



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

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**January 19, 2021**

**Project:** McCord Pointe, Section 7

**Petitioner:** Lennar Homes

**Request:** Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 7

**Staff Review:** Section 7 is an eighty-two (82) lot section, with five (5) common areas, on approximately 33 acres. This is the last Section in McCord Pointe.

**Subject Property Zoning**

The property is zoned McCord Pointe PUD.

**Surrounding Land-uses & Zoning**

The subject Real Estate is currently undeveloped. The surrounding land uses are as follows:

- North: Previous Sections of McCord Pointe
- East: Across CR 500W, undeveloped property zoned County IL
- South: Undeveloped property zoned County R-1
- West: Previous Sections of McCord Pointe

**Infrastructure**

All lots will be accessed through the internal public streets. This Section features an entrance onto CR 500W, and the demolition of a portion of McCord Road. McCord Road traffic will be re-routed into McCord Pointe via a round-a-bout. The Town Engineer will be prepared to discuss maintenance of traffic (during construction) at the meeting. Stormwater detention is provided in accordance with the master drainage plan for the subdivision. Sanitary sewer service will be provided by the Town, and water service will be provided by Citizen's Energy Group.

## **Development Standards**

The McCord Pointe PUD includes its own Development Standards:

### Setbacks (all minimums):

Area B:       FY: 25'  
                  SY: 7.5'  
                  RY: 25'

Lot Width:     70'

Lot Area:       9,000 SF

Lot Coverage: 40%

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

Home Height:  35'

## **Landscaping:**

*Lot Standards:* Each lot must include 1 shade tree, 2 evergreen trees (or 2 ornamental trees or 1 evergreen & 1 ornamental), and 8 shrubs. At least 1 of the trees must be planted in the front-yard. In addition, sod is required for front yards and side-yards back to the back corners of the home.

Each common area must have the minimum quantity of trees as defined by a sliding scale based upon size of the lot. All three commons areas proposed within Section 6 meet this standard. Additionally, the PUD required specific planting and mounding requirements along its perimeter adjacent to CR 500W and the entrance into the subdivision via the proposed round-about connection to McCord Road. The perimeter plantings and mounding have been provided.

Staff is concerned by the fact that there are no plantings proposed for the median.

**Architecture:** All homes must comply with the Town Zoning Ordinance, as modified by the McCord Pointe PUD. The proposed product line for McCord Pointe has been approved by the Architectural Review Committee (ARC).

**Lot Count:** The maximum number of residential units within McCord Pointe is limited to 332; however, the Modified Preliminary Plan has reduced the number to 315.

**Street Lighting:** Street lighting is required per the Town of McCordsville standards and has been provided on the plans.

**Open Space:** Open Space is required in accordance with the Preliminary Plan. Open Space is tracked by staff on a section-by-section basis and tallied with the

Final Section. The total Open Space is in excess of 41 acres, which exceeds the min. 27% open space requirement.

**Miscellaneous PUD Standards:**

*Interior Paths:* An internal asphalt path system is required per the Preliminary Plan. The proposed plans include the applicable internal paths.

*Snow Removal:* The HOA is responsible for snow removal of all internal streets.

*Signage:* The primary and secondary monument signage does not appear to be denoted on the plans.

*Interior Sidewalks:* Staff has a concern over the lack of ADA ramps around the proposed round-a-bout.

*McCord Road Round-a-bout:* Staff would like to see further discussion on the round-a-bout's apron size and the type of stamp/stain that will be applied.

