

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: March 21, 2023

PETITIONER: Platinum Properties

PETITION: Colonnade, Section 3B Development Plan & Secondary Plat

REQUEST: Petitioner requests approval of a Development Plan and Secondary Plat for Section 3B of the Colonnade residential subdivision. This Section consists of 5 lots on approximately 4 acres.

LOCATION: The subdivision is located in between CR 750N and CR 700N, approximately ¼ mile east of CR 600W. Section 3B is located centrally within development and is bisected the legal drain.

ZONING: The property is zoned Colonnade Planned-Unit Development (PUD). Zoning and land use for the surrounding area are as noted below:

Zoning

North: R-2
South: Champion Lake PUD
East: County R2.5
West: CN, R-1, & R-2

Land Use

Single-family residential & agricultural
Single-family residential
Single-family residential & agricultural
Single-family residential & institutional

STAFF REVIEW: Section 3B includes a vehicular crossing of the legal drain and two common areas. Common Area will include trail segments, which will function as part of the larger trail system throughout the development and along the legal drain. All lots will be accessed from the internal street network. No detention facilities are located in Section 3B, but the section is in compliance with the master drainage plan for the development. Sanitary sewer service is provided by the Town, and water service by Citizens. The lots in Section 3B are required to meet the standards of sub-area D of the Colonnade PUD. Those basic development standards are noted below:

Area D

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

Lot Width: 80'
Lot Size: 11,200 SF
Living Area: 2,000/2,500 SF
Lot Coverage: 50%
Bldg Height: 35'

Landscape Standards: Supplemental tree plantings are required in the common areas, and the petitioner has provided those plantings. Lot and foundation plantings will also be required on each lot at the time of home construction.

Architecture/Product: All homes are required to comply with the Colonnade PUD architectural standards. Homes are required to be reviewed and approved by the ARC, and staff will conduct a final review of each home during the building permit process.

Pedestrian Accessibility: An internal path is required along the legal drain and connecting to the school property. Additionally, sidewalks are required on both sides of all internal streets.

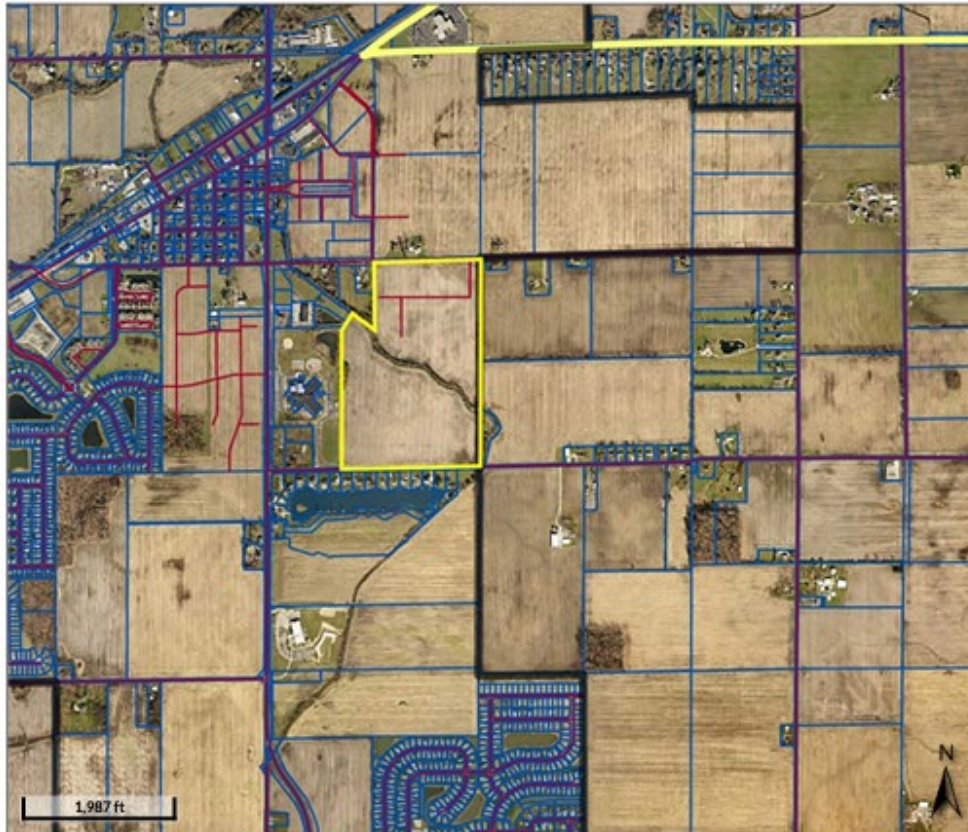
Open Space: Open Space is required in accordance with the Concept Plan.

Roadways: The petition is dedicating the required rights-of-way for internal streets. All internal roadways will feature street lighting.

STAFF RECOMMENDATION:

This petition was reviewed by TAC and received a number of comments. At the time of this report, staff believes all requirements have been met other than final drainage details and sign-off by the Town Engineer. This is typical and the petitioner will be required to complete the drainage review prior to site release.

The Plan Commission can approve, deny, or continue this petition. Staff recommends approval of this petition as it meets all requirements of the Colonnade PUD.



Overview



Legend

- Corporate Limits
- Roads
 - I
 - S
 - U
 - <all other values>
- Parcels

Parcel ID	30-01-25-300-026.000-018	Alternate ID	30-01-25-300-026.000-018	Owner Address	Colonnade Developer LLC
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		9757 Westpoint Dr, #600
Property Address	W 750 N	Acreage	n/a		Indianapolis, IN 46256
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	E SW 25-17-5 98.343ac				
	(Note: Not to be used on legal documents)				

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