



City of Carmel

CARMEL PLAN COMMISSION

TUESDAY, APRIL 18, 2023 | MEETING AGENDA **REVISED**

LOCATION: COUNCIL CHAMBERS
CARMEL CITY HALL, 2ND FLOOR
1 CIVIC SQUARE, CARMEL, IN 46032

TIME: 6:00 PM
(DOORS OPEN AT 5:30 PM)

HOW TO VIEW ELECTRONICALLY:

- o AT&T Cable Ch. 99
- o Digital Ch. 64.45
- o Metronet Ch. 33
- o Spectrum Cable Ch. 340
- o [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)
- o [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- o <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 Committee:**
 - i. Docket No. PZ-2022-00238 ADLS: Tru Hotel Carmel – *Pending April 10 Comm. Mtg. action*
 - ii. Docket No. PZ-2023-00005 DP/ALDS: IMI Headquarters – *Pending April 10 Comm. Mtg. action*
 - iii. Docket No. PZ-2023-00060 ADLS Amend: L'Etoile Amendment – *Pending April 10 Comm. Mtg. action*
 - b. **Residential Committee:** *No items*
 - c. **Committee of the Whole:** Docket No. PZ-2022-00172 PUD: Conner Prairie PUD Rezone – *Pending*
- H. Public Hearings
 1. **Docket No. PZ-2023-00039 PV: Town of Bethlehem Partial Plat Vacation, Lots 1-4**
 2. **Docket No. PZ-2023-00040 PP: 1st on Main Subdivision Primary Plat**
 3. **Docket No. PZ-2023-00063 SW: UDO Sec. 6.15 Min. 10% Open Space required, 0% qualifying open space requested**
 4. **Docket No. PZ-2023-00064 SW: UDO Sec. 6.15 10-ft Wide Perimeter Landscaping required, 0 ft. requested**
 5. **Docket No. PZ-2023-00069 V: UDO Sec. 1.07.E Transportation Plan Compliance required**
 6. **Docket No. PZ-2023-00071 V: UDO Sec. 2.36 Max. 80% Lot Coverage allowed, 100% requested**
 7. **Docket No. PZ-2023-00072 V: UDO Sec. 5.21 Street trees required, No street trees requested.**

The applicant seeks a partial plat vacation, new primary plat, 2 design standards waivers, and 3 variances to remove the 1st on Main development from the original single-family subdivision and plat it as its own urban, commercial subdivision with 4 lots. The site is located at 41 N. Rangeline Rd. and is zoned C2/Mixed Use. Filed by Kevin Buchheit with Krieg DeVault LLP on behalf of the owner.
- I. Old Business
 1. ~~Docket No. PZ-2022-00238 ADLS: Tru Hotel Carmel.~~ **(THIS ITEM REMAINS AT THE COMMERCIAL COMMITTEE AND WILL NOT BE HEARD THIS EVENING.)**

The applicant seeks design approval for a new, five story, 126 room hotel on 1.13 acres. Development plan approval was granted under Docket No. 19060018 DP and Use Variance approval was granted under 18050007 UV. The site is located at 12164 N. Meridian Street, immediately north of the Ritz Charles. It is zoned MC/Meridian Corridor and is not within any overlay district. Filed by Nathan Winslow of American Structurepoint on behalf of the owner, Dora Hotel Group.
- J. Adjournment