



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

March 16, 2021

Project: Villages at Brookside, Sections 14-15

Petitioner: Fischer Homes

Request: Petitioner is seeking approval of the Development Plan and Secondary Plat for Sections 14-15

Staff Review: Sections 14 and 15 are comprised of fifty-one (51) lots on approximately 17.3 acres. This section is located south and west of the subdivision's internal traffic circle (Tanglewood Circle).

Subject Property Zoning

The property is zoned Villages at Brookside PUD, and is located in a sub-area of the PUD known as Parcel D.

Surrounding Land-uses & Zoning

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

- North: Single-family homes in the Deer Crossing subdivision.
- East: Single-family homes in Sections 12, 3A, & 3B of the Villages at Brookside.
- South: Undeveloped property zoned R-1.
- West: Undeveloped property zoned R-1.

Infrastructure

All lots will be accessed through the internal public streets. In accordance with the primary plat, this section will install one (1) street stub to the south to serve as a connection point to future development. Stormwater infrastructure will be constructed with this Section 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 Villages at Brookside PUD includes its own Development Standards:

Setbacks (all minimums):

Parcel D: FY: 25'
 SY: 5' (18' building separation)
 RY: 15'

Lot Width: 70'

Living Area: 1,400 SF (1-story)
 1,700 SF (2-story)

Landscaping: Each lot has must include 1 shade tree, 1 evergreen tree, and 8 shrubs. In addition, sod is required for front yards. *These plans are in compliance.*

Architecture: All homes must comply with the 2002 Overlay Ordinance, as modified by the Villages at Brookside PUD or otherwise be approved by the Architectural Review Committee. In addition, there are numerous lot specific requirements, which are termed and described as *High or Low Impact Tagged Sites*. That document has been enclosed for your reference.

Lot Count: The maximum number of residential units within Areas B & D of the Villages at Brookside is limited to 332. *These plans are in compliance.*

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

Open Space: Open Space is required in accordance with the Preliminary Development Plan. *These plans are in compliance.*

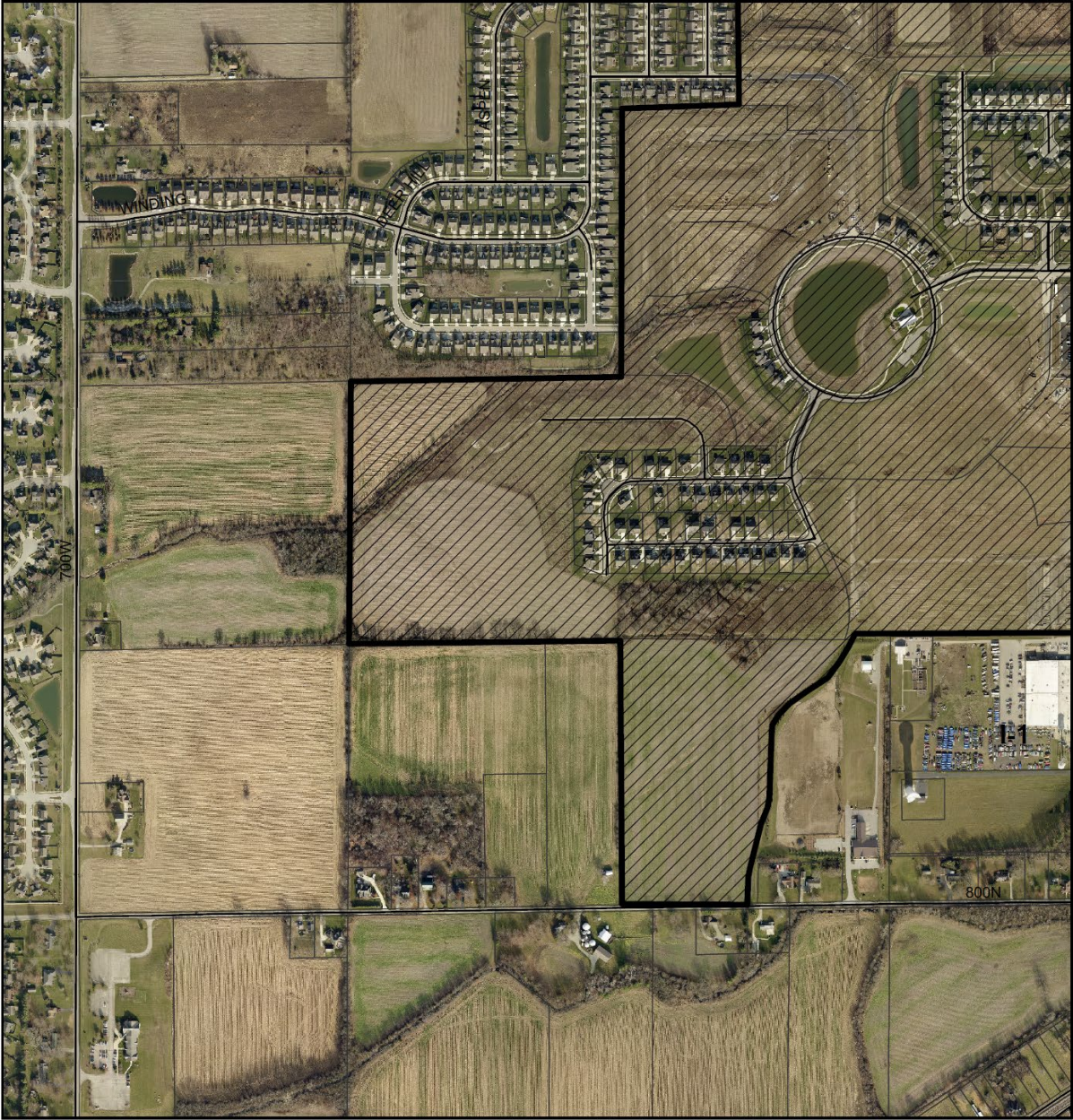
Technical Advisory Committee (TAC)

