



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, January 15, 2020
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. 19120002 PUD: Jackson's Grant Village PUD Rezone**

The applicant seeks approval for a new PUD/Planned Unit Development in order to develop a mixed use neighborhood. The site is located at the northwest corner of 116th St. and Spring Mill Rd. It is zoned S-2/Residential within the West 116th Street Overlay. Filed by Steve Hardin of Faegre Baker Daniels LLP, on behalf of Republic Development.

Doug Wagner with Republic Development, Brian Robinson with Stoeppelwerth and Associates, and Mark Leach with Faegre Baker Daniels presented the project.

Sam Clark – Hamilton County Surveyor's Office

- No comments regarding rezone. Mr. Clark said once he receives more comprehensive development plans he will have additional comments.

David Lucas – Hamilton County Highway Department

- No comments.

Dave McCoy – City of Carmel Addressing

- No comments on the PUD. Mr. McCoy asked if someone can send potential street names to him as the project moves along.

Alex Jordan – City of Carmel Engineering

- Comments listed on Project Dox.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said this project is outside Carmel Sewer jurisdiction.

David Littlejohn – City of Carmel Alternative

- Comments submitted on Project Dox. Mr. Littlejohn said most of the comments were regarding the conceptual drawing and where sidewalk connections can be made. Also, one comment in the PUD was regarding bicycle parking, where Mr. Littlejohn asked the petitioner to strike private garages from the parking requirements as it may be contradictory to the ordinance.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said she would like to make sure the entire content of the PUD pertains to this piece of land. She added there were some potential uses listed such as schools or exotic animal breeding that did not make sense as to why they would be included.

9:10 a.m.

Docket No. 19120004 SP: Jackson's Grant on Williams Creek, Section 7.

The applicant seeks secondary plat and construction plan approvals for 17 lots on 19.89 acres. The site is located near 12500 Springmill Rd. It is zoned Silvara PUD (Ordinance Z-533-11). Filed by Brian Robinson of Stoeppelwerth & Assoc. on behalf of Republic Development.

Doug Wagner with Republic Development, Brian Robinson with Stoeppelwerth and Associates, and Mark Leach with Faegre Baker Daniels presented the project.

Sam Clark – Hamilton County Surveyor's Office

- Comments were sent on December 23. Mr. Clark said this project will involve a County regulated drain, so all of the typical procedural items will be required.

David Lucas – Hamilton County Highway Department

- No comments.

Dave McCoy – City of Carmel Addressing

- No comments.

Alex Jordan – City of Carmel Engineering

- Comments were submitted on Project Dox. Mr. Jordan said common area 37 would require a BMP area or dry detention pond.

Jason Stewart – City of Carmel Utilities

- No comments.

David Littlejohn – City of Carmel Alternative

- Comments submitted on Project Dox. No further comments at this time.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Comments submitted on Project Dox. No further comments.

9:20 a.m.

Docket No. 19120006 PP: Legacy Townhomes– Primary Plat

Docket No. 19120007 ADLS: Legacy Townhomes– ADLS

The applicant seeks primary plat and site & architectural design approval for 146 lots (single-family attached) on 12 acres. The site is located south 146th Street and west of Community Drive. It is zoned Legacy PUD/Planned Unit Development (Z-501-07). Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Lennar Homes of Indiana.

Keith Lash and Ty Rinehart with Lennar, Kyle Eichhorn with HWC Engineering, and Jon Dobosiewicz with Nelson and Frankenberger presented the project. Mr. Dobosiewicz said he anticipates being back in front of TAC for secondary plat approval sometime around June, with construction to start soon after.

Sam Clark – Hamilton County Surveyor’s Office

- Comments were submitted January 9. Mr. Clark said much of the development appears to be in a 100-year flood plain, so this will need to be addressed.

David Lucas – Hamilton County Highway Department

- No comments.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said there appears to be many legacy street names that will need to be approved before they are made official.

Alex Jordan – City of Carmel Engineering

- Mr. Jordan said his comments have been submitted on Project Dox. There were several issues that have been requested by the City Engineer.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said there appears to be no sewer service in front of 501 to 505.

David Littlejohn – City of Carmel Alternative

- Comments submitted on Project Dox. One issue was the alley widths listed on the plans did not match what the actual total width should be.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said comments have been submitted on Project Dox. Ms. Lopez said many of the comments involved the layout of the units and some potential changes the Department would like to see. Mr. Dobosiewicz said he would like to have something in writing from the Department stating what they would like to see from a design standpoint.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

9:35 a.m.

Docket No. 19120008 PUD: 146th and Monon PUD Rezone.

The applicant seeks approval to rezone 1.26 acres to PUD/Planned Unit Development in order to develop 15 townhomes. The site is located along the south side of 146th St. between the Monon and Rolling Hill Dr. It is zoned R-1/Residential within the Monon Overlay Natural Section. Filed by Jim Shinaver of Nelson and Frankenberger on behalf of Estridge Development Management, LLC.

Jon Dobosiewicz with Nelson and Frankenberger, and Randy Sherman with Weaver Sherman presented the project.

Sam Clark – Hamilton County Surveyor’s Office

- Mr. Clark said he is just waiting on the drainage calculations as well as the comprehensive development plan.

David Lucas – Hamilton County Highway Department

- Mr. Lucas said although the Highway Department’s preference is to have their thoroughfare plan right-of-way, it is ultimately Carmel’s decision. He added that if the development continues at the current 1 to 5 ratio, the development will jump to 500 dwellings in a small subdivision. At that point, there would need to be a deceleration lane, so the Highway Department wants to make sure there is enough room to put this in. Also, Mr. Lucas said the site plan shows the detention outletting to the 146th Street Storm sewer, which is not allowed under any circumstances.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said for addressing purposes, the street that enters the subdivision will need to be named.

Alex Jordan – City of Carmel Engineering

- Comments were submitted in Project Dox.

Jason Stewart – City of Carmel Utilities

- No comments.

David Littlejohn – City of Carmel Alternative

- Comments were submitted on Project Dox.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez asked if the maximum height shown on the PUD is from grade, or from the below grade portion. Mr. Sherman said the measurement is from the lower portion of the asphalt up to the top of the parapet. Mr. Dobosiewicz added that on the back end of the site, there will be a retaining wall. Ms. Lopez said they would like to do whatever is possible to keep this at two stories. Mr. Sherman said the goal would be to keep the building as low as possible.