



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

September 20, 2022

Project: McCord Ponte secondary Amenity Area Development Plan

Petitioner: Lennar Homes

Request: Petitioner is seeking approval of the Development Plan for a second amenity area within the McCord Pointe subdivision.

Staff Review: This development plan shows one (1) building which is 2,300+ square feet, plus a large covered rear patio, and associated parking.

Subject Property Zoning

The property is zoned McCord Pointe PUD.

Surrounding Land-uses & Zoning

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

- North: Across CR1000N are estate lots featuring various uses zoned R-2 under the planning & zoning jurisdiction of the City of Fishers.
- East: Across CR 500W, is undeveloped land zoned Haven Ponds PUD
- South: Undeveloped property zoned Summerton PUD
- West: Undeveloped property zoned R-1, and developed property zoned Bay Creek East PUD

Infrastructure

This facility will be accessed via Glendon Way and the exit for the site will be via Parkhurst Crossing. This means this parking lot will be one-direction circulation. Stormwater detention facilities 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 developer has already constructed the minimum required amenity area, which is located in Section 1A. This second amenity facility, located in Section 7, will be required to meet the basic standards of the PUD and where those standards are silent the Town's Zoning Ordinance shall apply.

Perimeter Landscaping: This facility is located on the interior of the site and therefore there no perimeter landscape requirements.

Lot Landscaping: The Town's foundation plantings and parking lot screening standards will apply. The petitioner plans show both. *The petitioner's plans are in compliance.*

Architecture: The facility shall use the same exterior siding materials as the homes in the development and generally be in keeping with the spirit and intent of the architectural standards. The facility must be approved by the Architectural Review Committee (ARC). *The facility does propose the use of standing seam metal roofing, which must be approved by the Plan Commission before it can be used.*

Street Lighting: Street lighting has already been provided within Section 7.

Pedestrian Accessibility: Sidewalks have already been provided within Section 7.

Open Space: This facility is proposed within open space. It is open to all residents of the neighborhood and therefore is considered as part of the overall amenity package for the neighborhood and has no effect on the open space calculation.

Technical Advisory Committee (TAC)

The project went to TAC on September 1, 2022 and received a number of comments. Comments applicable to the Plan Commission's review have been addressed with the exception of drainage. The petitioner will continue to work with the Town on drainage comments. Addressing will be issued as the project nears construction.

Staff Comments:


Staff finds the plans have met all requirements with one exception:

- The proposed structure includes a non-primary roof plane to be covered with standing seam metal roofing. This material requires specific approval by the Plan Commission before it can be used.

Following resolution of the item above, staff would recommend approving the Development Plan. The Commission has the following options for action on this petition: (a) approve, (b) approve with modifications, (c) deny, and (d) continue.

Existing Conditions



 Subject Property

