



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

February 16, 2021

Project: McCord Pointe, Section 7

Petitioner: Lennar Homes

Request: Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 7

Staff Review: Section 7 is an eighty-two (82) lot section, with five (5) common areas, on approximately 33 acres. This is the last Section in McCord Pointe.

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: Previous Sections of McCord Pointe
- East: Across CR 500W, undeveloped property zoned County IL
- South: Undeveloped property zoned County R-1
- West: Previous Sections of McCord Pointe

Infrastructure

All lots will be accessed through the internal public streets. This Section features an entrance onto CR 500W, and the demolition of a portion of McCord Road. McCord Road traffic will be re-routed into McCord Pointe via a round-a-bout. The Town Engineer will be prepared to discuss maintenance of traffic (during construction) at the meeting. 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.

Internal Common Areas: Each common area must have the minimum quantity of trees as defined by a sliding scale based upon size of the lot. Two and the three commons areas proposed within Section 6 meet this standard, and we are working with the petitioner to get the final common area landscaping shown.

Perimeter Common Areas: The PUD required specific planting and mounding requirements along its perimeter adjacent to CR 500W and the entrance into the subdivision via the proposed round-about connection to McCord Road. The perimeter plantings and mounding have been provided, except for one small section in CA 7-5. Staff has requested that addition to the plans. The petitioner has also updated their plans to include a planting schedule for the entrance median.

Roundabout: The petitioner has provided some plantings in the center of the roundabout island. Staff has requested the petitioner delineate the species proposed.

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 and tallied with the Final Section. The total Open Space is in excess of 41 acres, which exceeds the min. 27% open space requirement.

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: The primary and secondary monument signage does not appear to be denoted on the plans.

Sidewalks: Sidewalks have been provided. We have requested a crosswalk at the intersection of CR 500W and Parkhurst.

McCord Road Round-a-bout: Staff would like to see further discussion on the round-a-bout's apron size and the type of stamp/stain that will be applied.

Tree Conservation: The tree conservation area along the western perimeter of this section has been provided; however, the plans do not denote how this area will be protected. Staff has made a request for tree protection fencing or an acceptable alternative.

Roundabout: Staff has requested an auto-turn exhibit for the roundabout, along with a stamp and stain on the roundabout apron. The petitioner has committed to receiving staff approval of the stamp and stain prior to installation, which is acceptable. We would like to see the auto-turn provided before or at the Plan Commission meeting.

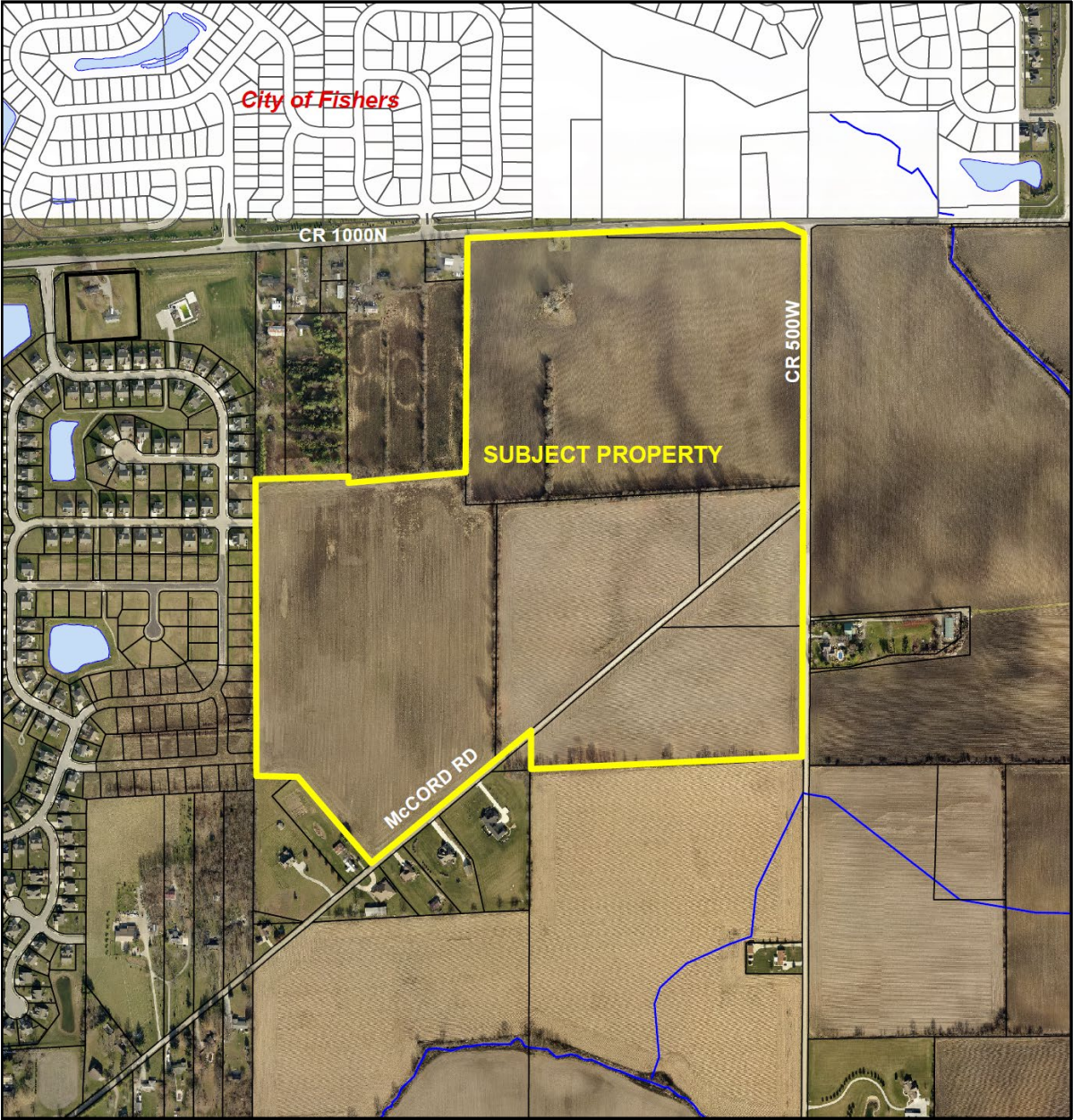
Technical Advisory Committee (TAC)

