C3 PLAN 2009

Carmel Clay Comprehensive Plan

PART 2

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COMPREHENSIVE PLAN ESSENCE INTRODUCTION

Part 2: Comprehensive Plan Essence establishes the City's planning policies and objectives categorized by geographic area. Although there are many similarities in each district there are also significant differences. This approach will clearly communicate and guide the public and its leaders in future decision making and share with the development community the City's policies and objectives. Further, the public can base their expectations on the content of this Part.

Merriam-Webster defines essence as "the most significant element, quality, or aspect of a thing or person." For this reason, the term "essence" was chosen for Part 2's title to convey the content within contained the core policies and objectives for the City of Carmel.

To address each geographic area, this Part is divided into the following five sections:

1. *City-Wide Policies and Objectives..... pg 17*
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CITY-WIDE POLICIES AND OBJECTIVES

Policy 1: Manage Community Form

Introduction: The purpose of managing form is to achieve a superior quality built and natural environment in which people reside, work, and recreate. Managing community form is the combination of land use planning, transportation planning, urban design, influencing transitions, and place-making.

The tools used to manage community form take shape as development guidelines, zoning ordinances, subdivision regulations, building codes, studies, small area plans, negotiations, commitments, conditions, covenants, redevelopment initiatives, policies, education and the like. No single tool can effectively manage community form.

Managing community form is a departure from purely land use based regulations that encourage segregation and challenge the community's ability to establish essential connectivity. This model is more permissive of mixed-use nodes and requires greater sensitivity to transitions between differing land classifications.

Objective 1.1: Merge form-based regulatory tools into the traditional zoning and subdivision control ordinances based on Part 3: Land Classification Plan.

Objective 1.2: Recognize the uniqueness in each planning district and establish regulations, subarea plans, and/or pattern books to preserve these unique features.

Objective 1.3: Utilize and follow the intent of the *C3 Plan* by applying the Plan's content to development proposals to leverage the desired outcomes and prevent deviations from the City's policies and objectives.

Objective 1.4: Be very sensitive to connectivity and transitions between adjacent areas. Discourage unplanned or harsh contrasts in height, building orientation, character, land use, and density. If there exists contrast, utilize multiple design principles to soften transitions.

Objective 1.5: Strongly promote mixed-use in areas suitable for commercial development, and protect residential areas from unsuitable commercial development.

Objective 1.6: Continue to build the city park and trail system through targeted acquisition of remaining undeveloped parcels.

Objective 1.7: Continue to manage commercial signage to balance the visibility needs of business with the aesthetic quality which has made Carmel an attractive place to live.

Policy 2: Be a Leading Edge City

Introduction: The expression "Leading Edge City" is applied to communities that have broad name recognition, notable culture, a positive image, diversity in housing, broad range of employment, business vitality, strong architectural presence and character, sense of place, environmental awareness, effective public transportation, and most importantly a desirable quality of life.

Objective 2.1: Commit to high architectural energy efficient and environmental design standards for all municipal buildings and facilities. The intent is to set a precedent for quality and to establish character goals for private sector development to emulate. Developers will take cues from municipal improvements and be more likely to follow the City's lead. This commitment will also further the City's competitive advantage in the region, and increase community pride in the built environment.

Objective 2.2: Further enhance the amenities, development opportunities, office-supporting commerce and technology infrastructure necessary to support current businesses and to attract additional businesses to Carmel. Concurrently, it is important to continue investing to enhance community quality of life to provide a superior place for people in all socioeconomic classes to live by encouraging high quality public spaces, interesting parks, plazas, public gardens, tree-lined streets and boulevards, and trails connecting people to places. There is significant evidence that high quality of life is a major attraction for businesses, thus making this a primary component of this objective.

Objective 2.3: Encourage more diversity in housing types to better meet the needs of older residents and appeal to younger and more diverse employees working in Carmel. As Carmel continues to attract regional and national headquarters, the housing desired by people relocating from other parts of the country and world is not always consistent with Indiana's traditional residential form of single-family detached homes. The City needs to commission a study on housing choices.

