



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, March 20, 2019
Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. Docket No. 19020002 SW: Jackson's Grant at Williams Creek, Sections 6-8.

The applicant seeks design standards waiver approval from UDO section 7.26.A for private streets in three sections, including Northvale and Exmoor. A gated entrance is also proposed. The site is located at approximately 12500 Spring Mill Rd. It is zoned Silvara PUD/Planned Unit Development. Filed by Brett Huff of Stoeppelwerth & Assoc., on behalf of Republic Development.

Doug Wagner with Republic Development presented the project. Mr. Wagner said this subdivision contains high end homes so this project is to create a little more exclusivity. He added that section 8 will be called Exmoor will be smaller empty nester homes but still in the \$1 million range, and homes in the Northvale section will be \$1.5-\$2 million homes. Mr. Wagner said the goal would be for these streets to be private but the road design will be the same regardless, with all streets meeting Carmel's specifications.

Jerry Liston – Hamilton County Surveyor's Office

- Mr. Liston said if the section ends up being gated, the Surveyor's Office will need codes to be able to access the site.

Alex Jordan – City of Carmel Engineering Department

- Mr. Jordan said the Department does not have any objections with the streets becoming private as long as they are built to the City's standards.

Ryan Hartman – TriCo Regional Sewer Utility

- No comments.

Chris Ellison – City of Carmel Fire Department

- Mr. Ellison asked Mr. Wagner if he has any questions regarding making a street private. Mr. Wagner said there is an SOS device for the siren, as well as the Knox key switch. Mr. Ellison said the gate contractors will typically know what needs to be done.

Jason Stewart – City of Carmel Utilities

- This project is in TriCo service area.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Mr. Littlejohn said he submitted a comment on Project Dox asking how pedestrian access will be maintained. Mr. Wagner said there will be a gate on the sidewalks but they will never be locked. Mr. Littlejohn said these will need to be ADA compliant.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Review comments submitted in Project Dox. Ms. Conn said since they are discussing what the entrance will look like, this might be something that should be included in the info packet. Mr. Wagner said they are working on a color rendering. Ms. Conn said the Department will want to see the rendering as well as a site plan showing the sidewalk and any island and median details.

9:10 a.m. **Docket No. 19020009 DP: Michigan Road Retail – Overall Development Plan**

The applicant seeks site plan approval for the extension of Redd Road and Weston Pointe Drive, as well as 3 new commercial lots on 6.68 acres. The site is located at about 10900 N. Michigan Road (just south of 11036 N. Michigan Road). The site is zoned B3/Business and is within the US 421 Overlay. Filed by Jon Sheidler of Woolpert on behalf of Cityscape Residential.

Docket No. 19020010 DP/ADLS: Christian Brothers Automotive Service Center

The applicant seeks site plan and design approval for a new auto service center on 1.23 acres. The building will be 4,896 sq. ft., 24' tall, and will have 38 parking spaces provided. The site is located at about 10900 N. Michigan Road (just south of 11036 N. Michigan Road), part of the Michigan Road Retail development. The site is zoned B3/Business and is within the US 421 Overlay. Filed by Jonathan Wakefield of Christian Brothers Automotive.

Ashley Bedell with CityScape Residential, Jon Sheidler with Woolpert, and Joshua Short with Progressive AD presented the project. Ms. Bedell said a portion of this project is a multi-family structure that will be to the west in Boone County, and these two projects will be aligned.

Jerry Liston – Hamilton County Surveyor’s Office

- Mr. Liston said there is no County regulated drain effected by this project and there is no Hamilton County water shed, and therefore there is nothing required.

Alex Jordan – City of Carmel Engineering Department

- Comments sent. Mr. Jordan said for the Christian Brothers, more elevations are needed as well as flood protection info. On the site plan, Mr. Jordan asked that the Redd Road be made to the local street cross section, as the lane width is currently short by two feet. Mr. Jordan asked for the contact information for the apartments to see what is being planned for the Weston Pointe Drive.

Ryan Hartman – TriCo Regional Sewer Utility

- Mr. Hartman said he has been coordinating with the developer on the sanitary sewer extension. Mr. Hartman asked if the Redd Road improvements and the apartments will all be done by the same contractor and finish around the same time. Ms. Bedell said this has not been finalized. Mr. Hartman said if the contractor is not going to carry the sewer through the site, the the apartment sanitary sewer will need to be tested and approved, and then it could be extended. He added that the Christian Brothers project will need to have everything tested prior to being approved.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said a 5-foot buffer will need to be in place along Redd Road. Also, on the Christian Brothers project, on the south side of the building there are trees that will need to be preserved. Mr. Short said the plan would be to clear the trees and asked if the landscaping can be added to meet the requirements. Mr. Mindham said it would then need to meet the buffer yard requirements.

Chris Ellison – City of Carmel Fire Department

- Mr. Ellison said he sent several comments regarding the Christian Brothers project, but has not received a response. He added that he will require building construction type, extent of fire protection, a full set of to-scale hard copy plans, and also hydrant locations and water main sizes. Mr. Ellison asked if there will be a hydrant location along Redd Road. Mr. Short said the hydrant is being proposed along Michigan Road, along the east side of the development. Mr. Ellison said this would be a major issue, as the fire department will need to have hydrants along Redd Road since that is where the access is located. He added that the hydrants will need to be located on the west side of the project since that is where the site will be accessed. Mr. Ellison said he will provide a CAD drawing of the largest piece equipment that CFD has, so it can be incorporated into the auto-turn program.

Jason Stewart – City of Carmel Utilities

- This is TriCo service territory, therefore there are no comments.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Mr. Littlejohn said he wants to make sure everything is ADA compliant, and there is a connection to the sidewalk shown on the plans. Also, Mr. Littlejohn said the bike parking will need to be within 50 feet of the main entrance, and currently it is shown as much further than that. The bike parking will also need to be shown on the landscape plans. Mr. Short asked about ADA compliance, and asked if this will require close-ups of the ramps on the plans. Mr. Littlejohn said he does not necessarily need to see close-up details, as long as what is built is compliant.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said as she has indicated in the past, the Department would not want to see the road go across the front of the property, since it is duplicative of Redd Road. Ms. Keesling said the Christian Brothers building does not meet the code for the US-421 overlay zone. She added if the building is longer than 90 feet, it must have 8-foot offsets at a minimum of 60-foot intervals, and right now the building is rectangular. Also, Ms. Keesling said the roof structure for the larger portion is not meeting the code either, and she said the developers may need to go to a flat roof. There would also need to be more architectural details in the facades. Ms. Keesling said switching to a flat roof may be the easiest way to get the structure approved. She added that everyone has been working hard to get the Redd Road alignment completed with Pearson to the south and across the Christian Brothers site. Ms. Keesling said packets are due on April 5, and said these two items could be heard together at Plan Commission.

Angie Conn – City of Carmel Planning & Zoning

- No additional comments.