



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

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**August 18, 2020**

**Project:** McCord Pointe, Section 6

**Petitioner:** Lennar Homes

**Request:** Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 6

**Staff Review:** Section 6 is a thirty-one (31) lot section, with three (3) common areas, on approximately 16 acres. This section follows previous approvals for Sections 1-5.

**Subject Property Zoning**

The property is zoned McCord Pointe PUD.

**Surrounding Land-uses & Zoning**

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

- North: Under construction as McCord Pointe, Section 4.
- East: Under construction as McCord Pointe, Section 4. Single
- South: Across McCord Road, single-family homes on estate lots zoned County R-1
- West: Single-family homes in the Bay Creek East subdivision and estate lots zoned R-1

**Infrastructure**

All lots will be accessed through the internal public streets. This Section features a connection to Bay Creek East, via W. Turnbuckle Place. Stormwater detention is provided in accordance with the master drainage plan for the subdivision. Sanitary sewer service will be provided by the Town, and water service will be provided by Citizen's Energy Group.

## **Development Standards**

The McCord Pointe PUD includes its own Development Standards:

### Setbacks (all minimums):

Area B:           FY: 25'  
                      SY: 7.5'  
                      RY: 25'

Lot Width:       70'

Lot Area:        9,000 SF

Lot Coverage: 40%

Living Area:    1,500 SF (1-story)  
                      1,800 SF (2-story)

Home Height:   35'

## **Landscaping:**

*Lot Standards:* Each lot must include 1 shade tree, 2 evergreen trees (or 2 ornamental trees or 1 evergreen & 1 ornamental), and 8 shrubs. At least 1 of the trees must be planted in the front-yard. In addition, sod is required for front yards and side-yards back to the back corners of the home.

Each common area must have the minimum quantity of trees as defined by a sliding scale based upon size of the lot. All three commons areas proposed within Section 6 meet this standard. Additionally, the PUD required specific planting and mounding requirements along its perimeter adjacent to McCord Road. The perimeter plantings and mounding have been provided.

**Architecture:** All homes must comply with the Town Zoning Ordinance, as modified by the McCord Pointe PUD. The proposed product line for McCord Pointe has been approved by the Architectural Review Committee (ARC).

**Lot Count:** The maximum number of residential units within McCord Pointe is limited to 332; however, the Modified Preliminary Plan has reduced the number to 315.

**Street Lighting:** Street lighting is required per the Town of McCordsville standards and has been provided on the plans.

**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.

**Miscellaneous PUD Standards:**

*Interior Paths:* An internal asphalt path system is required per the Preliminary Plan. The proposed plans include the applicable internal paths.

*Snow Removal:* The HOA is responsible for snow removal of all internal streets.

*Signage:* There is secondary monument signage required at the connection to the Bay Creek East. This signage is shown on the petitioner's plans.

