



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

October 20, 2020

Project: PC-20-014, Leo's Market & Eatery Amendment to the Villages at Brookside PUD (Parcel F)

Petitioner: Pride Investments

Request: The petitioner is seeking a favorable recommendation on an amendment to the Villages at Brookside PUD Ordinance specific to approximately 10 acres of Parcel F.

Staff Review: The Villages at Brookside PUD is a master planned mixed use Planned-Unit Development (PUD). The PUD was originally adopted in 2005, and has been amended three times (2010, 2011, & 2015). Additionally, the Preliminary Plan was amended in 2008. The Amendment Ordinances do not replace the previous Ordinances, but revise, amend, add to, and/or remove certain aspects of the original PUD as it applies to certain property. This proposed Amendment Ordinance will do the same and is specific to the 10 acres described in the Legal Description and identified in the Exhibits. All standards of the original PUD will remain applicable to this Real Estate unless modified by the Amendment Ordinance.

If approved, this Amendment Ordinance would allow a convenience store with fuel station and other commercial uses on the subject property. This only applies to the 10 acres identified in the Legal Description, and therefore, the remaining acreage of Parcel F will remain zoned as it is currently (allows commercial uses).

Location

The Real Estate is located at the southwest corner of Mt. Comfort Road (CR 600W) and CR 900N.

Existing Land Use & Zoning

The subject Real Estate is currently undeveloped and zoned for commercial uses. The surrounding land uses are as follows:

- North: Across CR 900 N is property zoned commercial as part of the Bay Creek PUD. It is currently developed as a charter school.

- East: Across 600W are properties zoned R-1 Emerald Springs PUD. The R-1 property is developed as a trailer home park. The Emerald Springs properties are developed as single-family homes.
- South: Properties zoned Villages at Brookside, featuring single-family homes.
- West: Immediately west is the remainder of Parcel F of the Villages at Brookside PUD, which is undeveloped. Further west is the Traditions at Brookside senior care facility.

Infrastructure

Sanitary sewer service will be provided by the Town and water service will be provided by Citizens Energy Group. Future vehicular site access will be provided via both CR 600W and CR 900N.

Staff Comments:

Both the existing PUD language and the proposed language allow commercial uses. The main purpose of this Amendment request is for the allowance of a convenience store with a fuel station. That land use is not currently permitted on Parcel F. Staff initially had some concerns with the concept of a fuel station at this location. As we have further refined and understood the proposal, we have come to support the concept. This particular fuel station is more than the typical fuel station. It features a full kitchen, with fresh food options, both indoor and outdoor dining areas, and limitations/screening of outdoor sales. Furthermore, we have visited the petitioner's location in Greenfield and found that the materials, site layout, aesthetics, and lighting are upgrades over the standard fuel station. The development standards, included in the Amendment Ordinance, include requirements for these upgrades.

The zoning for the remaining 22 acres is not included with this petition; however, the petitioner also owns that acreage and it is anticipated the acreage will be rezoned to some type of a residential use in the future.

Staff believes this proposal is a good land-use fit for this property. The majority of the proposed land uses are already permitted on this property. The only significant change, from a land use perspective, is the additional use allowance for a convenience store with a fuel station. The petitioner has committed to high quality building materials, and a landscape plan that meets the Town's standards. Furthermore, buffering will be required along the full extent of the western and southern property lines in order to buffer and screen these proposed commercial uses from the adjacent residential uses. This type of buffering is what is recommended by the Comprehensive Plan and required by the Zoning Ordinance in such situations.

Furthermore, the petitioner has agreed to use under canopy lights which are recessed into the fuel station canopy. This style of light provides a "softer" light than the traditional fuel station. The Town's Zoning Ordinance limits light trespass at residential property lines to 0.1 footcandles. This means the on-site lighting for the commercial development cannot exceed 0.1 footcandles at its south property line and must be fully recessed lighting fixtures. The lighting levels along the east and north property lines will exceed this amount due to the required street lighting. So, while the ultimate lighting levels along the north and east property lines will exceed 0.1 footcandles, it will not be due to the

commercial use, and in fact would be required by any land use developing adjacent to the roadway. The lighting levels along the west property line would be limited to 0.3 footcandles due to the remaining acreage still being zoned for commercial uses. However, if that were to change prior to construction of this site, the residential light level would apply.

