

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: May 16, 2023

PETITIONER: Cityscape Residential

PETITION: Broadacre Development Plan

REQUEST: Petitioner requests approval of the Development Plan for the Broadacre multi-family subdivision. This project consists of 256 units on approximately 17 acres.

LOCATION: The subdivision is located along the southside of CR 600N just west of CR 600W.

ZONING: The property is zoned Cityscape Residential Planned-Unit Development (PUD). Zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: CN & R-3	Single-family & agriculture
South: PUD	Agriculture
East: I-1	Single-family residential
West: R-3 & PUD	Single-family & agriculture

STAFF REVIEW: This petition seeks approval of the Final Development Plan for 256 multifamily units. The existing parcel is approximately 26 acres, this Development Plan only covers the 17 acres that are being developed as multi-family. The remaining acreage will remain with the current landowner and will be developed as commercial out-lots in the future. The primary plat for entire parcel was approved by the Plan Commission last month.

The site will have access from both 600N and 600W, but the access as shown to 600W will be temporary. The permanent access from 600W will be constructed at a later date, and traverse through the future commercial out-lot access. At the time of construction of the permanent access, the temporary access point will be removed. The site features a central detention facility, which will also serve as the detention facility for the remainder of the parent parcel (the future commercial out-lots). This site also features a significant amount of wetlands, which will be preserved as well as regulated drain easement. These two natural features have impacted the site design significantly.

Water service will be provided by Citizens Energy Group and sanitary sewer service will be provided by Aqua Indiana. The project will feature amenities, including, but not

limited to a pool and clubhouse. The basic development standards for this area of the PUD, known as District A-1, are noted below:

Development Standards – A1:

Minimum Setback along 600N:	50 feet
Minimum Setback along west property line:	30 feet
Minimum Setback along south property line:	30 feet
Minimum Setback along east property line:	20 feet
Minimum Internal FY Setback:	5 feet
Minimum Building Separation:	30 feet
Maximum Height-Principal:	56 feet
Minimum Height-Principal:	24 feet
Maximum Dwelling Units per Building:	50
Maximum No. of Residential Units:	256
Maximum No. of Accessory Structures:	3
Minimum Open Space:	40%
Minimum District Size:	13.5 acres

Landscape Standards: Extensive perimeter landscaping and/or conservation of existing vegetation is required for this site. The north perimeter requires a deep landscape area along with specific quantities of tree and shrub plantings per 100 lineal feet. The west perimeter features a tree preservation area along the regulated drain easement, along with new tree and shrub plantings in certain areas. The south perimeter features tree and shrubs plantings primarily as a screen for the parking area. The east perimeter does not feature landscape requirements except for a small section which required perimeter parking lot plantings. The adjacent commercial site is responsible for the landscaping between this site and the future commercial development. In addition to perimeter landscaping, internal parking lot plantings, median landscaping, and foundation plantings (around the buildings) is required. Foundation plantings will be provided following construction of each building.

Architecture/Product: The buildings are required to comply with the Cityscape PUD architectural standards. The structures will reviewed and approved by the ARC prior to the submission of building permits, and staff will conduct a final review of each building during the building permit process.

Pedestrian Accessibility: A perimeter sidewalk is required along 600N. Sidewalks are also required along internal streets and parking areas, as a trail is provided around a portion of the detention facility.

Open Space: A minimum of 40% of the site is required to be open space. The plan currently features approximately 58% open space.

Roadways: The petition is dedicating the required rights-of-way for 600N. All internal roadways will be private and feature streetlighting.

STAFF RECOMMENDATION:

This petition was reviewed by TAC and received a number of comments. At the time of this report, Planning staff has no outstanding comments. Staff recommends approval of this Development Plan.

The Plan Commission can approve, deny, or continue this petition.



Overview



Legend

-  Corporate Limits
- Roads
-  I
-  S
-  U
-  <all other values>
-  Rights of Way
-  Parcels

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