Objective 2.4: Support local intra-city and regional commuter transit systems as described in Part 4: Transportation Plan.

Objective 2.5: Enhance a bicycle- and pedestrian-connected community through expanded installation of side paths, sidewalks, bike lanes, and off-street trails. It is well established that many of the moderate-sized leading edge cities in our nation are bicycle and pedestrian friendly communities. Carmel believes that the further establishment of bicycle and pedestrian facilities will result in increased mobility, further enhance quality of life, and be greatly appreciated by citizens.

Objective 2.6: Recognize the existing limitations of east/west vehicular, bike, and pedestrian access, and strive to enhance means for efficient cross-community travel.

Policy 3: Perpetuate Economic Vitality

Introduction: Vitality is defined in many ways, including job growth, quantity of jobs, quality of jobs, proliferation of commerce, entrepreneurship, investment in property, redevelopment, length of commitment, and degree of risk being taken. Carmel has strong economic vitality today, and furthering that trend is of great interest and importance. This section addresses the objectives that Carmel will utilize to perpetuate economic vitality.

Objective 3.1: The City will strive to further the "Carmel" brand as a great place to live, work and raise a family. The City has already established a notable degree of branding; branding being positive name recognition and impression. Branding of a community is important when trying to attract quality employers and businesses. For instance, well-respected retail businesses want to be located in well-known communities.

Objective 3.2: Encourage mixed-use developments where appropriate. Single-use developments tend to lack vitality during off-peak times. Mixed-use developments such as Providence at Old Meridian often combine commercial and residential uses into a single node. This type of development encourages daytime vitality from employment and commerce activity, and nighttime vitality when people come home from work. Also, this development pattern better utilizes land by allowing compact urban form.

Objective 3.3: Encourage owners through zoning amendments to retrofit existing single-use centers into mixed-use centers. This encourages both daytime and nighttime vitality and creates a compact urban form.

Objective 3.4: Utilize technology to efficiently communicate City projects and initiatives to the public. Expand existing lines of communication to reach more households and gain more public input. Modernize the City's website to accommodate this objective.

Objective 3.5: Clarify and streamline development procedures and processes. Simplify the development process without lessening standards, expectations, or results. Create incentives for development that exceeds expectations and standards.

Objective 3.6: Plan for local and regional transit by encouraging transit opportunities in new developments where it would benefit the community. The City should commission a study to determine the best transit corridors for local transit and how best to interface a regional system. Such a study should also analyze how the City would form and benefit from improved transit options.

Objective 3.7: Promote the advancement of technology to support city-wide commerce, the workplace, and home enterprise.

Objective 3.8: Continue to improve overall telecommunication in partnership with local providers to ensure that cable based and wireless opportunities are maximized. The City should commission a telecommunications master plan to ensure the highest quality system network.

Objective 3.9: Promote Carmel City Center and the Regional Performing Arts Center by marketing them as community and regional destinations. Continue efforts to ensure that properly scaled infrastructure is in place for vehicles, bicycles, and pedestrians to easily access the Carmel City Center area from all directions, including from U.S. 31 and Keystone Parkway.

Objective 3.10: Continue to build upon the economic benefits of the U.S. 31 Corridor by further maximizing its development potential. Encourage new buildings to be constructed of high quality materials at the maximum building heights allowed and encourage parking areas to be structured for the most efficient use of land in the corridor.

Policy 4: Be a City of Neighborhoods

Introduction: Neighborhoods are an essential component of community which helps build and/or reinforce the fabric of a city. Traditionally, neighborhoods were not recognized by each individual development's name as they are now. Rather, neighborhoods were determined by major physical boundaries; included a mix of housing styles; and were within walking distance to neighborhood service centers, schools, and parks which gave neighborhoods identity. This document encourages planning for neighborhoods, in the traditional sense, and also protects these neighborhoods.

Objective 4.1: Carmel is desirous of achieving the quality of life benefits derived from the principles of traditional neighborhood design principals, in all neighborhoods including those within the context appropriate to and respectful of each location, whether estate, suburban, or urban.