The project went to TAC on December 3rd 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 a few concerns as noted above. We look forward to resolving these concerns at the meeting.

Existing Conditions Map



 Subject Site

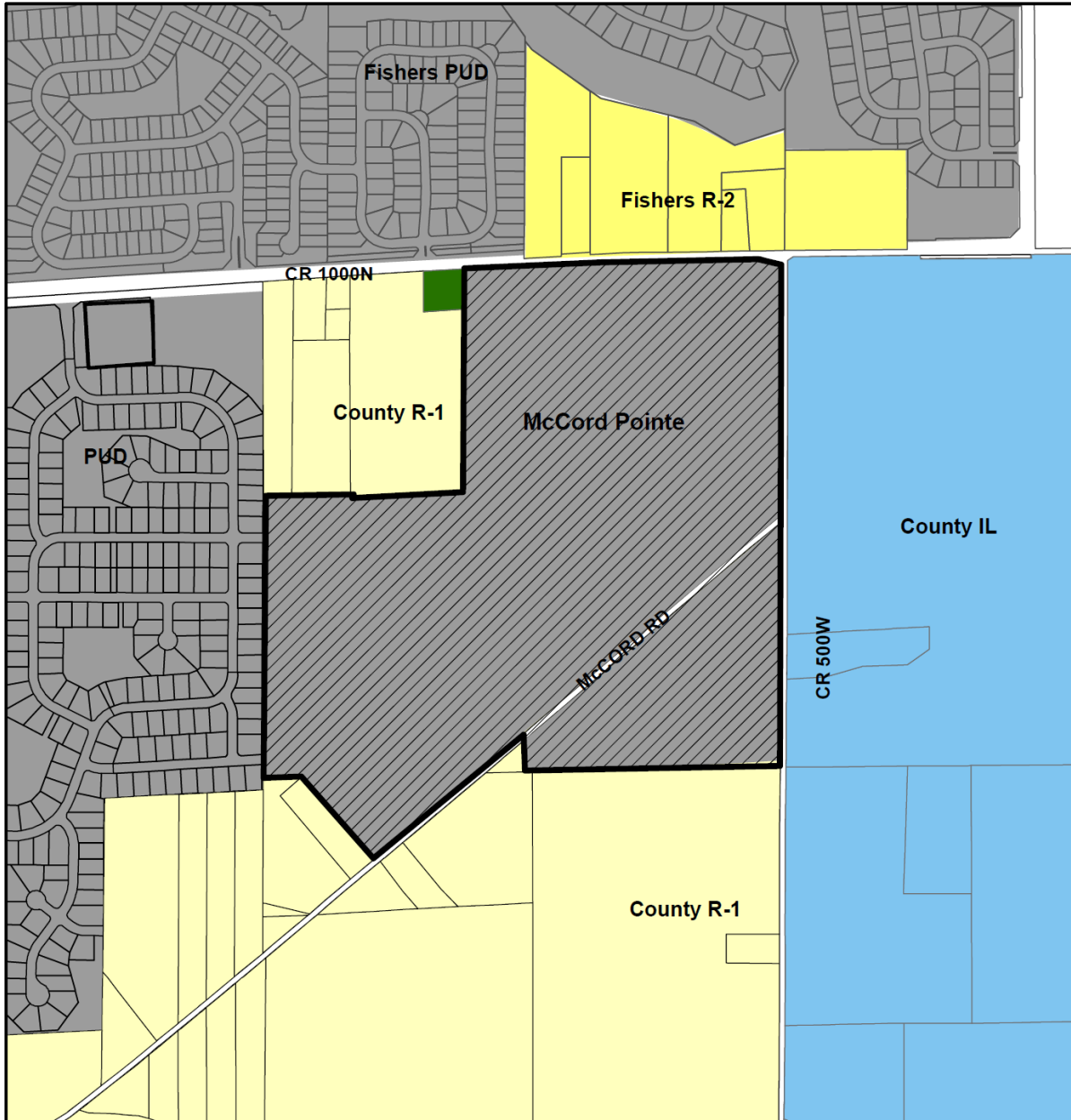


Zoning Map

