



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, FEBRUARY 18, 2025 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**
 - ~~1. Members of Executive Committee~~
 - ~~i. Election of At Large Member / Election of Committee Co-Chair (Subdivision)~~
 2. **Docket No. PZ-2024-00028 PUD: Towne 146 PUD Rezone**, PUD Ordinance Amendment Update. (City Council Ordinance Z-694-24, *As Amended*.)
- G. **Reports, Announcements & Department Concerns**
 1. Recognition of Outgoing Members
- H. Public Hearings
 - ~~1. **TABLED TO MARCH 18th** Docket No. PZ-2024-00222 PUD: US 421-WCD PUD Rezone.~~

~~The applicant seeks PUD rezone approval to allow a new 360-unit apartment community with commercial and retail uses along Michigan Road. The site is located at 9998 N. Michigan Road and is zoned I-1/Industrial within the US 421 Corridor Overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Edward Rose Properties, Inc.~~
 2. **Docket No. PZ-2024-00237 PP: Swinley Forest Primary Plat**
 3. **Docket No. PZ-2024-00238 V: UDO Sec. 2.08: 35 ft. Min Front Yard Setback required, 25 ft. requested**
 4. **Docket No. PZ-2024-00239 SW: Swinley Forest Street Frontage Waiver - UDO Sec. 7.17.A: Lots shall have direct access to a public street, Access from a private drive requested**

The applicant seeks primary plat approval, a design standards waiver, and a development standard variance for a new subdivision consisting of 4 lots on 7.2 acres that front and have access via a private drive. The site is located at 1225 E. 116th Street. It is zoned R-1/Residential and is not located within an overlay zone. Filed by Adam Mears of Gradison Land Development, Inc.
 5. **Docket No. PZ-2024-00241 ADLS: Gramercy – Multi-family (Section C).**
 6. **Docket No. PZ-2024-00242 DP: Gramercy.**

The applicant seeks ADLS approval for the Multi-family (Section C – 13.49 acres) buildings within the overall development. The applicant also seeks Development Plan approval for the overall (19.33 acres) urban residential project with townhomes, multi-family, and mixed-use buildings. The site is and is located at the southeast corner of City Center Drive and Kinzer Avenue. It is now zoned PUD/Planned Unit Development – Gramercy (Z-493-06). Filed by Patrick Sowinski of Kimley-Horn on behalf of Erik Dirks of Buckingham Properties, LLC.
- I. Old Business
- J. New Business
- K. Adjournment