Objective 4.2: The City believes it necessary to conduct planning in greater detail in critical subareas and corridors. For this reason *Part 5: Critical Corridors and Subareas* was created to house those planning exercises within the *C3 Plan*. These small area plans are important in communities with redevelopment pressures and in rapidly growing areas. Oftentimes, critical corridor and subarea plans can better address transitions, connectivity, and development form. They can also address character goals and emphasize to developers a more exact idea of what the resident wants, what the market can yield, and what the City expects.

Objective 4.3: Establish neighborhood identity based on physical boundaries rather than by each development's name. Neighborhoods are more than each development project. A concerted effort should be established to determine neighborhood boundaries throughout the City, and then promote their identity and boundaries.

Objective 4.4: Build upon existing neighborhood facilities and services, such as parks, schools, fire stations, and churches to help define and maintain neighborhood identity and vitality.

Objective 4.5: Consider and encourage "third places" (informal meeting places or the social surroundings which are separate from the two usual environments of home and workplace) and neighborhood support centers as building blocks for neighborhoods. Every trip to the store should not be a mandatory drive in a car. Residents should be able to access daily goods and services by walking or bicycling, thereby having the opportunity to conserve energy, improve health, and protect the environment. The City should embark on a "corner store" initiative to define the best locations and distribution of neighborhood support centers.

Objective 4.6: Disallow incompatible site and building designs and excessive quantity of neighborhood support centers. Assure that neighborhood support centers provide amenities and land uses that enhance quality of life and convenience, and respect nearby residences with quality architecture, landscaping, and appropriate transitions. Also assure that they are not a destabilizing feature by adopting design regulations and through implementation of a "radius policy" that prohibits more than one center within proximity to another.

Policy 5: Be an Adaptable City

Introduction: Being an adaptable city is critical in the evolution of a community. Too many communities do not adapt to local, regional, and national influences and suffer from the lack of flexibility.

Objective 5.1: Carmel will regularly reevaluate the local, regional, and national influences that affect development success and vitality. The City will also strive to predict the next evolutions in development to better recognize whether they would have a positive or negative effect on the City.

Objective 5.2: Periodically review and revise the Land Classification Plan Map to adapt to changes in the built environment, evolutions in community values, changes in community policies, and to respond to critical corridor and subarea plans.

Objective 5.3: Continue to recognize, plan, and update critical corridors and subareas.

Objective 5.4: Enhance the Monon Greenway to support and further encourage its use as a non-motorized commuter route by widening and separating bicyclists and pedestrians in the most heavily used areas. Also, actively plan and implement a system of feeder/branch trails and paths to allow more convenient and safe connection to nearby residential and employment areas.

Objective 5.5: Adapt the Monon Greenway and adjacent development between City Center and the Arts and Design District into an urban trail destination with its own character and sense of place.

Objective 5.6: Target for acquisition undeveloped parcels adjacent to the Monon Greenway for future park sites.

Policy 6: Inspire Community Character

Introduction: Community character is the quality(ies) and feature(s) of a neighborhood, district, or the entire community that distinguish it from other areas. Community character is desired and often helps build local pride, encourages investment, and improves quality of life.

Objective 6.1: Discourage homogeneous development and corporate brand prototypical architecture. In residential areas, architectural guidelines should be instituted to discourage monotonous development. Commercial and residential areas should be subjected to architectural standards that require unique and appropriate designs fitting Carmel's character goals.

Objective 6.2: Promote a unique community with unique neighborhoods and subareas. Already the City's infrastructure and planning investments are bearing fruit in the Old Town Arts and Design District. The community will identify appropriate character goals, subareas, and neighborhood boundaries for the East, North Central, South Central, and West Carmel Districts.

Objective 6.3: Encourage high quality and well designed landscaping to help beautify the City and promote healthful environments.

Objective 6.4: Promote the planting and care of canopy trees throughout Carmel. Encourage their placement even in urban streetscapes, parking lots, and other enclosed areas by promoting proper soil volumes and/or the use of constructed soil technologies. Canopy trees are desired because they add a great deal of character and comfort to the built environment. Additionally, they also provide relief from heat, soften noise and light, help purify the air we breathe, reduce stress, and increase property values. This is a particularly important objective because so many mature trees are lost through development.

