



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

June 16, 2020

Project: PC-20-006, Meadows at Sagebrook, Section 1 Development Plan & Secondary Plat

Petitioner: Arbor Homes

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

Staff Review: Section 1 is a twenty-eight (28) lot section on approximately 22 acres. This section includes both entrances and the large common area at the north end of the property.

Subject Property Zoning

The property is zoned Meadows at Sagebrook 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 Austin Trace subdivision.
- East: agricultural property zoned R-1
- South: Single-family homes in the Sagebrook subdivision (County)
- West: Estate residential lots in Marion County

Infrastructure

All lots will be accessed through the internal public streets. In accordance with the preliminary plan, this section will feature two entrances on CR 700W. Two stormwater detention facilities will be constructed with this Section in accordance with the master drainage plan. Sanitary sewer service will be provided by Aqua IN, and water service will be provided by Citizen's Energy Group.

Development Standards

The Weavers Landing PUD includes its own Development Standards:

Setbacks (all minimums):

Parcel D: FY: 30'
 SY: 5' (15' on corner lots)
 RY: 15'

Lot Width: 52'

Lot Size: 6,240 SF

Living Area: 1,500 SF (1-story)
 1,800 SF (2-story)

Perimeter Landscaping: A 30' wide buffer along both perimeter streets is required by the PUD. The buffer must include 6 trees and 10 shrubs per 100 lineal feet, in addition to a min. 3' tall mounding. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each lot has must include 3 trees and 12 shrubs, with additional requirements for corner lots, and certain garage protrusions. In addition, sod is required for front yards. This item is reviewed for after each home is constructed.

Architecture: All homes must comply with the Meadows at Sagebrook 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 within Meadows at Sagebrook is limited to 140. The approved primary plat, which this Development Plan and Secondary Plat are based upon, is in compliance.

Street Lighting: Street lighting is required per the Town of McCordsville standards. *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 CR 700W and CR 600N (including the adjoining property). *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.

Entrance Median: The PUD requires a median at the southern entrance. *The petitioner's plans meet this requirement.*

Entrance Signage: The PUD requires primary signage monumentation at each entrance. *The petitioner's plans meet this requirement.*

Technical Advisory Committee (TAC)

The project went to TAC on May 7, 2020 and received several comments. All comments applicable to the Plan Commission's review have been addressed.

The petitioner will continue to work with staff on setting addresses, street names, and stormwater concerns.

Staff Comments:

Staff is supportive of this petition and recommends approval. Following discussion, the Commission can motion to provide (a) approval, (b) continuance, or (c) denial.

Existing Conditions



Zoning Map



