

**From:** [Douglas Dau](#)  
**To:** [Building](#)  
**Subject:** Beazer Homes  
**Date:** Tuesday, July 13, 2021 6:21:48 PM

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Ryan do even thing of give Beazer any permits to build. They done soaked us beazer home owners enough in poor quality and falling apart construction. Built junk never even caring how long homes would stay together. They don't deserve to put their junk up in Mccordsville. There better builders to permit too and keep Mccordsville looking better down the road. There will be no support from us on them building anymore homes here. They were a different name before Beazer and those stucco home issues.

Douglas Dau

Sent from my iPad

**From:** [Bryan Burney](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade remonstrance letter-Bryan Burney  
**Date:** Wednesday, July 14, 2021 11:04:13 AM

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Hey Ryan,

This a "remonstrance letter" regarding PC-21-21-008 Colonnade. Please include it in the packet for planning commission members for their meeting on 7-20-2021.

Dear Planning Commission Members:

Re: Colonnade

I realize the tract under consideration for the Colonnade development is going to be developed. I care about this because I will have to live with whoever buys or rents there as "neighbors" for the rest of my life. I will have to look at their homes and live with whatever the development brings. This letter is meant to be constructive criticism that hopefully will lead to a better development. I want McCordsville to be as good as it can be and don't wish to see it undershot on quality of development.

Traffic: Please conduct and present the findings of a traffic study. In spite of "best" efforts by Mt. Vernon Schools and MMPD school traffic still stands W 700 N and effectively blocks traffic some early mornings and most early afternoons. Morning school traffic from the north on Mt. Comfort Road turns left onto W 700 N which makes it IMPOSSIBLE to exit W 700 N to the south. The intersection becomes completely useless and those wishing to turn left from W 700 N cannot do so during morning school traffic hours. School traffic could be mitigated by making walkable access to McCordsville Elementary School from Colonnade out the westside to the school. Otherwise access could be via trail or sidewalk along W 700 N. either way, Mt. Vernon School Corp needs to waive bus riding requirements. A commitment was made when McCordsville Elementary School was being planned to limit the W 700 N entrance to bus traffic only. Indeed there is a sign to this effect on the gate. However, it has become a reliever road to get traffic off Mt. Comfort Road. Mt. Comfort Road is where the traffic will go back to if this commitment were to be enforced.

Traffic from the W 700 N access to Colonnade will exit either to the east or to the west. A single entrance to the east forces every single vehicle heading west to pass every single driveway on Champion Lake. Each driveway passage is a potential accident. There are 100 acres to be developed with perhaps as many as 600 residences (depending on how many residences are constructed on the highest density small lots to the north near the new town center). A second exit off W 700 N located immediately to the east of the school access drive makes sense because those vehicles heading west to Mt. Comfort Road will pass many fewer driveways. Those heading off to the east toward Greenfield can use the east exit and completely avoid all of the current Champion Lake Driveways. The east exit could be improved if the lot immediately to the east of Colonnade were purchased and added to the development. It is in Hancock County, but could be annexed into McCordsville. It also borders Stansbury Ditch and is a potential "waterfront" development if properly zoned. It could become neighborhood commercial WITH LIQUOR LICENSES AVAILABLE. A development this large needs at least three points of ingress/egress.

Parks: The long term plan for these parcels indicated a park would be placed at this location.

Meadows landing was a prior development planned for this site. Discussion around a potential park produced the comment "McCordsville does not have funds to support a park". Now there is a park impact fee of \$750/lot. Colonnade will produce more than \$150,000 in park impact fees. McCordsville did a park study and was found to be under-parked. Sites for potential parks were vetted and every single site selected is north of the railroad tracks. Park funds are available and are being collected now from south McCordsville new home sales. At least one park should be planned for the southside and this is where it should be placed. DO NOT APPROVE Colonnade until the developer agrees to donate land for a park which can then be built out and administered with southside generated park impact fees.

Trails: There are zero connected trails and zero cross walks south of the railroad tracks in McCordsville. A trail is needed along W 700 N at the south side of Colonnade. The trail needs to connect all the way to OLD SCHOOL PARK where there needs to be a crosswalk.

