



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

April 20, 2021

Project: Leo's Market & Eatery Development Plan & Secondary Plat

Petitioner: Crossroad Engineers

Request: Petitioner is seeking approval of their Development Plan (DPR) and Secondary Plat.

Staff Review: The petition proposes a 7,400 square feet convenience store/eatery and a fuel canopy, along with the associated parking, drive-thru, sidewalks/paths, etc.

Subject Property Zoning & Location

The property is zoned *Villages at Brookside PUD* and is located at southwest corner of CR 600W & CR 900N. The proposed parcel (Lot 1) is 3.2 acres in size.

Surrounding Land-uses & Zoning

The subject parcel is undeveloped. The surrounding land uses are as follows:

- North: Across CR 900N is the Geist Montessori Academy
- East: Across CR 600W is a smaller trailer park and the Emerald Springs neighborhood
- South: Immediately south is undeveloped property that will be developed into neighborhood commercial uses. South of that area are single-family homes in the Villages at Brookside.
- West: Undeveloped property zoned for a fire station and a quad-unit residential product

Infrastructure

As proposed this site will have three (3) access points. Two access points will be located Mt. Comfort Rd (CR 600W). A third access point will be located on CR 900N. It should be noted the Town has retained the right to turn the northernmost access point on Mt. Comfort into a right-in/right-out in the future. A perimeter sidewalk will be provided along CR 900N and a perimeter multi-use path will be provided along Mt. Comfort. The petitioner is also dedicating the necessary right-of-way for a future round-a-bout at the intersection. The site's detention is provided as part of the Villages at Brookside master-planned drainage system and therefore drainage detention will occur off-site. This project

is located within the Town's sanitary sewer service territory. Water service will be provided by Citizens Energy.

Development Standards

Setbacks: The minimum front-yard setback is 50', with a minimum 5' side-yard, and a minimum 20' rear-yard setback. *This project is in compliance.*

Lot Coverage: Lot coverage shall not exceed 75%. Lot 1 is currently design with 65% lot coverage. *This project is in compliance.*

Building Height: Primary structures are restricted to 35'. The proposed building is 25'. *This project is in compliance.*

Max # of Primary Structures: There is not a maximum number of primary structures for this property. *This project is in compliance.*

Min. Lot Size: The minimum lot is 1.5 acre, and this project features one lot that is approximately 3.2 acres. *This project is in compliance.*

Landscaping: Landscaping is required in conformance with the PUD. The landscaping requirements include perimeter landscaping, parking lot landscaping, modified foundation plantings, and modified buffer-yard plantings. *This project is in compliance.*

Parking: The Town's Zoning Ordinance would require a minimum of 30 parking spaces for this project. This project proposes 58 parking spaces. *This project is in compliance.*

Architecture: The PUD was crafted specifically for this project and therefore included its own set of architectural standards. The building features exterior materials that are predominately masonry. The exterior materials include, brick, stone, EIFs, and metal. All four facades feature some amount of brick or stone. Three of the four facades feature wall plane articulation, with the fourth façade (south wall) featuring canopies to provide some visual break on along the wall plane. Wall-mounted, decorative light fixtures are featured on three facades and there is a signification amount of fenestration across the building. Staff feels this is a great example of four-sided architecture. *Staff finds this in compliance, but it will also be reviewed by the ARC.*

Exterior Site Lighting: The site is illuminated with a mixture of free-standing area lights, wall-mounted lights, under-canopy lights, and bollard-style lights. All the lights meet the Town's various fixture style and illumination requirements. Additionally, the free-standing area lights are a similar style to those used elsewhere in the Villages at Brookside. *This project is in compliance.*

Street-lights: The petitioner's plans include Town standard street lights along both road frontages. *This project is in compliance.*

Open Space: 25% Open Space is required. *This project is in compliance.*

Pedestrian Accessibility: In addition to the perimeter sidewalk/path system, the site is also providing a pedestrian stub to the future residential development to the west. Also, the perimeter sidewalk/path system will be connected to the foundation sidewalks via a connector sidewalk. *This project is in compliance.*

Signage: Signage has not been submitted and will be reviewed under the sign permit process.

Technical Advisory Committee (TAC)

The project went to TAC on March 4th 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 finalizing stormwater design and will be required to execute an off-site easement prior to the release of plans.

Staff Comments:

Staff is pleased with the proposed project. We have been working with Pride Investments on this project since late 2019. This project was part of a larger amendment to the Villages at Brookside PUD that staff feels continues and improves upon the mixed-use character of the Villages at Brookside development.

During the rezone process, the developer committed to a few items that really showed their commitment to the community and willingness to do a project which blended with the area. The petitioner will be installing a monument sign at the hard corner which will include the development name "Shops at Brookside". This is an important element in branding not only this project but weaving it into the larger Brookside development which features the Villages at Brookside, Traditions at Brookside, and forthcoming quad-unit residential project, which will feature a name with the "Brookside" branding. It also helps to frame this intersection and the Town staff will likely seek similar monumentation, in the future, at the southeast corner of the intersection.

