

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: September 19, 2023

PETITIONER: BDC Realty Group

PETITION: PC-23-015, Amendment to the Villages at Brookside PUD

REQUEST: Petitioner requests a favorable recommendation on a PUD Amendment to the Villages at Brookside PUD. The subject property is approximately 5.5 acres.

LOCATION: The subject property is located along the westside of CR 600W between Leo's Market & Eatery and the Villages at Brookside subdivision.

ZONING: The subject property is zoned as part of the Villages at Brookside PUD. The PUD allows various commercial uses on this property. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: Villages at Brookside PUD	Commercial
South: Villages at Brookside PUD	Single-family residential
East: Emerald Springs PUD	Single-family residential
West: Villages at Brookside PUD	Attached residential

STAFF REVIEW: The petition proposes to amend the zoning standards as they apply to the subject property as described below:

- Allow a Financial Institution (bank) as a permitted land use;
- Reduce the internal side-yard setback between lots so that only a five (5) foot wide strip of landscaping is required between parking or buildings on adjacent parcels;
- Reduce the setback along the south property line from 50' to 30'; and
- Prohibit Bargain Retail land uses.

STAFF COMMENTS/RECOMMENDATION:

Staff is in support of allowing a Financial Institution as permitted land use. A Financial Institution is an appropriate commercial land use for commercial development that will operate and function at the

neighborhood level. Staff is also in support of the internal side-yard setback reduction and south property line setback reduction, since it does not further reduce the buffer-yard requirements. All buffer-yard requirements will remain as they do in the existing zoning. Finally, staff is in support of the prohibition on Bargain Retail. Bargain Retail is defined in the PUD Amendment Ordinance. This is a request the Town has made as we feel there are higher and better commercial land uses for a neighborhood commercial center approximately 1 mile from Geist and located at such a visible location along the Mt. Comfort Road Corridor.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.

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



Overview



Legend

-  Corporate Limits
- Roads**
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Parcel ID	30-01-23-400-030.024-018	Alternate ID	30-01-23-400-030.024-018	Owner Address	BDC Realty Group LLC
Sec/Twp/Rng	n/a	Class	400 - Vacant Land		6274 Fox Chase
Property Address	N 600 W	Acreage	n/a		Pendleton, IN 46064
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	Villages at Brookside Sec 16 Block A				
	(Note: Not to be used on legal documents)				

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Overview



Legend

- Corporate Limits
- Roads
 - I
 - S
 - U
 - <all other values>
- Rights of Way
- Parcels

Parcel ID 30-01-23-400-030.024-018
Sec/Twp/Rng n/a
Property Address N 600 W
McCordsville

Alternate ID 30-01-23-400-030.024-018
Class 400 - Vacant Land
Acreage n/a

Owner Address BDC Realty Group LLC
6274 Fox Chase
Pendleton, IN 46064

District MCCORDSVILLE TOWN
Brief Tax Description Villages at Brookside Sec 16 Block A
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