

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: November 25, 2025

PETITIONER: BDC Realty Group

PETITION: Multi-tenant Retail Building at Shoppes at Brookside

REQUEST: The petitioner requests Development Plan approval for the North Building of Block A of the Shoppes at Brookside

LOCATION: The Shoppes at Brookside are located along the westside of CR 600W, between the Leo's Market & Eatery and the Villages at Brookside residential neighborhood.

ZONING: The subject property is zoned Villages at Brookside PUD and is currently undeveloped. Zoning and land use for the surrounding area are as noted below:

Zoning

North: Villages at Brookside PUD
South: Villages at Brookside PUD
East: Emerald Springs PUD
West: Villages at Brookside PUD

Land Use

Fuel Station
Single-family residential
Single-family residential
Attached residential

STAFF REVIEW: The petition proposes a +/- 3,480 square foot multi-tenant retail building on the north end of the Shoppes at Brookside development. The site is located directly south of the Leo's Market and Eatery.

This site has an extensive zoning history. It was originally zoned for commercial use in 2005, as part of the original Villages at Brookside PUD. Over the years, there have been a number of Amendments to the Villages at Brookside PUD, but notably, all Amendments have kept the commercial zoning, in some form, on this property.

Infrastructure

The site will receive sanitary sewer service through the Town. Water service will be Provided by Citizens Energy Group. Villages at Brookside has a master stormwater detention plan and this site will outlet to existing detention facilities in accordance with the previously approved drainage plans and in compliance with the applicable Town standards.

All of Block A will have one (1) direct access point onto CR 600W. The curb cut for this access point is in existence today. No additional curb cuts will be permitted. Access is also provided through the Leo’s Market & Eatery site.

Lot & Yard Standards

The following bulk standards apply to the property:

- Minimum Lot Size: 1 acre
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback – 600W: 50 feet
- Minimum Side Yard Setback: 5 feet
- Minimum Rear Yard Setback: 20 feet
- Minimum (West) Buffer-yard: 30 feet
- Maximum Lot Coverage: 65%
- Maximum Height-Principal: 45 feet

Landscaping

The Town’s requirements for parking lot landscaping (internal and perimeter), foundation plantings, outdoor dining area plantings, connector sidewalk, buffer-yard, and CR 600W perimeter tree plantings (via the Highway Corridor Overlay) apply to this project. The petitioner’s plans are mostly consistent with all applicable landscape requirements, but staff is working through some final tweaks of the landscape sheets.

Pedestrian Connectivity

The Town’s Ordinances require perimeter pedestrian infrastructure in the form of a 10’ wide multi-use path along CR 600W, which is existing, building foundation sidewalks, and sidewalks connecting the perimeter path to the foundation sidewalks. Crosswalks shall be decorative, matching that used by Leo’s. At staff’s request, the petitioner has added a sidewalk and crosswalk connecting the proposed building to the adjacent building to the north, which ensures internal pedestrian connectivity throughout Block A. The petitioner’s plans are consistent with all applicable requirements.

Parking

The Town’s Parking Schedule would require 14 spaces plus one (1) space per employee. We would estimate approximately 8 spaces for employees. The petitioner is providing 33 parking spaces. This project is in compliance with these requirements.

Lighting

Lighting for the site must comply with the Town’s exterior lighting standards, as modified by the Villages at Brookside PUD. These standards include a maximum height of twenty-five (25) feet from grade, black finish on all free-standing fixtures, and fully recessed fixtures for both site and building lighting, excluding architectural accent

lighting. The petitioner has selected LED light fixtures similar in style, color, and scale to those used in Phase I (Leo's Market & Eatery), although they are from a different manufacturer due to cost and availability. The fixture housings are black and include matching poles and bases, and the light sources are fully shielded to direct light downward. The proposed photometric plan indicates that the lighting levels are within acceptable thresholds, except along the north property line. The petitioner is working to address that comment.

The Town's required streetlighting along CR 600W is already installed.

Architecture

The building features a mix of brick, stone, and EIFS materials. The front elevation has a strong sense of fenestration and a defined cornice line. These elements create visual consistency with the other buildings in the Shoppes at Brookside. Staff had a few comments for the ARC. Staff will provide an update on the actions of the ARC at the Plan Commission meeting.

Signage

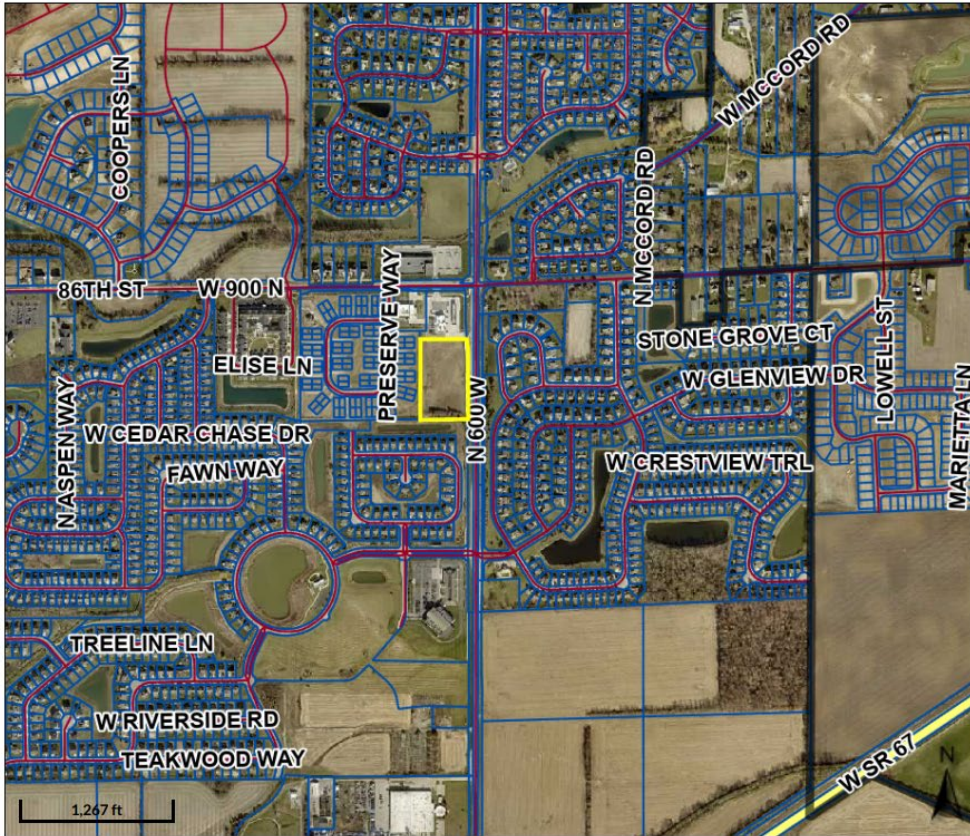
All signage is required to go through a site permit process which is separate from the Development Plan process.

The project went to TAC on October 16th and received a number of comments. The petitioner has addressed all comments applicable to the Plan Commission's review, pending confirmation from the Engineering Dept.

STAFF COMMENTS/RECOMMENDATION:

Staff finds that the proposed development represents a high-quality addition to the Town and is generally consistent with the intent of the Villages at Brookside PUD and the Town's development requirements. Following confirmation that the items noted above have been addressed, staff will recommend approval of the Development Plan, pending review by the Plan Commission.




The Plan Commission can motion to provide (a) approval, (b) continuance, or (c) denial of the Development Plan.



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 8880 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
 (Note: Not to be used on legal documents)

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