



# City of Carmel

## CARMEL PLAN COMMISSION TUESDAY, AUGUST 15, 2023 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
- [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
- G. Reports, Announcements & Department Concerns
  1. Outcome of Projects at Committees
    - a. **Residential Committee:**
      - i. Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone. **Continued to September 5, 2023**
    - b. **Committee of the Whole:**
      - i. Docket No. PZ-2022-00172 PUD: Conner Prairie PUD Rezone – **Fav. Recom. to City Council**
- H. Public Hearings
  1. **Docket No. PZ-2023-00136 DP/ADLS: The Edge at West Carmel**
  2. **Docket No. PZ-2023-00157 V: UDO Section 2.24: Min. Lot Area 5,000 sq. ft. per multi-family dwelling unit, 2,899 sq. ft. requested.**
  3. **Docket No. PZ-2023-00158 V: UDO Section 5.28: 540 parking spaces required, 394 requested.**
  4. **Docket No. PZ-2023-00159 V: UDO Section 2.24: Max Lot Coverage 40%, 50% requested.**
  5. **Docket No. PZ-2023-00160 V: UDO Section 3.88(C): 20' Max height allowed adjacent to residential; 27' and 38' requested.**
  6. **Docket No. PZ-2023-00161 V: UDO Section 3.88(D): Buildings facades 90' or greater in width shall have offsets not less than 8' deep, 1.5' requested.**
  7. **Docket No. PZ-2023-00162 V: UDO Section 3.96(B): Min. Rear Yard Setback 52.5' adjacent to residential, 40' requested.**

The applicant seeks site plan and design approval as well as variances for a new development with an apartment complex (252 units), and one future commercial out-lot. The site is located at 11335 N. Michigan Road. It is zoned B-3/Business and is located within the US 421 Overlay zone. Filed by Rick Lawrence with Nelson & Frankenberger, LLC, on behalf of REI Real Estate Services, LLC.

- 8. Docket No. PZ-2023-00110 DP Amend/ADLS Amend: Rosie's Gardens Business Expansion.**
- 9. Docket No. PZ-2023-00155 PV: Plat Vacation for a portion (18 lots) of Harry Bowser's Northridge Addition.**

The applicant seeks site plan and design approval to remodel and expand the current business. Plat Vacation of 18 lots in Harry Bowser's Northridge Addition is needed for the expansion to occur. The site is located at 10402 College Avenue. It is zoned B-3/Business and is within the Homeplace Business Overlay District. Filed by Eric Carter of Weihe Engineers on behalf of Lawrence Hughes, owner.

10. Old Business

11. Adjournment