



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

---

**February 16, 2021**

**Project:** PC-20-019, BridgeNorth Amendment to the Villages at Brookside PUD

**Petitioner:** BridgeNorth Homes & Pride Investments

**Request:** The petitioner is seeking a favorable recommendation on an amendment to the Villages at Brookside PUD to allow an attached residential product on Parcel F.

**Staff Review:** The Villages at Brookside PUD is a master planned mixed use Planned-Unit Development (PUD). The PUD was originally adopted in 2005 and has been amended four (4) times (2010, 2011, 2015, & 2020). Additionally, the Preliminary Plan was amended in 2008. The Amendment Ordinances do not replace the previous Ordinances, but revise, amend, add to, and/or remove certain aspects of the original PUD as it applies to certain property. This proposed Amendment Ordinance will do the same and is specific to the 22 acres described in the Legal Description and identified in the Exhibits. All standards of the original PUD will remain applicable to this Real Estate unless modified by the Amendment Ordinance. The remaining acreage of Parcel F will remain as it is currently zoned.

**Existing Land Use & Zoning**

The subject parcel is approximately 22 acres and is undeveloped. It is located along the southside of CR 900N, approximately 1/8 mile west of CR 600W (Mt. Comfort Road). Adjacent properties are zoned as follows:

- North: Single-family homes and the Geist Montessori Academy, all zoned as part of the Bay Creek at Geist PUD
- East: Undeveloped property zoned as part of the Villages at Brookside PUD
- South: Single-family homes developed as part of the Villages at Brookside PUD
- West: An assisted living and senior apartment community zoned as part of the Villages at Brookside PUD

**Infrastructure**

The subject property is located within the Town's sanitary sewer territory. Sanitary service will be provided via a gravity sewer. Water service is provided by Citizens Energy Group. Vehicular site access will be provided via an entrance

onto CR 900N. Additionally, an emergency access drive will be provided at the south end of the development. Internal and perimeter sidewalks will also be installed for pedestrian accessibility. Drainage infrastructure will be installed in compliance with the Town's requirements and as part of the master drainage plan for the Villages at Brookside.

### **Development Proposal**

The proposed subdivision includes a total of 98 residential units on 22 acres, for an approximate density of 4.45 units/acre. The three (3) closest subdivisions, which are all detached single-family subdivisions, feature the following densities:

- Bay Creek: 2.19 u/a
- Deer Crossing: 3.2 u/a
- Villages at Brookside: 3.27 u/a

The petitioner's proposal features twenty-four (24) 4-unit (quad) buildings and one (1) duplex building. Any subdivision featuring attached residential product is going to feature a density higher than those in single-family detached subdivisions. A density of 4.45 units per acre is a fairly low density for an attached product. This subdivision will be recorded as a Horizontal Property Regime (HPR) development. This is very similar to a condominium in that the owners of a unit also have part ownership in all the common areas of the neighborhood. In keeping with many of the Town's PUDs the petitioner is proposing a number of specific bulk standards that would apply to the Real Estate. Highlights of those bulk standards are noted below:

- Front-yard Setback (along CR 900N): 50'
- Side-yard Setback (west property line): 20'
- Side-yard Setback (east property line): 20'
- Rear-yard Setback (south property line): 30'
- Internal Front-yard Setback: 15'/25'
- Min. Building Separation: as shown
- Min. Unit Size: 1,400 SF
- Max. Height: 35 feet

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards. We will not list all those standards in this staff report. Some elements of the proposal will be discussed in the *Staff Comments* below.

### **Staff Comments:**

The subject site is located between a number of different uses. Across the street is a school and single-family homes. To the south, are single-family homes, but the neighboring properties to the west and east, have the most impact on the site. To the west is Traditions at Brookside a senior living facility featuring a 94,000 square foot main facility (assisted living and memory care) and 42 senior independent living apartments. To the east is 10 acres of commercially zoned property. That property will feature, a Leo's Market and Eatery, and other neighborhood retail and commercial services.

Developers have previously proposed a number of residential uses on this property from senior apartments to duplexes, and single-family homes. Staff has consistently sought and recommended to developers that we felt the best use for the property was an attached, for sale residential product. While there are many instances of detached single-family residential being bordered on one side by a non-residential use, we were concerned that a detached single-family use bordered on three sides by more intense uses would not lead to high long-term value. Therefore, staff was very pleased to see the petitioners' proposal. It is staff's opinion this is the ideal residential land use for this property. This product generally lends itself to an older buyer that still seeks an active lifestyle, but wants far less maintenance than a single-family home, and far less stairs than a traditional multi-level townhome or condominium. The proximity of this parcel to other land uses is a benefit to this type of product. The expected buyers would be expected to embrace the future commercial opportunities to the east, will likely see a benefit in the proximity to the Hancock Wellness Center, and may even see value in being next to a senior care facility.

