



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

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**April 20, 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-three (53) 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:**

This petition was previously approved by the Plan Commission last month. The petition as presented that evening included 51 lots, instead of the 53 lots presented tonight.

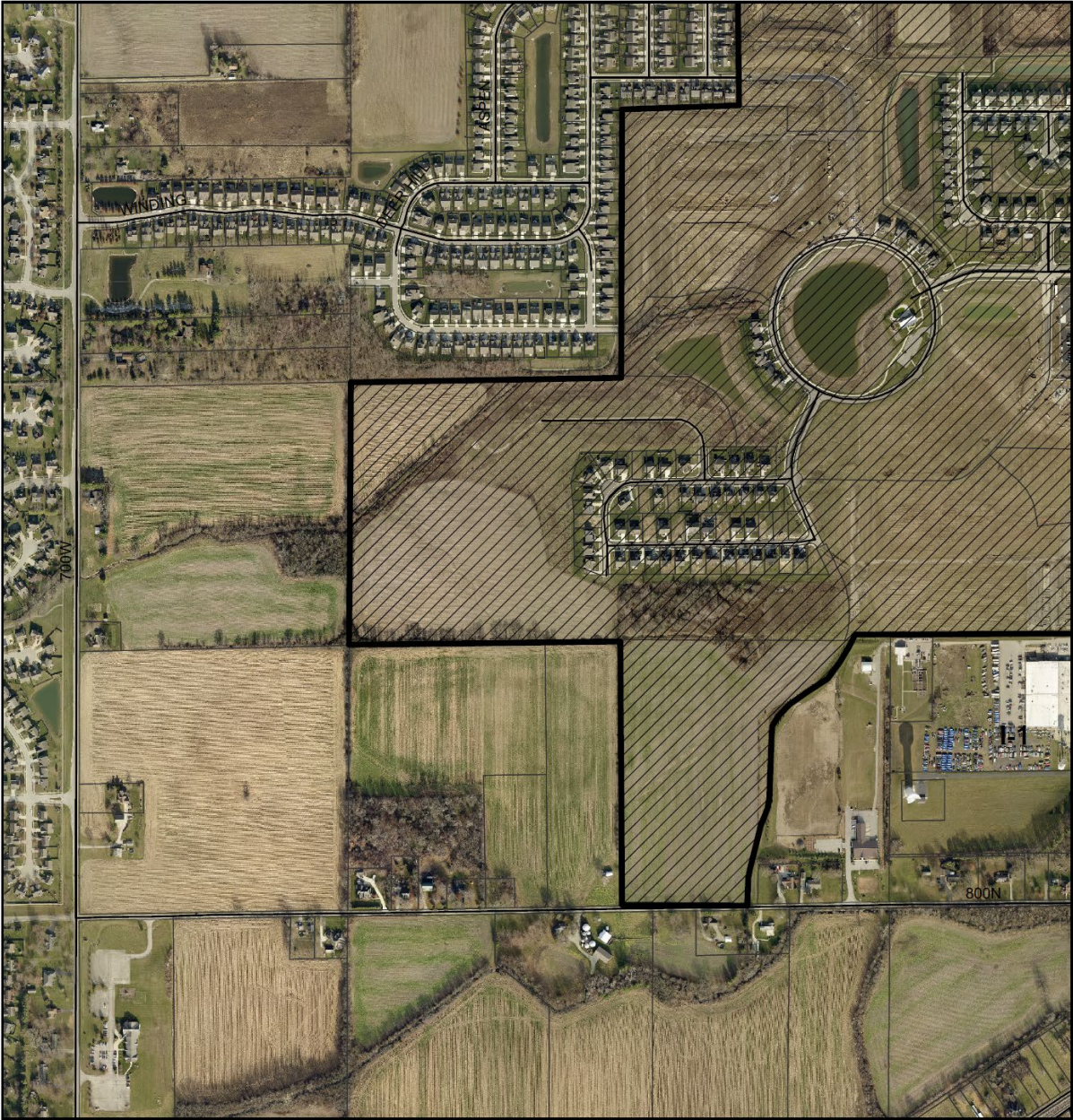
During staff's initial plan review, conducted at the March Technical Advisory Committee (TAC) meeting, we concluded that Sections 14-15, as filed with 53 lots brought the total lot count for Areas B & D of the Villages at Brookside PUD to 334 lots. The max lot count for those two areas (per the PUD) is 332. Our TAC letter denoted this issue and the petitioner removed 2 lots and sought your approval with a 51-lot filing. Since, the approval last month the petitioner has provided additional documentation outlining their belief that the additional 2 lots are still under the maximum lot count included in the PUD.

