

ADP16-0001 Villages of Carmel 4

Aimee Bissett – Development Services

July 19, 2016



Objective:

Consider an Alternative Environmentally Sensitive Area (ESA) Plan for the Villages of Carmel Phase 4.

Location:

North side of Pockrus Page Road, east of Monte Verde Way,
and to the west of Swisher Road.



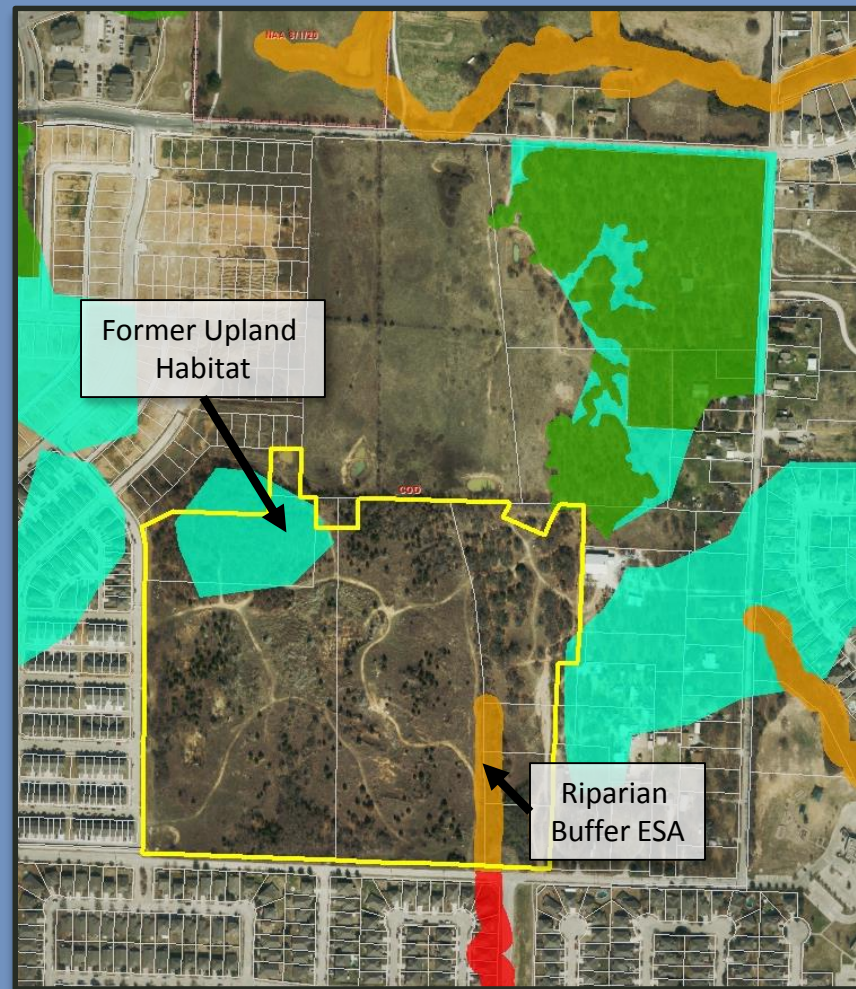
Background:

Former Upland Habitat ESA:

- Includes remainders of Cross Timbers Forest
- Residential development must preserve 50% of any Upland Habitat ESA.
- This ESA was removed in 2008 because it did not meet the 10 acre minimum size requirement to qualify as an ESA, however the natural environment meets all other characteristics of an Upland Habitat ESA.

Riparian Buffer ESA:

- Prohibits development within 50 ft. or 100 ft. of streams depending on size of the basin.
- The ESA is the remnant of a former stream. Downstream was channelized in 2001.
- On-site stream was assessed and confirmed in 2015.