Objective 6.5: Promote the use of public art in both public spaces and within private developments. Also, encourage designers to include public art in their buildings and surroundings.

Objective 6.6: Enable healthy choices through the use of innovative design and planning. For instance, provide pedestrian access to parks, recreation, schools, the workplace and amenity centers so that people do not have to use their cars. Also, designing structures to capture natural light and air enhances healthy lifestyles.

Objective 6.7: Encourage electrical utility lines to be buried throughout the community, especially in urbanizing areas. Care must be given to the location of underground transformer boxes so pedestrian infrastructure is not precluded by conflicts with power facilities.

Objective 6.8: Protect the character, safety, and function of the Monon Greenway.

Objective 6.9: Enhance the aesthetics of employment and vitality districts by requiring parking lots to be located at the rear and side of the property, or underground, thereby encouraging the architecture to be the dominant feature.

Policy 7: Inspire Environmental Awareness

Introduction: Being environmentally aware includes understanding the benefits of protecting natural areas, emphasizing use of native plant material into the urban environment, reducing energy consumption, encouraging energy and natural resource conservation, and utilizing "green" building materials to lessen our impact on the environment.

Objective 7.1: Encourage the use of durable materials and construction methods that prolong the life of buildings. A paradigm shift is necessary to change the current 30-year life expectancy of commercial buildings and some production homes to a more substantial life expectancy. Carmel has already had some success in encouraging 100-year buildings. For instance, that standard is currently being applied to several buildings in the City Center and the Old Town Arts and Design District.

Objective 7.2: Continue the policy emphasizing that City vehicles be energy efficient and low emission cars and trucks. With the introduction of hybrid vehicles, the City now has a viable and visible means for improving the environment through energy conservation. Also, idling should be discouraged when possible.

Objective 7.3: Develop a bicycle network to allow non-vehicular trips to be made by encouraging small-scale and requiring large-scale employment nodes to install covered and secure bicycle parking, and shower and changing facilities for cycling commuters. Concurrently, ensure that adequate bicycling facilities exist to allow safe and efficient bicycle commuting.

Objective 7.4: The City should encourage use of water-saving devices, and request that citizens reduce water consumption by proper ("smart") lawn sprinkling and exploring alternative landscapes which require less water. Encourage rainwater (i.e. grey water) recycling to reduce potable water consumption.

Objective 7.5: Strongly encourage developers to build environmentally sensitive buildings, such as LEED (Leadership in Energy and Environmental Design) guidelines or similar programs. These "green" buildings conserve energy resources, provide more healthful inside environments, last longer, utilize products made from recycled material, and use products that can be safely disposed of or recycled when the building is eventually dismantled. Green buildings also strive to use local material to reduce the transportation impact. For instance, importing marble from overseas has an enormous environmental impact compared to delivering Indiana limestone from southern counties.

Objective 7.6: Set the precedent for environmental protection or re-vegetation when developing municipal facilities like parks, fire stations, and maintenance facilities.

Objective 7.7: Continue to protect regional surface and ground water sources to ensure safe drinking water for Carmel and adjacent municipalities. Institute regulations that further protect the delineated wellhead protection areas from contaminants and land uses that have a higher risk of contaminating water resources.

Objective 7.8: Set the precedent for environmentally sensitive buildings when developing municipal facilities by striving for the highest feasible level of LEED certification. Also encourage other public entities to achieve the same.

Objective 7.9: Develop and maintain an Environmental Action Plan to implement actions that reduce pollution, conserve energy, and preserve the natural environment.

Objective 7.10: Explore the use of alternate sources of energy such as active solar, geothermal, and wind.

Objective 7.11: Reduce heat island effect by preservation of Carmel's urban forest and by encouraging the use surfaces that retard the absorption of heat.

Objective 7.12: Increase effectiveness of wastewater treatment and discharge by combining master plans of both sanitary sewer districts.

Objective 7.13: Reduce unnecessary removal of trees on lots, encourage preservation of mature trees, and require replacement of trees that have to be removed for development.