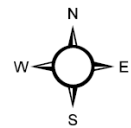
THE TOWN OF
McCordsville



Next Stop  McCordsville



 **Subject Site**



McCord Pointe

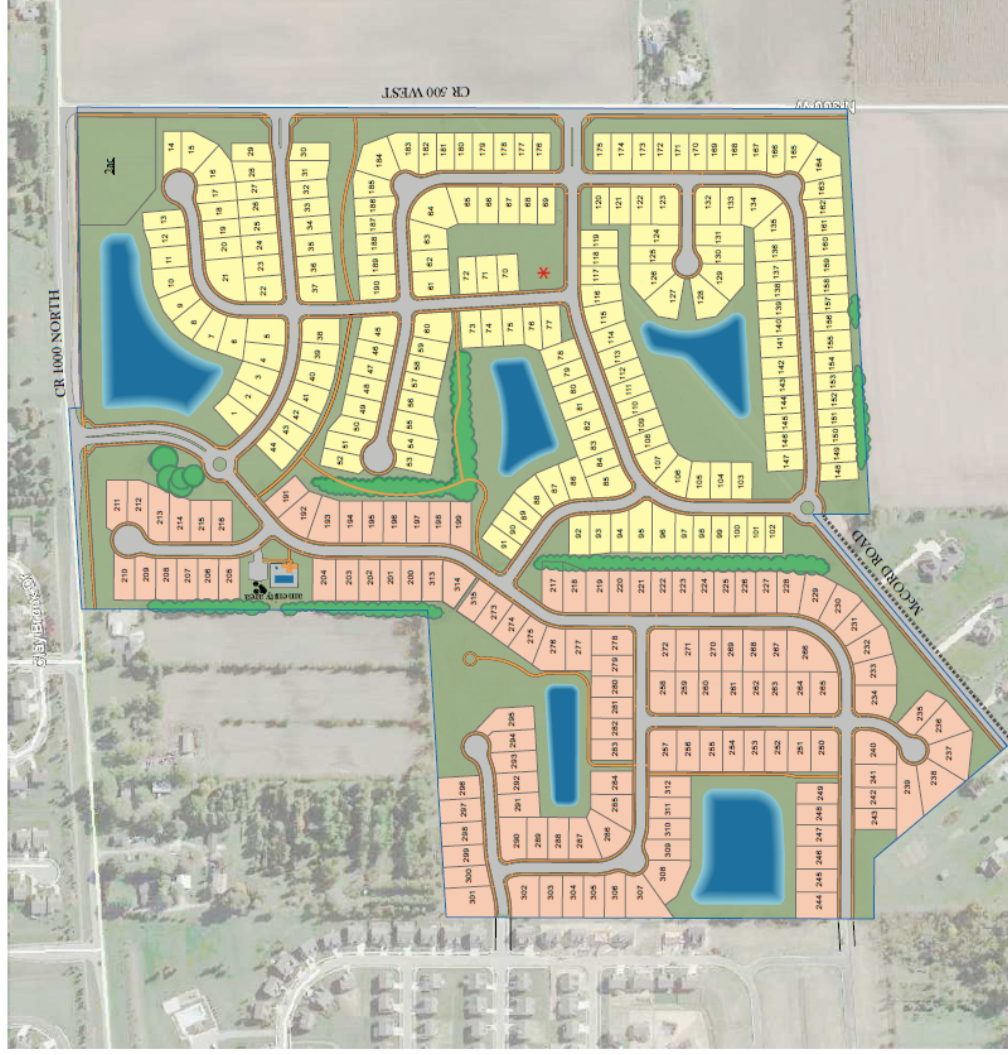
STILLWATER
60x125
190 lots

KINGSTON
70x140
125 lots

* Active Adult
Amenity Facility



STOEPPELWERTH



LENNAR