Staff has worked extensively with the petitioner on the site plan. The proposed entrance aligns with the western entrance into Geist Montessori Academy, and the petitioner's proposed emergency access drive to the south not only provides that secondary access point for this project, but also for Section 2 of the Villages at Brookside, which is otherwise without a secondary access point. We have spent considerable time adjusting building placement to maximize the potential of the property while also ensuring proper building spacing, a comfortable pedestrian access point to the commercial area, and valuable space for an amenity center.

The petitioner has also committed to a landscape package which includes a buffer-yard along the south property line and perimeter landscaping along CR 900N, both featuring mounding and tree and shrub plantings. This landscaping is important since this project's density is greater than that of the single-family homes in Villages at Brookside and the handful of homes along CR 900N.

The proposal also includes strong pedestrian connectivity. As with all subdivisions in McCordsville, all internal streets will have sidewalks on both sides. The sidewalk in front of Traditions at Brookside will be extended across this property, and when the commercial area is developed will connect this project, Traditions, and Deer Crossing to the multi-use path along Mt. Comfort Road. There is also a direct sidewalk connection into the commercial area. Additionally, the emergency access point to the south will double as a multi-use path connecting this project to the Villages at Brookside trail system and vice versa connection the Villages at Brookside to the sidewalk along CR 900N.

At the time of this report, staff has not received any letters of remonstrance.

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

The Future Land Use Map envisions this area to be developed as *Neighborhood Commercial*. In fact, the Map called for 32 acres of commercial development at the southwest corner of CR 600W & CR 900N. Ten years ago, when the Future Land Use Map was adopted, 32 acres of commercial may have made sense and was likely probable. Unfortunately, since then we've had a recession and brick-and-mortar retail has been greatly reduced by e-commerce. 32 acres of commercial at this corner is no longer appropriate or marketable. Late last year, the Town approved a re-envisioned commercial area for the 10 acres along CR 600W. This remaining acreage is much better suited for the attached residential product proposed and is clearly the most desirable land use for the property. The proposed standards are in keeping with other developments in the area and is not expected to de-value property values.

Staff is supportive of this petition. Following the public hearing, we recommend sending a favorable recommendation to the Town Council.

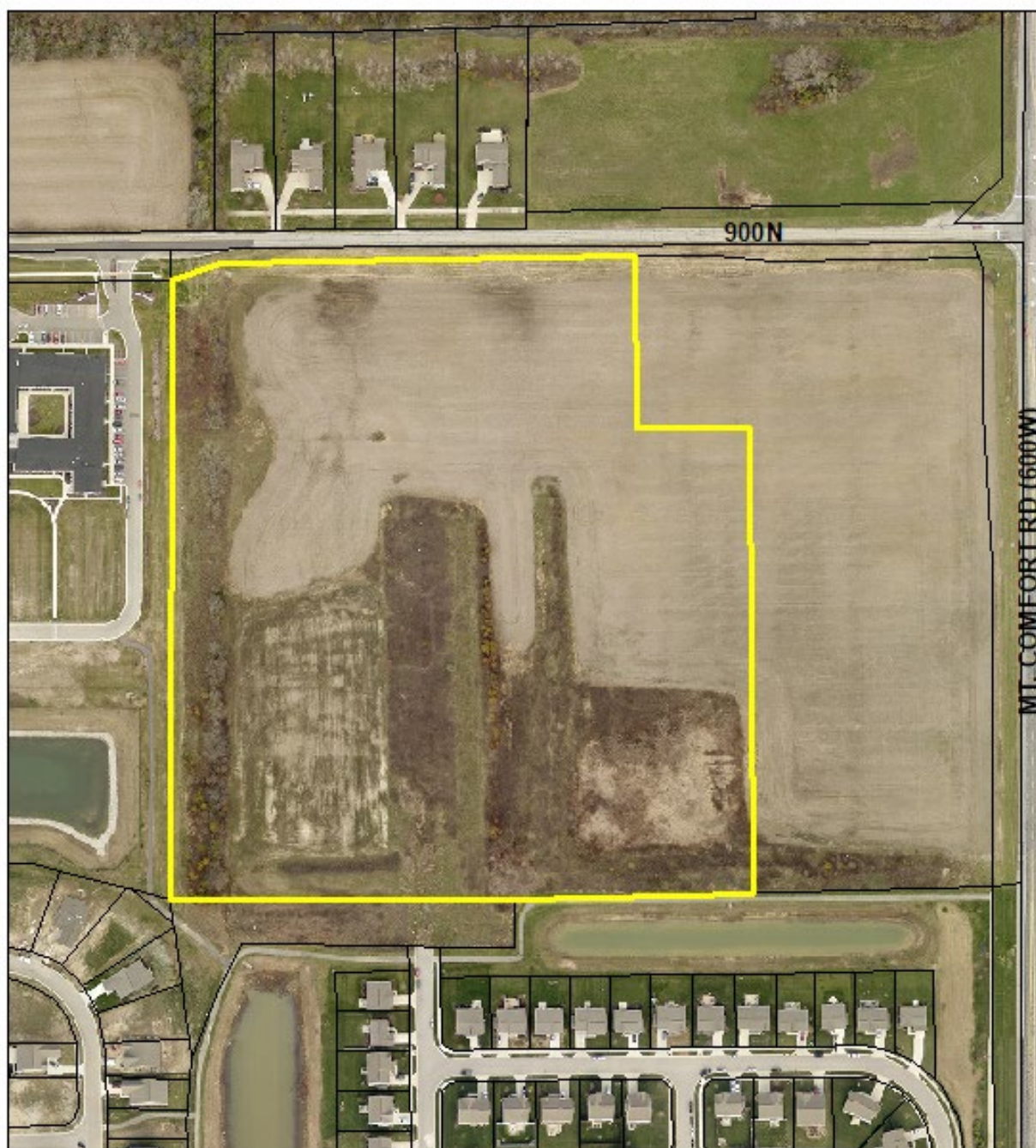
This petition will require a public hearing and following the public hearing and discussions from staff and the petitioner, the Commission can motion to provide (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

