



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, March 18, 2020

Place: Virtual Meeting

Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. Docket No. PZ-2020-00002 SP: North End Secondary Plat, Phase 1.

The applicant seeks secondary plat and construction plans approvals for 24 lots on 12 acres. The site is located near 416 W. Smokey Row Rd. and is zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Companies LLC on behalf of North End Land Development LLC.

Bob Doster with Shrewsberry and Associates presented the project.

Dave McCoy – City of Carmel Addressing

- No major comments. Mr. McCoy said as the project moves forward, he will need street names for the 7-8 streets on the project.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said at this time there are no comments since all of the sanitary plans are speculative.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. He said there were several intersections where ADA ramps needed to be indicated. Also, he previously asked that the bicycle parking be dispersed around the site, and for the details on the natural surface trail. Finally, Mr. Littlejohn said he has asked the City Engineer about the path that is intended to be within the US-31 right-of-way, but has not yet received a response.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said comments have been sent on Project Dox. There were comments regarding right-of-way width versus pavement width. Also, there are three reviewers who still need to complete their review task, so she will send an email asking them to complete their reviews.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:10 a.m. **(UV, V) Salsbery Brothers Landscaping Inc., Amendment.**

The applicant seeks the following use variance and development standards variance approvals for a new pole barn:

Docket No. 20020006 UV UDO Sec. 2.09 Non-permitted use, Commercial landscape business expansion.

Docket No. 20020007 V UDO Sec. 5.19.F 30-ft wide East bufferyard required, 15-ft requested.

Docket No. 20020008 V UDO Sec. 5.28.E Paved/curbed parking lots required, No curbs in drive aisles requested.

Docket No. 20020009 V UDO Sec. 1.07 Transportation Plan Compliance, 60-ft half right of way required, Keep existing 50-ft half requested.

Docket No. 20020010 V UDO Sec. 5.39.H Existing Ground Sign, ≥ 5-ft setback from street right of way required, < 5-ft requested.

The 10 acre site is located at 4317 E. 146th St. and is zoned R1/Residential. Filed by Paul Reis & Kevin Buchheit of Krieg DeVault LLP on behalf of Salsbery Brothers Landscaping Inc.

Kevin Buchheit with Krieg DeVault and Cory Whistler with Salsbery Brothers Landscaping presented the project. Mr. Buchheit said it is possible if the right-of-way variance is granted then the sign variance may go away.

Dave McCoy – City of Carmel Addressing

- No comments.

Jason Stewart – City of Carmel Utilities

- No comments.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments were submitted on Project Dox. Mr. Littlejohn said the new building would require a minimum of four bicycle spaces.

Angie Conn – City of Carmel Planning & Zoning

- Comments submitted on Project Dox. Ms. Conn said the applicant now has the resubmit task available.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:20 a.m. **Docket No. 20020016 TAC: Clay Terrace Utility Relocates**

The applicant seeks TAC only approval to begin the installation of storm sewer, sanitary sewer main, water main, and dry utilities in anticipation of future redevelopment of Clay Terrace. The site is located generally at the SW corner of 146th Street and US 31. It is zoned Clay Terrace PUD Z-386-02. Filed by Bill Butz, P.E. of Kimley-Horn on behalf of the owner, Washington Prime Group.

Bill Butz with Kimley-Horn presented the project. Mr. Butz said this project is a first step to make sure all utilities are out of the way to make room for a possible mixed-use building.

Dave McCoy – City of Carmel Addressing

- No comments.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said there are approximately 11-12 manholes on the site, and each will need to be coated with an epoxy or equivalent due to the high levels of hydrogen sulfite in the area, which causes the covers to deteriorate after only a few years. He added that one thing to consider would be to design more straight runs which would reduce the number of manholes required. Mr. Stewart said the Department will also ask that all drops are interior drops, and all drops use a reliner bowl.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- No comments for this portion of the project.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:30 a.m. **Docket No. PZ-2020-00006 OA: Clay Terrace PUD Amendment**

The applicant seeks PUD Amendment approval to modify the existing Clay Terrace PUD in order to foster redevelopment of a portion of the site. The site is located generally at the SW corner of 146th Street and US 31. It is zoned Clay Terrace PUD Z-386-02. Filed by Steven Hardin of Faegre Drinker Biddle & Reath LLP.

India Olson and Lisa Callahan with Washington Prime Group, and Mark Leach with Faegre Drinker presented the project. Ms. Olson said there have been several bankruptcies that have affected retailers in the last year, so the goal of this project is to revitalize Clay Terrace. The first phase of the project will involve the southeast quadrant of the property. This phase would add about 280 residential units, 100,000 square feet of office space, a parking deck, and a 140 key hotel. Ms. Olson said some of the retail in this area will need to be removed in order to stack the uses on top of each other.