The project went to TAC on March 4, 2021, 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.

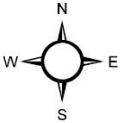
Staff Comments:

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
Map



 Subject Site

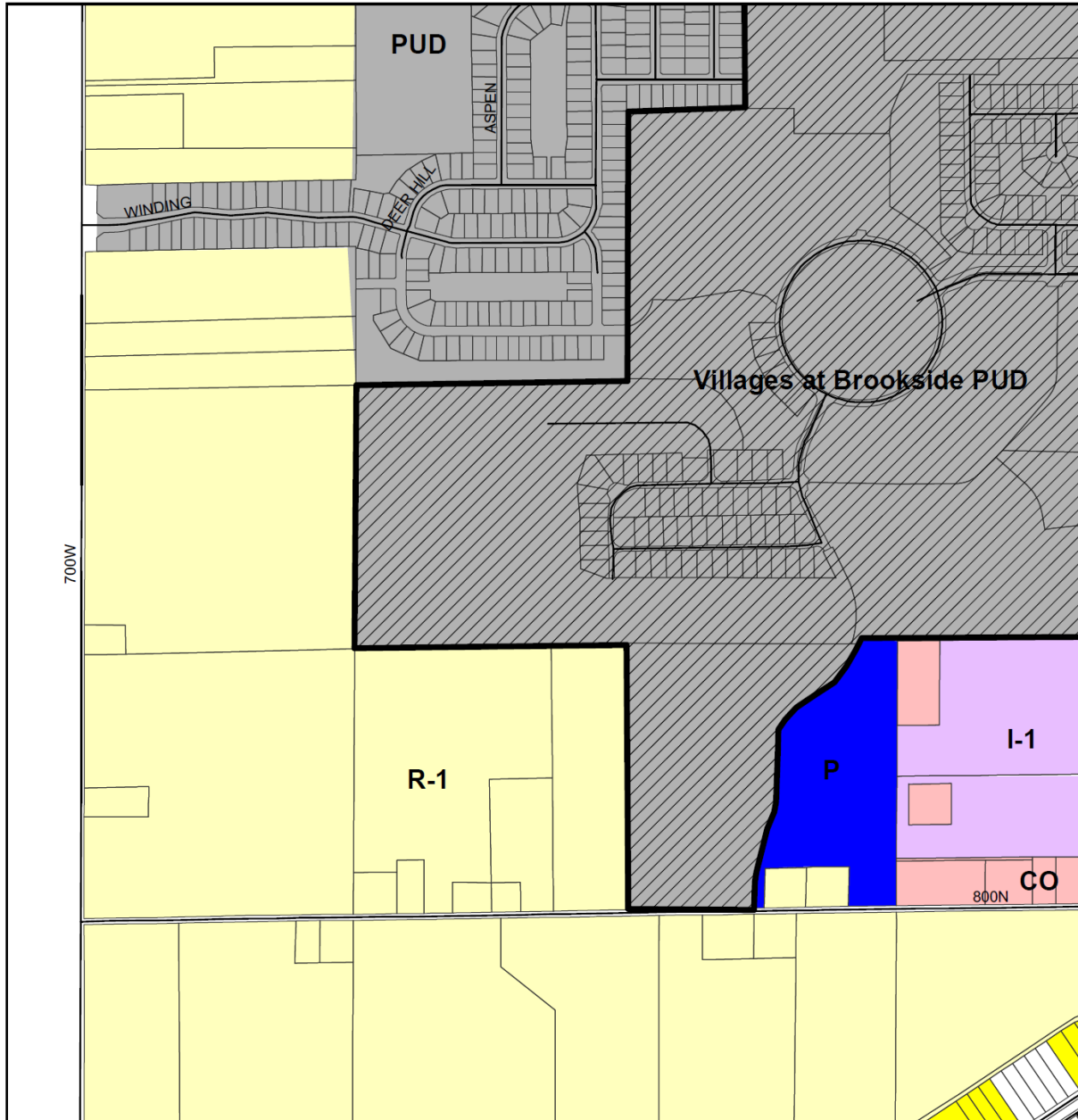


