



City of Carmel

PLAN COMMISSION HEARING OFFICER MEETING AGENDA C1/CITY CENTER & C2/MIXED USE DISTRICT HEARING THURSDAY, DECEMBER 19, 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>
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

Agenda:

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

1. **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

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

Dated: Monday, December 9, 2024
By: Bric Butler, PC/BZA Meeting Coordinator,
bbutler@carmel.in.gov, 317-571-2417
File: PC HO 12-19-24.docx



City of Carmel

Board of Zoning Appeals **Hearing Officer**

Meeting Agenda

C1/City Center & C2/Mixed Use District Hearing

Thursday, December 19, 2024

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

Hearing Officer: **Ms. Leah York**

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

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(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

- E. Old Business
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- G. Adjournment

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