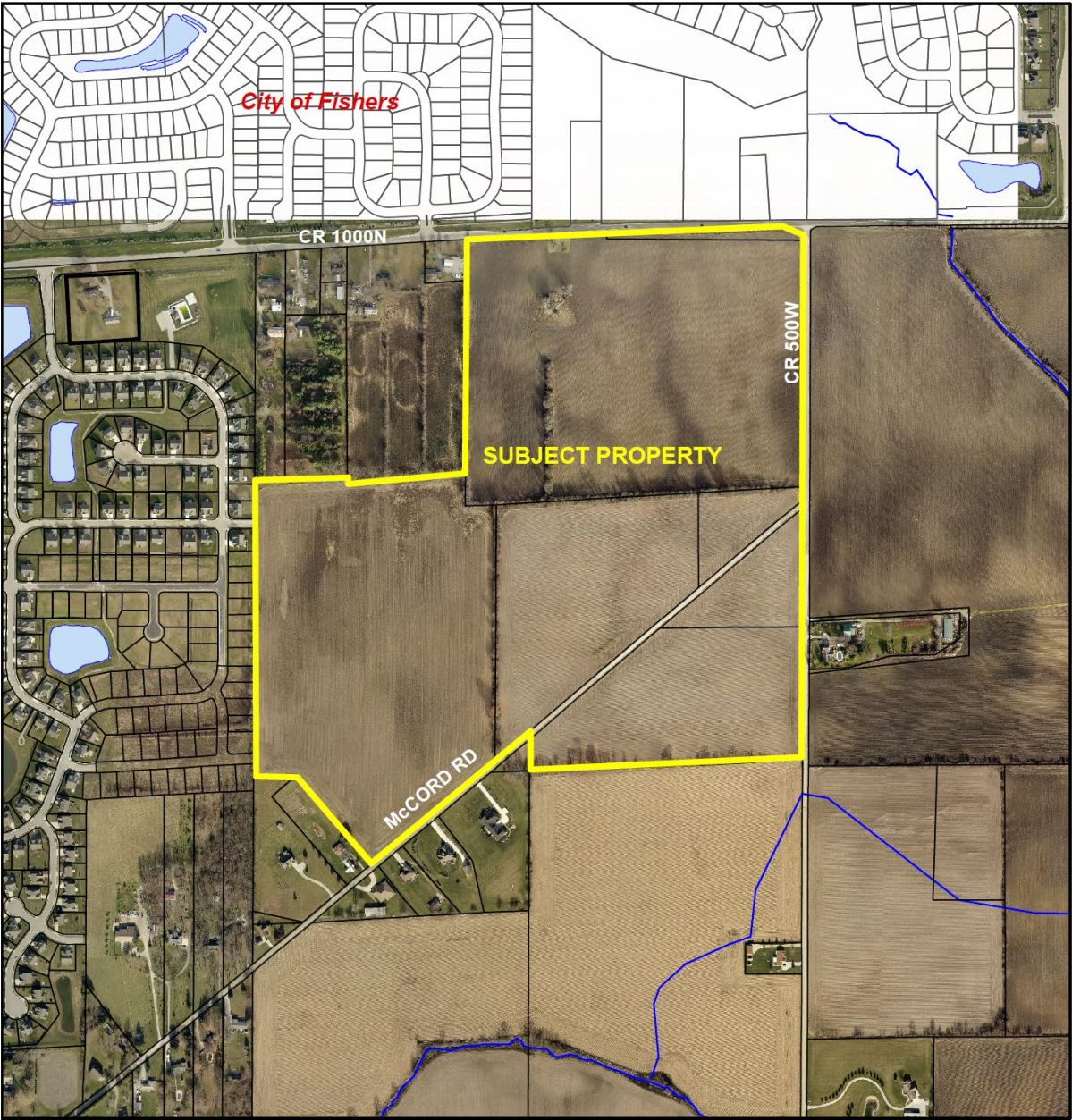
**Technical Advisory Committee (TAC)**

The project went to TAC on December 3<sup>rd</sup> and received a number of comments. All comments applicable to the Plan Commission's review have been addressed. The petitioner will continue to work with staff on setting addresses and stormwater concerns.

**Staff Comments:**

Staff has a few concerns as noted above. We look forward to resolving these concerns at the meeting.

