



11+/- Acres for Sale

Carmel (Indianapolis Metro Area), Indiana

Price Reduced \$14,400,000

Exclusively Marketed By:

Michael B. Drew, CCIM

Senior Vice President, Principal

317.639.0470 Phone

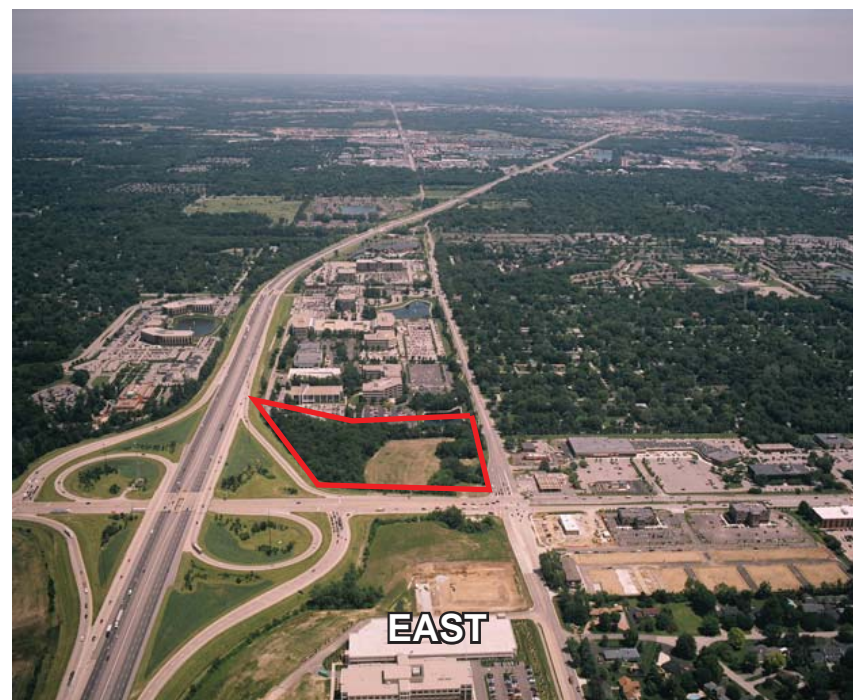
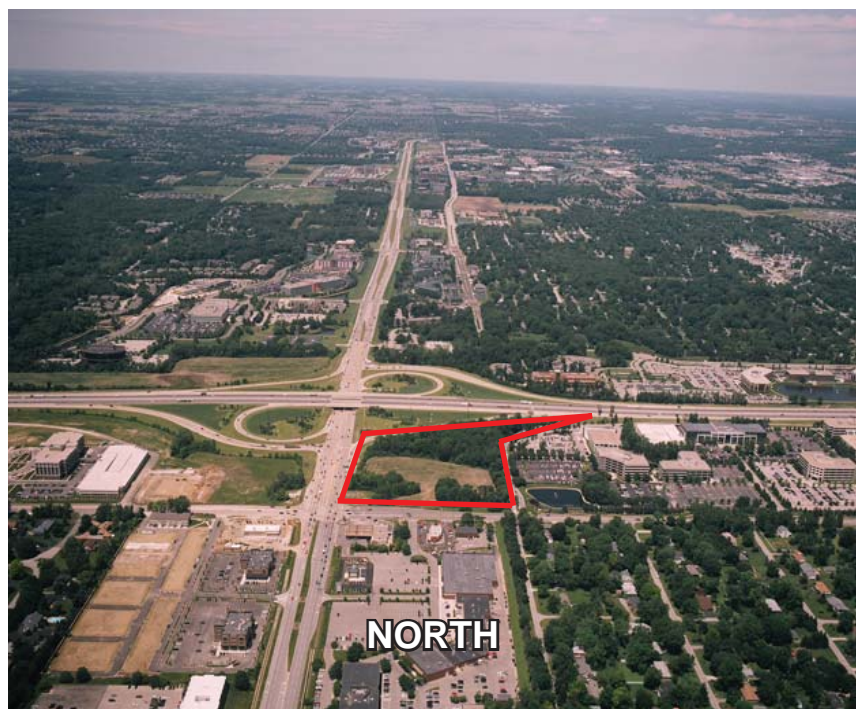
317.639.0504 Fax

Michael.Drew@cassidyturley.com

Aerials



Aerials



Existing Interchange



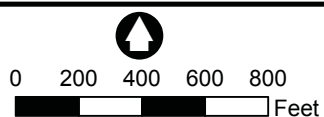
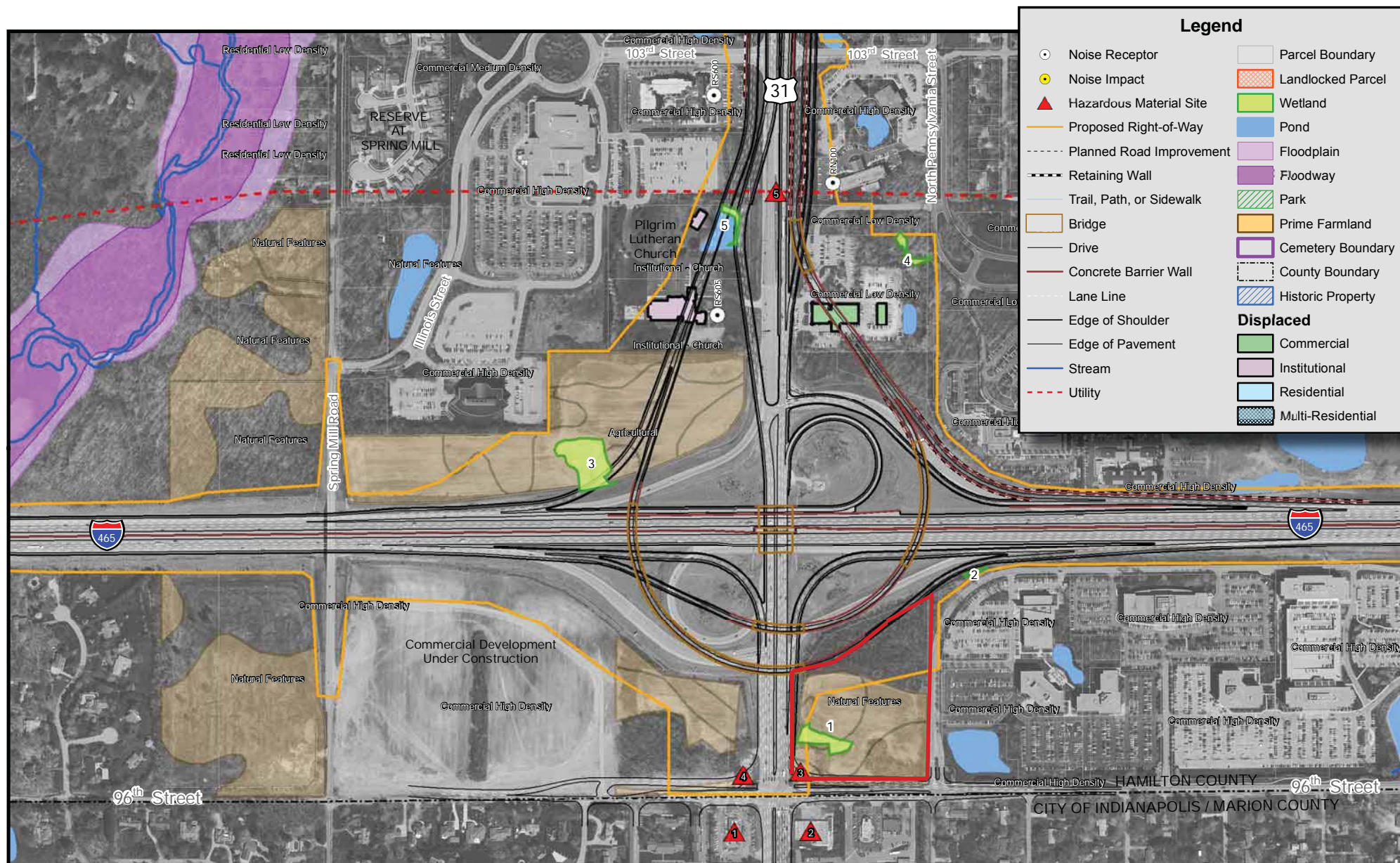
Proposed Interchange



