

Project Narrative

Villages of Carmel, Phase 5

Proposed NR-6 Single Family Zoning

This 38+/- acre property is located just north and east of the overall Master Plan of the Villages of Carmel and is adjacent to and south of Edwards Road and approximately 400 feet west of Swisher Road and appears to be currently un-zoned and un-platted. Owner/Buyer is considering developing as single family detached similar to NR-6 .

A recent Pre-Application review was conducted by the DRC (PAC14-0036) which discussed and addressed Existing and Proposed Site Conditions and Proposed Infrastructure and Utilities.

Post Oak Blvd. currently ends on the south side of Pockrus Page Rd., south from the subject property. The Mobility Plan indicates Post Oak Blvd. would be extended through this property. The intent of this zoning/re-zoning is to include the property bounded on the east by the “to be determined” Post Oak Blvd. ROW, west to the west property line. The legal description provided includes an approximation of the Post Oak ROW alignment but it is understood that a process will take place including interaction with City Staff to ultimately determine the actual alignment of Post Oak Blvd. and ultimate property description.

The current intent is to develop the property in association with the adjacent Villages of Carmel and share access and amenities etc. An innovative Tree Preservation Park is being planned adjacent to this property which this project could share and contribute to.

The subject property has two future land use categories – Neighborhood Centers and Existing Land use. The proposed NR-6 zoning district is consistent with both existing and future land use designations.

Based on a future Tree and ESA determination a location would be determined to satisfy unconstrained open space requirements to serve the neighborhood.