# Existing Conditions Map



 Subject Site

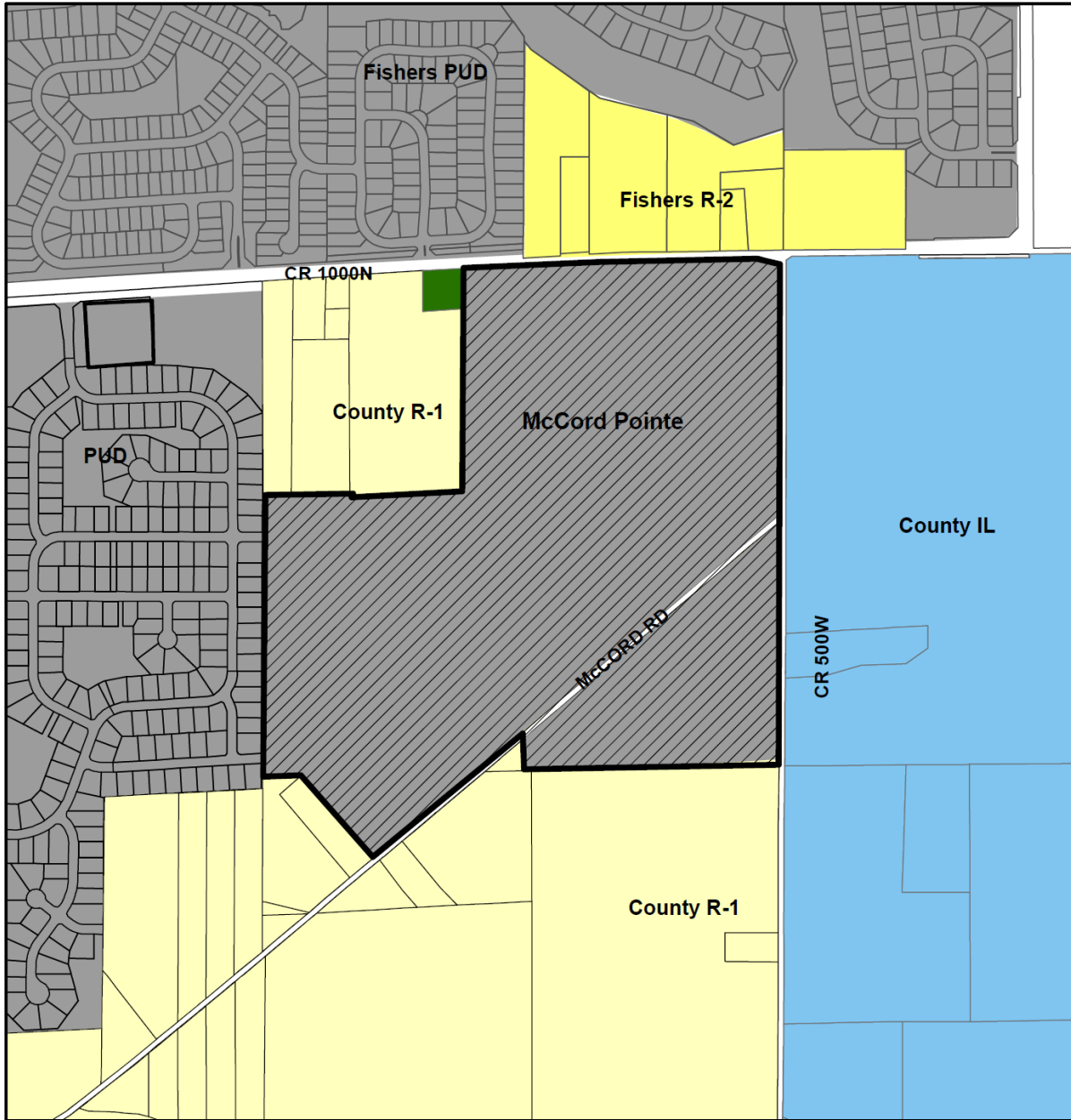


# Zoning Map

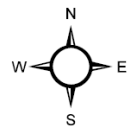
THE TOWN OF  
**McCORDSVILLE**



Next Stop  McCordsville