The petitioner also has proposed an upgraded signage package, along with substantial buffering along the western edge of this lot, and eventually, the south edge of the future commercial out-lots. It was noted earlier, but staff would like to re-iterate, the developer has also proposed dedication of right-of-way for a future round-a-bout at the intersection. This is a great benefit to the Town. They also agreed to extend the perimeter path, along Mt. Comfort, all the way to the existing path in the Villages at Brookside. This is an off-site extension across undeveloped property that can provides more pedestrian connectivity sooner than what would normally be required of development.

Recommendation:

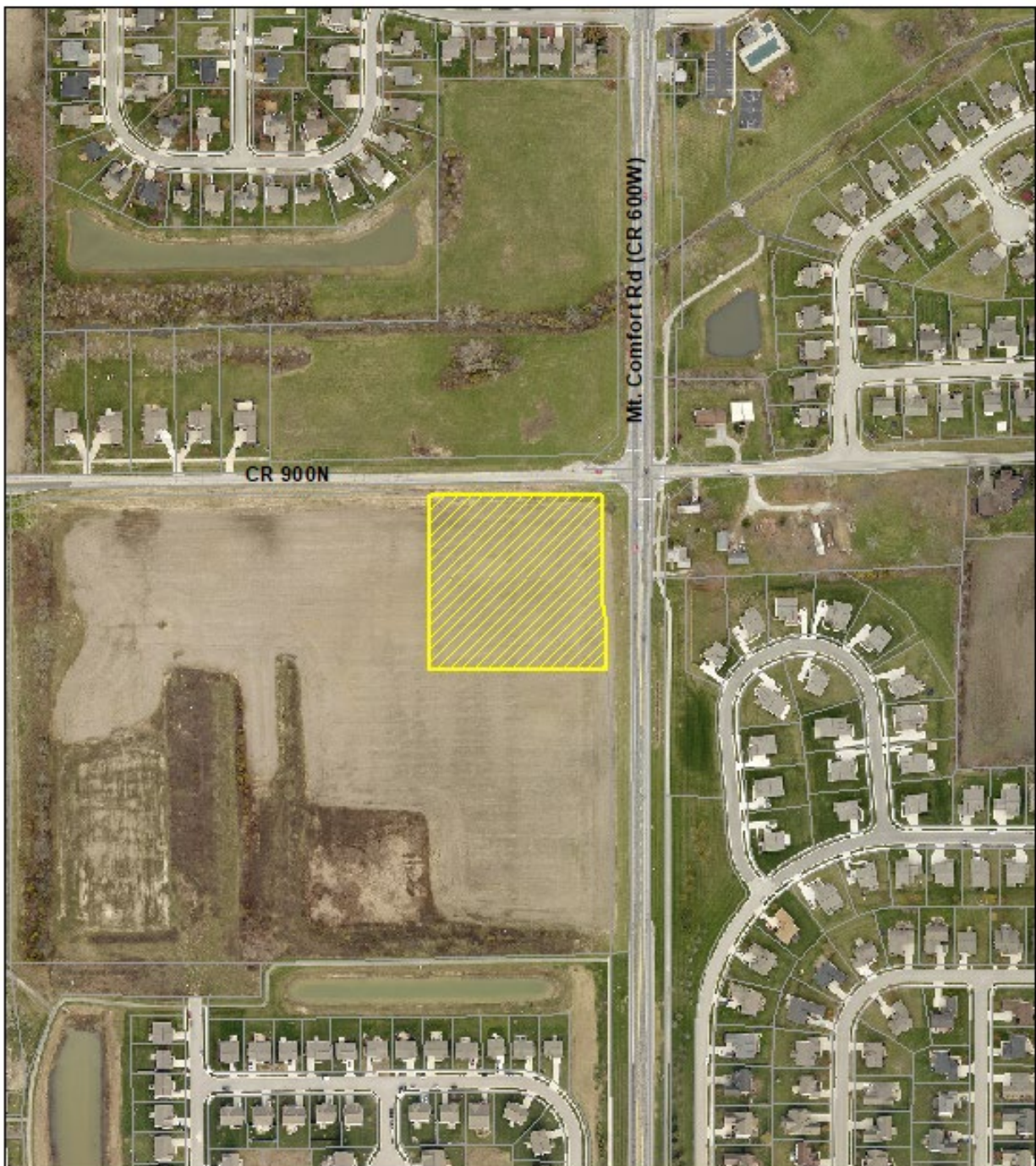
Staff finds the proposed Development Plan meets the Town's Zoning Ordinance and therefore we recommend approval.

Site Map

THE TOWN OF
McCORDSVILLE



Map No. 1000 1000000




Subject Site



Zoning



 Subject Site