

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: March 21, 2023**

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**PETITIONER:** Cityscape Residential

**PETITION:** Parkfield Development Plan & Secondary Plat

**REQUEST:** Petitioner requests approval of a Development Plan and Secondary Plat for the Parkfield multi-family subdivision. This project consists of 166 units on approximately 30 acres.

**LOCATION:** The subdivision is located along the southside of CR 600N just east of CR 600W.

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

Zoning

North: R-3/R-4 & CN  
South: I-2  
East: I-1  
West: I-1

Land Use

Single-family residential  
Industrial  
Single-family residential & industrial  
Single-family residential

**STAFF REVIEW:** This petition seeks approval of the Development Plan and Secondary Plat for a 166-unit multi-family residential subdivision. It will be managed by a single entity and units will not be divided up onto multiple lots. The development will feature two points of ingress/egress as shown on the plans. There will be central detention facility which meets the Town's stormwater standards. Water service will be provided by Citizens Energy Group and sanitary sewer service will be provided by Aqua Indiana. The project will feature amenities, including, but not limited to a pool and clubhouse. This project is proposed under the Cityscape PUD's District B Standards. Those basic development standards are noted below:

District B

Setbacks:	FY (along 600N):	50'
	FY (Internal):	25'
	West Property Line:	20'
	South Property Line:	20'
	East Property Line:	40'
	Building Separation:	20'

Min. Living Area:	1,000 SF
Max. Units/Building:	8
Max. Units:	166
Max. Bldg Height:	35'
Min. Open Space:	40%
Min. District Size:	29 acres

Landscape Standards: Extensive perimeter landscaping and mounding is required for this site. The north, south, and east perimeters all include specific quantities of shrubs and tree plantings per 100 lineal feet in addition to mounding. The south and east perimeters along require fencing. The western perimeter requires tree plantings only. A landscaped median is required for the 600N entrance. Lot and foundation plantings will also be required around each building at the time of home construction.

Architecture/Product: All homes are required to comply with the Cityscape 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: A perimeter path is required along 600N. Sidewalks are required along internal streets.

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

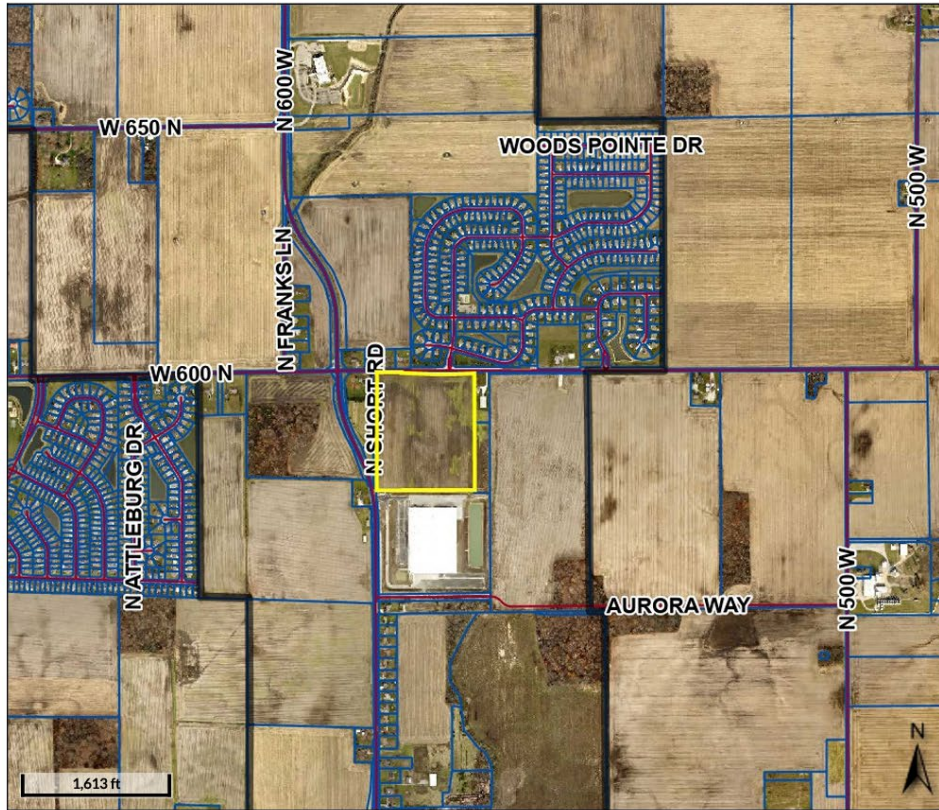
Roadways: The petition is dedicating the required rights-of-way for 600N and 600W. All internal roadways will be private and feature streetlighting.

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#### **STAFF RECOMMENDATION:**

This petition was reviewed by TAC and received a number of comments. At the time of this report, staff has a few outstanding comments. Those comments are not significant, and we will recommend approval of the plans contingent upon the petitioner providing revisions addressing the comments. We will recommend these revisions be submitted to the Town with the next update of the drainage plans.

The Plan Commission can approve, deny, or continue this petition.



#### Overview



#### Legend

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

Parcel ID	30-06-06-200-001.000-021	Alternate ID	30-06-06-200-001.000-021	Owner Address	Hall, Marion
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		5747 N Post Rd
Property Address	W 600 N	Acreage	n/a		Indianapolis, IN 46216
	McCordsville				
District	MCCORDSVILLE-BUCK CREEK				
Brief Tax Description	WD NW 6-16-6 29.573ac				
	(Note: Not to be used on legal documents)				

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