



# City of Carmel

## CARMEL PLAN COMMISSION TUESDAY, SEPTEMBER 19, 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
  1. **Plan Commission Resolution PC-09-19-23-a:** CRC Resolution No. 2023-25: The base assessment date for the Proscenium II Allocation Area will be reset to 1/1/2023 and 4 parcels will be removed from the Amended 126<sup>th</sup> Street Allocation Area.
  2. **Plan Commission Resolution PC-09-19-23-b:** CRC Resolution No. 2023-26: The base assessment date for the Franciscan North Allocation Area will be reset to 1/1/2023.
- G. Reports, Announcements & Department Concerns
  1. Outcome of Projects at Committees
    - a. **Residential Committee:**
      - i. Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone – **Tabled to Oct. 3.**
      - ii. Docket No. PZ-2023-00136 DP/ADLS, PZ-2023-00157-00162 V: The Edge at West Carmel – **Continued to Oct. 3.**
    - b. **Commercial Committee:** N/A
- H. Public Hearings
  1. **Docket No. PZ-2023-00138 DP/ADLS: LEO Cottages and Multi-family at The Legacy.**

The applicant seeks site plan and design approval for a new apartment complex with 350 units made up of cottage style homes and three 4-story buildings as well as a future commercial parcel. The site is located at the southwest corner of 146<sup>th</sup> Street and Community Drive. It is zoned Legacy PUD (Z-501-07 and Z-679-22). Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger, on behalf of Advenir Oakley Development, LLC.

**2. Docket No. PZ-2023-00166 OA: HOA Rental Restrictions Amendment.**

The applicant seeks to amend the Unified Development Ordinance in order to require that Owners Association governing documents allow changes to rental restrictions with a simple majority vote of the members. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

**3. Docket No. PZ-2023-00185 Z: 154 W. Carmel Drive – C1 Rezone.**

The applicant seeks to rezone the parcel located at 154 W Carmel Drive from the I1/Industrial District within the Range Line Road Overlay to the C1/City Center District. The site is generally located at the northeast corner of Carmel Drive and the Monon Greenway. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

**4. Docket No. PZ-2023-00186 Z: 988 3<sup>rd</sup> Ave SW – C1 Rezone.**

The applicant seeks to rezone the parcel located at 988 3<sup>rd</sup> Avenue SW from the I1/Industrial District to the C1/City Center District. The site is generally located at the northeast corner of 3<sup>rd</sup> Avenue SW and Gradle Drive. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

- I. Old Business
- J. Adjournment