



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

September 20, 2022

Project: Colonnade, Section 3A Development Plan & Secondary Plat

Petitioner: Platinum Properties

Request: Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 3A of the Colonnade residential subdivision

Staff Review: Section 3A features forty-one (41) lots on approximately 25 acres. This Section features two product types which are detailed below.

Subject Property Zoning

The property is zoned Colonnade PUD.

Surrounding Land-uses & Zoning

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

- North: Across CR 750N is undeveloped property zoned McCord Square PUD and R-2
- East: Undeveloped property zoned County R2.5
- South: Single-family homes zoned Champion Lake PUD
- West: McCordsville Elementary School

Infrastructure

All lots will be accessed through the internal public streets. In accordance with the preliminary plan, this section will feature an entrance on CR 700N and a pedestrian/emergency access point to the MES campus. One stormwater detention facility will be constructed 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 Colonnade PUD includes its own Development Standards:

Area D

Setbacks FY: 30'
 SY: 15'
 RY: 15'

Lot Width: 80'

Lot Size: 11,200 SF

Living Area: 2,000/2,500 SF

Area E

Setbacks FY: 30'
 SY: 10'
 RY: 15'

Lot Width: 100'

Lot Size: 14,000 SF

Living Area: 2,200/2,600 SF

Perimeter Landscaping: Perimeter landscaping and mounding is required along CR 700N. The mounding is required to be a minimum of 5' and up to 8' and at least 10 trees and 10 shrubs shall be installed every 100 lineal feet. The minimum width of this area shall be 50'. Additional perimeter landscape requirements include a requirement for trees planted 30' on center (alternative between deciduous and evergreen) along the property between this site and MES. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each lot must include 1 tree and 12 shrubs/ornamental grasses in the front yard. There are additional requirements for certain side yards. This item is reviewed for after each home is constructed.

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

Lot Count: There is a maximum number of residential units within each Area of the PUD. As future sections are proposed staff will be tracking lot counts to ensure the project does not exceed the maximum in each Area.

Street Lighting: Street lighting, consistent with the Town's requirements, shall be provided. *The petitioner's plans meet this requirement.*

Pedestrian Accessibility: The PUD requires internal sidewalks on both sides of all internal streets, internal paths in select locations, a connection to the school, and a perimeter path along CR 700N. *The petitioner's plans meet this requirement.*

Open Space: Open Space is required in accordance with the Preliminary Plan. Open Space is tracked by staff on a section-by-section basis, thus far the subdivision is in compliance with the Open Space requirements.

Entrance Median: The PUD requires a median at the entrance, which is shown on the plans. *The petitioner's plans meet this requirement.*

Entrance Signage: The PUD requires primary signage monumentation at the entrance. This will be reviewed for at time a sign permit is submitted.

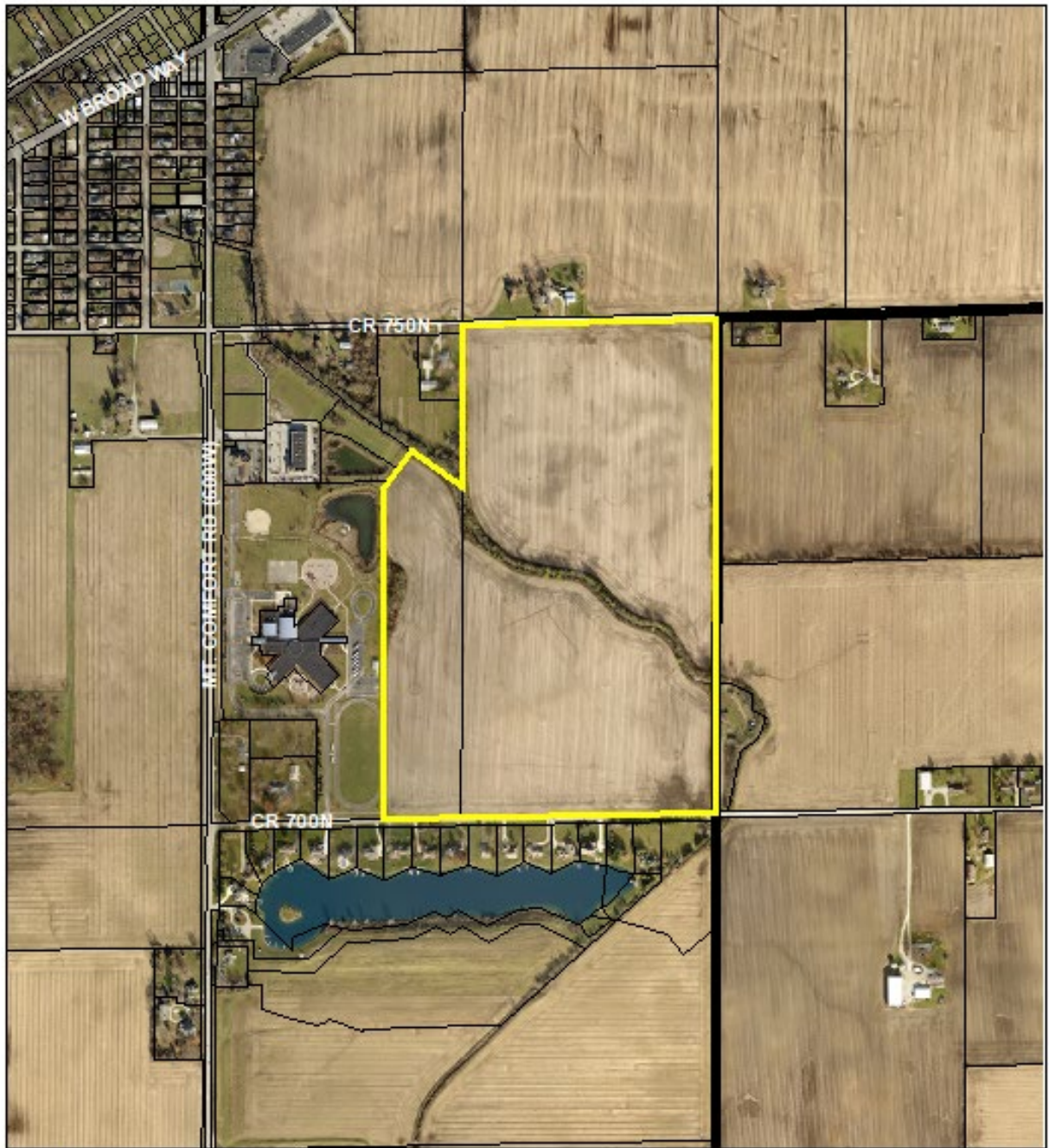
Technical Advisory Committee (TAC)