Objective 7.14: Promote the movement toward sustainable development and architecture. Encourage land developments and building designs that use or reuse land responsibly by discouraging patterns of sprawl, conserving potable water, reducing energy consumption, and utilizing reusable or recyclable materials. Encourage architects and designers to use green design standards, such as LEED (Leadership in Energy and Environmental Design), to promote sustainable and healthful buildings and neighborhoods for people to shop, work, eat, recreate, and live.

Objective 7.15: Due to increasing interest in redeveloping previously-developed areas, the City would like to conduct inventories, analyses, and cleanups of its brownfields. This will serve to facilitate redevelopment in several areas, as well as making the City healthier and more sustainable. The City will also be working with citizens and professionals to identify and prioritize brownfields.

Policy 8: Inspire Healthful Living

Introduction: Inspiring healthful living is a response to the obesity rate in Indiana and the Midwest, and also recognizes increases in cancer rates, lung diseases, heart disease, and stress related disorders.

Objective 8.1: Strive to provide multiple types of facilities for exercise, opportunities to immerse oneself into nature, sport facilities and leagues, access to recreation programs, access to health education programs, and encouragement to succeed in one's personal health goals.

Objective 8.2: Work corroboratively with local hospitals to offer outreach services, health and wellness clinics, screenings, classes, smoking cessation programs, dietary support, mental health clinics, immunization programs, and the like.

Objective 8.3: Encourage mixed-use, compact development making it easier for people to walk or ride their bicycles. This will provide a healthy lifestyle by providing the option for exercise in people's daily routines.

Objective 8.4: Develop programs and improve infrastructure to encourage children to walk or ride their bicycles to school. This will increase their physical activity, improve their health, and will potentially reduce the automobile trips made to and from school.

Objective 8.5: Promptly work to obtain park land while undeveloped land is still available.

EAST CARMEL POLICIES AND OBJECTIVES

Introduction

The following sections convey the policies and objectives for the East Carmel District. It is important to note that these sections share some of the same policy headings as the City-Wide section, but the content is specific to East Carmel.

Policy 1: Manage Community Form

Objective 1.1: Protect the integrity of the suburban form and land uses. East Carmel is an area where redevelopment of residential districts is discouraged, and where investment in single-family homes is strongly encouraged. The City will identify projects, policies, and programs that will maintain the existing stability and encourage investment by homeowners.

Objective 1.2: Allow neighborhood service nodes in context appropriate areas. The objective of these nodes is to allow limited neighborhood-serving commercial, mixed-use, and public amenities within walking distance to residents living in surrounding suburban neighborhoods. Lighting, parking, architecture, landscaping, size of buildings, and bicycle and pedestrian facilities will be strictly regulated to help ensure the nodes blend in with existing residential uses.

Policy 2: Be a Leading Edge City

Objective 2.1: Embrace the White River Greenway and off-street trail to provide another notable linear park and non-motorized transportation corridor which connects parks as well as acting as the foundation for a larger, regional greenway. More off-street trails are expected to contribute to the overall network of paths, especially in the natural corridor of the White River.

Objective 2.2: Promote a high quality mixed-use neighborhood development on the Legacy property, achieving the same recognition as the Village of WestClay. Unique uses or a combination of uses should be designed into the context of the natural environment and surrounding suburban development.

Policy 3: Perpetuate Economic Vitality

(no additional objectives apply to East Carmel)

Policy 4: Be a City of Neighborhoods

(no additional objectives apply to East Carmel)

Policy 5: Be an Adaptable City

(no additional objectives apply to East Carmel)

Policy 6: Inspire Community Character

Objective 6.1: Reinforce suburban character including tree-lined curvilinear streets, sidewalks separated by tree lawns, and neighborhood parks. Also, maintain the dominant presence of high quality single-family residential form.

Objective 6.2: Allow density transitions from single-family residential form along East 96th Street and 146th Street , but encourage context sensitive buffer development along these corridors to help soften the visual impact to lower density residential neighborhoods.

Policy 7: Inspire Environmental Awareness

Objective 7.1: Aggressively protect the riparian corridor and floodplain along the White River from encroachment.

