



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

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**September 20, 2022**

**Project:** Enclave at Deer Crossing Development Plan & Secondary Plat

**Petitioner:** Premier Land Company

**Request:** Petitioner is seeking approval of the Development Plan and Secondary Plat for the Enclave at Deer Crossing residential subdivision

**Staff Review:** This project features twenty-two (22) lots on approximately 10 acres. This Section features two (2) lot sizes as described later in this report.

**Subject Property Zoning**

The property is zoned Enclave at Deer Crossing 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 Deer Crossing neighborhood, zoned Deer Crossing PUD
- East: Single-family homes in the Deer Crossing neighborhood, zoned Deer Crossing PUD
- South: Estate residential lot zoned R-1
- West: Across Carroll Road, single-family homes under the planning & zoning jurisdiction of the City of Lawrence

**Infrastructure**

The eighteen (18) easternmost lots will be accessed through the internal public street, which is currently stubbed to the property. The four (4) westernmost lots will be access via a shared private driveway accessing onto Carroll Road. Stormwater detention facilities will be constructed in accordance with the Town of McCordsville's requirements. Sanitary sewer service will be provided by the Town, and water service will be provided by Citizen's Energy Group.

### **Development Standards**

The Enclave at Deer Crossing PUD includes its own Development Standards which are highlighted below:

#### Area A

Setbacks      FY: 25'  
                    SY: 6'  
                    RY: 15'

Lot Width:     72'

Lot Size:       8,890 SF

Living Area:   1,800 SF/2,000 SF

Lot Coverage: 45%

Max Height:   35'

#### Area B

Setbacks      FY: 25'  
                    SY: 10'  
                    RY: 15'

Lot Width:     140'

Lot Size:       23,000 SF

Living Area:   2,000 SF/2,400 SF

Lot Coverage: 40%

Max Height:   35'

Perimeter Landscaping: This project has frontage along Carroll Road and therefore will be required to install perimeter landscaping. This landscape area will feature approximately 23 trees and 20 shrubs. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each lot is required to install a minimum of three (3) trees and twelve (12) shrubs. This will be reviewed for at the building permit stage.

Architecture: All homes must comply with the Enclave at Deer Crossing 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 permitted is twenty-two (22). *The petitioner's plans meet this requirement.*

Street Lighting: On internal streets, street lighting, spaced every 200' on center and consistent with the Town's standard light fixture is required. *The petitioner's plans meet this requirement.*

Pedestrian Accessibility: The PUD requires internal sidewalks on both sides of all internal streets and a perimeter path along Carroll Road. Additionally, the petitioner is extending the path to connect to Deer Crossing. *The petitioner's plans meet this requirement.*

Open Space: Open Space is required in accordance with the Preliminary Plan. *The petitioner's plans meet this requirement.*

**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:**

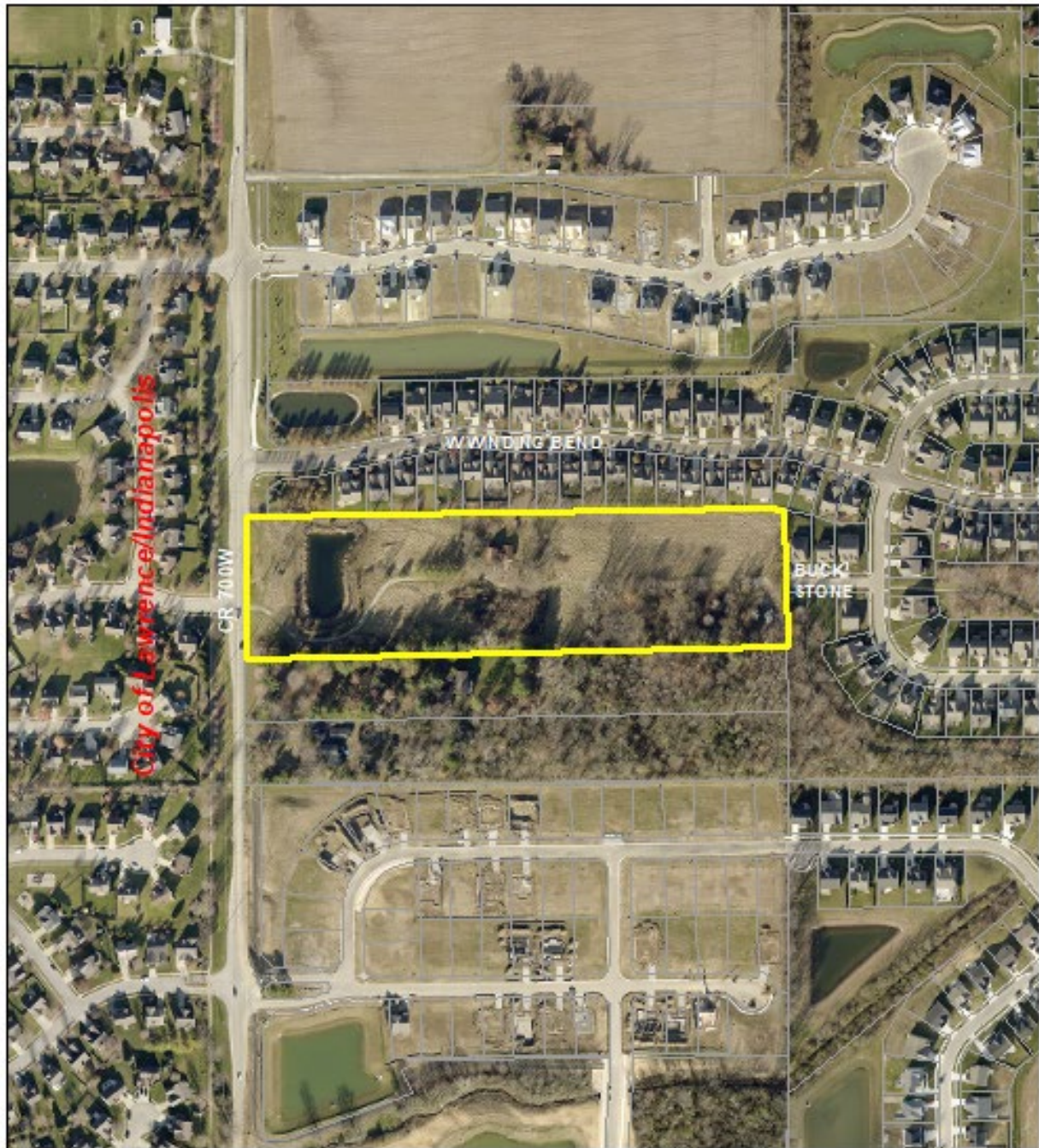
Staff finds the plans have met all requirements of the Enclave at Deer Crossing PUD and recommends approving the Development Plan and Secondary Plat. The Commission has the following options for action on this petition: (a) approve, (b) approve with modifications, (c) deny, and (d) continue.

