PZ-2024-00099 DP/ADLS: Spring Mill Shops. **Discussed and Continued to Nov. 7**
 - c. Docket No. PZ-2024-00122 CA: Meridian Trails Commitment Amendment. **Sent to PC with Fav. Rec.**
 - d. Docket No. PZ-2024-00123 & 130 V: Meridian Trails Variances. **Sent to PC with Fav. Rec.**
- H. Public Hearings
 - 1. **Docket No. PZ-2024-00140 OA: Gramercy PUD Ordinance Amendment.**

The applicant seeks approval to modify the existing PUD language to allow an urban residential development consisting of townhomes, multi-family, and neighborhood-oriented, mixed-use buildings. The 33-acre site is generally located at the southeast corner of City Center Drive and Kinzer Ave. (830 Golfview Drive) and is currently zoned PUD (Z-493-06 Gramercy). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Buckingham Properties, LLC.
 - 2. **Docket No. PZ-2024-00164 SW: Fields Market Garden Parking in Floodplain Waiver – UDO 7.13.D: No Parking in Flood Hazard Area, Gravel Parking Lot with 14 spaces requested.**
 - 3. **Docket No. PZ-2024-00169 ZW: Fields Market Garden Gravel Parking Waiver – UDO 5.28.E.1: All Parking Lots Shall be Paved with Hot Mix Asphalt or Concrete, Gravel requested.**

The applicant seeks a design standard waiver and a development standard waiver related to the parking lot for the Fields Market Garden at the North End development. The site is located at 270 W Smoky Row and is zoned UR/Urban Residential. Filed by Rebecca McGuckin with Old Town Companies on behalf of the Owner, Fields Market Garden, LLC.
- I. Old Business
 - 1. **Docket No. PZ-2024-00122 CA: Meridian Trails Commitment Amendment.**
 - 2. **Docket No. PZ-2024-00123 V: Meridian Trails Height Variance, 45' allowed, 47' and 63' requested.**
 - 3. **Docket No. PZ-2024-00130 V: Meridian Trails Parking Variance, 340 spaces required, 232 requested.**

The applicant seeks approval for commitment amendments and two variances to allow a new 55+ age restricted housing development. The site is located at 201 W. 106th St. and is zoned B-1/Business. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Steve Pittman and Justus Companies.
- J. New Business
- K. Adjournment