



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, MAY 20, 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. **PC Resolution PC-5-20-25-a:** CRC Res. No. 2025-02: amends the existing Declaratory Resolution and Development Plan to terminate the allocation provision of the Original Allocation Area, then designate three new areas to be known as “Gramercy East, Phase 1 Allocation Area;” “Gramercy East, Phase 2 Allocation Area;” and “Gramercy East, Phase 3 Allocation Area” pursuant to Section 39 of IC 36-7-14, and lastly adopts a supplement to the Economic Development Plan.
 - 2. **PC Resolution PC-5-20-25-b:** CRC Res. No. 2025-03: amends the existing Declaratory Resolution and Development Plan to create a separate allocation area within the existing Gramercy Economic Development Area to be known as “Gramercy East, Phase 4 Allocation Area” pursuant to Section 39 of IC 36-7-14.
 - 3. **PC Resolution PC-5-20-25-c:** CRC Res. No. 2025-04: amends the existing Declaratory Resolution and Development Plan to consolidate two areas into one economic development area, and designate three new economic development areas within that to be known as “Gramercy East, Phase 5 Allocation Area;” “Gramercy East, Phase 6 Allocation Area;” and “Gramercy East, Phase 7 Allocation Area” pursuant to Section 39 of IC 36-7-14.
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at 5/6/25 Committee Mtg.:**
 - a. Docket No. PZ-2025-00222 PUD: US 421-WCD PUD. **Returned to full PC with favorable recommendation.**
 - b. Docket No. PZ-2025-00012 PP Amend, et al: North End Phase 2. **Returned to full PC with favorable recommendation**
 - c. Docket No. PZ-2025-00011 ADLS Amend: The Lifestyle Group Exterior Remodel **Approved**
- H. Public Hearings
 - 1. **Docket No. PZ-2025-00054 PP: Baker Village Subdivision Primary Plat**

The applicant seeks primary plat approval for a 47-lot subdivision with open space/common areas. The site is located at the southeast corner of 146th St. and Towne Rd. and is zoned Towne 146 PUD (Z-694-24). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Lennar Homes of Indiana, LLC.

(SW) North End Phase 2 Waivers

The applicant seeks the following Design Standards Waivers for phase 2 at North End to develop an apartment building with 170 units for individuals age 55+ and 7 townhome type buildings containing 72 apartment units.

2. **Docket No. PZ-2025-00082 SW: UDO Sec. 7.13.D: No Parking in Flood Hazard Area, Parking in floodplain requested**
3. **Docket No. PZ-2025-00083 SW: UDO Sec. 7.25.E.2: Dead end streets and hammerheads not permitted, Hammerhead turnaround requested**
4. **Docket No. PZ-2025-00084 SW: UDO Sec. 7.10.F.3: 25' wide easement along stream and floodway required, reduced easement width requested**

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, on behalf of Old Town Companies and Avenue Development.

I. Old Business

1. **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-2025-00012 PP Amend: North End Primary Plat Amendment**
3. **Docket No. PZ-2025-00014 ADLS: North End Phase 2 Multi-family**
4. **Docket No. PZ-2025-00015 ADLS: Viva Bene at North End Phase 2**
5. **Docket No. PZ-2025-00030 V: UDO Sec. 2.18: Maximum Front Yard Setback, more than 50 ft. requested**
6. **Docket No. PZ-2025-00031 V: UDO Sec. 2.18: 6 ft. Minimum Side yard setback for parking, 0 ft. requested**
7. **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**
8. **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**
9. **Docket No. PZ-2025-00034 V: UDO Sec. 5.05.C.2: Ground floor design to change every 50 ft., longer façade designs requested**
10. **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**
11. **Docket No. PZ-2025-00036 V: UDO Sec. 5.05.E: Buildings greater than 3 stories shall be stepped back, no step back requested**
12. **Docket No. PZ-2025-00037 V: UDO Sec. 5.31.C.1: 1.5 parking spaces per dwelling required, 1.25 spaces per 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.

J. New Business

1. **Docket No. PZ-2025-00053 ADLS Amend: Convivio Patio.**

The applicant seeks design approval to replace the underutilized Bridges bocce ball court with a private dining patio for the restaurant. The site is located at 11529 Spring Mill Rd. It is zoned PUD (The Bridges Z-550-11). Filed by Andrea Melani of Convivio.

K. Adjournment