Public safety: The number of authorized officers for MMPD has not been increased since 2015. MMPD has not been at fully authorized staffing levels since 2010. The addition of a school safety officer full time at McCordsville Elementary School additionally stretches already thin ranks. Colonnade should not be approved without authorization from McCordsville Town Council and MMPD Commissioners to increase the MMPD by TWO OFFICERS. You should REQUIRE THIS APPROVAL BEFORE APPROVING COLONNADE or it won't happen.

Ambulance and Fire Service within the Town of McCordsville are nearly non-existent. You should insist that plans for a MCCordsville Vernon Township Fire Station be accelerated and firmed up BEFORE VOTING TO APPROVE COLONNADE. McCordsville's existing fire station cannot be staffed 24/7 because HVAC mixes carbon monoxide throughout the building effectively barring sleeping in the station.

Sewers: The new sewer plant expansion should go online soon. The expansion adds 500,000 gallons per day capacity and will cost around 7 million dollars. The Town of MCCordsville is REQUIRED to provide sewer service to its new developments and developers are counting on this being available. Each new residence is generally considered to produce 200 gallons/day of sewage to be processed. Our existing plant operated at 88% capacity in 2020. Generally speaking building permits and certificates of occupancy run well behind the approval and build out of new subdivisions. But once approved, the residences will come sooner rather than later because the investment has already been made and the interest clock is already running. My somewhat imprecise count shows 3479 residences (doesn't include Sagebrook which is sewered by others) approved since 2018. Fully built out, that comes to a need to process 695800 gallons of sewage/day. Clearly this isn't going to work. You should PAUSE additional subdivision approvals UNTIL plans for a properly sized sewer plant are underway. The state of Indiana REQUIRES plans for sewer plant expansion be initiated when existing capacity is over 80-90% utilized. Surely developers who have made their investment and built out streets, utilities, lots and homes will want to sell those homes. When they cannot sell because there is no sewer service they will surely sue the Town of MCCordsville. I, as a taxpayer, DON'T want that substantial unfunded liability.

General comments: I appreciate that homes across the street from Champion Lake will be facing W 700 N and density will be less with larger lot sizes than on the north end near the new town center. However, I believe these lots should be developed and then bavailable for sale to anyone who wants to use THEIR OWN BUILDER to construct a custom home on one of this southernmost row of lots. This option should be available for one year. After that, the

developer/builder should be free to place their own product on those lots. This option allows a potentially higher sale price for those lots and will give the potential to have W 700 N be all custom homes along the Champion Lake portion. This would be a considerable improvement compared to production housing.

The east-west facing homes on the west side all show side yards and fences to the Champion Lake lots across from them. The "curve/corner" at the southwest of COlonnade should be replaced by a second ingress/egress.

Please require at least four different colors of shingles. Every single shingle on the hundreds of homes in Meadows Landing and in Sagebrook are all the same. TALK ABOUT MONOTONY! Isn't there an anti-monotony requirement?

Mounding and landscaping are needed along W 700 N. Please no spruce trees that will be killed by NEEDLECAST. The blue spruce trees planted at Weavers Landing are already dead. They are nicely mulched DEAD TREES>

Thank you for your consideration

Bryan Burney MD  
5637 W 700 N  
McCordsville, IN 46055  
317-260-0734

**From:** [debbie ruddick](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colon ade  
**Date:** Wednesday, July 14, 2021 9:45:52 PM

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Dear Mr. Crum,

Please do not get behind this development. There are too many high density developments in this area. 650 is over run and the homes are "cookie cutter."

1) the proposed homes are simply tract homes with no character and no added value to the area. W 650 N is overrun and the homes are "cookie cutter."

2) W 700 N is now a high speed shortcut for many and it will be impassable with the number of home proposed!

3) This type of housing will simply bring more traffic and become another "foreclosure" neighborhood when the recession hits..

4) Many at Champion Lake have been here for 25+ years and this type of housing is a slap in the face to good, long standing residents. There seems to be no consideration for those that have raised families, supported the schools and paid taxes here for many years.

5). Not everyone wants a "Fishers" or "Carmel" town center with droves of people. I know many that have fled this type of plan. Please don't drive those that can and do pay taxes out!

6) My recent college graduates are hesitant to return and buy in this area because they cannot make it to work or home due to traffic. And they worry that not only about the road system but the school system as well. Neither is prepared for the incessant high density building!

7) Consider what you would want in your front yard and how you would feel about the affect on your family and your property, please!!!

I would love to retire here, but I will not if we continue to overbuild poor quality, tiny lot neighborhoods.