Proposed Interchange



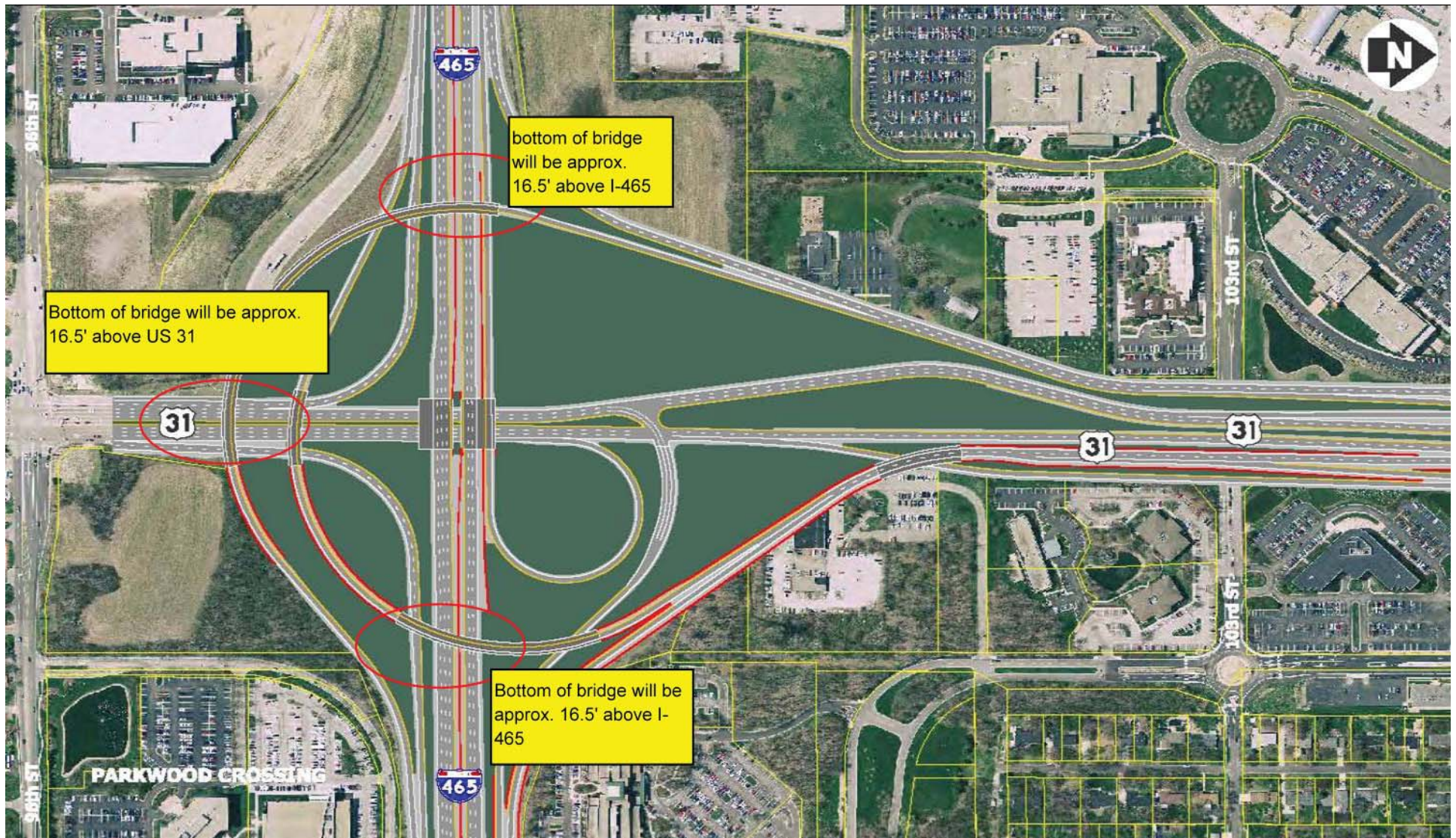
Proposed Interchange - Subject to Change



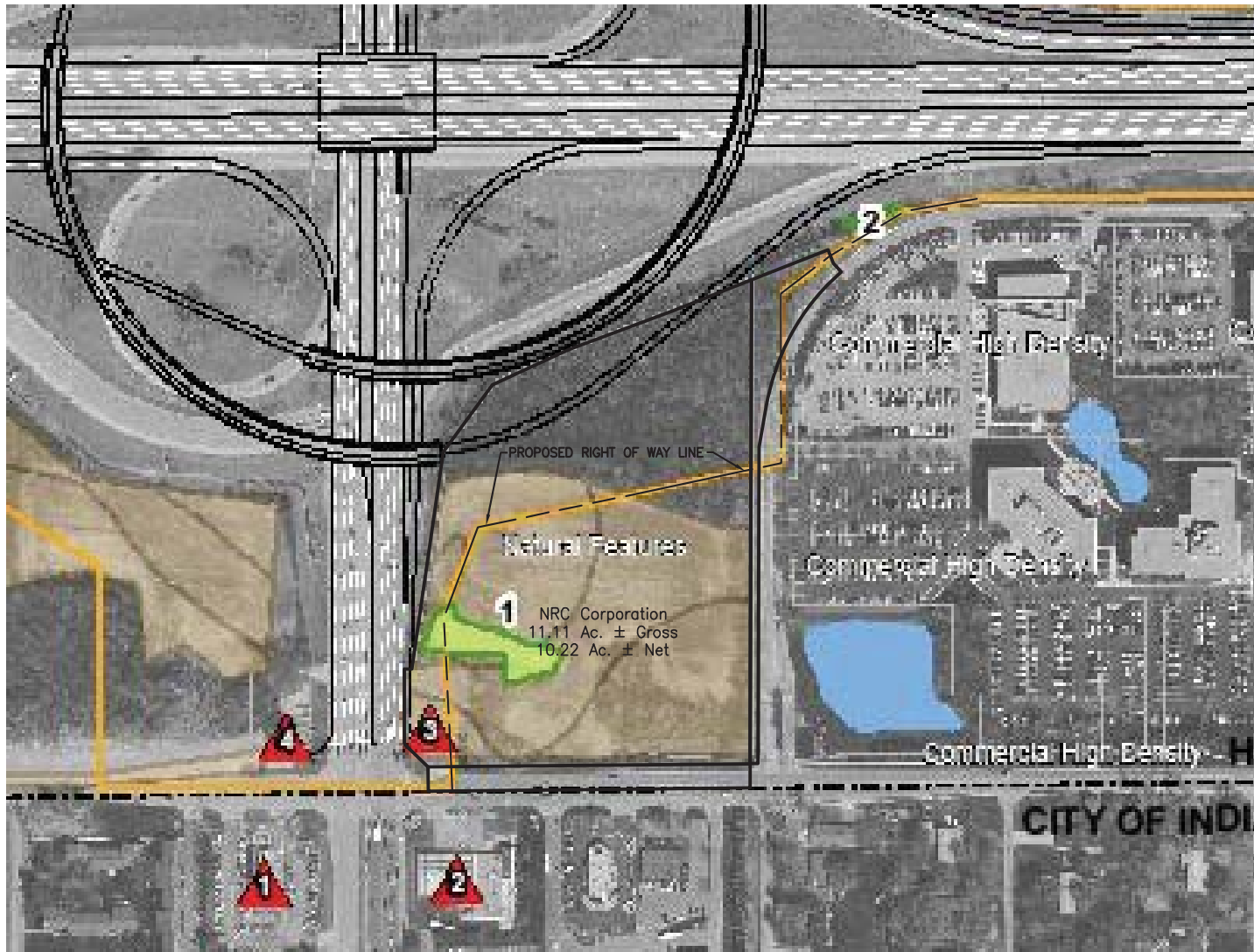
Aerial Source: Hamilton County, Indiana
Flood Information Source: FEMA