The project went to TAC on April 7, 2022 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.

Existing Conditions



 Subject Site

 Corporate Limits

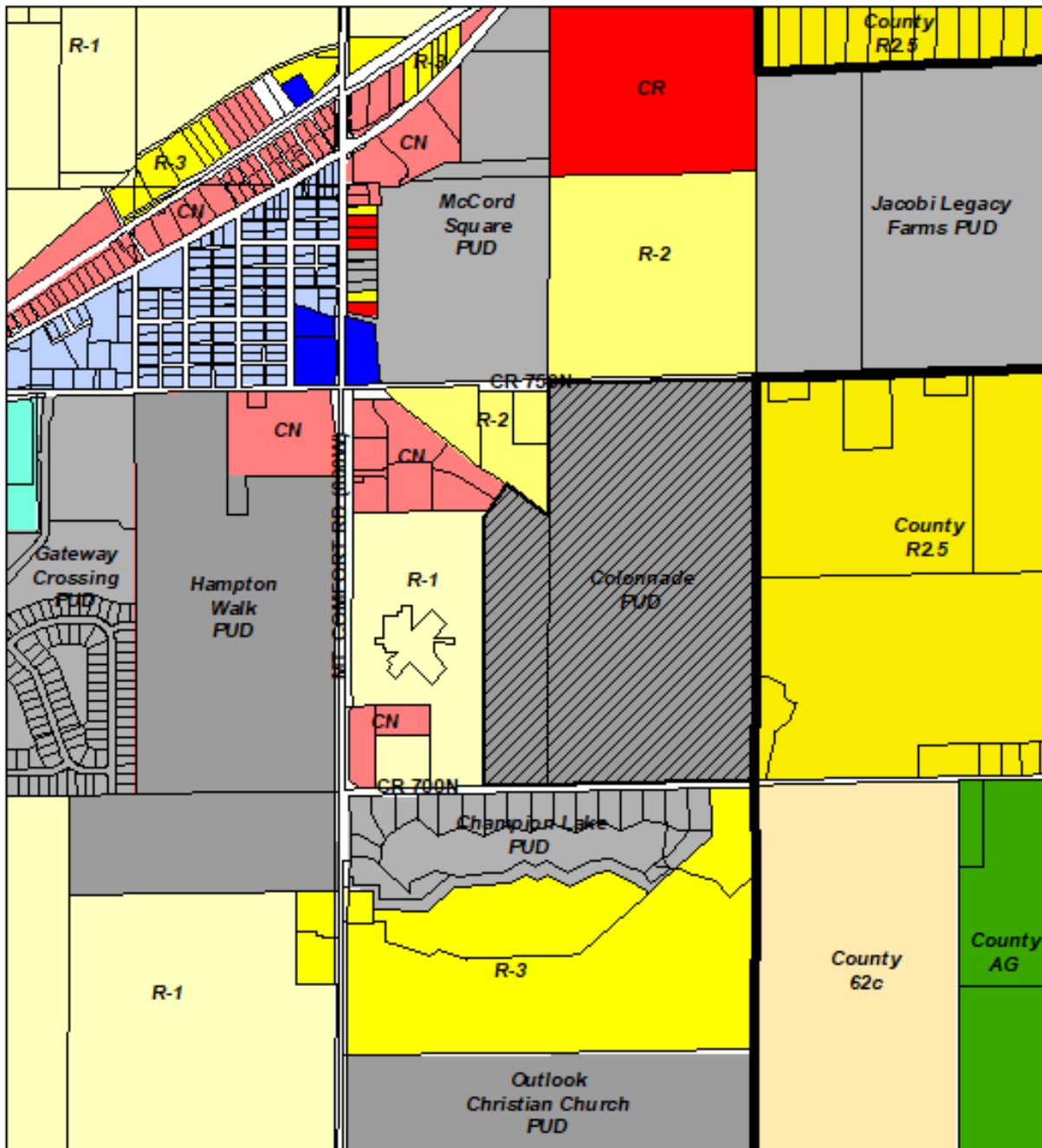


Zoning

THE TOWN OF
McCordsville



Plan No. 2008-001



Subject Site



Corporate Limits