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

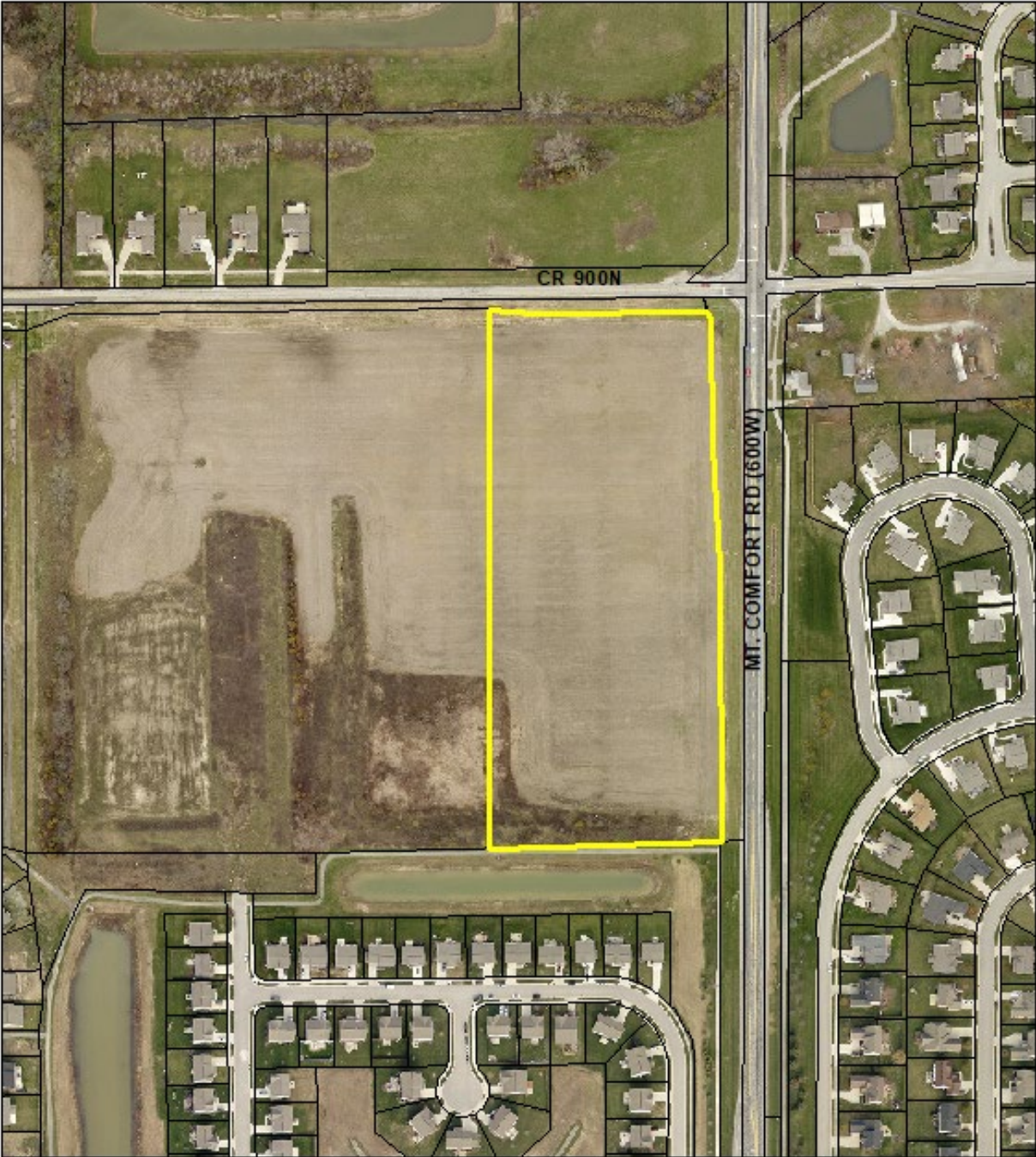
1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development


The Future Land Use Map envisions this area to be developed as *Neighborhood Commercial*. The Comprehensive Plan intends for *Neighborhood Commercial* to be developed to serve adjacent neighborhoods. These areas are located immediately adjacent to residential areas and should be designed at a human-scale. The purpose of neighborhood commercial development is to reduce the number of trips taken on the community's primary arterial and collector streets, rather than to replace centrally located commercial districts. The proposal is in keeping with our Future Land Use Map.

