



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, OCTOBER 18, 2022 | MEETING 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
- [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 to ratify City Council amended version of Docket No. PZ-2021-00177 CP: Carmel Clay Comprehensive Plan Update**
- G. Reports, Announcements & Department Concerns
 - 1. **Outcome of Projects at Committees:**
 - a) Commercial:
 - 1. Docket No. PZ-2022-00149 DP/ADLS: Clay Terrace – Hilton Tempo Hotel – **3-0 favorable recommendation to the full Plan Commission**
 - 2. Docket No. PZ-2022-00167 Z: 1st Avenue SE C2 Rezone – **3-0 favorable recommendation to the City Council**
 - b) Residential: *(Please note meeting will be held on Tuesday, October 11)*
 - 1. PZ-2022-00117 PUD: 96th and Haverstick PUD Rezone – **Withdrawn.**
 - 2. Docket No. PZ-2022-00119 DP/ADLS: Flora on Spring Mill – **PENDING**
 - 3. Docket No. PZ-2022-00147 OA: Legacy PUD Amendment – **PENDING**
- H. Public Hearings
 - 1. **Docket No. PZ-2022-00169 DP/ADLS: Chick-Fil-A – US 421.**

The applicant seeks site plan and design approval for a new restaurant with drive thru on 1.97 acres. The site is located at 9965 N. Michigan Road (previous location of Red Robin), part of West Carmel Marketplace, Block F. It is zoned B-2 and is within the US 421 Overlay District. Filed by Joe Vavrina of HR Green, on behalf of Chick-Fil-A.
 - 2. **Docket No. PZ-2022-00172 PUD: Conner Prairie – PUD Rezone.**

The applicant seeks PUD rezone approval for a west side expansion of Conner Prairie to include a farm to table restaurant, a White River Education Center, Lodge hotel, cabins, a modern farm, parking, walking trails, and more. The site is located at the southeast corner of 146th Street and River Road and is zoned S-1/Residence. Filed by Jon Dobosiewicz and Jim Shinaver of Nelson & Frankenberger on behalf of Ken Alexander, Site Master Plan Manager for Conner Prairie Museum, Inc.
 - 3. **Docket No. PZ-2022-00188 OA: Street Typology Amendments.**

The applicant seeks to amend the Unified Development Ordinance in order to update references to certain street types to match the Street Typologies and Thoroughfare Plan in the updated Carmel Comprehensive Plan. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

4. Docket No. PZ-2022-00194 CA: 111th and Pennsylvania – C2 District Commitment Amendment.

The applicant seeks approval to modify commitments made in conjunction with rezone ordinance Z-628-17 (R-1 to C-2). The site is located at the northeast corner of 111th Street and Pennsylvania Street and is zoned C-2/Mixed Use. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

I. Old Business

1. 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 Clay Terrace Partners LLC.

J. New Business

K. Adjournment