



# City of Carmel

## CARMEL PLAN COMMISSION

TUESDAY, DECEMBER 13, 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
- Metronet Ch. 33
- Digital Ch. 64.45
- 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-12-13-22-a:** CRC Resolution No. 2022-30 – Franciscan North Allocation Area.
  - 2. **Plan Commission Resolution PC-12-13-22-b:** CRC Resolution No. 2022-31 – Bridges II Allocation Area.
- G. Reports, Announcements & Department Concerns
  - 1. **Approval of 2023 Plan Commission and Committee Calendar**
  - 2. **Outcome of Projects at Committees:**
    - a) Commercial: Docket No. PZ-2022-00169 DP/ADLS: Chick-Fil-A – US 421 – **PENDING**
    - b) Residential: Docket No. PZ-2022-00147 OA: Legacy PUD Amendment – **PENDING**
    - c) Committee of the Whole: Docket No. PZ-2022-00172 PUD: Conner Prairie – PUD Rezone – **PENDING**
- H. Public Hearings
  - 1. **Docket No. PZ-2022-00154 DP/ADLS: 116<sup>th</sup> and Rangeline.**

The applicant seeks site plan and design approval for a 2-story building on 0.89 acres. The site is located at 1701 E 116<sup>th</sup> St. The site is zoned B-3 and is in the Rangeline Road Overlay District. Filed by Warren Johnson, Owner.
  - 2. **Docket No. PZ-2022-00191 Z: Rosie's Garden Rezone.**

The applicant seeks approval to rezone the site (13.9 acres) from R1/Residence and B1/Business to B3/Business. The site is located at 10402 N College Ave. It is currently zoned R1/Residence, B1/Business, and B3/Business. Part of the site is located within the Homeplace Business District Overlay. Filed by Andrew Wert of Church Hittle and Antrim on behalf of Lawrence & Mary Beth Hughes, owners.
  - 3. **~~TABLED to JAN. 17: Docket No. PZ-2022-00224 OA: BJ's Wholesale Club-146th & Keystone PUD Amend~~**

~~The applicant seeks to amend the PUD to add accessory uses and update various other development standards requirements to construct a BJ's Wholesale Club building. The site is located at 14480 Lowes Way. It is currently zoned PUD: Z-344-146<sup>th</sup> & Keystone Ave. PUD. Filed by Marc LaVoie, PE, of BJ's Wholesale Club, Inc.~~
- I. Old Business
  - 1. **Pending Outcome of Res. Committee Mtg.:** 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 146th 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.
- J. New Business
- K. Adjournment