



City of Carmel

CARMEL PLAN COMMISSION TUESDAY, NOVEMBER 21, 2023 AGENDA

REVISED

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 to ratify City Council version of Docket No. PZ-2022-00172 PUD: Conner Prairie – PUD Rezone**
- G. Reports, Announcements & Department Concerns
 1. Outcome of Projects at Committees (*met on Nov. 13*)
 - a. **Residential Committee:**
 - i. Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone – **Continued to Dec. 5**
 - ii. Docket No. PZ-2023-00138 DP/ADLS: LEO Cottages and Multi-family at The Legacy – **Continued to Dec. 5**
 - iii. Docket No. PZ-2023-00153 PP & 2023-00184 SW: Asherwood South Subdivision – **Continued to Dec. 5**
 - iv. Docket No. PZ-2023-00216 PP/SP: Matriarch Minor Subdivision - **Approved**
 - b. **Commercial Committee:**
 - i. Docket No. PZ-2023-00189 DP/ADLS: Midwest Eye Institute at The Bridges - **Approved**
- H. Public Hearings
 1. **TABLED TO DEC. 12: 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.
 2. **Docket No. PZ-2023-00224 ADLS: North End Fields Market Garden**
 3. **Docket No. PZ-2023-00232 V: UDO Sec. 2.18: 20 ft. Maximum Front Setback required, No maximum Requested.**
 4. **Docket No. PZ-2023-00233 V: UDO Sec. 5.05.D: 75% Building Frontage required, 0% Requested.**

The applicant seeks site plan and design approval as well as 2 variances for a greenhouse, production space, and expanded growing space at the urban farm at the North End Development. The site is located at 270 West Smoky Row and is zoned UR/Urban Residential with a Use Variance approved to allow the urban farm. Filed by Rebecca McGuckin with Old Town Companies.

5. Docket No. PZ-2023-00228 PPA: Nathan Hawkins Addition Lot 4, Subdivision Amendment.

The applicant seeks primary plat amendment approval to split 1 lot into 2 lots on 0.5 acres. The site is located at 140 North Rangeline Road and is zoned B-1/Business within the Old Town Overlay Zone. Filed by Fred Krawczyk with FC Tucker on behalf of the owner, Applegate Properties, LLC.

I. Old Business

J. New Business

K. Adjournment