APPENDIX A - Sheet 1
Environmental Features: Selected Alternative
Interstate 465 Interchange
Record of Decision
Hamilton County, Indiana

Proposed Interchange



Proposed Right of Way Information



Proposed Right-of-Way Information and Aerial Photography taken from Indiana Department of Transportation Supplemental Draft Environment Impact Study Single Preferred Alternative Appendix A, Sheet 1

NRC Corporation property information shown per survey prepared by Mid-States Engineering dated 2002

Legend	
	Noise Receptor
	Noise Impact
	Hazardous Material Site
	Pavement Marking
	Lane Line
	Edge of Pavement
	Bridge/Structure
	Retaining Wall
	Right-Of-Way Limit
	Stream
	County Boundary
	Wetland
	Utility
	Cemetery Boundary
	Park
	Parcel Boundary
	Landlocked Parcel
	Pond
	Floodplain
	Floodway
	Prime Farmland
Displaced Buildings	
	Commercial
	Industrial
	Residential
	Historic Property

NRC Corporation Parcel
S.E. Corner I-465 & U.S. 31

Date: 9/16/08

Acreage Summary

NRC Corporation Property = 11.11 Ac. Gross - 10.22 Ac. Net
Proposed Right-of-Way = 4.52 Acres
Remaining NRC Corporation Property after Right-of-Way Take = 5.70 Acres

SCALE: 1" = 200'

Page 1 of 1

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN R. WEIHE, P.E., L.S. - PRESIDENT

Location Description

Carmel is a city in Hamilton County, Indiana, United States. The population was 37,733 at the 2000 census but has been growing very rapidly. In 2007, a special census recorded the city population at 68,677. It is considered to be a suburb (or edge city) of Indianapolis and is characterized by its many roundabouts. Until the late 1800s, the settlement where present day Carmel now sits was called Bethlehem. Today, the plot first established in Bethlehem, located at the intersection of Rangeline Road and Main Street, is marked by a clock tower, donated by the local Rotary Club in 2002. In 1924, one of the first automatic traffic signals in the United States was installed at the intersection of Main Street and Range Line Road. The signal that was installed was the invention of Leslie Haines and is currently in the old train station on the Monon

Geography

Carmel is located at 39°58'23"N, 86°6'28"W (39.972917, -86.107877). According to the United States Census Bureau, the city has a total area of 17.9 square miles (46.4 km²), of which, 17.8 square miles (46.1 km²) of it is land and 0.1 square miles (0.3 km²) of it (0.61%) is water. Major East-West streets in Carmel generally end in a 6, and include 96th Street (the Southern border), 106th, 116th, 126th, 131st, 136th and 146th (the Northern Border). The numbering system is aligned to that of Indianapolis. Main Street (131st) runs East-West through Carmel's Art & Design District; Carmel Drive runs East-West through a main shopping area; and City Center Drive runs East-West near Carmel's new City Center project. North-South streets are not numbered, and include (West to East) Michigan, Shelborne, Towne, Ditch, Spring Mill, Meridian, Guilford, Range Line, Keystone, Carey, Gray, Hazel Dell, and River. Some of these roads are continuations of corresponding streets within Indianapolis. Towne Road replaces the name Township Line Road at 96th Street, while Westfield Boulevard becomes Rangeline north of 116th Street. Meridian Street (US-31) and Keystone Avenue (IN-431) are the major thoroughfares, extending from (within Carmel) I-465 in the south and merging just south of 146th Street.

Demographics

As of the census of 2000, there were 37,733 people, 13,597 households, and 10,564 families residing in the city. The population density was 2,118.4 people per square mile (818.0/km²). There were 14,107 housing units at an average density of 792.0/sq mi (305.8/km²). The racial makeup of the city was 92.63% White, 1.47% African American, 0.14% Native American, 4.38% Asian, 0.05% Pacific Islander, 0.46% from other races, and 0.89% from two or more races. Hispanic or Latino of any race were 1.72% of the population.

Recent estimates (2005) indicate a substantial growth of population and housing. According to a special census in 2005, the results of which were shown in the Carmel Star, there were an estimated 80,000 people living in Carmel. There are 13,597 households of which 43.3% have children under the age of 18 living with them, 69.3% were married couples living together, 6.6% had a female householder with no husband present, and 22.3% were non-families. 18.9% of all households were made up of individuals and 6.3% had someone living alone who was 65 years of age or older. The average household size was 2.74 and the average family size was 3.16.

Location Description

In the city the population was spread out with 30.2% under the age of 18, 4.8% from 18 to 24, 29.9% from 25 to 44, 25.3% from 45 to 64, and 9.7% who were 65 years of age or older. The median age was 37 years. For every 100 females there were 94.4 males. For every 100 females age 18 and over, there were 90.6 males.

The median income for a household in the city was \$81,583, and the median income for a family was \$94,210. Males had a median income of \$70,618 versus \$38,917 for females. The per capita income for the city was \$38,906. About 1.6% of families and 2.5% of the population were below the poverty line, including 2.5% of those under age 18 and 2.2% of those age 65 or over.

Attractions

Carmel Monon Center

A new water park and mega-fitness center located in Carmel's Central Park opened in 2007. The Outdoor Aqua Park consists of two water slides, a drop slide, a diving board, a lazy river, and a kiddie pool. The fitness center consists of an indoor lap pool, a recreation pool with its own set of water slides, gymnasium, 1/8 mile indoor running track, and the Kids Zone childcare. There is also a dining area.

