



City of Carmel

Carmel Plan Commission

COMMITTEE

Tuesday, April 1, 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-2024-00241 ADLS: Gramercy – Multi-family (Section C).

2. 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.

3. Docket No. PZ-2025-00028 ADLS Amend: Jacquie's Catering.

The applicant seeks design approval for exterior building modifications, a new addition, and redesign of the parking lot. The site is located at 4306 W. 96th St. It is zoned B-2/Business and I-1/Industrial and is also located within the US 421 Michigan Road Overlay District. Filed by Trampas Martin of Adavis, LLC.

4. 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.

5. Docket No. PZ-2025-00012 PP Amend: North End Primary Plat Amendment.

6. Docket No. PZ-2025-00014 ADLS: North End Phase 2 Multi-family.

7. Docket No. PZ-2025-00015 ADLS: Viva Bene at North End Phase 2.

8. Docket No. PZ-2025-00030 V: UDO Sec. 2.18: Maximum Front Yard Setback, more than 50 ft. requested.

9. Docket No. PZ-2025-00031 V: UDO Sec. 2.18: 6 ft. Min. Side yard setback for parking, 0 ft. requested.

10. Docket No. PZ-2025-00032 V: UDO Sec. 3.50.D: 20 ft. Parking Setback behind front line of building, in front of building requested.

11. Docket No. PZ-2025-00033 V: UDO Sec. 3.54.A.2.a: 15,000 sq. ft. max building footprint, 57,000 sq. ft. requested.

12. Docket No. PZ-2025-00034 V: UDO Sec. 5.05.C.2: Ground floor design to change every 50 ft., longer façade designs requested.

13. Docket No. PZ-2025-00035 V: UDO Sec. 5.05.D.3: 2 principal buildings covering 70% of the lot width required, 1 building requested.

14. Docket No. PZ-2025-00036 V: UDO Sec. 5.05.E: Buildings greater than 3 stories shall be stepped back, no step back requested.

15. Docket No. PZ-2025-00037 V: UDO Sec. 5.31.C.1: 1.5 parking spaces/dwelling required, 1.25 spaces/dwelling requested.

The applicant seeks site plan and design approval for phase 2 at North End that includes an apartment building with 170 units for individuals over the age of 55 and 7 townhome type buildings containing 72 apartment units. The site is located at approximately 300 W Smoky Row, and it is zoned UR/Urban Residential within the Monon Greenway Overlay. Filed by Charlie Mattox with Crossroad Engineers and Dan Moriarty with Studio M, on behalf of Old Town Companies and Avenue Development.