## Existing Conditions

TOWN OF  
McCORDSVILLE



Planning & Development



Subject Site

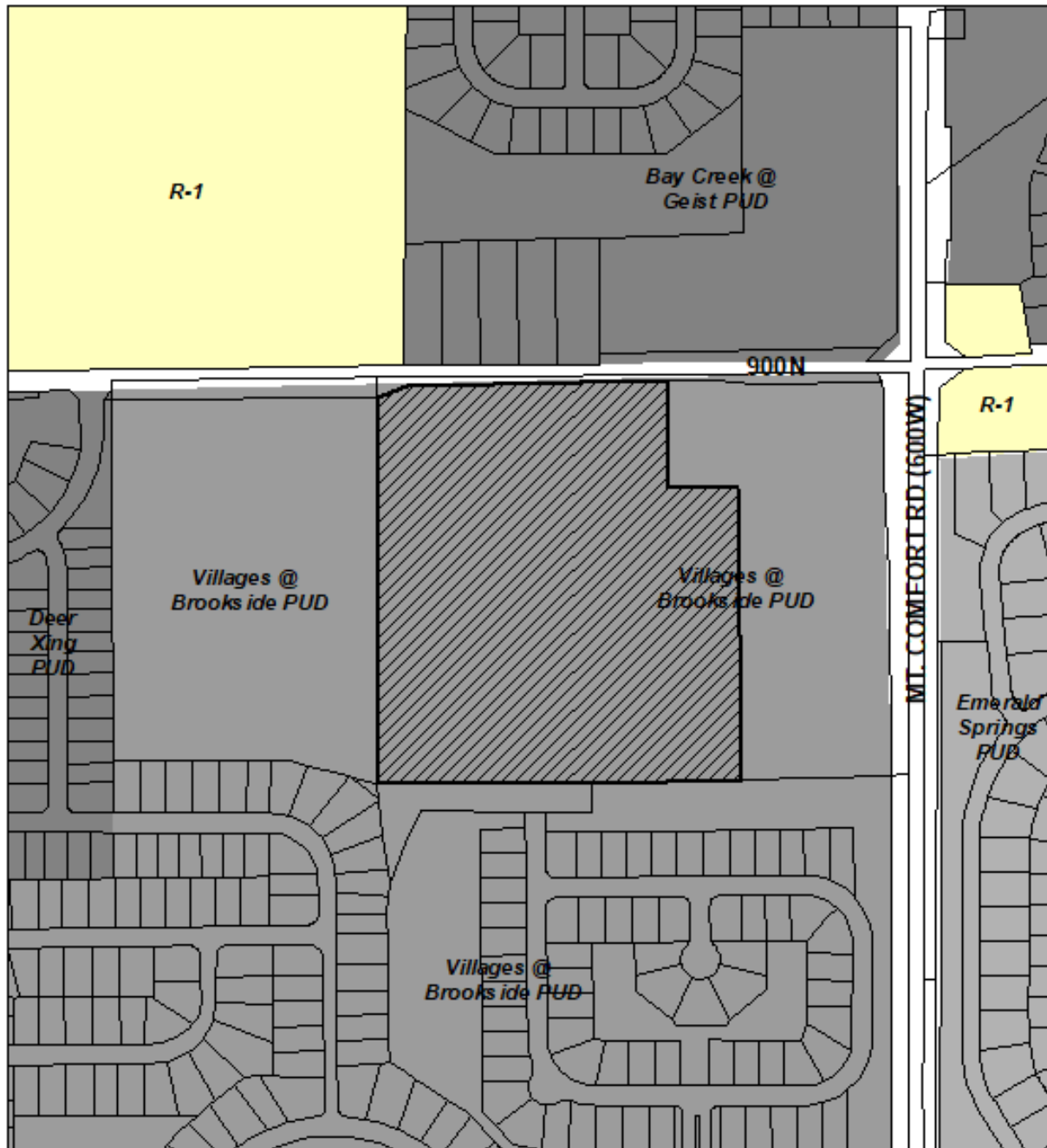


# Zoning

THE TOWN OF  
McCordsville



Plan No. 2023-001



**Subject Site**