Flowing Well

Just north of 116th Street between Gray Road and Hazel Dell Parkway is Flowing Well Park, which contains a natural artesian well that provides high quality drinking water.

Carmel's newly-established Arts and Design District, designed to promote small business. This new district is located very near Carmel High School.

Monon Trail

The Monon Trail is a bicycle trail that is part of the Rails-to-Trails movement. It runs from 10th near downtown Indianapolis through Broad Ripple and then crosses into Carmel at 96th Street and ends at 146th Street. In the future, it is planned to run all the way to Sheridan. In January of 2006 speed limit signs of 15 to 20 mph (30 km/h) have been added to sections of the trail north of 96th Street.

Carmel City Center

Carmel has begun construction of its Carmel City Center project near Carmel's Arts and Design District. It will feature 230,000 square feet (21,000 m²) of retail space and restaurants, 170,000 square feet (16,000 m²) of office space, 300 penthouses and apartments, a 102-room boutique hotel, a 500-seat performing arts theater, an outdoor amphitheater, and a 1,600-seat performance hall.

Location Description

Industry

Carmel is home to a thriving economy. Several large companies reside in Carmel, such as the National Headquarters for Conesco and Pearson Education (formerly MacMillan Publishing). It is also home to many mid-sized and smaller companies, such as ChaCha Search, Orchard Software Corporation, Autobase Inc., Electronic Evolution, Stratis Plastic Pallets, Waterstone Tech and Oxford Financial Group, LTD.

Current Issues

Annexation

The City of Carmel has controversially annexed large portions of Clay Township in the past and is pressing forward to annex more in the south-west area. In 2004, Carmel City Council first tried to annex an 8.3 square miles (21.5 km²) area that included more than 3,400 properties. Shortly after that initiative, an organization called No Ordinance for Annexation, or NOAX, worked to challenge the annexation in court. NOAX collected 70% of the homeowners' signatures in a petition allowing for a challenge in court. NOAX and Mayor James Brainard were able to negotiate a deal to delay annexation for three years and provide the maximum tax abatements allowed under Indiana law and road and infrastructure improvements. A second group, Holton's Southwest Clay Community Association, asserted that Carmel shouldn't annex south-west Clay Township. Holton's Southwest Clay Community Association argued that NOAX didn't have authority to strike a deal on behalf of all Clay township homeowners and took the City of Carmel to Court. Due to the ramifications of the decision for other Indiana communities, the case skipped the Indiana Appeals Court and went straight to the Indiana Supreme Court. The Indiana Supreme Court delivered a unanimous 5-0 decision ruling that Carmel can continue with its annexation. Holton's Southwest Clay Community Association recently reported that an appeal is "possible, but not probable."

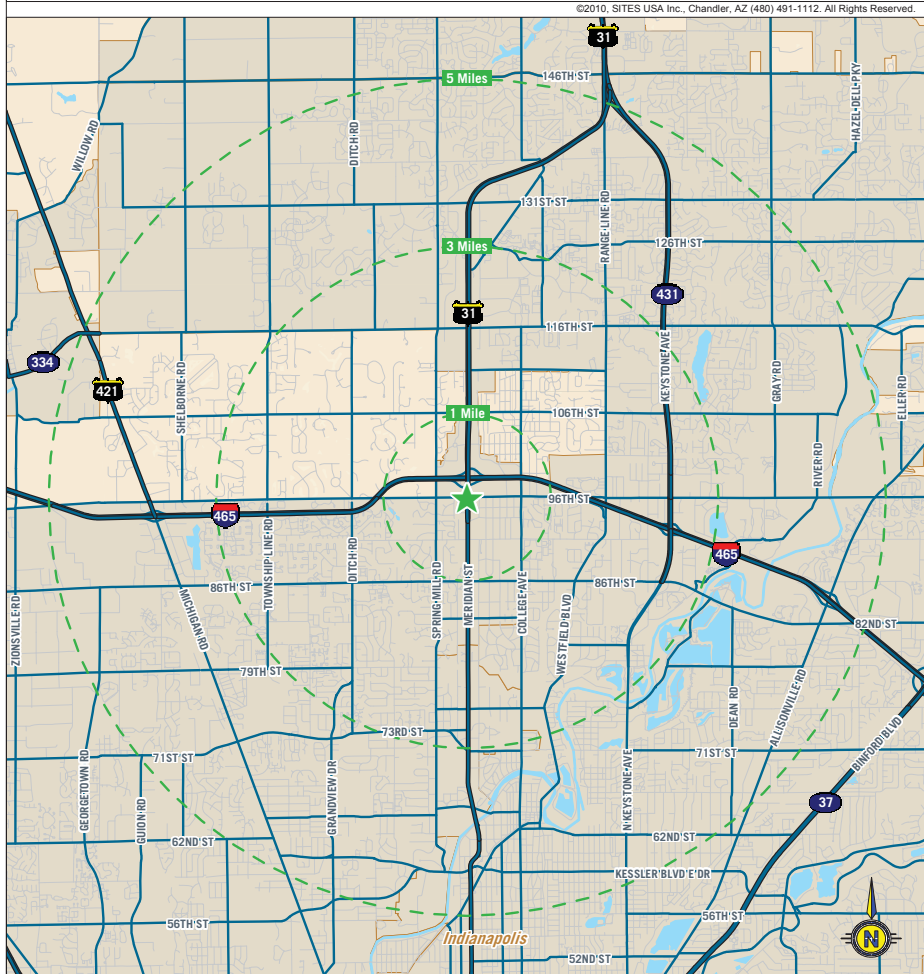
Source: Wikipedia



Demographics

**Cassidy
Turley** Commercial
Real Estate Services

96th and Meridian Streets Indianapolis, Indiana



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**Cassidy
Turley** Commercial
Real Estate Services