 **Subject Site**





# McCord Pointe

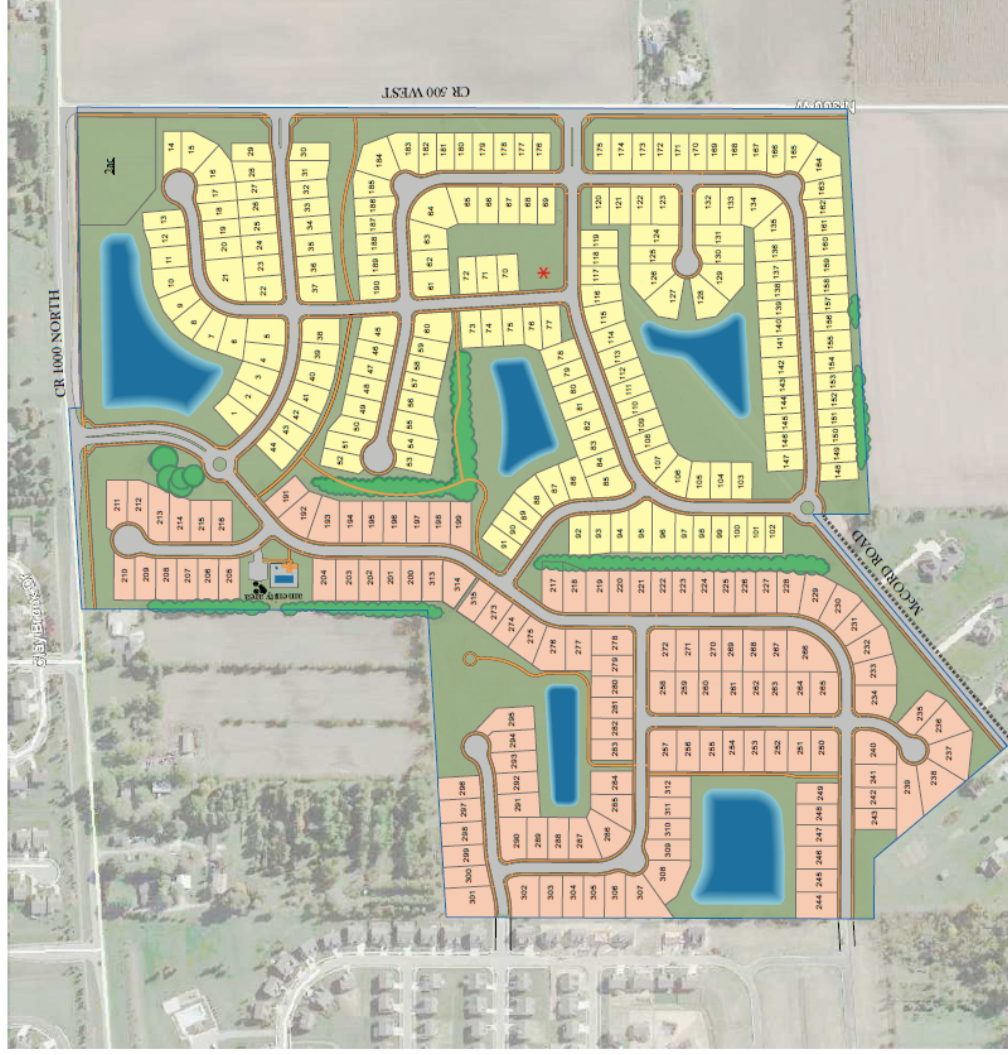
**STILLWATER**  
60x125  
190 lots

**KINGSTON**  
70x140  
125 lots

**\* Active Adult  
Amenity Facility**



STOEPPELWERTH



**LENNAR**