Deborah L. Ruddick B.S., L.D.H.

**From:** [Jeff Cross](#)  
**To:** [Ryan Crum](#)  
**Subject:** Concerns with development on W 700N  
**Date:** Wednesday, July 14, 2021 10:54:13 PM

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Mr Crum,

We are writing to express our concern for the proposed development of the land north on W 700 N across from Champion Lake Estates. Our concerns are centered around traffic, safety, septic system, and the quality of the proposed development.

We currently live across from MES and for several hours prior to dismissal cars are parked and blocking the ability to drive on W 700 N, including blocking our driveway preventing our ability to leave or enter our property easily. In addition, it's near impossible to turn south onto Mt Comfort Rd due to current traffic flow. This is not safe. By adding more than 400 homes, what will the town do to address this issue?

It is our understanding an increase in population will put significant strain on an already compromised septic infrastructure. How will that be addressed?

The quality of the proposed development and size of lots are not consistent with the higher quality of homes in the area. We plead for consideration of higher quality homes.

Thank you for your help with these issues

Jeff Cross  
317-440-6721

**From:** [john clauss](#)  
**To:** [Ryan Crum](#)  
**Subject:** Development N of Champion Lake  
**Date:** Thursday, July 15, 2021 7:30:07 AM

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Ryan, this email is concerning the development N of Champion Lake on CR 700. I am not against future developments as long as they enhance the property values of current homeowners in the area. This enhancement can be achieved by: reducing the density of houses per acre, as well as upholding construction standards- for example- 2 story homes to have first level complete brick on all sides. Also addressing the added traffic congestion. John Clauss

**From:** [dstock@indy.rr.com](mailto:dstock@indy.rr.com)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade PUD  
**Date:** Thursday, July 15, 2021 9:04:31 AM

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Having reviewed the PUD, I feel that while there is some improvement over the previous proposal for this site on the south end, it is still an abrupt transition from the level of the development on Champion Lake, and the north end is even more densely packed by an order of magnitude than the previous proposal. In addition, the huge number of families that will be crammed into this proposal will swamp 700 N and 750 N. This will prevent any solution for the traffic caused by McCordsville Elementary, further adding to the misery on Mt Comfort road and 700 N. Until some plan to solve the issues surrounding McCordsville Elementary, there should be no development of that land, as the solution will have to come from that property either from 750 N (preferably) or 700 N. Any planning on this plot of land cannot occur until there is a solution for the school. Nothing of this density should even be considered without improvements in 750 N to accommodate the enormous traffic increase. The transition from Champion Lake should be more gradual as well.

Dan Stock  
5777 West 700 North  
McCordsville, IN 46055

**From:** [mike@lakehouseyoga.org](mailto:mike@lakehouseyoga.org)  
**To:** [Ryan Crum](#)  
**Subject:** Remonstrance regarding Land north of Champion Lake  
**Date:** Thursday, July 15, 2021 11:54:58 AM

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Dear Mr. Crum,

I am adamantly opposed to the current Colonnade development proposal regarding the land north of Champion Lake.

The density of houses does not come close to complimenting the homes on Champion Lake. With that density comes a disproportionate increase in traffic – and we already have traffic problems.

I am pleased that the denser lots are located north of the creek and appreciate that the McCordsville Town Council would like that density to support the future Town center, however the devaluing of one of McCordsville's greatest assets, Champion Lake Estates, must not be sacrificed to accomplish this. All lots south of the creek must be a minimum of .75 acre and the greenway, minimum of 50 feet on both sides of the creek must be preserved.

I would like to speak at the upcoming Town Council meeting to further explain my opposition to the current Colonnade proposal. In addition, I welcome via email, any questions you or the members of the Town Council may have.

Thank you,

Michael Markus

(317) 728-3000

**From:** [Paul Miller](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade Subdivision  
**Date:** Thursday, July 15, 2021 11:57:13 AM

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Ryan,

I wanted to voice my concern about the Colonnade subdivision being proposed. I really feel this is the wrong development for what is considered some of the best vacant land in McCordsville. The town only has first-time buyer subdivisions and no place for people to move up to. This land seems perfect to do a subdivision similar to Highland Springs. The density of these homes is very tight. I live across the street on Champion Lake and it would be the backyards facing my house. I know curb appeal is never looked at for backyards but the first thing people will see when driving by. Traffic with the school is a complete mess in the morning and the afternoon and can only imagine how much worse this will be with a crowded subdivision. I understand also that the current sanitation system could not handle the additional capacity without major upgrades to the treatment plant.