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.927005/-86.158055

RF1

96th and Meridian Streets Indianapolis, Indiana		1-mile radius	3-mile radius	5-mile radius
POPULATION	2009 Estimated Population	5,452	54,587	156,945
	2014 Projected Population	5,720	57,942	169,318
	2000 Census Population	5,270	50,769	142,648
	1990 Census Population	4,828	44,847	123,245
	Historical Annual Growth 1990 to 2009	0.7%	1.1%	1.4%
	Projected Annual Growth 2009 to 2014	1.0%	1.2%	1.6%
HOUSEHOLDS	2009 Est. Households	2,430	23,996	66,668
	2014 Proj. Households	2,606	25,991	72,839
	2000 Census Households	2,371	22,433	61,533
	1990 Census Households	2,050	19,266	52,816
	Historical Annual Growth 1990 to 2009	1.0%	1.3%	1.4%
	Projected Annual Growth 2009 to 2014	1.5%	1.7%	1.9%
AGE	2009 Est. Population 0 to 9 Years	12.0%	12.3%	13.3%
	2009 Est. Population 10 to 19 Years	11.4%	12.3%	13.0%
	2009 Est. Population 20 to 29 Years	11.8%	12.2%	12.1%
	2009 Est. Population 30 to 44 Years	19.9%	19.9%	21.0%
	2009 Est. Population 45 to 59 Years	23.6%	23.0%	22.6%
	2009 Est. Population 60 to 74 Years	14.3%	12.3%	10.9%
	2009 Est. Population 75 Years Plus	7.0%	7.9%	7.0%
	2009 Est. Median Age	40.4	39.6	38.2
MARITAL STATUS & SEX	2009 Est. Male Population	47.9%	47.8%	48.1%
	2009 Est. Female Population	52.1%	52.2%	51.9%
	2009 Est. Never Married	24.1%	25.9%	26.3%
	2009 Est. Now Married	56.8%	53.5%	54.5%
	2009 Est. Separated or Divorced	13.1%	13.9%	13.2%
	2009 Est. Widowed	6.0%	6.6%	6.0%
INCOME	2009 Est. HH Income \$200,000 or More	11.9%	11.8%	11.1%
	2009 Est. HH Income \$150,000 to 199,999	4.5%	6.8%	7.4%
	2009 Est. HH Income \$100,000 to 149,999	12.9%	14.5%	16.9%
	2009 Est. HH Income \$75,000 to 99,999	16.2%	13.0%	13.7%
	2009 Est. HH Income \$50,000 to 74,999	19.9%	18.0%	17.6%
	2009 Est. HH Income \$35,000 to 49,999	11.9%	13.0%	12.7%
	2009 Est. HH Income \$25,000 to 34,999	9.2%	8.9%	8.3%
	2009 Est. HH Income \$15,000 to 24,999	8.9%	7.8%	6.6%
	2009 Est. HH Income \$0 to 14,999	4.6%	6.2%	5.8%
	2009 Est. Average Household Income	\$ 101,099	\$ 97,282	\$ 95,792
	2009 Est. Median HH Income	\$ 74,490	\$ 79,737	\$ 82,526
	2009 Est. Per Capita Income	\$ 45,063	\$ 43,235	\$ 41,089
	2009 Est. Number of Businesses	1,095	4,672	10,667
	2009 Est. Total Number of Employees	17,645	89,750	167,645

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Demographics



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Calculated using Proportional Block Groups

Lat/Lon: 39.927005/-86.158055

RF1

96th and Meridian Streets Indianapolis, Indiana		1-mile radius	3-mile radius	5-mile radius
RACE	2009 Est. White Population	82.2%	79.7%	78.2%
	2009 Est. Black Population	9.1%	10.3%	12.3%
	2009 Est. Asian & Pacific Islander	2.7%	3.4%	3.4%
	2009 Est. American Indian & Alaska Native	0.2%	0.2%	0.3%
	2009 Est. Other Races Population	5.7%	6.4%	5.9%
HISPANIC	2009 Est. Hispanic Population	310	3,935	9,751
	2009 Est. Hispanic Population Percent	5.7%	7.2%	6.2%
	2014 Proj. Hispanic Population Percent	7.0%	8.5%	7.4%
	2000 Hispanic Population Percent	2.7%	3.6%	3.2%
EDUCATION (Adults 25 or Older)	2009 Est. Adult Population (25 Years or Older)	3,879	37,925	106,660
	2009 Est. Elementary (0 to 8)	1.2%	1.6%	1.5%
	2009 Est. Some High School (9 to 11)	3.2%	3.6%	3.3%
	2009 Est. High School Graduate (12)	19.3%	16.3%	15.8%
	2009 Est. Some College (13 to 16)	18.1%	19.0%	18.0%
	2009 Est. Associate Degree Only	6.8%	5.6%	5.7%
	2009 Est. Bachelor Degree Only	32.7%	33.5%	35.8%
	2009 Est. Graduate Degree	18.7%	20.4%	20.0%
	2009 Est. Total Housing Units	2,715	26,911	73,684
HOUSING	2009 Est. Owner Occupied Percent	52.9%	51.0%	55.8%
	2009 Est. Renter Occupied Percent	36.6%	38.1%	34.7%
	2009 Est. Vacant Housing Percent	10.5%	10.8%	9.5%
	2000 Homes Built 1999 to 2000	1.1%	1.1%	1.6%
HOMES BUILT BY YEAR	2000 Homes Built 1995 to 1998	6.0%	6.4%	7.3%
	2000 Homes Built 1990 to 1994	5.6%	8.6%	8.6%
	2000 Homes Built 1980 to 1989	18.0%	21.4%	22.2%
	2000 Homes Built 1970 to 1979	22.5%	25.9%	22.7%
	2000 Homes Built 1960 to 1969	22.2%	19.6%	15.6%
	2000 Homes Built 1950 to 1959	20.9%	12.5%	12.2%
	2000 Homes Built Before 1949	3.8%	4.4%	9.8%
	2000 Home Value \$1,000,000 or More	0.8%	1.4%	0.8%
HOME VALUES	2000 Home Value \$500,000 to \$999,999	7.0%	5.4%	3.7%
	2000 Home Value \$400,000 to \$499,999	2.8%	3.7%	2.8%
	2000 Home Value \$300,000 to \$399,999	8.4%	6.5%	6.2%
	2000 Home Value \$200,000 to \$299,999	15.0%	16.9%	17.2%
	2000 Home Value \$150,000 to \$199,999	12.2%	20.2%	21.0%
	2000 Home Value \$100,000 to \$149,999	42.5%	35.4%	34.7%
	2000 Home Value \$50,000 to \$99,999	11.1%	9.9%	12.9%
	2000 Home Value \$25,000 to \$49,999	0.4%	0.5%	0.6%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
	2000 Median Home Value	\$ 171,882	\$ 186,337	\$ 174,738
	2000 Median Rent	\$ 660	\$ 643	\$ 641