Dave McCoy – City of Carmel Addressing

- No comments.

Jason Stewart – City of Carmel Utilities

- No comments.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Mr. Littlejohn said most of the comments were regarding the bike parking section of the ordinance. He added that there was discussion about a multi-use path which would connect to the path between Circle Drive and US-31. Ms. Olson said there is already a bike path along US-31, but this plan would add a second path through the middle of the property along Clay Terrace Blvd.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said one of the comments was regarding a return of a green belt along US-31. She also asked about negotiations with the CRC regarding financing for the parking deck. Ms. Olson said there was a meeting recently regarding a potential TIF to pay for the parking deck. Discussions are ongoing.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:45 a.m. **Docket No. PZ-2020-00008 OA: Silvara PUD Amendment, Exmoor Standards**

Docket No. PZ-2020-00009 CA: Silvara Commitment Amendment, Exmoor Standards

The applicant seeks PUD Amendment and Commitment Amendment approval for the Silvara PUD in order to amend the standards for the Exmoor Neighborhood at Jacksons Grant. The site is located west of Spring Mill Rd. and north of Jacksons Grant Blvd. It is zoned Silvara PUD Ordinance Z-553-11. Filed by Steven Hardin of Faegre Drinker Biddle & Reath, LLP on behalf of Jacksons Grant Real Estate Company, LLC.

Doug Wagner with Republic Development and Mark Leach with Faegre Drinker presented the project. Mr. Leach said this is one of the final developments in Jackson's Grant. The homes will be marketed to empty nesters at around \$1 million, and will be in a European village design. Mr. Wagner said the development will be surrounded by streams or ponds on all four sides, so a bridge will need to be built to access the lots. A gate will be installed at the Spring Mill entrance.

Dave McCoy – City of Carmel Addressing

- No comments.

Jason Stewart – City of Carmel Utilities

- No comments.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments have been submitted on Project Dox. No further comments.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Comments have been submitted regarding the text of the PUD amendment. Ms. Lopez asked if architectural renderings can be included to provide the Department an idea of what the units will look like.

9:55 a.m. **Docket No. PZ-2020-00007 ADLS: Carmel Medical Office**

The applicant seeks ADLS approval for a new medical office building. The corresponding Development Plan was previously approved under Docket No. 19060018 DP. The building will be 3 stories and 50' tall. It will have 43,057 sq. ft. and be constructed of brick, stone, and metal. The site is located at 12166 N. Meridian Street, just north of the Ritz Charles. It is zoned MC/Meridian Corridor. Filed by Jeff Shively of Cornerstone Companies, Inc.

Rob Bray and Brianna Wetzel with American Structurepoint presented the project.

Dave McCoy – City of Carmel Addressing

- Comments submitted on Project Dox. Mr. McCoy said he would recommend using 12174 North Meridian Street as the address instead of using the existing address.

Jason Stewart – City of Carmel Utilities

- No comments.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Mr. Littlejohn said there are several issues on the DP portion of the project so those can be addressed on the DP side.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- Pre-submittal meeting has been completed. Ms. Keesling said she likes the building and the design. One thing that was noticed is the amount of lighting on the building seems excessive. She asked for a rendering of the nighttime lighting to review. Mr. Bray said he has a photometric plan that he can provide that will show the lighting. Also, Ms. Keesling said one other issue to consider is spacing out of the signage.

10:10 a.m. **Docket No. PZ-2020-00012 PPA: Newark Village Revised, Lot 77, Primary Plat Amendment**
Docket No. PZ-2020-00013 V: UDO Sec. 2.10: 10,000 sq. ft. Min Lot Area, 9,632 sq. ft.
Requested for Lot 77B
Docket No. PZ-2020-00014 V: UDO Sec. 2.10: 35 ft. Front Setback, 22.5 ft. Requested
Docket No. PZ-2020-00015 V: UDO Sec. 2.10: 20 ft. Rear Setback, 5 Requested for Lot 77A
Docket No. PZ-2020-00016 V: UDO Sec. 2.10: 35% Max Lot Coverage, 38% Requested for
Lot 77B

The applicant seeks primary plat amendment approval and variance approval to split 1 parcel into 2 residential lots. The site is located at 811 Pawnee Rd. and is zoned R-2/Residential. Filed by Troy Terew, with True North Surveying, LLC on behalf of Steve Caress, owner.

Troy Terew with True North Surveying presented the project.

Dave McCoy – City of Carmel Addressing

- No comments.

Jason Stewart – City of Carmel Utilities

- No comments.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments were submitted on Project Dox. Mr. Littlejohn said he will reply to the petitioner regarding the contribution to the Thoroughfare Fund and whether it is acceptable.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Project has not been completed on Project Dox. Ms. Lopez asked if the tree will be saved. Mr. Terew said the tree will be saved if at all possible.