



# City of Carmel

## CARMEL PLAN COMMISSION TUESDAY, DECEMBER 12, 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. **Approval of 2024 Plan Commission and Committee Calendar**
  2. **Outcome of Projects at Committees**
    - a. **Residential Committee:**
      - i. Docket No. PZ-2023-00014 PUD: Andrews PUD Rezone
      - ii. Docket No. PZ-2023-00138 DP/ADLS: LEO Cottages and Multi-family at The Legacy
      - iii. Docket No. PZ-2023-00153 PP & 2023-00184 SW: Asherwood South Subdivision
    - b. **Commercial Committee:**
      - i. N/A
- H. Public Hearings
  1. **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 96<sup>th</sup> 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-2023-00227 PUD Amend: Jackson's Grant Village – Daycare.**

The applicant seeks PUD Amendment approval to add the (previously known as) Cunningham parcel into the Jackson's Grant Village PUD. A new Daycare use is proposed, which will cause development standard and density limit changes when incorporated into the existing PUD. The site is located at 510 West 116th Street and is zoned S-2/Residence and is within the West 116th Street Overlay. Filed by Ashley Ulbricht of Taft Law on behalf of Del DeMao of DeMao Retail Consultants, LLC.

I. Old Business

**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.

J. New Business

K. Adjournment