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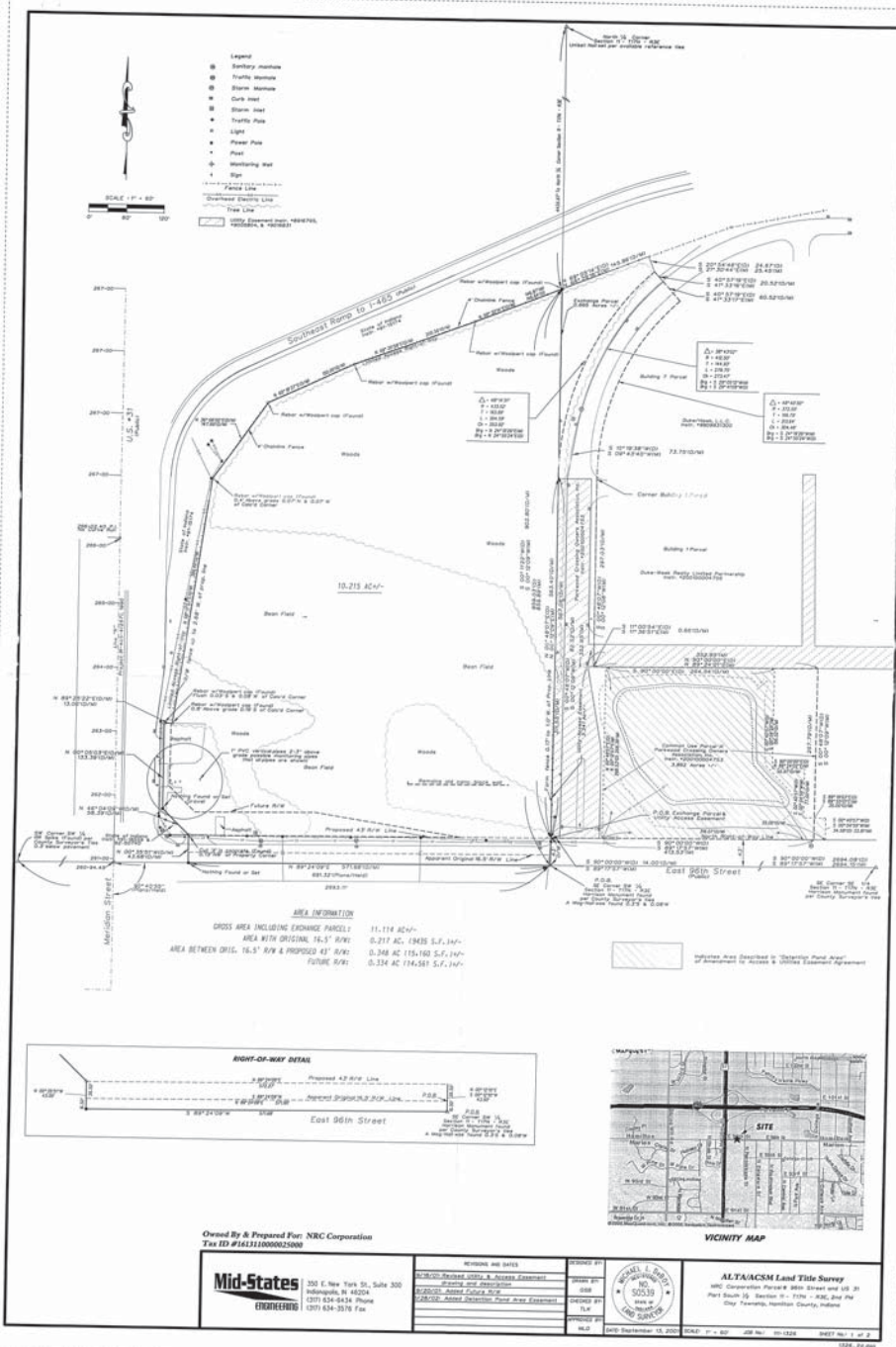
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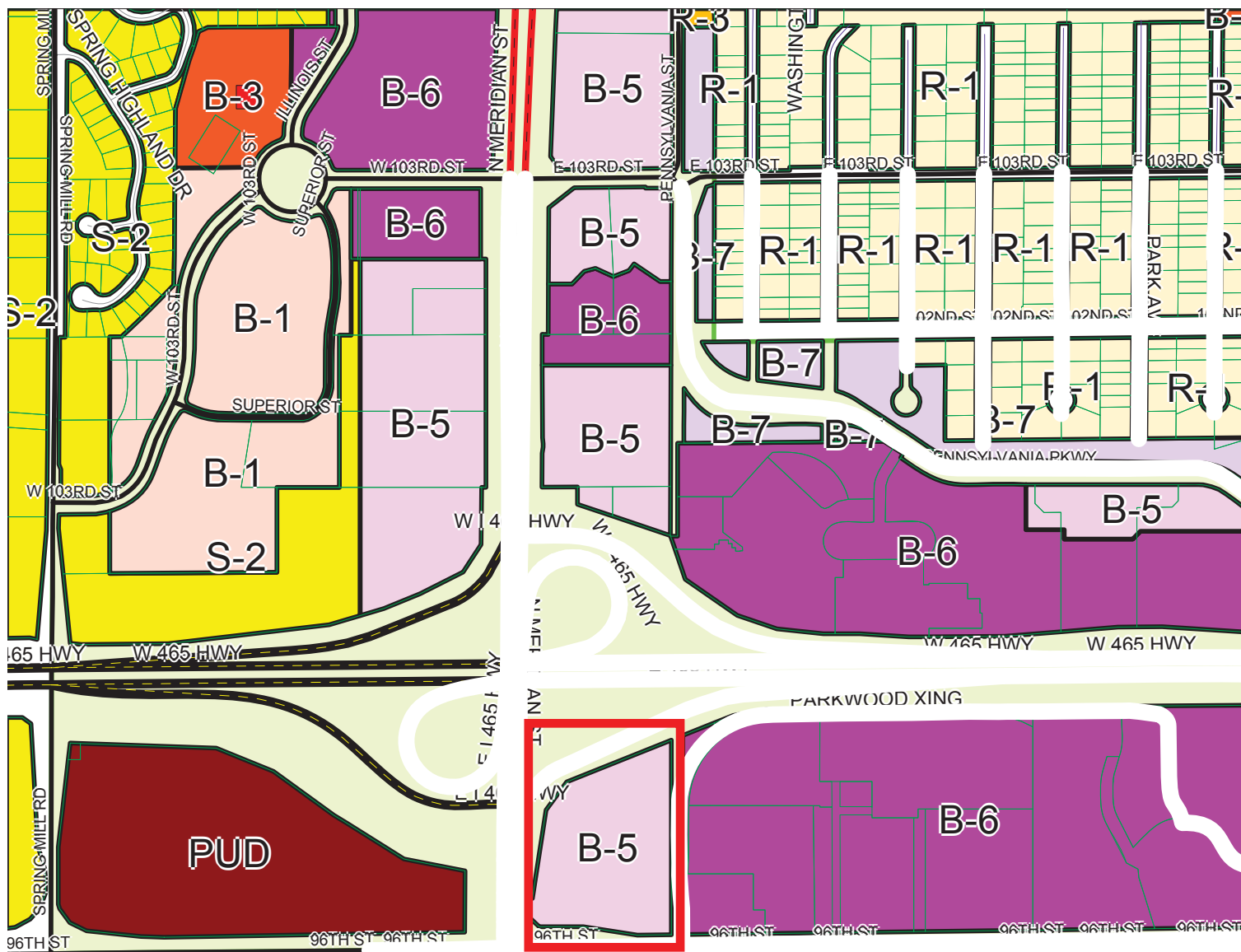
96th and Meridian Streets Indianapolis, Indiana		1-mile radius	3-mile radius	5-mile radius
LABOR FORCE	2009 Est. Labor: Population Age 16+	4,417	43,677	122,970
	2009 Est. Civilian Employed	62.6%	62.2%	63.3%
	2009 Est. Civilian Unemployed	5.5%	6.6%	6.3%
	2009 Est. in Armed Forces	0.1%	0.1%	0.2%
	2009 Est. not in Labor Force	31.8%	31.1%	30.2%
OCCUPATION	2009 Labor Force: Males	47.2%	47.1%	47.4%
	2009 Labor Force: Females	52.8%	52.9%	52.6%
	2000 Occupation: Population Age 16+	2,873	27,643	78,891
	2000 Mgmt, Business, & Financial Operations	20.2%	20.4%	21.3%
	2000 Professional and Related	30.8%	28.7%	28.6%
TRANSPORTATION TO WORK	2000 Service	8.2%	10.6%	10.4%
	2000 Sales and Office	30.8%	28.8%	28.4%
	2000 Farming, Fishing, and Forestry	0.0%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	4.7%	4.9%	4.5%
	2000 Production, Transport, & Material Moving	5.4%	6.6%	6.7%
TRAVEL TIME	2000 Percent White Collar Workers	81.8%	77.8%	78.3%
	2000 Percent Blue Collar Workers	18.2%	22.2%	21.7%
	2000 Drive to Work Alone	85.8%	86.0%	85.9%
	2000 Drive to Work in Carpool	6.0%	7.7%	7.6%
	2000 Travel to Work by Public Transportation	0.5%	0.6%	0.5%
CONSUMER EXPENDITURE	2000 Drive to Work on Motorcycle	-	0.1%	0.0%
	2000 Walk or Bicycle to Work	1.6%	1.3%	1.2%
	2000 Other Means	0.3%	0.5%	0.5%
	2000 Work at Home	5.8%	3.9%	4.2%
	2000 Travel to Work in 14 Minutes or Less	32.9%	32.7%	29.6%
	2000 Travel to Work in 15 to 29 Minutes	42.9%	43.1%	44.7%
	2000 Travel to Work in 30 to 59 Minutes	21.1%	21.5%	22.5%
	2000 Travel to Work in 60 Minutes or More	3.1%	2.7%	3.1%
	2000 Average Travel Time to Work	19.8	19.7	20.5
	2009 Est. Total Household Expenditure (in Millions)	\$ 168.3	\$ 1,637.5	\$ 4,502.8
	2009 Est. Apparel	\$ 8.1	\$ 79.1	\$ 217.4
	2009 Est. Contributions & Gifts	\$ 12.0	\$ 119.7	\$ 327.1
	2009 Est. Education & Reading	\$ 5.1	\$ 50.7	\$ 139.6
	2009 Est. Entertainment	\$ 9.5	\$ 92.6	\$ 254.8
	2009 Est. Food, Beverages & Tobacco	\$ 25.9	\$ 250.7	\$ 688.9
	2009 Est. Furnishings And Equipment	\$ 7.7	\$ 74.7	\$ 206.1
	2009 Est. Health Care & Insurance	\$ 11.7	\$ 113.2	\$ 309.9
	2009 Est. Household Operations & Shelter & Utilities	\$ 50.3	\$ 491.0	\$ 1,350.0
	2009 Est. Miscellaneous Expenses	\$ 2.7	\$ 26.5	\$ 72.7
	2009 Est. Personal Care	\$ 2.4	\$ 23.4	\$ 64.5
	2009 Est. Transportation	\$ 32.9	\$ 316.0	\$ 871.8