Photos (Upland):



Photos (Riparian):



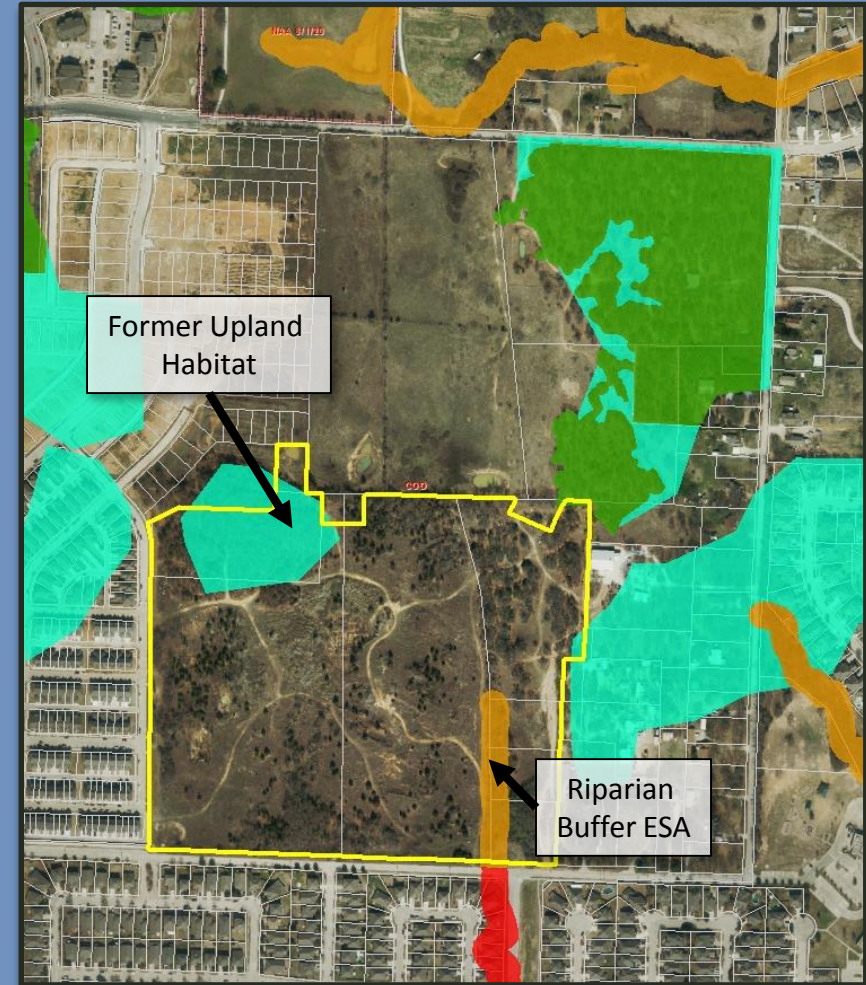
Proposal:

Applicant's Proposal:

- To remove the Riparian Buffer ESA designation in exchange for a Tree Preserve area in the location of the old Upland Habitat ESA.
- The applicant will mitigate every inch of tree removed from the Riparian Buffer ESA at a 1:1 ratio within the Tree Preserve Area.
- The remainder of inches within the Tree Preserve Area may be used to meet the requirements of the Tree Code.

Key Assumption:

