



# City of Carmel

## CARMEL PLAN COMMISSION

TUESDAY, SEPTEMBER 20, 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
- G. Reports, Announcements & Department Concerns
  1. Outcome of Projects at Committees:
    - a) Commercial: Docket No. PZ-2022-00118 DP/ADLS: The GOAT - **4-0 favorable recommendation to the full Plan Commission**
    - b) Residential: PZ-2022-00117 PUD: 96<sup>th</sup> and Haverstick PUD Rezone - **Tabled to Thursday, Oct. 6**
- H. Public Hearings
  1. **Docket No. PZ-2022-00119 DP/ADLS: Flora on Spring Mill.**

The applicant seeks site plan and design approval for a residential neighborhood consisting of 12 brownstones, 12 two-family homes, 10 single-family homes, and 86 townhomes on 18.31 acres. The site is located at 9950 Spring Mill Rd. and is zoned Flora PUD, Ordinance Z-676-22. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Pittman Partners, Inc. and Onyx and East, LLC.
  2. **Docket No. PZ-2022-00147 OA: Legacy PUD Amendment.**

The applicant seeks approval to amend the Legacy PUD text in order to increase the number of permitted units in the PUD and increase the number of apartments permitted. The site is located southwest of 146<sup>th</sup> Street and Community Drive. It is zoned Legacy PUD Z-501-07 as amended. Filed by Nelson & Frankenberger, LLC on behalf of Advenir Oakley Development, LLC.
  3. **Docket No. PZ-2022-00149 DP/ADLS: Clay Terrace – Hilton Tempo Hotel.**

The applicant seeks site plan and design approval for a new hotel on 1 acre. It will be 5 stories tall (70') with 150 rooms and a rooftop restaurant. The site is located at 14311 Clay Terrace Blvd. in Clay Terrace. The site is zoned PUD (Z-662-20). Filed by Mark Leach of Faegre Drinker on behalf of Lisa Callahan of Washington Prime Group and Christopher White of Equicor Hotel Group, LLC.
  4. **Docket No. PZ-2022-00167 Z: 1st Avenue SE C2 Rezone.**

The applicant seeks to rezone 4 parcels from the B5 Business, R2 Residential and R3 Residential Districts within the Old Town Overlay Character Subarea to the C-2 Mixed Use District. The site is generally located on the west side of 1<sup>st</sup> Avenue SE, between 1<sup>st</sup> Street SE and Supply Street. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

**1. Docket No. PZ-2022-00118 DP/ADLS: The GOAT.**

The applicant seeks site plan and design approval for a building addition/remodel on 0.2 acres. The site is located at 220 2<sup>nd</sup> St. SW in Frank Hawkins Addition Lot 1. The site is zoned B-2 and is within the Old Town Overlay, Character Sub Area. Filed by Ben Bemis of CEC Inc. on behalf of Kevin Paul, owner.

J. New Business

**1. Docket No. PZ-2022-00143 ADLS: North End Pool**

The applicant seeks site plan and design approval for a new pool and pool house at the North End Development. The site is located north of Mariposa Trail and Freeland Way and is zoned UR/Urban Residential. Filed by Rebecca McGuckin with Old Town Companies.

K. Adjournment

File: PC-2022-0920