



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, MAY 16, 2023 | 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
- [YouTube.com/CityofCarmel](https://www.youtube.com/CityofCarmel)
- <http://carmelin.new.swagit.com/views/1>
- [Facebook.com/CityofCarmel](https://www.facebook.com/CityofCarmel)

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-05-16-23-a:** CRC Resolution No. 2023-15 – amend both the Carmel Downtown Economic Development Area and the City Center RDA Declaratory Resolution
- G. Reports, Announcements & Department Concerns
 1. Outcome of Projects at Committees
 - a. **Commercial Committee:**
 - i. Docket No. PZ-2022-00238 ADLS: Tru Hotel Carmel – **Sent to May 16 PC w/ Fav. Recommend.**
 - ii. Docket No. PZ-2023-00072 V: UDO Sec. 5.21 Street trees required, No trees reqst. – **Approved.**
 - b. **Residential Committee:** No items.
 - c. **Committee of the Whole:** Docket No. PZ-2022-00172 PUD: Conner Prairie PUD Rezone – **date set for Tuesday, May 23, 2023 at 6 PM.**
- H. Public Hearings
 1. **Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone.**

The applicant seeks PUD/Planned Unit Development rezone approval to allow a new neighborhood consisting of 46 townhomes and 14 two-family dwellings. The site is located at 4411 E. 146th St. and is zoned R1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Schafer Development, LLC.
 2. **Docket No. PZ-2023-00070 DP/ADLS: BJ's Wholesale Club.**

The applicant seeks site plan and design approval for BJ's Wholesale Club building with fuel/gas station. The site is located at 14480 Lowes Way. It is zoned PUD/Planned Unit Development (Z-681-23, 146th & Keystone Ave. PUD, as amended) and is partly in the SFHA/Special Flood Hazard Area. Filed by Marc LaVoie, PE, of BJ's Wholesale Club, Inc.

3. **Docket No. PZ-2023-00086 PV: LOR Development Partial Plat Vacation.**
4. **Docket No. PZ-2023-00087 PP: Rangeline Subdivision Primary Plat.**
5. **Docket No. PZ-2023-00088 SW: UDO Sec. 6.15 – 10% Min. Open Space, 0% qualifying open space requested.**
6. **Docket No. PZ-2023-00089 SW: UDO Sec. 6.15 – 10 ft. Wide Min. Perimeter Landscaping, 0 ft. requested.**

The applicant seeks a partial plat vacation, a new primary plat, and two design standards waivers to remove the LOR development from the original single-family subdivisions and plat it as its own urban, commercial subdivision with 14 lots. The site is located at 175 South Rangeline Road and is zoned C-2/Mixed Use. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the LOR Corporation.

I. Old Business

1. **Docket No. PZ-2022-00238 ADLS: Tru Hotel Carmel.**

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 North 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