

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report

Meeting Date: April 29, 2024

PETITIONER: Cityscape Residential

PETITION: Broadacre Secondary Plat

REQUEST: Petitioner requests approval of a Secondary for one (1) lot and one (1) block. Lot 1 is currently under construction for a multi-family residential development. Block 1 is zoned for commercial lands uses and will be subdivided in the future into multiple commercial out-lots. The subject property is approximately 26 acres.

LOCATION: The subject property is located at the southwest corner of CR 600N and CR 600W.

ZONING: The current zoning is Cityscape Residential PUD, which allows both multi-family and commercial land uses within the Real Estate encompassed by this Secondary Plat. The zoning and land use for the surrounding area are as noted below:

Zoning

North: CN & R-3

South: Morningside PUD

East: I-1

West: Morningside PUD

Land Use

Undeveloped, single-family

Undeveloped

Undeveloped, single-family

Undeveloped

STAFF REVIEW: This property was rezoned to the Cityscape PUD in 2022. This rezone allows two different types of multi-family residential product types, as well as commercial land uses along the CR 600W frontage. This Secondary Plat encompasses the multi-family residential project called Broadacre and Block 1 which is frontage land preserved for the future commercial land uses. The Plan Commission approved the Development Plan for Broadacre in 2023. A Development Plan for the commercial acreage has not been submitted, thus this area is called out as one large block on this Secondary Plat. As future development plans are filed with the Town, if any proposes to subdivide the Block, an Amendment to the Secondary Plat for that lot(s) will be required.

Both Lot 1 and Block 1 are shown with proper access to public right-of-way and public utilities. Both are shown with frontage on CR 600N, and Block 1 will have an ingress/egress point onto CR 600W. Right-of-way for both CR 600N and CR 600W is being dedicated to the Town in accordance with our Thoroughfare Plan. Additionally, a

cross access easement has been provided to allow cross access from this ingress/egress point for Lot 1. Public right-of-way has been stubbed to the south property line to ensure future cross connectivity with the development to the south.

This site has a significant amount of wooded area. In accordance with the PUD, Tree Conservation Easements (TCE) have been provided. These areas do allow some tree clearing for utilities and other necessary purposes, but otherwise restrict removal. Language regulating these TCEs is included on the Plat.

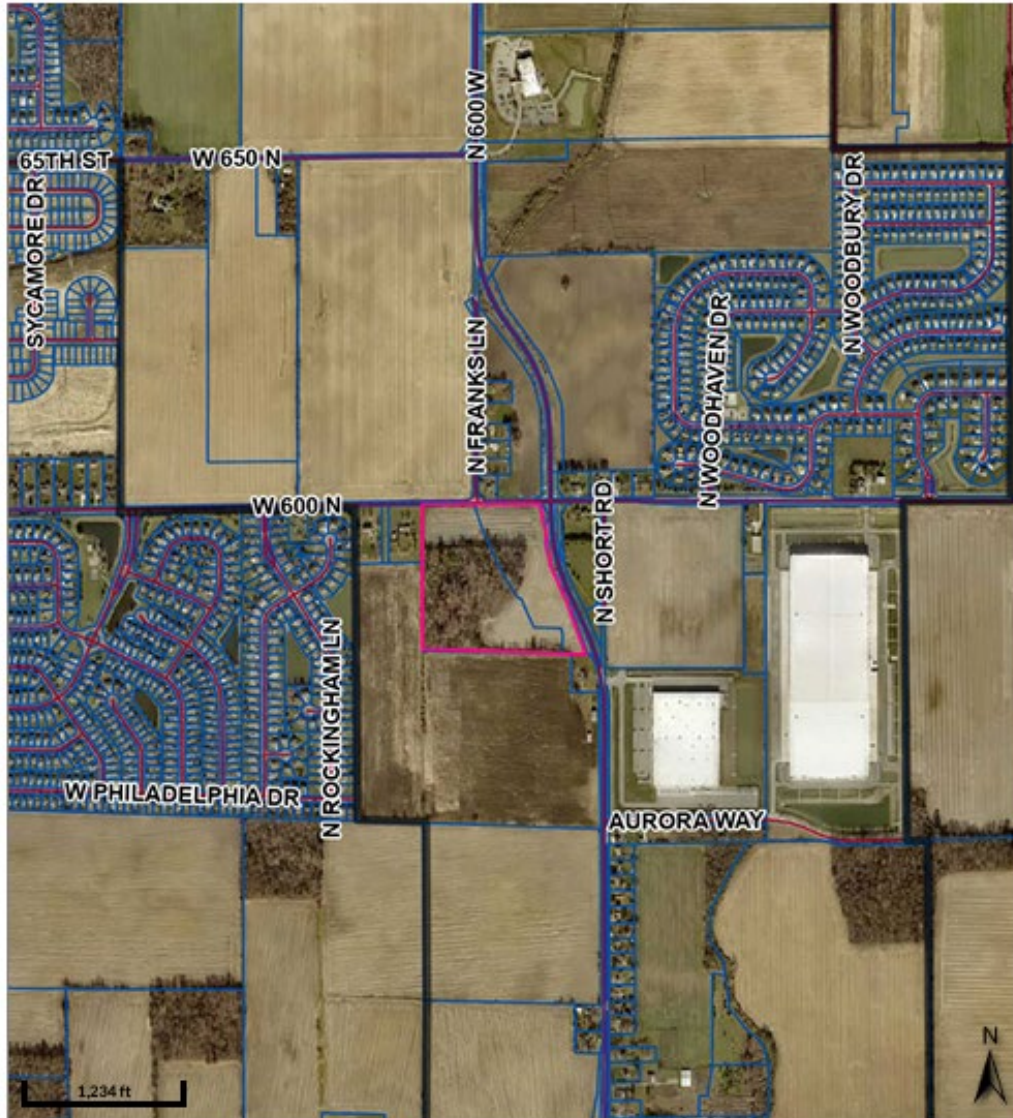
The applicable setbacks, for both Lot 1 and Block 1 have been provided, in accordance with the requirements of the PUD.

This Plat has been to TAC and has satisfied all TAC comments.

STAFF RECOMMENDATION:

Staff recommends approval of this Secondary Plat.

The Plan Commission can approve, deny, continue, or approve with conditions.



Overview



Legend

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

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