



City of Carmel

Carmel Plan Commission

COMMITTEE

Tuesday, March 4, 2025 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-2024-00237 PP: Swinley Forest Primary Plat**
2. **Docket No. PZ-2024-00238 V: UDO Sec. 2.08: 35 ft. Min Front Yard Setback required, 25 ft. requested**
3. **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.

4. **Docket No. PZ-2024-00241 ADLS: Gramercy – Multi-family (Section C).**
5. **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.