Objective 7.2: Continually monitor mining practices to ensure balance between the legitimate needs of the resident and regional need for local materials. Also, encourage reclamation planning for quarry sites to better coordinate public facilities and infrastructure improvements, and public recreation or residential opportunities.

Objective 7.3: Expand East Carmel bicycle and pedestrian infrastructure, especially in areas adjacent to institutional nodes such as schools and churches, and neighborhood-serving commercial.

Objective 7.4: Establish an East Carmel recycling and hazardous materials drop-off station in conjunction with the City's sewage treatment facility.

Objective 7.5: Locate an East Carmel satellite facility for Carmel Street Maintenance and other public services. This will help conserve fuel and distribute manpower more equally over the community.

Policy 8: Inspire Healthful Living

(no additional objectives apply to East Carmel)

NORTH CENTRAL CARMEL POLICIES AND OBJECTIVES

Introduction

The following sections convey the policies and objectives for the North Central Carmel District. It is important to note that these sections share some of the same policy headings as the City-Wide section, but the content is specific to North Central Carmel.

Policy 1: Manage Community Form

Objective 1.1: Encourage compact urban form and mixed-use development throughout North Central Carmel.

Objective 1.2: Allow the tallest structures in Carmel to be in the City Center and along U.S. 31.

Objective 1.3: Strongly encourage neighborhood and community-serving commercial nodes in strategic locations to allow people to walk or bike from their jobs and homes to those amenities. The objective is to ensure the entire North Central Carmel District has neighborhood-serving or community-serving commercial development within a short walking or biking distance of all employment and residential development.

Objective 1.4: Protect stable single-family residential neighborhoods in North Central Carmel as much as possible through buffering, use of transitional design, strong code enforcement of property maintenance issues, targeted infrastructure investments (e.g. drainage, sidewalks, and street lights), and landscaping beautification projects.

Objective 1.5: Strive for additional street connectivity in North Central Carmel. The City should strive to connect streets when new development or redevelopment occurs, especially those linkages shown on the Thoroughfare Plan Map.

Objective 1.6: Encourage connectivity to and through North Central Carmel by establishing bicycle and pedestrian facilities across Meridian Street and Keystone Parkway.

Policy 2: Be a Leading Edge City

Objective 2.1: Establish a well-designed, pedestrian-friendly (including bicycle-friendly) and vital downtown. To ensure vitality, significant incorporation of residential and office uses should be required in upper floors. All ground floors should be designed for pedestrian comfort and interaction.

Objective 2.2: Promote a high quality employment corridor and technology park along U.S. 31 by discretely integrating employment-serving commercial uses in existing buildings or in small nodes to allow workers to walk to restaurants and other businesses suitable for such a subdistrict. Also allow for a broader mix of uses, including additional residential and service retail.

Objective 2.3: Encourage new buildings along Carmel Drive and City Center Drive to be a minimum of two stories in height.

Objective 2.4: Promote the Arts and Design District and the Carmel Performing Arts Center.

Objective 2.5: Plan for the integration of transit stops near City Center, Merchants Square, and the U.S. 31 Corridor.

Objective 2.6: Explore opportunities to introduce additional higher education opportunities into North Central Carmel, if only a single building or satellite classes.

Objective 2.7: Promote and enhance the Monon Greenway as a non-motorized transportation corridor. Widen the trail in high use areas to accommodate separated bicycle and pedestrian lanes to create more trail capacity for both recreation and transportation needs.

Policy 3: Perpetuate Economic Vitality

(no additional objectives apply to North Central Carmel)

Policy 4: Be a City of Neighborhoods

Objective 4.1: North Central Carmel should be planned as a collection of neighborhoods applying traditional neighborhood design principles to connectivity, transitions, location of neighborhood-serving commercial, bicycle- and pedestrian-friendly features, and the like.

Objective 4.2: Endeavor to plan neighborhoods, gateways, boundaries, and service areas through more detailed subarea plans.

Policy 5: Be an Adaptable City

(no additional objectives apply to North Central Carmel)

Policy 6: Inspire Community Character

Objective 6.1: Where appropriate, reinforce urban character in North Central Carmel. Commission the study of the district to determine the ideal boundaries, urban patterns, and transitions.

