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Townhome plan under review

135-unit development proposed along Monon Trail

By **Bruce C. Smith**

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March 24, 2005

An upscale townhouse development, targeted at active lifestyle residents, is proposed for an area along the Monon Trail near the old downtown on the edge of Carmel's planned arts district.

Centex Homes is planning the 135-unit development dubbed Traditions on the Monon.

"We're very, very excited about this site. The Monon Trail is like beachfront property in the Indianapolis area," said Tim McMahon, president of the Centex division in the metro region.

"It's all about lifestyle and access to the trail," he added.

Traditions on the Monon is proposed for a 12.2-acre site along the east side of the trail and north of Smoky Row Road, or 136th Street, and west of Range Line Road.

The city Plan Commission and City Council approved planned unit zoning for the project in December, and city planners this month are reviewing details of the proposed development and site plans.

If the project gets final approvals, construction could begin this spring, and model homes could be ready by late summer, said Centex marketing director Vincent Laplante.

Preliminary prices for the one-, two- and three-bedroom homes in three-story buildings are in the \$190,000 to \$300,000 range.

Traditions on the Monon is to be next to a new redevelopment district in Carmel, and it expands on the Old Town that city officials are promoting.

"So, we see this as an expansion of what the city is creating," said Sean Sullivan, land acquisition manager for Centex.

"Traditions on the Monon has been designed with the old town flair and the new urbanism that the (Redevelopment Commission) has followed in the city center."

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He said Traditions on the Monon will include high-end, classically styled townhomes.

The new urbanist style would include limited on-street, curbside parking in front of the buildings while most of the parking would be in the rear of buildings or in attached garages.

The buildings are to be red brick, three-story structures in a Georgetown and colonial style.

Site plans proposed to the city show the development would have two long, linear courts between the rows of buildings.

At least 16 of the homes would be adjacent to the Monon Trail. Sullivan said the whole site is heavily landscaped, and the existing canopy of trees shading the Monon will be preserved.

Northside attorney James E. Shinaver, representing Centex, said the developer will donate nearly 2 acres on the northwest corner of the site for the city to construct a spur off of the Monon.

That spur could follow Little Cool Creek and a tree preservation line along the north side of the townhome site and ultimately stretch from the Monon to Range Line Road.

That trail and tree line would be behind 19 townhomes along the north border of the Traditions site.

Plans also show a round-about, or circular intersection, near the center of the development that would route traffic entering the property from Range Line or from Smoky Row.

A school bus stop would be located on one side of the round-about.

Call Star reporter Bruce C. Smith at (317) 444-2605.

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