



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, December 18, 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. 191100011 SP: Waterfront of West Clay, Section 5B, Lots 159-185.**

The applicant seeks secondary plat approval for 27 lots on 19.19 acres. The site is located near 4151 W 121st St. It is zoned S1/Residence-ROSO III. Filed by Paul Shoopman of Shoopman Homes.

Duane Sharrer and Brittany Hansen with Weihe Engineers, and Paul Shoopman of Paul Shoopman Homes presented the project.

Sam Clark – Hamilton County Surveyor’s Office

- Mr. Clark said this section will be County regulated so it will require all of the standard approvals.

Hani Soueidan – City of Carmel Utilities

- This project is outside of Utilities jurisdiction. Nothing required.

Daren Mindham – City of Carmel Urban Forestry

- Landscape plans have been approved and stamped. No further comments.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy asked for a DWG, as the one received previously was for an improper location.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Mr. Littlejohn said the only comment was regarding a path requirement along 121st Street. Mr. Sharrer said due to the number of trees along this street, the trail may need to be pulled away from the road, maybe even out of the right-of-way. Mr. Littlejohn asked for a plan showing the proposed path location.

Nick Mishler – City of Carmel Building Permits

- Mr. Mishler asked if the water fee was previously paid for this section. Mr. Shoopman said the water was grandfathered in as part of a previous review.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said comments have been submitted on Project Dox. Mr. Sharrer asked for clarification on the improvements required along 121st Street. Ms. Conn said this would primarily involve working with the Engineering Department, but these road improvements would be part of the Comprehensive Plan, in the Thoroughfare Plan requirements.

9:10 a.m. **Carmel Elementary School Rebuild.**

The applicant seeks the following special use amendment and development standards variance approvals:

Docket No. 19110013 SUA UDO Section 2.09 Elementary School Special Use requested

Docket No. 19110014 V UDO Section 5.30 149 Parking Spaces required, 114 requested

Docket No. 19110015 V UDO Section 5.39.C.4 Max. 3 sq. ft. traffic directional signs allowed, 7 sq. ft. requested

Docket No. 19110016 V UDO Section 5.19.F Min. 25' West Bufferyard width required, 12' requested

Docket No. 19110017 V UDO Section 1.07.E Transportation Plan Compliance, 90' ROW Collector Street required, 56' ROW Residential Street proposed

Docket No. 19110019 V UDO Section 2.04E Max. 35% lot cover required, 55% requested.

The 16-acre site is located at 101 4th Ave SE. It is zoned R2/Residence Filed by Ron Farrand of Carmel Clay Schools.

Brent Hite with CSO Architects, Ron Farrand with Carmel Clay Schools, Karen Collins with A & F Engineering, and Darcy Fowler with Context Design presented the project.

Mr. Hite said this school will be built behind the existing Carmel Elementary School. Once that happens, the existing building will be demolished. He added that the capacity of the school will increase from 500 to around 750 students. This is an identical design to the Clay Center Road school that previously went through TAC. Mr. Hite said there was a community meeting recently with the surrounding neighbors and they were supportive of what they saw. Mr. Hite said the school district is hoping to acquire a property that would allow a curb cut for a second entrance for buses.

Sam Clark – Hamilton County Surveyor's Office

- Mr. Clark said the new drainage system is not to be county regulated, but release rates into the existing regulated drains are being met, so no comments.

Hani Soueidan – City of Carmel Utilities

- No comments.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been submitted on Project Dox.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments were submitted on Project Dox. Mr. Littlejohn said there are some minor comments regarding bike parking. In the notes, there is conflicting information on how many racks there will be, so a more complete plan will be required.

Nick Mishler – City of Carmel Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Comments issued through Project Dox. No further comments.

9:25 a.m. **Docket No. 19110020 DP/ADLS: Gramercy East**

The applicant seeks site plan and design approval for 3 new apartment buildings and future townhomes on 22.9 acres. The site is located at 945 Mohawk Hills Drive. The site is currently zoned Gramercy PUD, Z-493-06. Filed by Nelson & Frankenberger, LLC on behalf of Buckingham Properties.

Jon Dobosiewicz with Nelson & Frankenberger, Josh Hughes and Chris Mulloy with Buckingham Properties, Aaron Hurt with Civil and Environmental Consultants, and Dan Brueggert with CSO Architects presented the project. Mr. Dobosiewicz said this project will include the demolition of approximately 112 existing apartment units across six buildings.

Sam Clark – Hamilton County Surveyor’s Office

- Comments sent recently. There are no major concerns. Mr. Clark asked for the drainage calculations to be sent as soon as they’re available, along with the outlet connection permit.

Hani Soueidan – City of Carmel Utilities

- Mr. Soueidan said the Utilities Department will require a paper set of plans.

Daren Mindham – City of Carmel Urban Forestry

- Comments can be found on Project Dox. He added that the issues are very minor.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Mr. Littlejohn said he will need clarification on some of the ADA parking and most likely require more sidewalk connections. He added that he most likely will want to the bike parking spread out more instead of concentrated in one location.

Nick Mishler – City of Carmel Building Permits

- Mr. Mishler said since the demolition is a commercial demolition, the Department would require an asbestos report as well as a sign-off from IDEM if applicable.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez asked if the southern street will be affected or if it will be left as is. Mr. Hurt said there are some utilities that cross the road but the plan is to leave this in place.