## Existing Conditions

THE TOWN OF  
**McCORDSVILLE**



Plan: 22-001 10/10/2022



Subject Site

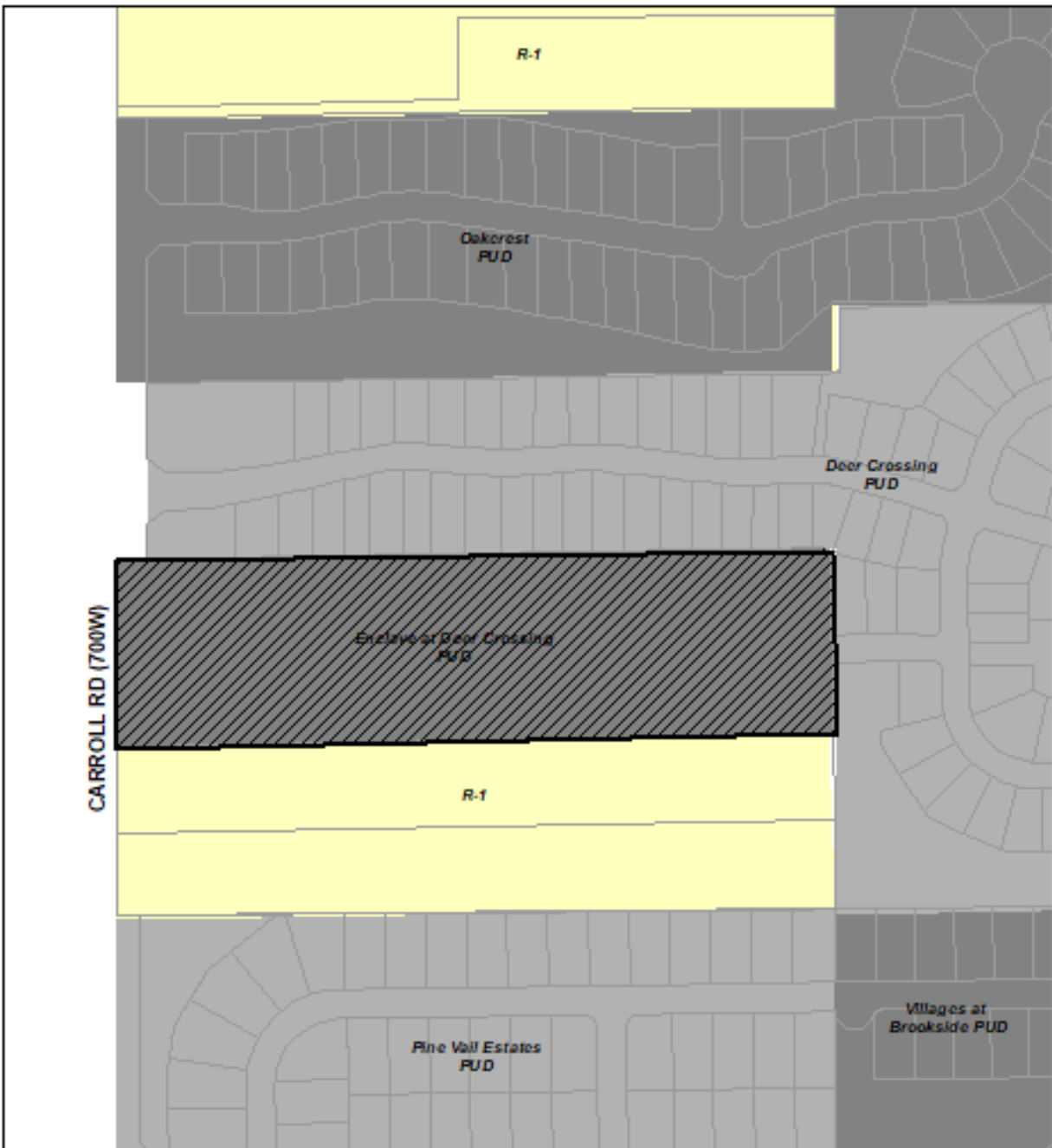


# Zoning

THE TOWN OF  
M<sup>C</sup>CORDSVILLE



Next Stop  McCordsville



Subject Property