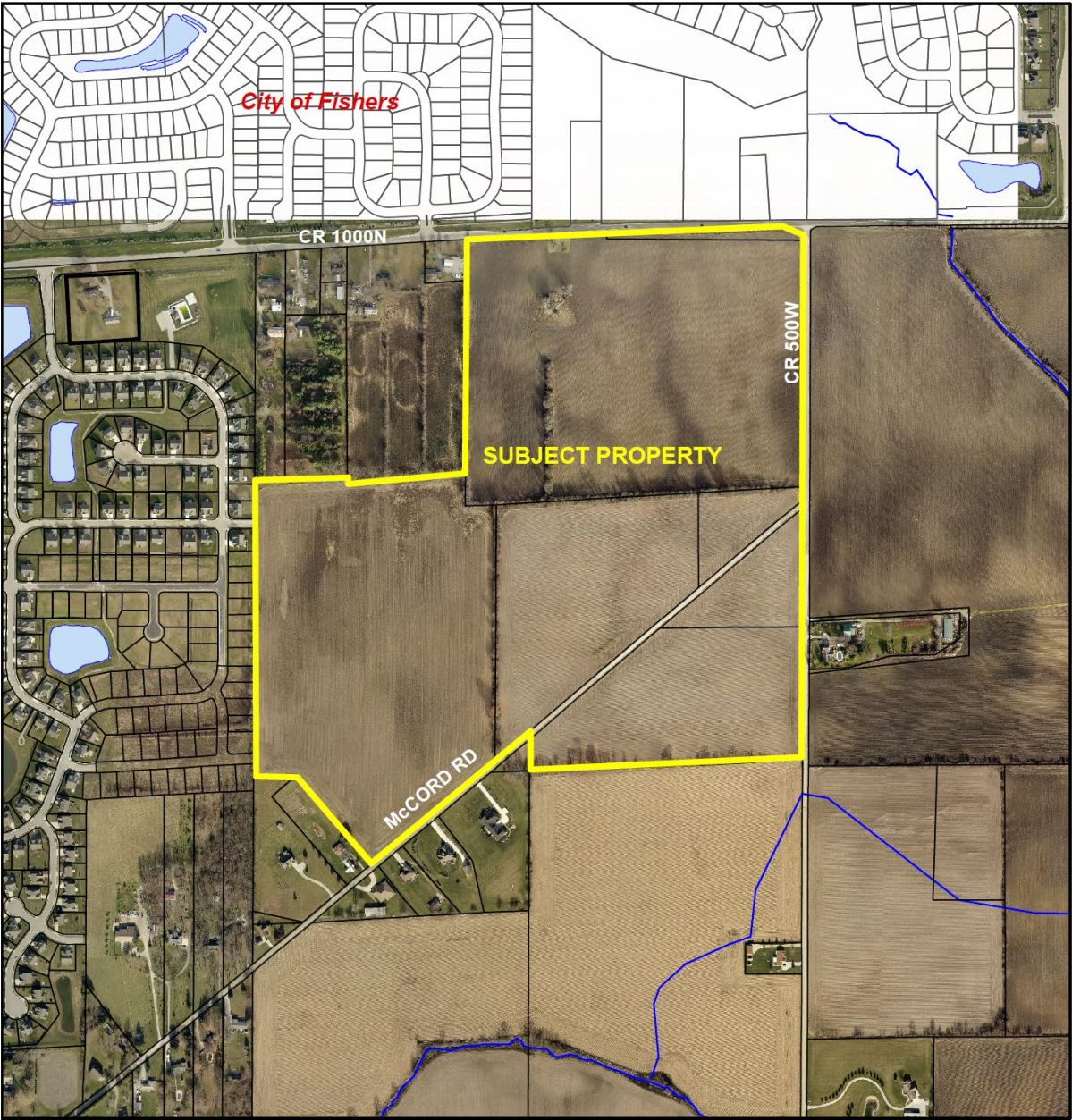
**Technical Advisory Committee (TAC)**

The project went to TAC on August 6<sup>th</sup> 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 and stormwater concerns.

**Staff Comments:**

Staff has received the landscape revisions it was awaiting. Therefore, staff recommends approval of the Development Plan and Secondary Plat.

