

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: July 15, 2025

PETITIONER: BDC Realty Group

PETITION: PC-25-024, Amendment to the Villages at Brookside PUD

REQUEST: Petitioner requests a favorable recommendation on a PUD Amendment to the Villages at Brookside PUD. The subject property is approximately 5.5 acres.

LOCATION: The subject property is located along the westside of CR 600W between Leo's Market & Eatery and the Villages at Brookside subdivision.

ZONING: The subject property is zoned as part of the Villages at Brookside PUD. The PUD allows various commercial uses on this property. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: Villages at Brookside PUD	Commercial
South: Villages at Brookside PUD	Single-family residential
East: Emerald Springs PUD	Single-family residential
West: Villages at Brookside PUD	Attached residential

STAFF REVIEW: The petition proposes to amend *Section 2. Definitions* to include updated language for "Pick-Up Window" and "Drive-Thru Window." In addition, the petition proposes to amend *Section 4. Development Standards* to increase the maximum number of businesses permitted to utilize a Drive-Thru to three (3), and to allow a maximum of one (1) business to utilize a Pick-Up Window.

The PUD Ordinance currently reads as follows:

- A maximum of two (2) businesses may be permitted to feature a drive-thru window, without the need for a Special Exception. These businesses shall not be 24-hour business, and both may feature a speaker box. However, only one such drive-thru may be for a fast-food establishment. For the purposes of this standard, fast casual and coffee shops are not considered fast food. Said speaker box is required to comply with the Town's Noise Ordinance.

At present, Lot 4 has been developed with two drive-thru windows - one on the north elevation for a financial institution, and one on the south elevation for a coffee shop – exhausting the current maximum permitted by the PUD Ordinance. In anticipation of future development on Lot 3 to the north and Lot 5 to the south (as shown on the Concept Site Plan included in this report), the petitioner seeks to amend the ordinance to allow for one (1) additional drive-thru window and one (1) pick-up window.

Staff has worked closely with the petitioner to develop definitions for both window types that uphold the original vision and quality standards of the Villages at Brookside PUD. This effort is especially important given the unique context of the site. The development is highly visible along the Mt. Comfort Road Corridor, one of the Town’s most prominent and rapidly evolving commercial corridors. It also sits approximately one mile from the Geist Reservoir, where high-end residential and commercial investment continues to shape community expectations. Furthermore, the property directly abuts residential areas on multiple sides, making it critical that any drive-thru or pick-up window use is thoughtfully designed and appropriately limited. The proposed definitions reflect this context by incorporating protections that promote compatible land use, minimize potential impacts on adjacent neighborhoods, and preserve the overall character and aesthetic of the development. In doing so, the proposed language seeks to balance economic opportunity with long-term community design goals.

Proposed Definitions:

- **Pick-Up Window:** A designated location along an exterior wall of a building where a business employee and customer may exchange goods or services that were ordered in advance. While payment may occur at the window, all ordering must be completed off-site and prior to arrival (e.g., via mobile app or website). A Pick-Up Window shall not include, nor be accompanied by, any menu boards, speaker boxes, order stations, or other means of on-site ordering. As such, a Pick-Up Window is distinct from and shall not be considered a Drive-Thru Window, and is not subject to the provisions of Section 4.10.b.
- **Drive-Thru Window:** A designated point of interaction located on the exterior of a building or tenant space, allowing a customer to remain in their vehicle while communicating with a business employee through an order station with a pre-order menu board and audio speaker box. Customers advance to a service window to complete payment and receive goods, beverages, or food (“Services”). Drive-Thru Windows are limited to fast casual food establishments and coffee-oriented businesses where food or beverage service is the primary function of the use. One (1) Drive-Thru Window may be permitted for a financial institution within the development. No additional Drive-Thru Windows shall be

permitted for retail, office, pharmacy, or other service-based businesses.

Proposed Development Standards:

- A maximum of three (3) businesses may be permitted to operate a Drive-Thru Window without the need for a Special Exception. Of these, two (2) drive-thru uses shall be limited to fast casual food establishments or coffee-oriented businesses, where food or beverage service is the primary use. One (1) drive-thru may be permitted for a financial institution. For the purposes of this standard, fast casual food establishments are not permitted to operate a drive-thru on this property. None of the permitted drive-thrus may operate as 24-hour businesses. All permitted drive-thrus may include a menu board and speaker box, subject to applicable design standards and the Town's Noise Ordinance. Drive-thru Windows are limited to Lots 3 and 4, on Exhibit B, and under no circumstance shall a Drive-Thru window be located within 275 feet of the south property line of the Real Estate.
- Under no circumstances shall a Pick-Up window be located within 175 feet of the south property line of the Real Estate.

STAFF COMMENTS/RECOMMENDATION:

Staff is supportive of allowing a third Drive-Thru Window within the PUD Ordinance, provided it is located on a future development on Lot 3 and serves a fast casual or coffee-oriented business. Staff does **not** support a Drive-Thru Window on Lot 5, and the proposed amendment language reflects this restriction.

Staff is also comfortable with the inclusion of a Pick-Up Window on Lot 5, provided it is located only on the north elevation and is not accompanied by any menu boards, speaker boxes, order stations, or other means of on-site ordering.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction

5. Responsible growth and development



Parcel ID	30-01-23-400-030.024-018	Alternate ID	30-01-23-400-030.024-018	Owner Address	BDC Realty Group LLC
Sec/Twp/Rng	n/a	Class	400 - Vacant Land		6274 Fox Chase
Property Address	8880 N 600 W	Acreage	n/a		Pendleton, IN 46064
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	Villages at Brookside Sec 16 Block A				
	(Note: Not to be used on legal documents)				

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