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Survey



Zoning



Buyer would most likely re-zone for a PUD

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 16: B-5/BUSINESS DISTRICT

- 16.00 B-5/Business District.
- 16.01 Permitted Uses.
- 16.02 Special Uses & Special Exceptions.
- 16.03 Accessory Buildings and Uses.
- 16.04 Height and Area Requirements.
- 16.05 Parking and Loading Berth Requirements.

16.00 B-5/Business District.¹

16.00.01 Purpose and Intent.

The purpose of this district is to provide a location for office buildings and general offices protected from encroachment from heavier commercial uses. Inasmuch as this district is frequently found in close proximity to residential areas and/or intermixed with residential areas, it is the intention of this district to allow for a compatible mixture of the two uses with reasonable regulations.

16.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the B-5 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-5 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

16.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

¹ Section 16.00 amended per Ordinance No. Z-369-02, §z; Z-453-04, §al-am.

16.01 Permitted Uses.²

See *Appendix A: Schedule of Uses.*

16.01.01 Minimum Area Requirements: None

16.01.02 Other Requirements: None

16.02 Special Uses & Special Exceptions.³

A. See *Appendix A: Schedule of Uses.*

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

16.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
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Kindergarten	One (1)
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16.02.02 Other Requirements:

Same as B-4 District regulations of *Section 15.02.02 (except* Carnivals, fairs, circuses, *etc.)*

16.03 Accessory Buildings and Uses.⁴ See also *Section 25.01.*

16.03.01

16.03.02 Swimming Pool. See also *Section 25.01.01(C)(8).*

16.03.03 Tennis courts may be permitted as an accessory use but shall be located only within a side or rear yard. Open wire mesh fences surrounding tennis courts may be erected to a height of sixteen (16) feet if such fences only enclose a regulation court area and standard apron areas. Lighting of the court shall not create more than five (5) footcandles of light twenty-five (25) feet from the perimeter of the court.

16.03.04 Quarters for *bona fide* servants employed by the occupants of the dwelling are permitted.

16.03.05 One guest house with cooking facilities may be permitted as an accessory building on lots containing not less than one (1) acre.

16.03.06 Accessory lighting is permitted; however, no lighting shall cause illumination at or beyond any project side or rear lot line in excess of 0.1 footcandle of light.

16.03.07 Private radio and television reception and transmitting towers and antennas are permitted subject to applicable local, state and federal regulations. No structure shall be located or permitted within ten (10) feet of a power transmission line.

16.03.08 Accessory uses such as public utility installations, private walks, driveways, retaining walls, mail boxes, nameplates, lamp posts, birdbaths and structures of a like nature are permitted in any required front, side or rear yard.

16.03.09 Accessory uses or buildings customarily and purely incidental to office uses are permitted.

² Section 16.01 amended per Ordinance No. Z-320; Z-415-03, §aj.

³ Section 16.02 amended per Ordinance No. Z-365-01; Z-415-03, §ak; Z-453-04, §an.

⁴ Section 16.03 amended per Ordinance No. Z-369-02, §aa; Z-453-04, §ao.

16.04 Height and Area Requirements. (See Chapter 26: Additional Height, Yard, & Lot Area Regulations for additional requirements.)

16.04.01 Maximum Height:

- A. All residential uses: Thirty-five (35) feet;
- B. All office uses: Forty-five (45) feet.

16.04.02 Minimum Front Yard:

- A. All residential uses: Twenty (20) feet;
- B. All office uses: Fifteen (15) feet.

16.04.03 Minimum Side Yard:

- A. All uses: Five (5) feet.

16.04.04 Minimum Aggregate of Side Yard:

- A. All uses: Fifteen (15) feet.

16.04.05 Minimum Rear Yard:

- A. All residential uses: Twenty (20) feet;
- B. All office uses: Fifteen (15) feet.

16.04.06 Minimum Lot Width:

- A. Single-family dwelling: Eighty (80) feet;
- B. All other uses: One hundred (100) feet.

16.04.07 Minimum Lot Size: All lots shall contain a minimum of ten thousand (10,000) square feet per single dwelling and for all office uses when serviced by a community water system and a community sanitary sewer system. A lot for a multiple-family dwelling shall contain a minimum of five thousand (5,000) square feet per dwelling unit when serviced by a community water system and a community sewer system. Twenty-five thousand (25,000) square feet shall be added to the minimum lot size if a community sanitary sewer system does not service the lot and eight thousand, five hundred sixty (8,560) square feet shall be added if a community water system does not service the lot. Five thousand (5,000) square feet may be deducted from the minimum lot size add-ons for private water and sewer systems if an adequate drainage system, such as through the use of perimeter tile drains, increased pad elevations and a storm sewer system with an adequate drainage outlet, is used to alleviate surface and ground water problems.