Objective 6.2: Encourage signature buildings on prominent sites to enhance the district's character. Signature buildings can be private or public buildings, but must have architectural flair and be built from durable materials.

Objective 6.3: Establish a Public Art Master Plan. Include artists in the design process of public spaces.

Policy 7: Inspire Environmental Awareness

Objective 7.1: Where possible, locate new public parks on land adjacent to or within a short walk from the Monon Greenway.

Objective 7.2: Tree areas should be conserved and should be evaluated as part of an overall urban forest network, especially in small parks and squares.

Objective 7.3: Promote compact urban form with densities that support walkability and alternative transportation.

Objective 7.4: Continue to enhance the City Recycling Facilities at the Housing Hazardous Waste Center by increasing recycling options and adjusting hours of operation to make it more convenient for people to recycle.

Policy 8: Inspire Healthful Living

(no additional objectives apply to North Central Carmel)

SOUTH CENTRAL CARMEL POLICIES AND OBJECTIVES

Introduction

The following sections convey the policies and objectives for South Central Carmel. It is important to note that these sections share some of the same policy headings as the City-Wide section, but the content is specific to South Central Carmel.

Policy 1: Manage Community Form

Objective 1.1: Allow the careful integration of neighborhood service nodes and the advancement of Home Place's commercial area to better serve the South Central Carmel neighborhoods and the employment corridor along I-465.

Objective 1.2: Protect stable single-family residential neighborhoods in South Central Carmel as much as possible through buffering, use of transitional design, strong code enforcement of property maintenance issues, targeted infrastructure investments (e.g. drainage, sidewalks, and street lights), and landscaping beautification projects.

Objective 1.3: Strive for additional street, bicycle and pedestrian connectivity in South Central Carmel.

Objective 1.4: Allow greater development intensity on the north, west, and south edges of the district to serve as a transition from more intensely developed areas.

Objective 1.5: Carefully transition from the intense fringe areas mentioned in Objective 1.4 to single-family residential.

Policy 2: Be a Leading Edge City

Objective 2.1: Encourage reinvestment and maintenance of strong residential areas, so as to discourage redevelopment.

Objective 2.2: Promote a high quality employment corridor along U.S. 31 and I-465 and utilize zoning overlays, parks, and parkways to help buffer strong residential areas.

Objective 2.3: Strive for bicycle and pedestrian facilities to be installed throughout the South Central Carmel District, especially on the north, south and west edges of the district that abut more intensely developed areas. Also, strive for connectivity to Central Park and Monon Center.

Objective 2.4: Plan for the integration of a transit stop near the intersection of 96th Street and Keystone Parkway.

Policy 3: Perpetuate Economic Vitality

(no additional objectives apply to South Central Carmel)

Policy 4: Be a City of Neighborhoods

Objective 4.1: South Central Carmel should be planned as a collection of neighborhoods applying select traditional neighborhood design principles to the historic suburban form. Particularly, the principles of connectivity, transitions, and bicycle and pedestrian facilities would benefit this district.

Objective 4.2: Endeavor to plan neighborhoods, gateways, boundaries, and service areas through more detailed subarea plans.

Policy 5: Be an Adaptable City

(no additional objectives apply to South Central Carmel)

Policy 6: Inspire Community Character

Objective 6.1: Protect the existing character of the strong single-family neighborhoods in South Central Carmel.

Objective 6.2: Protect the residential character along Keystone Parkway and Westfield Boulevard, and maintain these corridors' existing tree canopies as part of an overall urban forest network.

Objective 6.3: Require significant numbers of canopy trees to be planted after development to maintain the substantial tree canopy that gives character to the South Central Carmel District and urban forest.

Policy 7: Inspire Environmental Awareness

Objective 7.1: Aggressively protect the Monon Greenway's tree-lined corridor and environmental features on the Central Park site.

Objective 7.2: Strongly encourage existing mature trees in the district to be preserved during development and redevelopment as part of an overall urban forest network.

