



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, NOVEMBER 19, 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. **Favorable Recommendation to PC**
 - b. Docket No. PZ-2024-00099 DP/ADLS: Spring Mill Shops. **Tabled to December 3, 2024**
 - c. Docket No. PZ-2024-00140 OA: Gramercy PUD Ordinance Amendment. **Favorable Rec. to PC**
- H. Public Hearings
 - 1. **TABLED TO DECEMBER 17: Docket No. PZ-2024-00173 PUD: Clay Cottages PUD Rezone.**
~~The applicant seeks PUD rezone approval to allow a new neighborhood with a mix of housing options ranging from estate lots to single-family detached homes to attached paired homes. The site is located at 12411 Towne Rd. and is zoned S-1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Taylor Morrison of Indiana, LLC.~~
- I. Old Business
 - 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. **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.
- J. New Business
- K. Adjournment