



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

September 20, 2022

Project: Rivendell, Section 1 Development Plan & Secondary Plat

Petitioner: Premier Land Company

Request: Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 1 of the Rivendell residential subdivision

Staff Review: Section 1B features eighty-eight (88) lots on approximately 55 acres. This Section features one (1) lot size – 80 wide lots.

Subject Property Zoning

The property is zoned Rivendell PUD.

Surrounding Land-uses & Zoning

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

- North: Across CR1000N is agricultural property and the Reserve at Steeplechase subdivision. These properties are under the planning & zoning jurisdiction of the City of Fishers.
- East: Across CR 400W, is undeveloped land zoned IG by the County
- South: Undeveloped property zoned IL & R1 by the County
- West: Undeveloped property zoned Haven Ponds PUD

Infrastructure

All lots will be accessed through the internal public streets. 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. This section will include an entry point on CR 1000N. Additionally, the petitioner will be working with the City of Fishers on that entrance design as well as ensuring adequate right-of-way is provided for the future roundabout at the CR 1000N and CR 400W intersection.

Development Standards

The Rivendell PUD includes its own Development Standards which are highlighted below:

Setbacks FY: 30' (25' secondary frontage)
 SY: 5'
 RY: 15'
 Building Separation: 15'

Lot Width: 80'

Lot Size: 12,000 SF

Living Area: 2,100 SF/2,400 SF

Lot Coverage: 45%

Max Height: 35'

Perimeter Landscaping: This section includes perimeter along CR 1000N and CR 400W. The perimeter landscape area consists of plantings and mounding in select locations along both frontages. This perimeter along CR 1000N also features a legal drain easement. The petitioner's plan incorporate plantings and boulders in this area along with the goal of grading the area to appear natural. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each lot is required to install a minimum of two (2) trees and twelve (12) shrubs. This will be reviewed for at the building permit stage.

Architecture: All homes must comply with the Rivendell 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: On internal streets, street lighting, spaced every 320' 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 internal paths in select locations. This section also features a perimeter trail along CR 1000N and CR 400W. *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.

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 Rivendell PUD and recommend 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.

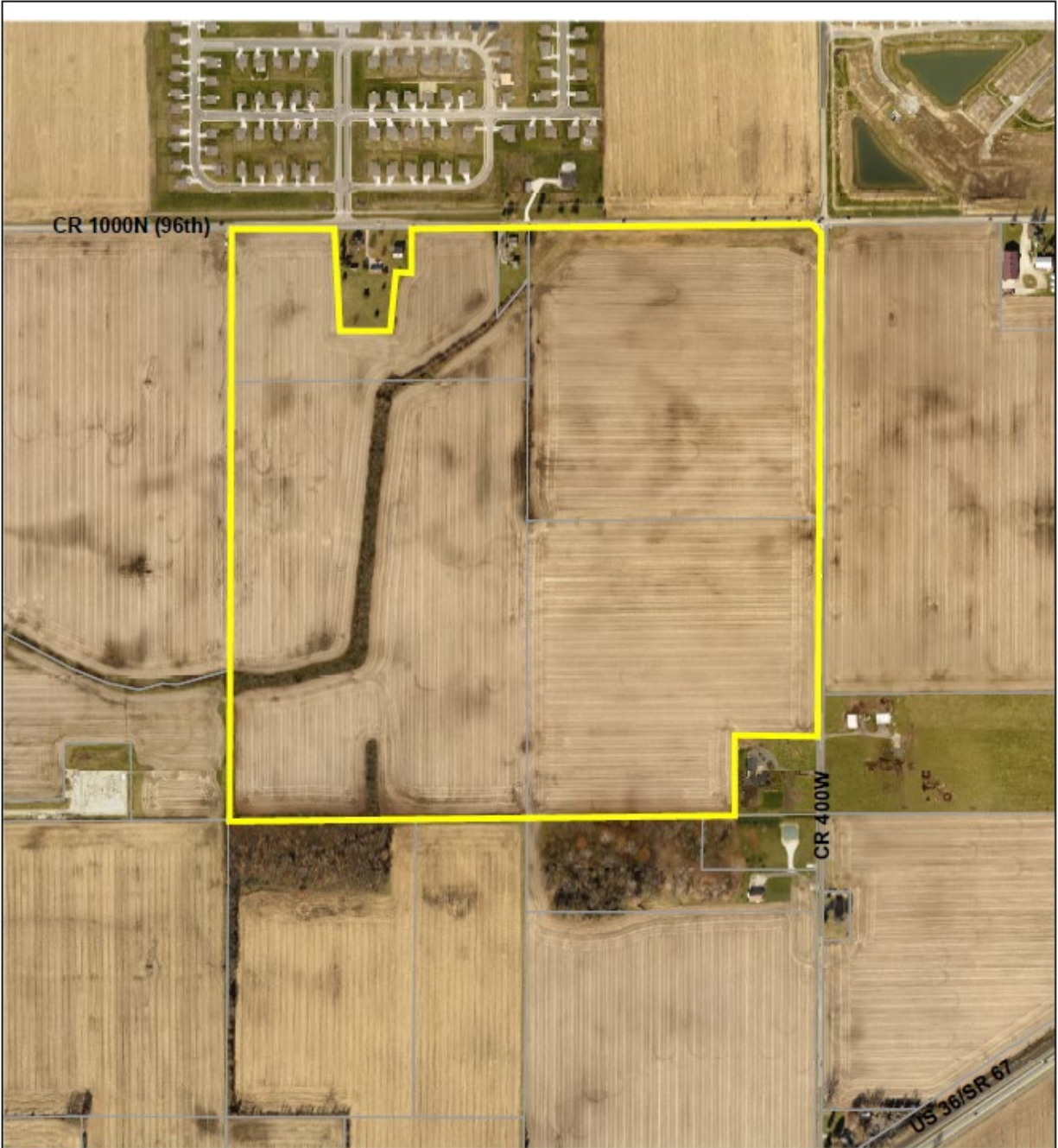
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Existing Conditions