I know there have been multiple builders over the years proposing a development there. I hope the patience has not worn out and the board will not approve without doing a thorough investigation of what is best for the town.

I do not support this development, but I am open to seeing new homes across the street.

Thank you,

Paul Miller  
5805 West 700 North

**From:** [Brian](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade  
**Date:** Thursday, July 15, 2021 1:03:19 PM

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Ryan,

This a "remonstrance letter" regarding PC-21-21-008 Colonnade. Please include it in the packet for planning commission members for their meeting on 7-20-2021.

Dear Planning Commission Members:

Re: Colonnade

I am against the development planned for the north side of CR 700 North east of Mt Comfort Road. I live at 5945 W 700 North, McCordsville. I am against the development for the following reasons;

Traffic: County Road 700 North is overcrowded because of McCordsville Elementary School Traffic still stands on W 700 N and effectively blocks traffic some early mornings and most early afternoons. Morning school traffic from the north on Mt.Comfort Road turns left onto W 700 N which makes it very difficult to exit 700 N to the south. The intersection becomes completely useless and those wishing to turn left from W 700 N cannot do so during morning school traffic hours.

The planned development is too dense and this will affect quality.

The developer of this land should agree to donate land for a park which can then be built out and administered with southside generated park impact fees.

Public safety: The number of authorized officers for MMPD has not been increased since 2015. MMPD has not been at fully authorized staffing levels since 2010. The addition of a school safety officer full time at McCordsville Elementary School additionally stretches already thin ranks.

Ambulance and Fire Service within the Town of McCordsville are nearly non-existent. You should insist that plans for a MCCordsville Vernon Township Fire Station be accelerated and firmed up.

Sewers: The new sewer plant expansion should go online soon. There is already too much approved development for the capacity with the plant expansion. Surely developers who have made their investment and built out streets, utilities, lots and homes will want to sell those homes. When they cannot sell because there is no sewer service they will surely sue the Town of MCCordsville. I, as a taxpayer, DON'T want that substantial unfunded liability.

Thank you for your consideration

Brian Reske, Property Owner  
5945 W 700 North  
McCordsville IN 46055  
317-374-6700  
[brianreske@aol.com](mailto:brianreske@aol.com)

**From:** [Kevin Smith](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade PUD - PC - meeting 7/20/21  
**Date:** Thursday, July 15, 2021 1:30:06 PM  
**Attachments:** [Colonnade PUD notes.xlsx](#)  
[Colonnade - Bullets.docx](#)  
[Corn Pictures.pptx](#)

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Ryan –

I am opposed to the proposed Colonnade PUD development as presented.  
I have outlined some reasons and speaking points.

Also I have taken the time to review the actual Colonnade PUD Ordinance.  
I highlighted some discrepancies between their presentation and their PUD ordinance as well as items that don't pass the McCordsville Zoning Ordinance.

I am also attaching a view from my house looking north.  
It shows how high our houses actually sit above the road and could easily see over or down in an 6' buffer.

Thank you,

Kevin Smith

# Colonnade PUD Ordinance proposal - Review

## Land Use Requirements

### B 1a

33% - I would like to see larger lots by reducing the open space.

### B 1b

Will not exceed 3 units/acre - At two dwellings per 20' lots brings total to 379 or 3.79/acre  
With 6 dwellings per 20' lot building - total could be 819 dwellings/ 100 acre

## Area A

20x110 - **2200** sq. ft. - *From concept presentation*

### Min Lot Area

**1000 SF** - if 20' wide they will be 50' deep!

### Max # dwelling/building

**6** - This is out of line and needs fixed.

### II. Roof Pitch

6:12

Director of planning may approve lower roof pitches and cladding - Should be Arch. Committee - ZO - pg 75

### V. Lighting

NO - Dusk to Dawn lights

### Architectural Features

Front - 4 items from ZO pg.79 (e), Side & Rear - 1 item

## Area B

42x110 - **4620** sq. ft. - *From concept presentation*

### Min Lot Area

**3780 SF**

### Min Lot Width

**40** - If 40' wide they will be 94.5' deep

### Min Side yd set back

**0**

### Anti-Monotony

The same home will not be constructed on adjacent lot or directly across the street.