Staff is supportive of this PUD Amendment petition. This petition will require a public hearing, and following the public hearing and discussions from staff and the petitioner, the Commission can motion to provide (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

At the time of this report, staff had received one letter of remonstrance. That letter, along with any other forthcoming letters will be provided to the Plan Commission at the meeting.

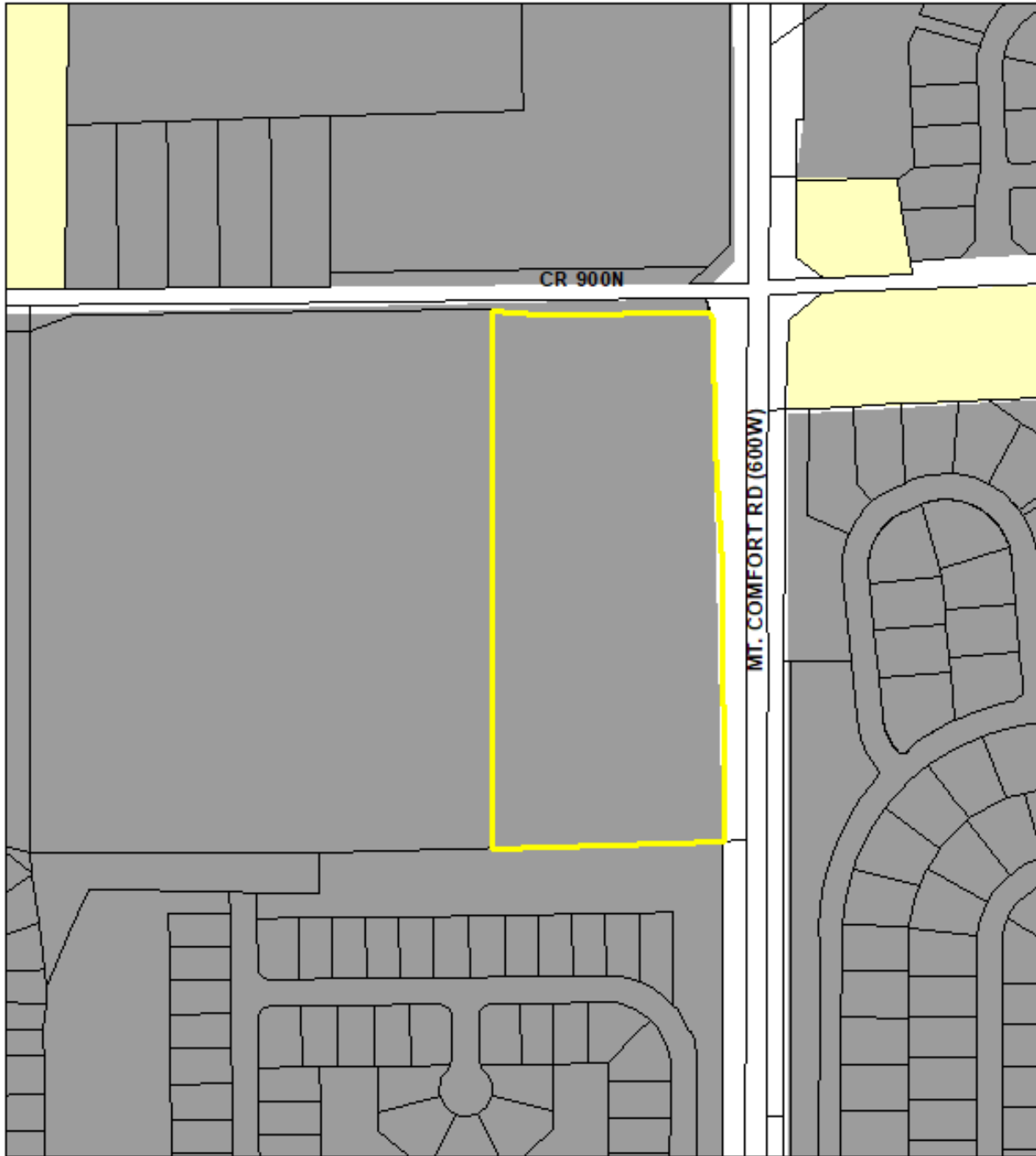
Existing Conditions



 Subject Site



Zoning



Subject Site