Zoning Map

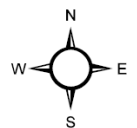
THE TOWN OF
McCORDSVILLE



Next Stop McCordsville



 **Subject Site**





PROPOSAL FOR: VILLAGES AT BROOKSIDE McCordsville, IN

SHEET
A-2

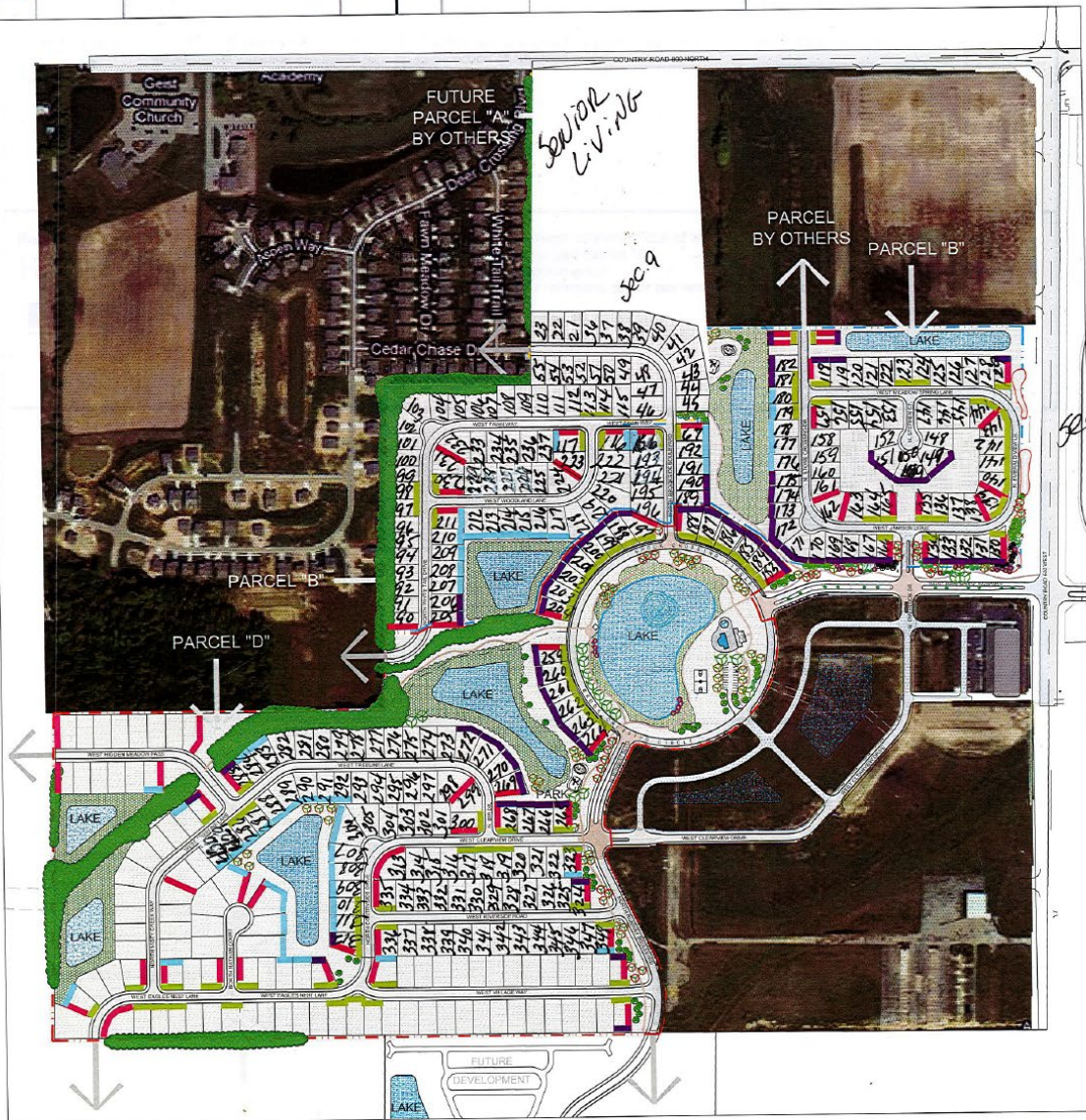
welcome home.