THE TOWN OF
M^CCORDSVILLE



Next Stop  McCordsville



Subject Property

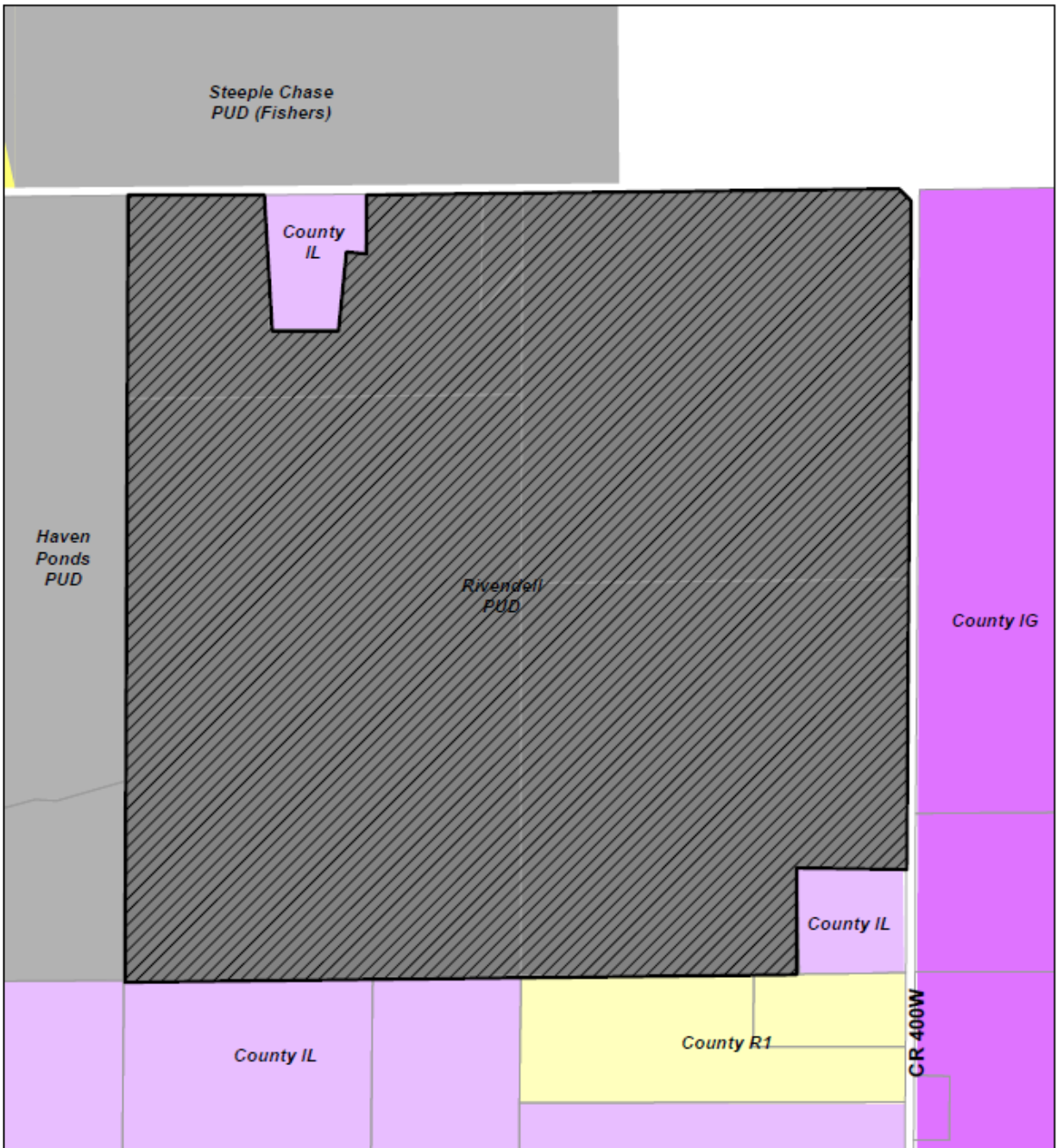


Zoning

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Subject Property