16.04.08 Minimum Ground Floor Area:

- A. Single-family dwelling: One thousand (1,000) square feet;
- B. Two- and Multiple-family dwelling: Eight hundred (800) square feet per dwelling unit;
- C. All office uses: Nine hundred (900) square feet.

16.04.09 Maximum Lot Coverage:

- A. Single- and Two-family dwelling: Thirty-five percent (35%) of lot;
- B. Multiple-family dwelling: Forty percent (40%) of lot;
- C. All office uses: Seventy-five percent (75%) of lot.

16.05 Parking and Loading Berth Requirements. (see Chapter 27: Additional Parking & Loading Regulations for additional requirements.)

16.05.01 Office buildings:

- 1. 100,000 or less square feet gross floor area: One (1) berth.
- 2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
- 3. Each 200,000 additional square feet: One (1) additional berth.

PLAN 2008 PART 5: CRITICAL CORRIDORS AND SUBAREAS

U.S. 31 CORRIDOR

Description

The U.S. 31 Corridor has been identified as a critical corridor because it:

- Serves as major regional north/south arterial;
- Provides an abrupt transition between the urbanizing central part of Carmel and sensitive low density residential neighborhoods and estates;
- Creates an undesirable barrier for east/west vehicular, bicycle and pedestrian transit; and
- Is a major employment corridor and economic engine.

U.S. 31 is slated to be upgraded to freeway status, requiring interchanges as the only access points. This is a positive improvement to reduce traffic congestion, yet will result in numerous challenges as well. For instance, Carmel will likely lose some access points along the corridor.

It will be important for Carmel to maintain sufficient access to U.S. 31 and to ensure the City's character is not compromised. Further, it will be important to provide numerous means for east/west access for vehicles, bicycles and pedestrians.

Critical Area Boundaries

The U.S. 31 Corridor boundaries are depicted on the Orientation Map on the following page.

Strategy

Utilize Roundabout Interchanges: The City of Carmel will work with the State of Indiana to ensure the use of roundabout-style interchanges. These interchange designs are expected to save cost, reduce acquisition of land, disturb less of the built environment, and best match the character goals of the City. Another expected advantage is efficiency of vehicular traffic, reducing emissions and fuel consumption.

Extend Illinois Street from Spring Mill Road to 136th Street: As U.S. 31 is upgraded, Illinois Street will be necessary to provide north/south access to the employment corridor on the west side of U.S. 31. Illinois Street also establishes the transition from intense office corridor to low density residential areas to the west.

Maintain Strong East/West Connectivity: As a major arterial, U.S. 31 acts as a barrier for bicycle and pedestrian traffic. When the highway is upgraded to freeway status, it may also reduce east/west connectivity for vehicles. The City will work with the State of Indiana to establish six interchanges and three overpasses for adequate vehicular, bicycle and pedestrian access. Two additional bicycle and pedestrian grade-separated crossings are necessary.

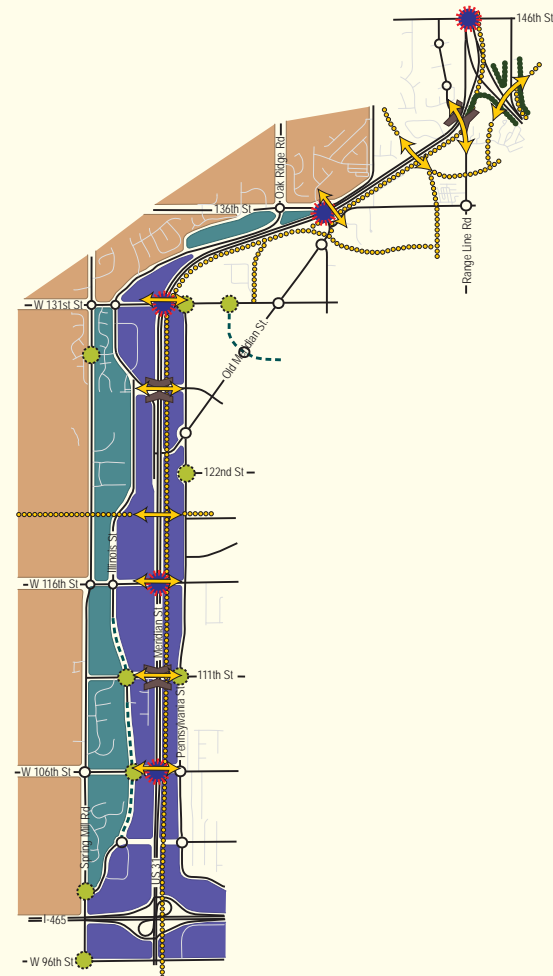
Require 6- to 10-Story Buildings: Require all buildings between Illinois Street and Pennsylvania Street to be 6 to 10 stories in height. This office and medical corridor provides essential employment opportunity and portrays a positive community character. Parking areas should be de-emphasized and, when appropriate structured to make room for additional buildings. Limited opportunity for business-serving and employee-serving commercial should be allowed (e.g. restaurants and print shops) in existing buildings or small nodes along the corridor.

Design Guidelines

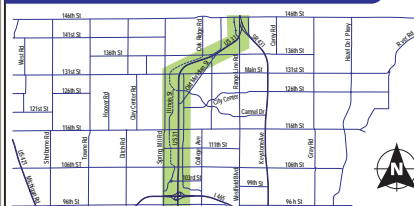
- Protect and enhance the green corridor aesthetic created by large lawns and consistent landscaping.
- Ensure safe means for bicyclists and pedestrians to cross U.S. 31.
- Transition the scale and mass of structures between U.S. 31 and Illinois Street to minimize impact to residential development to the west.
- Require high quality, urban office architecture and campus design between Illinois Street and Pennsylvania Street. Office buildings should be required to be 6 to 8 stories in height.
- Prohibit corporate "branding" architecture.
- Encourage "green" architecture for all new buildings.
- Sensitively integrate amenity nodes along Illinois Street and Pennsylvania Street for convenience and enjoyment of corridor employees and nearby residents.
- Prepare for mass transit line.
- Respect transition and buffering agreements with adjacent subdivisions.
- Integrate bicycle and pedestrian facilities along U.S. 31 corridor.

PLAN 2008 PART 5: CRITICAL CORRIDORS AND SUBAREAS

U.S. 31 Corridor Plan



ORIENTATION MAP



MAP LEGEND

- | | | | |
|--|-------------------------------------|--|-----------------------------------|
| | Roundabout Interchange | | Preservation of Residential |
| | Overpass | | Transition-Sensitive Residential |
| | New Roundabout | | 6 to 10 Story Employment Corridor |
| | Separated Multi-Use Path | | Existing Street/Roundabout |
| | Grade Separated Pedestrian Crossing | | Proposed Street |
| | Preserve/Install Tree Canopy | | |

Map Prepared by Ground Rules, Inc.

Last Revised 07-10-2008