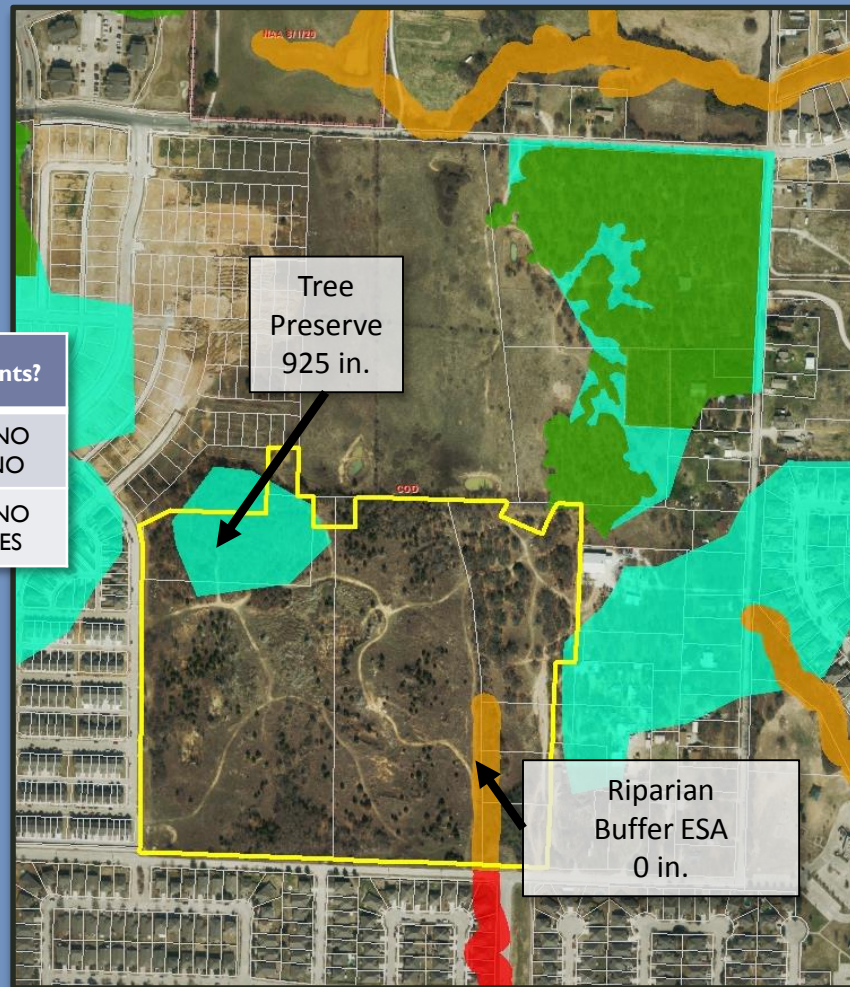
- Due to the drainage and stormwater improvements required upon platting of Phase 4, the stream within the Riparian Buffer ESA will eventually go dry. When that happens, the ESA may be reassessed and is likely to be removed. Once removed, it is no longer protected from development.



Proposal:

Scenario	Riparian Buffer	Tree Preserve	Total	Environments?
Existing Conditions (ESA Goes Away)	110" (12.5% of 875)*	160" (12.5% of 1,270)*	270"	Riparian – NO Upland – NO
Proposed ESA Plan	0"	875" + 50" (ESA + 12.5%)*	925"	Riparian – NO Upland - YES

*12.5% is the absolute minimum preservation required by the Tree Code.

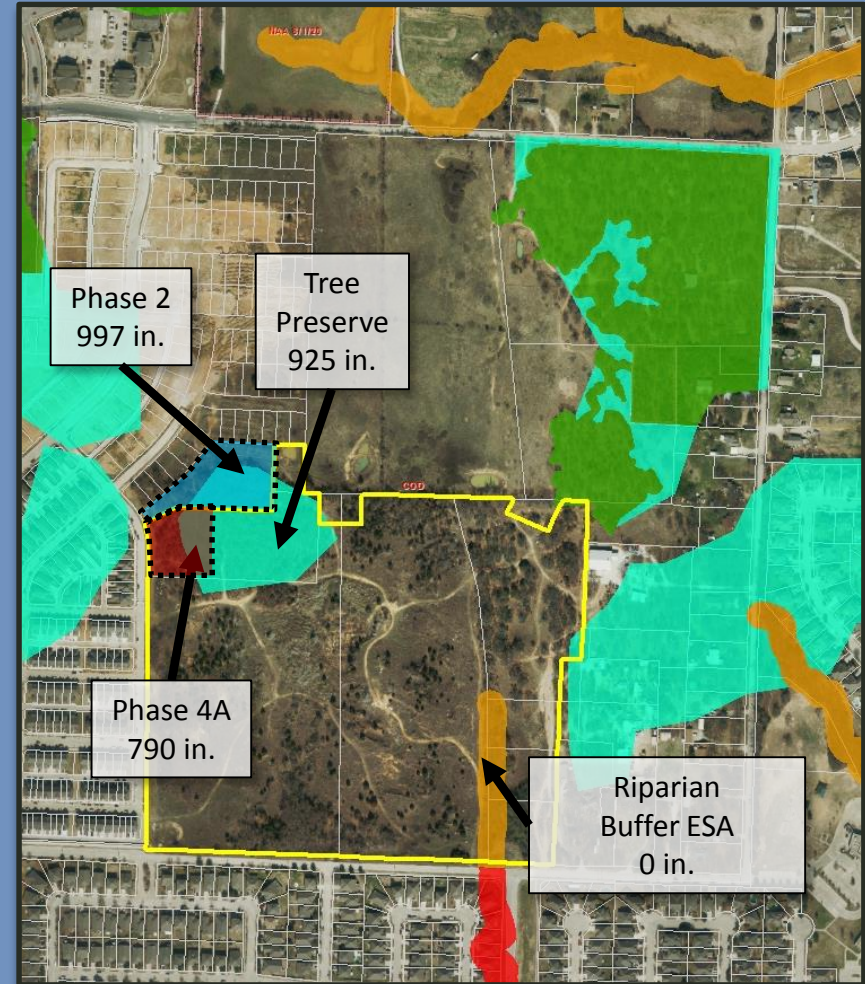


Other Factors:

Combined Five Acre Tree Park:

- Phase 2 – 997” preserved through Tree Code
- Phase 4A - 790” preserved through Tree Code
- Phase 4B – 925” preserved through Proposed ESA Plan
- Total: ~2,700”

Applicant will probably use the remainder of the Tree Preserve Area for meeting Tree Code requirements. This would potentially add to the total number of inches within the Tree Park.



Summary:

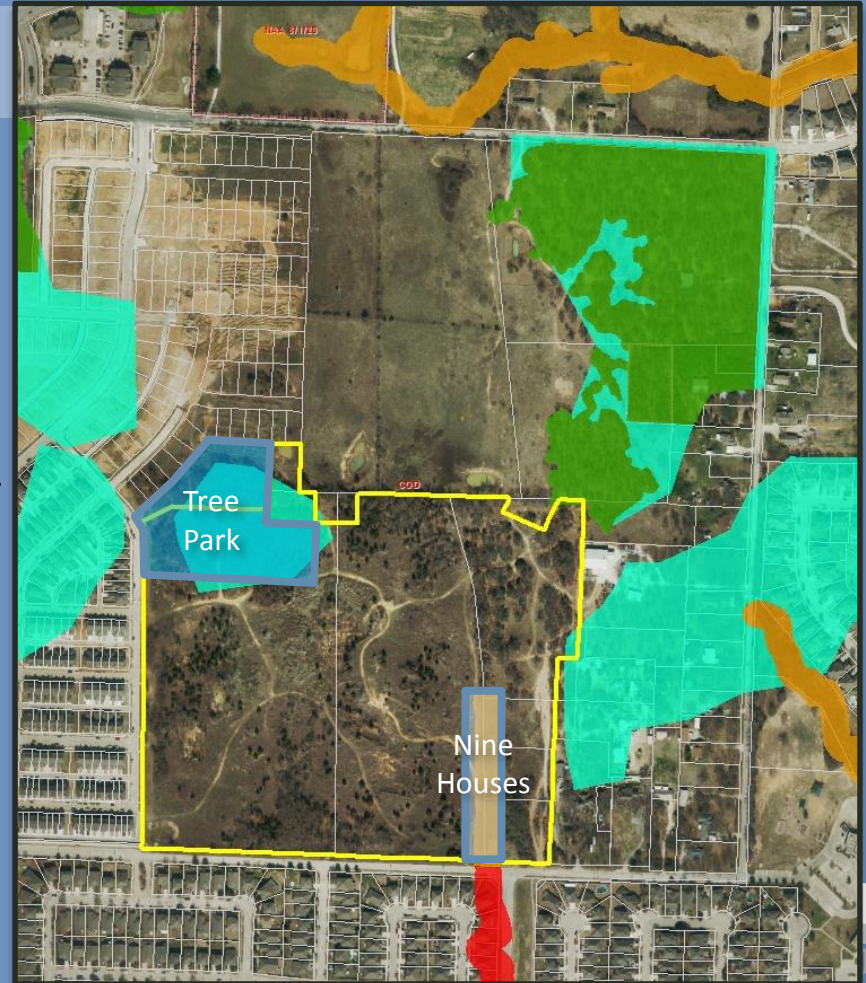
REQUEST: To mitigate the early removal of a Riparian Buffer ESA designation with the re-establishment of a former Upland Habitat ESA.

BENEFITS:

- Protection of an important environmental resource.
- Creation of a join Tree Park in the Villages of Carmel.
- Preservation of a greater amount of trees overall.

COST:

- Loss of a Riparian Buffer ESA that would likely be removed in the future.



Recommendation:

- ▶ The Planning and Zoning Commission recommends APPROVAL (7-0).
- ▶ The Development Review Committee recommends APPROVAL.