ZO - pg. 76

4(a) - A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.

4(b) - There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.

### II. Roof Pitch

6:12

Director of planning may approve lower roof pitches and cladding - Should be Arch. Committee pg 75

### V. Front Façade

**16"** Wainscot - Front Only - **pg. 75 - 3@ 1st floor of any multi-story must be masonry -**

3(d) At least 50 percent of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.

3(e) The side and rear elevations of all residences greater than 1,500 square feet that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on all visible elevations.

### VI. Lighting

NO - Dusk to Dawn lights

## Area C

50x130 - 6500 sq. ft. - *From concept presentation*

### Min Lot Area

6500

### Anti-Monotony

The same home will not be constructed on adjacent lot or directly across the street.

pg. 76

4(a) - A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.

4(b) - There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.

### Min Side yd set back

5'

### Max Lot Coverage

50%

### II. Roof Pitch

6:12

Director of planning may approve lower roof pitches and cladding - Should be Arch. Committee pg 75

### V. Front Façade

Wainscot Front only - **pg. 75 - 3@ 1st floor of any multi-story must be masonry -**

3(d) At least 50 percent of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.

3(e) The side and rear elevations of all residences greater than 1,500 square feet that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on all visible elevations.

### VI. Lighting

NO - Dusk to Dawn lights

## Area D

80x140 - 11200 sq. ft. - *From concept presentation*

### Min Lot Area

11200

### Anti-Monotony

The same home will not be constructed on adjacent lot or directly across the street.

pg. 76

4(a) - A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.

4(b) - There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.

II. Roof Pitch

6:12

Director of planning may approve lower roof pitches and cladding - Should be Arch. Committee pg 75

V. Front Façade

Wainscot Front only- **pg. 75 - 3@ 1st floor of any multi-story must be masonry -**

3(d) At least 50 percent of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.

3(e) The side and rear elevations of all residences greater than 1,500 square feet that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on all visible elevations.

VI. Lighting

NO - Dusk to Dawn lights

**Area E**

90x140 - **12600** sq. ft. - *From concept presentation*

Min Lot Area

**12000** - At 90' wide they will be 133' deep

Anti-Monotony

The same home will not be constructed on adjacent lot or directly across the street.  
pg. 76

4(a) - A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.

4(b) - There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.

II. Roof Pitch

6:12

Director of planning may approve lower roof pitches - Should be Arch. Committee pg 75

V. Front Façade

**Wainscot Front only - pg. 75 - 3@ 1st floor of any multi-story must be masonry -**

3(d) At least 50 percent of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.

3(e) The side and rear elevations of all residences greater than 1,500 square feet that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on all visible elevations.

VI. Lighting

NO - Dusk to Dawn lights

**Buffer & Screening Standards**

a. Buffer Height

**6'** - Needs to be 8' or more as Champion Lake homes building pads are 8' above road  
Need fencing along east property line. (Lot)

**Miscellaneous Requirements**

D. Traffic Improvements

**TBD**

School traffic completely shuts 700N down in the afternoon -

\* Can't turn left out of 700N from 7:15am - 7:50am, too many lined up to turn left into 700N

\* Parking on the road waiting for the gate to open about an hour before school lets out

**Street Lights**

Pg. 105(a) - **Purpose and Intent**

The purpose of these exterior lighting standards is to provide minimum outdoor lighting standards that protect the public safety and the general welfare of the community by **reducing unsafe and unpleasant lighting conditions, such as light trespass and light pollution**, while also promoting the safe and efficient movement of vehicles and pedestrians and the security of local properties.

**(B)(5) Light Trespass**

Light trespass into the night sky and onto neighboring properties shall be prevented through the use of such techniques as horizontally mounted lamps with reflectors, glass, polycarbonate or acrylic refractors, louvered optics, and houseside shields.

