



City of Carmel

Carmel Plan Commission COMMITTEE

Thursday, November 7, 2024 Meeting Agenda

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

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

The Committee of the Whole will meet to review the following items:

1. **Docket No. PZ-2024-00028 PUD: Towne 146 PUD Rezone.**

The applicant seeks PUD rezone approval to allow a new neighborhood consisting of single-family homes and townhomes. The site is located at 2275 W 146th Street and is zoned S-1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Lennar Homes of Indiana, LLC.

2. **~~TABLED TO DEC. 3: Docket No. PZ-2024-00099 DP/ADLS: Spring Mill Shops.~~**

~~The applicant seeks Development Plan and ADLS approval for three new multi-tenant commercial buildings totaling 14,870 square feet. The site is located at the NW corner of 116th Street and Spring Mill Road, within Jackson's Grant Village. The buildings have specific addresses of 11675, 11745, and 11785 Village Corner Court. It is zoned PUD, under Jackson's Grant Village (Z-653-20). Filed by Sean McKinnies of Republic Development.~~

3. **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.

4. **~~TABLED TO DEC. 3: Docket No. PZ-2024-00156 ADLS Amend: 401 Penn Exterior Building Modifications.~~**

~~The applicant seeks design approval for exterior modifications including architectural material changes, addition of an entry pergola, and updates to lighting and signage. The site is located at 401 Pennsylvania Pky. It is zoned MC /Meridian Corridor and is not located within an overlay zone. Filed by Cade Brummer of NSPJ Architects.~~