



# City of Carmel

## CARMEL PLAN COMMISSION TUESDAY, MAY 17, 2022 | MEETING AGENDA

**LOCATION:** COUNCIL CHAMBERS  
CARMEL CITY HALL, 2<sup>ND</sup> 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
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>

### 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. Plan Commission Resolution PC-04-19-22-a: CRC Res. 2022-3 created a new “Michigan Road Economic Development Area” and Allocation Area and approved an Economic Development Plan for the area.
- G. Reports, Announcements & Department Concerns
  1. Outcome of Projects at Committees:
    - a. **Commercial:** Docket No. PZ-2022-00001 DP/ADLS: Culver’s – **Fav. Rec. to May 17 Plan Commission**
    - b. **Residential:** *Cancelled due to no items to review.*
- H. Public Hearings
  1. **Docket No. PZ-2022-00025 PPA: Five-Ten Subdivision Amendment.**
  2. **Docket No. PZ-2022-00053 SW: Five-Ten Subdivision Street Frontage Waiver - UDO Sec. 7.17.A: Lots shall have direct access to a public street, Access from an alley and an access easement requested.**

The applicant seeks primary plat amendment approval to reconfigure 2 lots and 2 blocks into 3 lots on 1.95 acres. The applicant also seeks a design standards waiver to allow to 2 new lots to be created that front on the Monon Greenway instead of a street. The site is located at 510 1<sup>st</sup> Avenue NW and is zoned R2/Residence within the Old Town Overlay Zone and Monon Overlay Zone. Filed by Tom Lazzara of Custom Living.
  3. **Tabled to June 21 - Docket No. PZ-2022-00045 DP/ADLS: Jackson’s Grant Village Section 2.**

The applicant seeks site plan and design approval for 52 townhomes and an amenity building on 8.83 acres. The site is located at the NW corner of 116<sup>th</sup> Street and Springmill Road. It is zoned Jackson’s Grant Village PUD (Ordinance Z-653-20). Filed by Douglas Wagner with Republic Development LLC.
- I. Old Business
  1. **Docket No. PZ-2022-00001 DP/ADLS: Culver’s.**

The applicant seeks site plan and design approval for new Culver’s restaurant. The site is located at 431 E. Carmel Drive. It is zoned B-8/Bus. and is not located in any overlay zone. Filed by Bob Goins of K & J Inv. XVL, LLC.
  2. **Docket No. PZ-2021-00205 DP/ADLS: 11335 N. Michigan Rd. Apartments.**

The applicant seeks site plan and design approval for a new development with 4 future outlots and an apartment complex (244 units). The site is located at 11335 N. Michigan Road. It is zoned B-3/Business & Residential and is located within the US 421 Overlay zone. Filed by Ryan Wells of REI Real Estate Services, LLC.
- J. New Business
- K. Adjournment