## Colonnade – PC – 7/20/21

- Lots are too small. – Reduce open space from 33%
  - CLSC lots are 145ft wide and over 30000 sq ft
  - Old Town lots are 125x138 - .38acre – 16552 sqft.
  - Homes east of CLSC on 700 N. are .5 acre – 120x211 (25000 sq. ft.)
- Price points compared to surrounding homes??
- Density – North of ditch – 5 per acre (204 lots on 40 ac) w/2200 sqft. lots and up to 6 dwellings per building????
- Lot Count – If Duplexes are counted as **two** lots – Total lot count would be **379** or **3.79/acre**
- Amenity Center – Pool, Playground – minimum of 379 families need a place to recreate...
- Mounds 8-10ft to hide car lights – CLSC homes are 8' above road
- Street Lights – Full cut-off like Sagebrook vs. outdated globe style that produce unsafe and unpleasant lighting conditions, such as light trespass and light pollution.
  - McCordsville Elementary school as well as Outlook Christian church both have incorporated full cut-off lighting.
- No Dusk to Dawn lights. – (no need to light up the dark sky)
- Make sure Beazer is the builder or it doesn't happen.
- Fence separating walking Trail and property on east side PUD.
- Anti-Monotony – They Propose – “Same home shall not be constructed on an adjacent lot or directly across the street”
  - ZO - “A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.”
- Director of Planning can approve lower roof pitch and Exterior Cladding Styles – Should be ARC.
- Mandate these statements from the Zoning Ordinance –
  - Pg. 75 3c “The exterior wall surface of the first floor of any multi-story residence shall be masonry”
  - Pg. 75 3(d) At least 50 percent of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry.
  - Pg. 75 3(e) The side and rear elevations of all residences greater than 1,500 square feet that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on all visible elevations.
- 50' buffer measures from where????
- No Remonstrant against boat noise
- Draft PUD Ordinance does not agree with presentation



View of Corn from my House

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I am 6 ft tall 😊

**From:** [Ginny Burney](#)  
**To:** [Ryan Crum](#)  
**Subject:** concerns regarding Colonnade  
**Date:** Thursday, July 15, 2021 2:05:38 PM

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To Whom It May Concern:

While I appreciate the fact that the diagram now shows the fronts of the houses on the south side of the development to be facing south, I would like to register several concerns about the Colonnade PUD being proposed for the property between W700N and W750N.

If I have interpreted the diagram correctly, there are only 2 entrances and no turn lanes to this area with 291 dwellings. This will likely make the entrances congested, causing a traffic hazard. This is exacerbated by parents picking up their children from school and lining up on W 700 N, effectively making it a one lane road at pick up time each school day afternoon.

There are no sidewalks for pedestrians along the roadways within the development or along W700N or W750N. With the current level and speed of traffic at peak times of day and no development, it can be a hazard to walk one's dog down W 700 N. When 291 homes are added, this problem of where to safely walk the dogs becomes much more significant.

In an earlier presentation, I thought I heard or saw evidence of a park. That amenity made me feel more accepting. I don't see that in the most recent diagram.

I also have concerns about loss of property value with 291 of production type homes across the road from our custom homes on spacious, well-landscaped lots. Cookie cutter houses with standardized designs, shared-type building materials, and common colors and appearances certainly cannot enhance or even approach our current property values. I see the development as having a detrimental effect on our property value.

I am certain there are changes that can be made to still allow a profit for the investors while addressing the concerns mentioned and maintaining the desirability of this area of McCordsville. Please hear these points and insist upon modifications.

Finally, I am concerned with the burgeoning growth within the area and within Town boundaries. How can our infrastructure accommodate the huge influx of all of these new structures and people coming online so quickly? Are the schools in a position to serve all of these children? Can water run off and increased sewage be accommodated by the current systems? Are there enough police and fire personnel to keep us all safe? These concerns need to be addressed in a public forum.

Sincerely,

Ginny Burney

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Virginia Burney, Ph.D.

High Ability Education  
[ginnyburney@gmail.com](mailto:ginnyburney@gmail.com)

**From:** [Sean Conboy](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade Development  
**Date:** Thursday, July 15, 2021 10:37:03 PM

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Ryan,

I have multiple concern regarding this new development:

- The number of lots/families will cause a current traffic problem on Mt Comfort road to be exponentially worse
- The development will cause further problems at the school for pick ups and drop offs creating a hazard trying to turn left (south) onto Mt Comfort road from W700N
- The amount of homes including the style is not equal to, or even a transition from the Champion Lake properties
- The east-west facing homes on the west side all show side yards and fences to the Champion Lake lots across from them. The "curve/corner" at the southwest of Colonnade should be replaced by a second ingress/egress. There could also be a second entrance with landscaping and correct lighting at the west end of the development.
- Mounding and landscaping are needed along W700N with correct evergreens (no evergreens susceptible to needle cast)

Thank you!