# Existing Conditions Map



 Subject Site

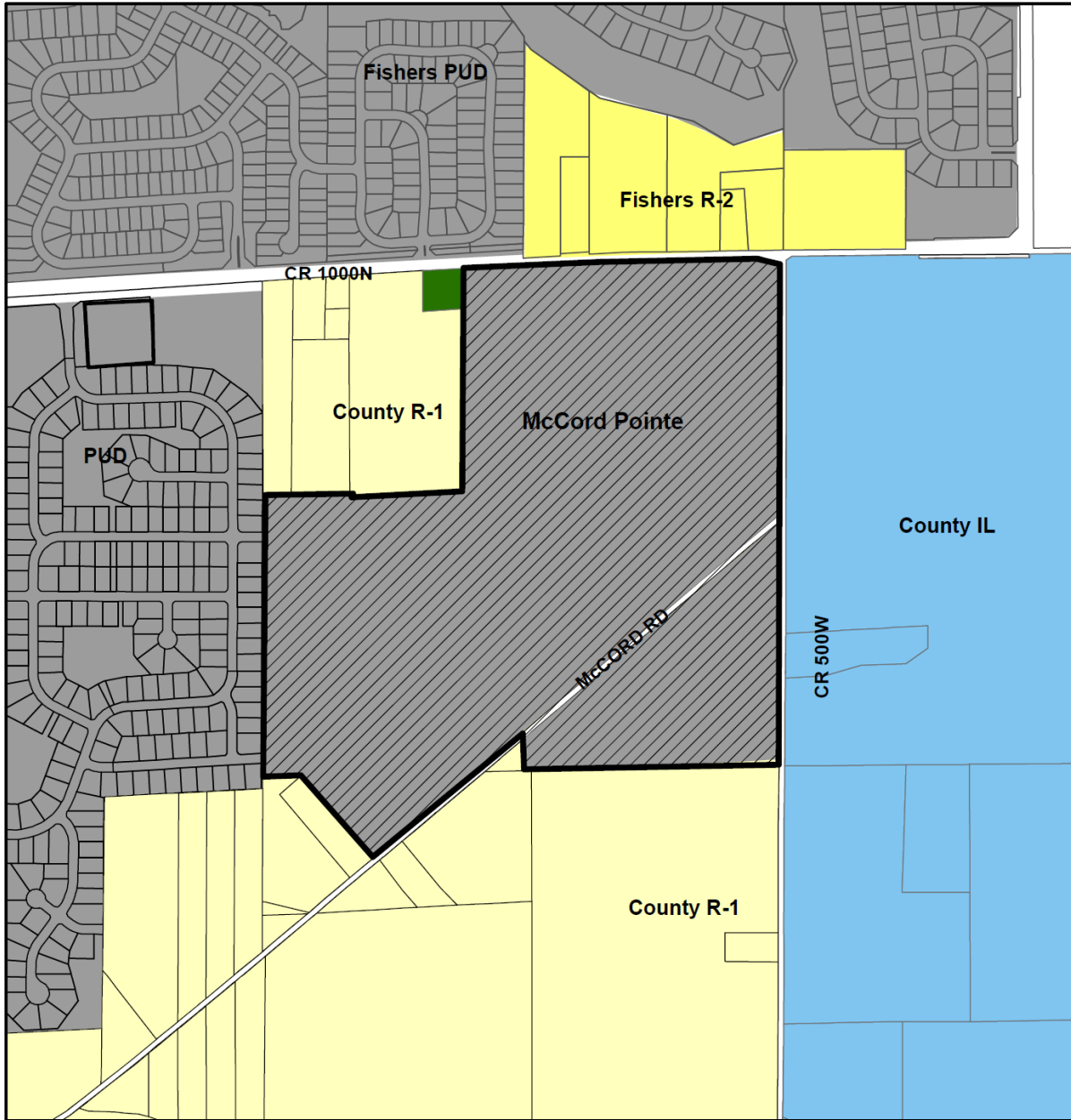


# Zoning Map

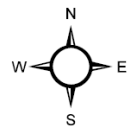
THE TOWN OF  
**McCordsville**



Next Stop McCordsville



 **Subject Site**





# McCord Pointe

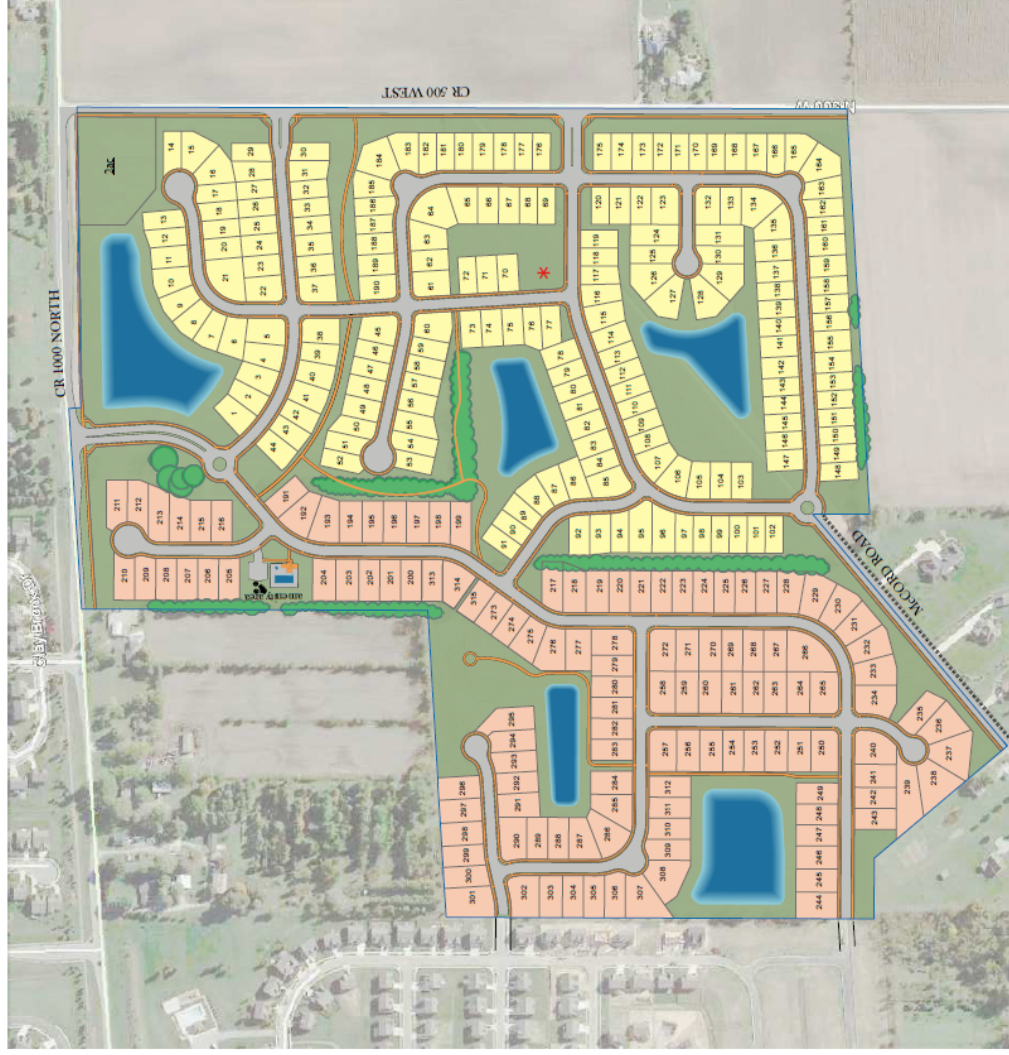
STILLWATER  
60x125  
190 lots

KINGSTON  
70x140  
125 lots

\* Active Adult  
Amenity Facility



STOEPPELWERTH



LENNAR