Policy 8: Inspire Healthful Living

(no additional objectives apply to South Central Carmel)

WEST CARMEL POLICIES AND OBJECTIVES

Introduction

The following sections convey the policies and objectives for West Carmel. It is important to note that these sections share some of the same policy headings as the City-wide section, but the content under each heading is specific to West Carmel and adds to other City-wide objectives.

Policy 1: Manage Community Form

Objective 1.1: Preserve the estate character of West Carmel by protecting large-lot residential areas and by requiring new subdivisions to have large setbacks from and quality landscaping along perimeter roads. Further, require extensive re-vegetation along perimeter roads and within each new development. A larger open space requirement should also be considered.

Objective 1.2: Conservation subdivisions and innovative residential community designs that protect vegetation, slopes and are non-monotonous in terms of architecture and material selection are preferred.

Objective 1.3: Subdivision connectivity and transitions between proposed developments and existing subdivisions should be scrutinized to a greater degree in West Carmel.

Objective 1.4: West Carmel has many non-connecting subdivisions. The proliferation of this pattern of development is more tolerable in this district; however, critical connections shown on the Thoroughfare Plan will be absolutely required. Although there is less emphasis on vehicular connectivity, bicycle and pedestrian connectivity will be strictly required. For instance, where road connectivity between a proposed development and an existing development is not required, bicycle and pedestrian connections will be required.

Objective 1.5: With the success of the Monon Greenway, other off-street facilities are in demand. West Carmel has an opportunity to utilize portions of several pipeline corridors for such a trail. These corridors are shown as off-street trails in the *2020 Vision Plan* and in the Alternative Transportation Plan initially adopted in 2001, and are supported in the *C3 Plan* as well. Integrating this type of facility in some areas will be relatively easy, but in already built environments may prove to be more difficult.

Objective 1.6: Carmel should partner with neighboring Westfield and Zionsville to plan and implement a significant greenway along Little Eagle Creek.

Objective 1.7: Continue expansion of bicycle and pedestrian infrastructure to connect neighborhoods with schools, parks, WestClay's Secondary Core, and other destinations.

Policy 2: Be a Leading Edge City

Objective 2.1: Maintain and protect sub-areas in the City of Carmel for estate character housing. These areas are essential to attracting high quality businesses, providing the desired quality-of-life for senior employees.

Objective 2.2: Encourage more custom home developments to balance the housing inventory which has been slanting in recent years toward production homes. Custom home neighborhoods will also add character to West Carmel by reducing monotony. Concurrently, allow carriage houses and other compatible forms of accessory dwellings to provide flexibility and a range of housing options.

Objective 2.3: Adopt residential architecture standards to ensure compatibility, a high quality aesthetic, energy efficiency, and durability.

Policy 3: Perpetuate Economic Vitality

(no additional objectives apply to West Carmel)

Policy 4: Be a City of Neighborhoods

(no additional objectives apply to West Carmel)

Policy 5: Be an Adaptable City

(no additional objectives apply to West Carmel)

Policy 6: Inspire Community Character

Objective 6.1: Reinforce rural character including tree lines, fence rows, barns, pockets of open space, and preservation of wood lots. Residential intensity can exist, but generally should not be obviously portrayed from perimeter roads.

Objective 6.2: Protect single-family residential character along West 96th Street between Spring Mill Road and Shelbourne Road.

Objective 6.3: Require commercial buildings along Michigan Road to be constructed of durable materials and designed to reflect "village" character. Continue to strengthen the existing zoning ordinance overlay to implement the requirements.

Objective 6.4: Require large setbacks and lot sizes, and only residential, institutional, and park uses along 116th Street from Spring Mill Road west to the Boone County Line. Utilize the existing zoning ordinance overlay to implement.

Policy 7: Inspire Environmental Awareness

Objective 7.1: Strive to protect woodlots, wetlands, and other valuable natural features in West Carmel. These features contribute to the district's rural character, but they also provide habitat for plants, birds, and other animals.

Policy 8: Inspire Healthful Living

Objective 8.1: Promptly work to obtain park land in the north western portion of Clay Township while undeveloped land is still available.