Sean Conboy  
5835 W 700 N  
McCordsville, IN 46055  
317-345-8976

**From:** [Herman, Mindy](#)  
**To:** [Ryan Crum](#)  
**Subject:** Concerns about Colonade PUD  
**Date:** Friday, July 16, 2021 8:42:51 AM

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Ryan,

Hi, thank you for your work to support the town. Please share this in full with Planning and with Town Council.

- A. Please make sure we hold all the new requests to the standards the town has set. If we require certain materials, please do not make exceptions. Please look at more variations in each section including more builders and/or some lots reserved for custom properties. Those guidelines are important for us to have high sustainable quality.
  
- B. In addition, the infrastructure of the town should be addressed BEFORE we REZONE, while we can handle R1 this density and volume with the other approvals made by the town are exceeding the capacities of
  1. Traffic, especially the intersection of 700 and Mt Comfort; roads need to handle the many additional cars
  2. Sewers
  3. Parks and Greenspace continuity and locations
  4. School capacity
  
- C. Needs of the community, we have multiple friends that are looking for custom home lots of ½ acre to 3 acres. Some of these are outside of McCordsville, colleagues etc. and choosing new location b/c they cannot find readily available R2/R1 building sites and also want to see more greenspace/park options near the lots/land with a more paced growth plan. Others are in existing neighborhoods with high density and looking for more land, quality to stay, but also having trouble getting out of neighborhoods that are PUD b/c of resale value. There is a market need for some larger lots available for custom homes to retain contributors to the town and tax base. We have investments in multiple properties and acreage and feel the community needs to be represented with a strong variety of housing/lots available.
  
- D. Finally, I feel we need to keep the plan that was established re: parks and some R1 or R2 housing near the school as planned. That was a thoughtful plan that included many participants in the community. We need to make sure all commissions are representing the sustainability of the community and not just a tax consideration. I appreciate the strong intelligent town council, town staff, and committee members and their ability to consider the constituents especially those most affected by each item brought forward to their respective committees.

Thank you for your consideration. We will see you at the meeting on Tuesday night.

Mindy

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**From:** [Greg Chester](#)  
**To:** [Ryan Crum](#)  
**Subject:** Colonnade  
**Date:** Friday, July 16, 2021 10:18:58 AM

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Hello, I am writing in regards to the new planned community located east of the elementary school on the north side of West 700 N., called Colonnade. For context, I am a resident in one of the homes at Champion Lake directly south of this development.

I am a relatively new resident to the community having moved here recently from Westfield, Indiana. So far I have been thrilled with my decision to relocate to McCordsville, but the seemingly untethered development of the area without regard to infrastructure, amenities and property values is quite concerning. Having spent most of my adult life living in Fishers, Westfield and other northern suburbs, I think the blueprint for our community is quite clear. Things like green space, population density, civic amenities, civic services, property value levels and related items truly matter in terms of how a community develops and grows. We can be Avon which is an unmitigated disaster or we can be Westfield which is an amazing success story in the making. That future and direction rests with our leadership at the town level.

This parcel of land and its proximity to the town center present the community with an amazing opportunity to launch forward in a positive way. The planned development simply does not make sense. It is going to stress our infrastructure, our roads, our intersections, our police, our fire services and our schools. It is a selfish plan by a greedy developer to maximize their profits without regard to the neighbors, the community, and the future of our town.

I believe that more green space is needed, consideration of the value of homes adjacent to the property, and the quality of these homes are all important considerations. Low quality, low value homes on this property does not make sense. Yes we need to make access to housing available to our residents. You have accommodated this obligation through your approval of various other communities in Our town. We have enough vinyl villages under construction and tremendous land availability outside of the areas adjacent to the town center.

I believe it is time to draw a line in the sand with respect to this development to ensure that property values, town amenities, civic services, and the path forward for the growth and development of our community are squarely considered. This piece of land could be a tremendous asset to the town and the community. I understand the desire to bring residence close to the town center, but jamming them into shoebox size homes and multi family residences that are low value and low quality is not the answer.

I am pleading with you to put the brakes on this development and to see the tremendous opportunity that lies ahead with respect to this piece of property.

Thank you.

Sent from my iPhone

Mobile: (317) 407-5518  
Email: [gchester@doz.net](mailto:gchester@doz.net)

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Thank you for your cooperation,  
Dauby O'Connor & Zaleski, LLC