BROOKSIDE DESIGNER SERIES		
NAME	DESCRIPTION	RECOMMENDED ACTION
Front HIGH	Use that requires all front yard setbacks and a minimum of 10' front yard setback. This is the minimum setback for all front yard setbacks.	1. All setbacks are to be maintained. The 10' front yard setback is to be maintained. The 10' front yard setback is to be maintained. The 10' front yard setback is to be maintained.
Side HIGH	Use that requires all side yard setbacks and a minimum of 10' side yard setback. This is the minimum setback for all side yard setbacks.	2. All setbacks are to be maintained. The 10' side yard setback is to be maintained. The 10' side yard setback is to be maintained. The 10' side yard setback is to be maintained.
Back LOW	Use that requires all back yard setbacks and a minimum of 10' back yard setback. This is the minimum setback for all back yard setbacks.	3. All setbacks are to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained.
Back HIGH	Use that requires all back yard setbacks and a minimum of 10' back yard setback. This is the minimum setback for all back yard setbacks.	4. All setbacks are to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained.

BROOKSIDE MAPLE STREET SERIES		
NAME	DESCRIPTION	RECOMMENDED ACTION
Front HIGH	Use that requires all front yard setbacks and a minimum of 10' front yard setback. This is the minimum setback for all front yard setbacks.	1. All setbacks are to be maintained. The 10' front yard setback is to be maintained. The 10' front yard setback is to be maintained. The 10' front yard setback is to be maintained.
Side HIGH	Use that requires all side yard setbacks and a minimum of 10' side yard setback. This is the minimum setback for all side yard setbacks.	2. All setbacks are to be maintained. The 10' side yard setback is to be maintained. The 10' side yard setback is to be maintained. The 10' side yard setback is to be maintained.
Back LOW	Use that requires all back yard setbacks and a minimum of 10' back yard setback. This is the minimum setback for all back yard setbacks.	3. All setbacks are to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained.
Back HIGH	Use that requires all back yard setbacks and a minimum of 10' back yard setback. This is the minimum setback for all back yard setbacks.	4. All setbacks are to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained. The 10' back yard setback is to be maintained.



VICINITY MAP



SITE PLAN

