

Lisa Motz
Carmel Plan Commission
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RE: Spring Mill and 96th Street Rezoning Case

Respected Commissioners:

I write today as the Indianapolis-Marion County City-County Councillor from District 2, which is directly south of the parcel in question. Hundreds of my constituents have reached out to express their extreme concern for potentially disastrous outcome to their neighborhoods should this rezoning be approved. Today, I write in support of them, as well as in support of those citizens directly north of our county line who share their concerns. Rather than re-hash the thoughtful points of the remonstrations, I will quote them below.

“The proposed development and rezoning represents a radical change in land use in our area. And yet days away from the public hearing, information presented by the Petitioner and filed with the Carmel Plan Commission lacks the necessary documentation identifying support and protection to nearby low-density residential neighbors as required in the Carmel Comprehensive Plan. Nor has the Petitioner offered any assurances at this point that the interests of nearby residents, including traffic and property values of their homes, will be addressed in a meaningful way.

Points of Objection:

- 1. As regards the northwest corner, the rezoning request for Meridian Corridor District zoning classification would change the second least intense residential zoning category in Carmel to the MOST intense commercial/employment zones intended to apply to properties that abut US 31. The Meridian Corridor District, for instance, allows commercial buildings up to 11 stories in height.*
- 2. As regards the northeast corner, the significant protections for area residents, homes, and neighborhoods were painstakingly negotiated several years ago, resulting in the PUD zoning that was approved, and the PUD is proposed to simply be scrapped without specific safeguards from the straight Meridian Corridor District zoning requested.*

3. *The site plan submitted by Petitioner is clearly for a high-intensity commercial use, likely a hospital with emergency or level 1 trauma capabilities. The impact of this intense use would drastically adversely affect not just the adjacent neighbors but those much further from the immediate perimeter of this project.*
4. *The operations of such a dense hospital facility would proceed on a 24/7 basis and likely involve several thousand employees and daily visitors.*
5. *Traffic will increase exponentially in an area already saturated with traffic and without an obvious way to widen or change 96th Street or Spring Mill Road to accommodate the substantial increase in traffic.*
6. *The Meridian Corridor District zoning classification provides for helipads ostensibly associated with an emergency or level 1 trauma hospital facility. An attempt by St. Vincent's to locate a helipad less than ½ mile from the current project location was turned down by the Carmel BZA in 2014, and a similar request defeated in the original zoning of that facility.*
7. *The significant increase in impervious cover characteristic of a high-density development will result in a negative impact to the existing drainage infrastructure and natural resources of Williams Creek."*

Thank you for your time and attention to this urgent matter. From our city's standpoint, the intersection of Spring Mill and 96th Street is already dysfunctional for large parts of each day. The proposed development would create additional traffic intensity and infrastructure/maintenance needs that we are unable to accommodate given our financial constraints. I beseech you to adhere to the Carmel Comprehensive Plan and continue to protect the integrity of our neighboring communities.

Respectfully,

Colleen Fanning

Indianapolis City-County Council

District 2