



City of Carmel

Carmel Plan Commission
RESIDENTIAL COMMITTEE
Tuesday, October 3, 2023 Meeting Agenda

LOCATION: CAUCUS ROOMS
CARMEL CITY HALL, 2ND FLOOR
ONE CIVIC SQUARE
CARMEL, IN 46032

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

- 1. TABLED TO NOV. 13TH - Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone**
~~The applicant seeks PUD rezone approval to allow a new neighborhood consisting of 46 townhomes and 14 two-family dwellings. The site is located at 4411 E 146th Street and is zoned R-1/Residence. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Schafer Development, LLC.~~
- 2. Docket No. PZ-2023-00136 DP/ADLS: The Edge at West Carmel**
- 3. 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.**
- 4. Docket No. PZ-2023-00158 V: UDO Section 5.28: 510 parking spaces required, 406 requested.**
- 5. Docket No. PZ-2023-00159 V: UDO Section 2.24: Max Lot Coverage 40%, 50% requested.**
- 6. Docket No. PZ-2023-00160 V: UDO Section 3.88(C): 20' Max height allowed adjacent to residential; 27' and 38' requested.**
- 7. 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.**
- 8. 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 (238 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.
- 9. 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 146th 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.