



**Plan Commission Staff Report  
Department of Planning and Building  
Town of McCordsville**

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**June 16, 2020**

**Project:** PC-20-008, Pine Vail Estates, Development Plan & Secondary Plat

**Petitioner:** Premier Land Company

**Request:** Petitioner is seeking approval of the Development Plan and Secondary Plat for Pine Vail Estates residential subdivision

**Staff Review:** Pine Vail Estates is a seventy-eight (78) lot subdivision on approximately 40 acres. This subdivision is bisected by a creek, which will feature an adjacent trail.

**Subject Property Zoning**

The property is zoned Pine Vail Estates PUD.

**Surrounding Land-uses & Zoning**

The subject Real Estate is currently undeveloped. The surrounding land uses are as follows:

- North: Estate residential lots zoned R-1
- East: Single-family homes in the Villages at Brookside subdivision
- South: undeveloped, agriculturally used property zoned R-1
- West: Single-family homes zoned Indy D-3

**Infrastructure**

All lots will be accessed through the internal public streets. In accordance with the preliminary plan, this section will feature one entrance on CR 700W, a connection to the Villages at Brookside, and a stub road for a future connection to the south. Two stormwater detention facilities will be constructed in accordance with the master drainage plan. Sanitary sewer service will be provided by the Town, and water service will be provided by Citizen's Energy Group.

## Development Standards

The Pine Vail Estates PUD includes its own Development Standards:

### Setbacks (all minimums):

Parcel D: FY: 30' (25' for 2ndary street frontage on corner lot)  
SY: 6'  
RY: 15'

Lot Width: 75'

Lot Size: 10,400 SF

Living Area: 1,800 SF (1-story)  
2,000 SF (2-story)

Perimeter Landscaping: A buffer along CR 700W is required by the PUD. The buffer must include 7 trees and 6 shrubs per 100 lineal feet, in addition to a min. 3' tall mounding. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each lot has must include 3 trees and 12 shrubs, with additional requirements for corner lots, and certain garage protrusions. In addition, sod is required for front yards. This item is reviewed for after each home is constructed.

Architecture: All homes must comply with the Pine Vail Estates PUD. All homes will be reviewed on permit by permit basis when submitted for building permit review.

Lot Count: The maximum number of residential units within Meadows at Sagebrook is limited to 78. The approved primary plat, which this Development Plan and Secondary Plat are based upon, is in compliance.

Street Lighting: Street lighting, consistent with the Villages at Brookside lighting is permitted per the PUD. *The petitioner's plans meet this requirement.*

Pedestrian Accessibility: The PUD requires internal sidewalks on both sides of all internal streets, a perimeter path along CR 700W, and a trail along the creek. *The petitioner's plans meet this requirement.*

Open Space: Open Space is required in accordance with the Preliminary Plan. Open Space is tracked by staff on a section by section basis, thus far the subdivision is in compliance with the Open Space requirements.

Entrance Median: The PUD requires a median at the entrance, which preserves the existing pine trees. *The petitioner's plans meet this requirement.*

Entrance Signage: The PUD requires primary signage monumentation at the entrance, and secondary signage monumentation at the connection to the Villages at Brookside. *The petitioner's plans show the primary monumentation, and the petitioner has committed to including the secondary monumentation.*

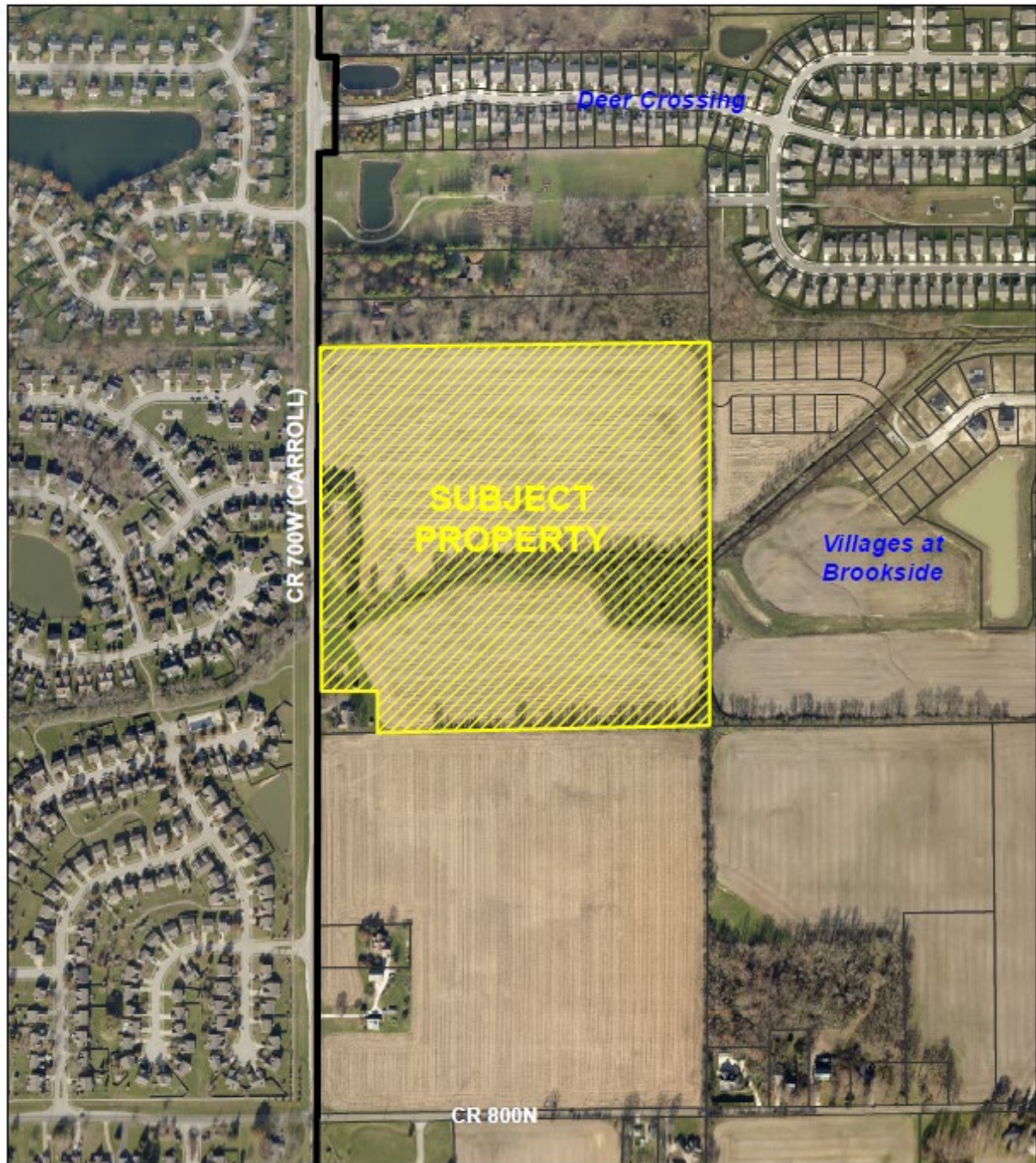
**Technical Advisory Committee (TAC)**

The project went to TAC on May 7, 2020 and received a number of comments. All comments applicable to the Plan Commission's review have been addressed. The petitioner will continue to work with staff on setting addresses, street names, and stormwater concerns.

**Staff Comments:**

Staff is supportive of this petition and recommends approval. Following discussion, the Commission can motion to provide (a) approval, (b) continuance, or (c) denial.

## Existing Conditions



# Zoning Map

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