



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

December 17, 2019

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- Project:** Weavers Landing, Section 3
- Petitioner:** Premier Land Company
- Request:** Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 3 of Weavers Landing residential subdivision
- Staff Review:** Section 3 is a sixty-nine (69) lot section on approximately 24.5 acres. This section follows the approval of Section 2 earlier this year.

Subject Property Zoning

The property is zoned Weavers Landing PUD.

Surrounding Land-uses & Zoning

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

- North: Single-family homes in the Austin Trace subdivision.
- East: agricultural property zoned R-1
- South: Single-family homes in the Sagebrook subdivision (County)
- West: Estate residential lots in Marion County

Infrastructure

All lots will be accessed through the internal public streets. Stormwater detention facilities 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 Weavers Landing PUD includes its own Development Standards:

Setbacks (all minimums):

- FY: 25'
SY: 6' (15' building separation)
RY: 25'

Lot Width: 60'
Lot Size: 7,800 SF
Living Area: 1,600 SF (1-story)
1,900 SF (2-story)

Perimeter Landscaping: A buffer is required along CR 650N by the PUD. The buffer must include 7 trees and 6 shrubs per 100 lineal feet, in addition to mounding. The petitioner's plans meet this requirement.

Lot Landscaping: Each lot has must include 1 shade tree, 1 evergreen tree, and 8 shrubs. In addition, sod is required for front yards. This item is reviewed for after each home is constructed.

Architecture: All homes must comply with the Weavers Landing PUD. All homes will be reviewed on permit-by-permit basis when submitted for building permit review.

Lot Count: The maximum number of residential units within Weavers Landing is limited to 202. This Section concludes the development and the subdivision is in compliance.

Street Lighting: Street lighting is required per the Town of McCordsville standards and has been provided on the plans.

Pedestrian Accessibility: The PUD requires internal sidewalks on the both sides of all internal streets and a perimeter path along CR 650N. A path is also required through the wooded area at the east end of the site. This path traverses Sections 2 and 3, but the entirety of the trail is being constructed with this Section.

Open Space: Open Space is required in accordance with the Preliminary Plan. Open Space is tracked by staff on a section-by-section basis. As this is the final Section, the subdivision is in compliance.

Entrance Median: There are no entrances in this Section.

Entrance Signage: There are no entrances in this Section.

Technical Advisory Committee (TAC)

The project went to TAC on November 5, 2020, 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.



Zoning

