



City of Carmel

PLAN COMMISSION **HEARING OFFICER** MEETING AGENDA C1/CITY CENTER & C2/MIXED USE DISTRICT HEARING FRIDAY, NOVEMBER 22, 2024

Time: 10:30 A.M.

Hearing Officer: Mr. Michael Hollibaugh, DOCS Director

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Note: This in-person meeting will be recorded and minutes taken by the Plan Commission Meeting Coordinator; the recordings will be available via Laserfiche online.

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>
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Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- D. Public Hearings

1. **TABLED TO DECEMBER 19 - Docket No. PZ-2024-00191 DP/ADLS: Ardalan Plaza.**
~~The applicant seeks site plan and design approval for a mixed-use development with retail and residential components. The 1-acre site is located at 311 W. Main St. (not in any subdivision) and is zoned C2/Mixed Use. Filed by Jim Shinaver of Nelson & Frankenberger, LLC~~
2. **Docket No. PZ-2024-00196 DP/ADLS: Civic Square Condominiums.**
The applicant seeks site plan and design approval for a 4-story tall 24-unit condominium building that will wrap the Civic Square Parking Garage. The 0.49-acre site is located at 50 Red Truck Rd. (not in any subdivision) and is zoned C1/City Center. Filed by Shawn Jones of CEC, Inc.

- E. Old Business
- F. New Business
- G. Adjournment

Dated: Tuesday, November 12, 2024

By: Bric Butler, PC/BZA Meeting Coordinator, bbutler@carmel.in.gov, 317-571-2417

File: PC HO 11-22-24.docx



City of Carmel

Board of Zoning Appeals **Hearing Officer**

Meeting Agenda

C1/City Center & C2/Mixed Use District Hearing

Friday, November 22, 2024

(Revised)

Time: **10:30 A.M.**

Hearing Officer: **Mr. Brad Grabow**

Location: **Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032**

Note: This in-person meeting will be recorded and minutes taken by the BZA Meeting Coordinator; recordings will be available via Laserfiche online.

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Agenda:

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TABLED TO DECEMBER 19 - (V) Ardalan Plaza.

The applicant seeks approval for the following development standards variances for a mixed-use development:

1. ~~Docket No. PZ-2024-00192 V UDO Section 2.36 Maximum 80% lot cover allowed; 90% requested.~~
2. ~~Docket No. PZ-2024-00193 V UDO Section 2.36 Maximum 35 ft building height allowed when adjacent to single family residences; 65 ft requested.~~
3. ~~Docket No. PZ-2024-00194V UDO Section 1.07 Transportation Plan compliance is required; Requesting Thoroughfare Plan Map, Mobility & Pedestrian Plan Map, Street Topographies, and Streetscape Facilities modifications.~~
4. ~~Docket No. PZ-2024-00195 V UDO Section 5.21 (C) Minimum bufferyard width shall be equal to the building height of the nearest building to each side or rear lot line, not to exceed 35'; 5' width requested. Also, minimum planting standard shall be Bufferyard C; Requesting the planting standard be per the submitted landscape plans.~~

The 1-acre site is located at 311 W. Main St. (not in any subdivision) and is zoned C2/Mixed Use. Filed by Jim Shinaver of Nelson & Frankenberger, LLC

(V) Civic Square Condominiums.

The applicant seeks approval for the following development standards variance for a condominium building:

5. **Docket No. PZ-2024-00197 V UDO Section 2.34 Max. 80% lot cover allowed; 88% requested.**
6. **NOW WITHDRAWN - Docket No. PZ-2024-00201 V UDO Section 5.21.B Shade Trees in right of way required; No shade trees in Monon Green Blvd. ROW requested.**
7. **Docket No. PZ-2024-00202 V UDO Section 1.07 Transportation Plan Compliance, Reduction of street typologies and streetscape facilities for Veterans Way requested.**

The 0.49-acre site is located at 50 Red Truck Rd. (not in any subdivision) and is zoned C1/City Center. Filed by Shawn Jones of CEC, Inc.

- E. Old Business
- F. New Business
- G. Adjournment

Dated: Tuesday, November 12, 2024

File: 11.22.24 hearing officer mtg_revised.docx

By: Bric Butler, PC/BZA Meeting Coordinator

317-571-2417, bbutler@carmel.in.gov