The Villages at Brookside PUD includes a number of “Areas”. Each Area has its own lot count. For the purposes of this petition, Areas A, B, & D are the applicable Areas. Areas B & D are calculated together as they are the only Areas of the PUD that have not been amended over the years and they both feature traditional, single-family homes. Area A originally allowed 111 lots for a single-family, detached, active adult product. In 2015 an Amendment to the PUD was approved for the Traditions at Brookside project. That Amendment allowed the senior living development and an additional 28 lots for single-family, detached, active adult homes. Obviously, the senior project was constructed, and the petitioner moved forward with their Patio Series Homes on the remainder of Area A. However, staff was unaware that two lots that feature the Maple Street product were actually included within Area A’s legal description, thus making them a part of Area A’s lot count and not Area B’s. With these two lots counting against Area A instead of Area B, it allows for Sections 14-15 to feature 53-lot instead of 51-lots. Ultimately, when accounting for the maximum lot count of all three Areas, the project is exactly at the maximum lot count.

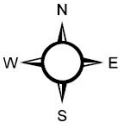
Staff has enclosed an exhibit which shows the boundary line of the legal description for Area A. The two lots highlighted are the 2 Maple Street Series Homes that staff initially counted as part of Area B. Upon receiving this documentation, staff has reversed its previous position and finds that Sections 14-15, as presented with 53 lots, are in keeping with the maximum lot count for Areas A, B & D of the Villages at Brookside PUD.

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

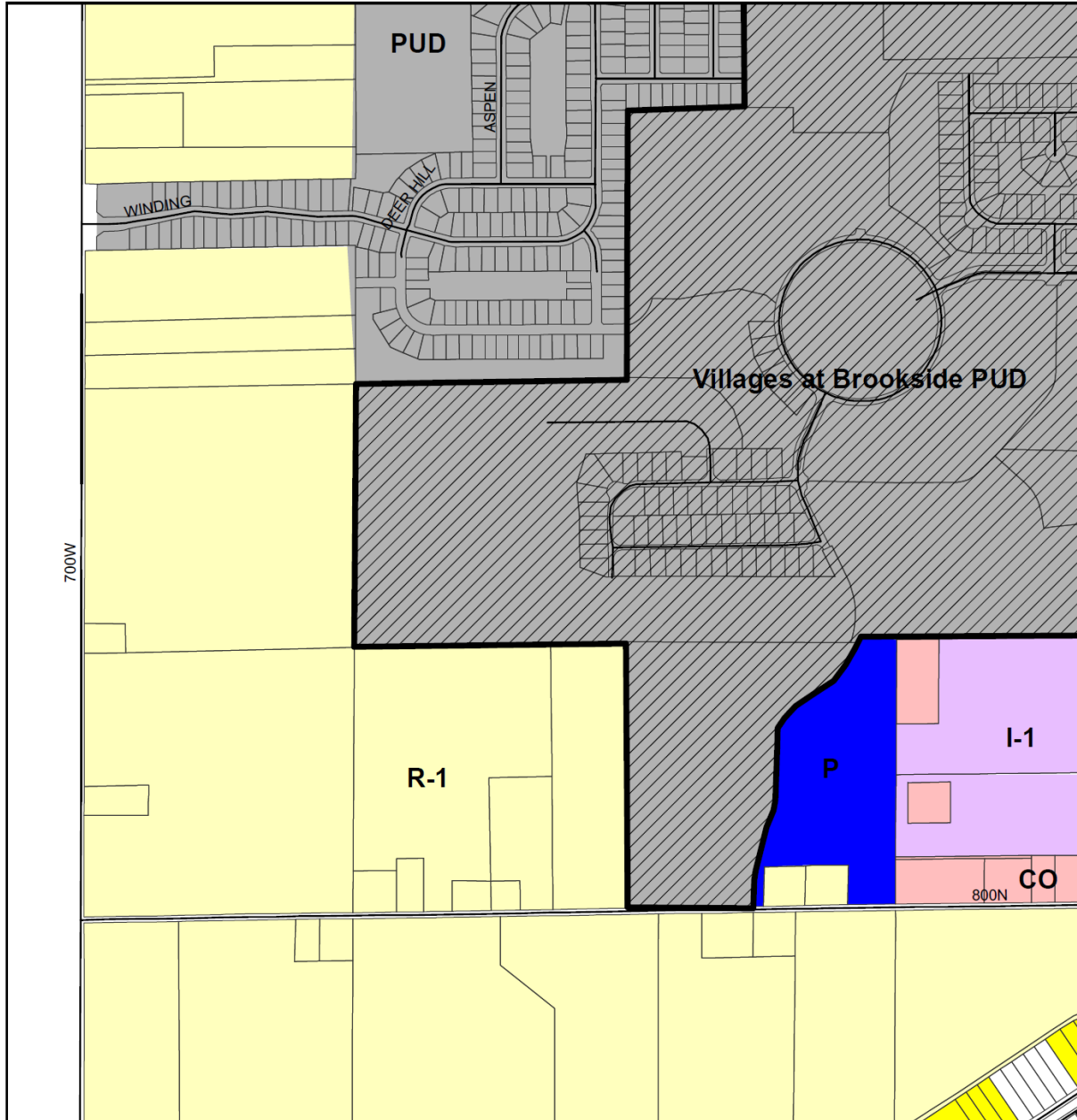


# Zoning Map

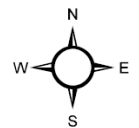
THE TOWN OF  
McCORDSVILLE



Next Stop McCordsville



 Subject Site



## Area A Legal Description Exhibit

