



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, OCTOBER 17, 2023 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-10-17-23-a:** CRC Resolution No. 2022-3: A new area is designated as the Michigan Road Economic Development Area and has approved an economic development plan for this Economic Development Area.
 2. **Plan Commission Resolution PC-10-17-23-b:** CRC Resolution No. 2023-32: approves certain amendments to the declaratory resolution and redevelopment plan for the 111 Penn Redevelopment Area.
- 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 Mon., Nov. 13.**
 - ii. Docket No. PZ-2023-00136 DP/ADLS, PZ-2023-00157-00162 V: The Edge at West Carmel – **Sent back to full PC with Positive Recommendation 3-0, absent 1.**
 - iii. Docket No. PZ-2023-00138 DP/ADLS: LEO Cottages and Multi-family at The Legacy – **Discussed and continued to Monday, November 13.**
 - b. **Commercial Committee:** N/A
- H. Public Hearings
 1. **Docket No. PZ-2023-00153 PP: Asherwood South Subdivision.**
 2. **Docket No. PZ-2023-00184 SW: Asherwood South Waiver – UDO 7.26: Private Streets Not Permitted, Private Streets requested.**

The applicant seeks primary plat approval and design standards waiver approval for 6 lots on 14.78 acres. The site is located at 9950 Ditch Road. It is zoned S-1/Residential. Filed by Brett Huff with Kimley-Horn on behalf of Gradison Design Build.

3. Docket No. PZ-2023-00189 DP/ADLS: Midwest Eye Institute at The Bridges.

The applicant seeks site plan and design approval for a new, two story medical office building on 5.4 acres. The site is located at the NW corner of Illinois Street and 111th Street and west of the KAR office building. The future address will be 11220 Illinois Street. It is zoned PUD (The Bridges Z-550-11) and is not within any overlay district. Filed by Kylie Bright-Schuler of American Structurepoint on behalf of the owner, Cornerstone Companies.

4. ~~TABLED TO NOV. 21 - Docket No. PZ-2023-00192 DP Amend/ADLS Amend: Driven Neuro Recovery Center.~~

~~The applicant seeks site plan and design approval to redevelop this site for a new clinical medical use. The site is located at 1300 East 96th Street, the former Five Seasons Family Sports Club. It is zoned PUD (Five Seasons Z-619-16) and is not within any overlay district. Filed by Mark Leach of Faegre Drinker on behalf of the applicant, Corporex Development & Construction Management, LLC.~~

5. Docket No. PZ-2023-00216 PP/SP: Matriarch Minor Subdivision

The applicant seeks minor subdivision plat approval to split 1 parcel into 2 lots along Rangeline Road. The site is located at 520 N Rangeline Rd. and is zoned B-5/Business within the Old Town Overlay. Filed by Justin Moffett and Rebecca McGuckin with Old Town Companies.

I. Old Business

1. 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.

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: 540 parking spaces required, 394 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 (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.

J. Adjournment