

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: April 18, 2023

PETITIONER: Cityscape Residential

PETITION: PC-23-006, Broad Acre Primary Plat

REQUEST: Petitioner requests approval of a Primary Plat for 1 lot (18.13 acres) and 1 block (6.86 acres).

LOCATION: The project site is located at the southwest corner of CR 600N & 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: CN
South: R-3
East: OT
West: R-3

Land Use

Commercial & Residential
Single & Two-family residential
Single-family residential
Single & Two-family residential

STAFF REVIEW: The proposed development includes one primary entrance of CR 600W, as well as the construction of 200 – 250 multifamily units and some commercial pads. All lots will be accessed from the internal street network. There are two sub-areas proposed, in accordance with the approved Zoning. The basic development standards for both sub-areas are noted below:

Development Standards – A1:

Maximum Height-Principal:	56 feet
Minimum Height-Principal:	24 feet
Min. Internal Setbacks:	Equal to height of building, or 30'
Maximum Dwelling Units per Building:	50
Maximum No. of Residential Units:	256
Maximum No. of Accessory Structures:	3
Minimum Open Space:	40%

Development Standards – A2:

Max. Principal Structure Height:	45'
Max. Accessory Structure Height:	35'
Min. FY Setback:	40' on 600W & 35' on 600N
Min. SY Setback:	10'
Min. RY Setback:	10'
Max. Lot Coverage:	85%
Min. Lot Area:	1 acre

The PUD also requires the following, which are reviewed for at the Primary Plat stage:

- Minimum of 40% open spaces across the development.
- A trail shall be provided along the periphery of the pond/wetland in District A-1.
- District A-2: Parking spaces shall be a minimum of 9 feet wide and 19 feet long.
- If District A-1 develops prior to District A-2, a second point of ingress/egress must be provided prior to occupancy. This may include an emergency access only drive, among other options, as determined by the Zoning Administrator. This will be a temporary road that will be removed once the District A-2 development is completed.

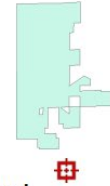
STAFF RECOMMENDATION:

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 pending confirmation from the Town Engineer.

The Plan Commission can approve, deny, or continue this petition. Staff recommends approval of this petition, following confirmation of compliance from the Town Engineer.



Overview



Legend

Commercial within PUDs

- Bay Creek Commercial
- Berkshire Commercial
- Gateway Crossing Commercial
- Old Town Commercial
- Villages at Brookside Commercial

Roads

- I
- S
- U
- <all other values>
- Parcels

Parcel ID	30-05-01-100-007.000-021	Alternate ID	30-05-01-100-007.000-021	Owner Address	Mt Comfort Rd Properties Inc
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		12004 Holly Hock Dr
Property Address	W 600 N	Acreage	n/a		Fishers, IN 46037
	McCordsville				

District MCCORDSVILLE-BUCK CREEK

Brief Tax Description NE NE 1-16-5 26.825 AC

(Note: Not to be used on legal documents)

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