

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: March 21, 2023

PETITIONER: Platinum Properties

PETITION: PC-23-002, Gatherings at Aurora Primary Plat

REQUEST: Petitioner requests approval of a Primary Plat for 170 lots on 80 acres.

LOCATION: The subdivision is located near along the southside of CR 700N, approximately ½ mile east of CR 600W.

ZONING: The property is zoned Snider Property Planned-Unit Development (PUD). Zoning and land use for the surrounding area are as noted below:

Zoning

North: County R2.5
South: Woodhaven Zoning (R-2,3, & 4)
East: County AG
West: PUD & R-3

Land Use

Single-family residential & agricultural
Single-family residential
Single-family residential & agricultural
Single-family residential, institutional & agricultural

STAFF REVIEW: The proposed development includes one primary entrance on CR 700N, as well as future connectivity via five (5) street stubs. All lots will be accessed from the internal street network. There are two sub-areas proposed, in accordance with the approved Zoning. The basic development standards both sub-areas are noted below:

Development Standards – 80s:

Min. Lot Area:	10,000 SF
Min. Lot Width at Building Line:	80 feet
Min. FY Setback:	25 feet
Min. SY Setback:	10 feet
Min. RY Setback:	15 feet
Min. Livable Floor Area:	2,050/2,670 SF
Max. Height – Principle:	35 feet
Max. Lot Count:	10

Development Standards – 65s:

Min. Lot Area:	8,400 SF
Min. Lot Width at Building Line:	65 feet
Min. FY Setback:	25 feet
Min. SY Setback:	5 feet
Min. RY Setback:	15 feet
Min. Livable Floor Area:	2,050/2,670 SF
Max. Height – Principle:	35 feet
Max. Lot Count:	160

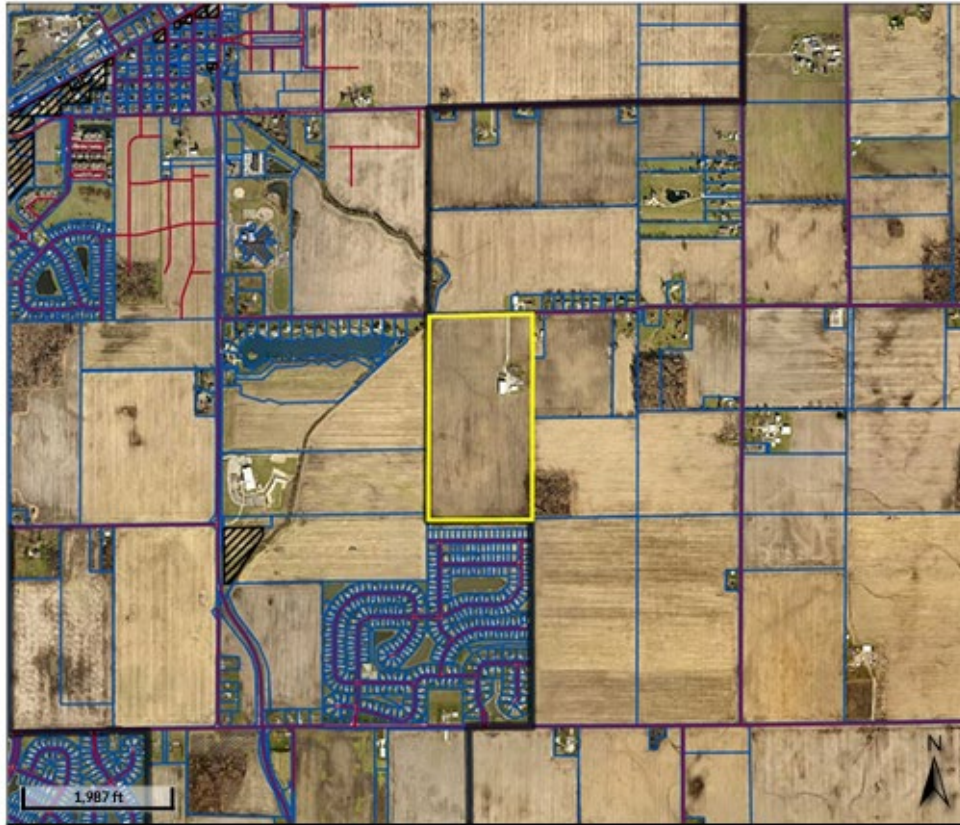
The PUD also requires the following, which are reviewed for at the Primary Plat stage:

- Minimum of 25% open spaces across the development.
- Right-of-way to dedicated in accordance with the Thoroughfare Plan.
- Maximum block length of 1,250 feet. Any block length equal to or greater than 800 feet shall feature traffic calming measures, approved by the Town Engineer.
- Tree Conservation Areas shall be provided as required by the PUD.

STAFF RECOMMENDATION:

This petition was reviewed by TAC on February 2, 2023 and received a number of comments. At the time of this report, staff believes all requirements have been met pending confirmation from the Town Engineer.

The Plan Commission can approve, deny, or continue this petition. Staff recommends approval of this petition, following confirmation of compliance from the Town Engineer.



Overview



Legend

- Commercial within PUDs**
 -  Bay Creek Commercial
 -  Berkshire Commercial
 -  Gateway Crossing Commercial
 -  Old Town Commercial
 -  Villages at Brookside Commercial
-  Corporate Limits
- Roads**
 -  I
 -  S
 -  U
 -  <all other values>
-  Parcels

Parcel ID 30-01-36-100-003.000-016
 Sec/Twp/Rng n/a
 Property Address
 District n/a
 Brief Tax Description n/a

Alternate ID n/a
 Class n/a
 Acreage n/a

Owner Address n/a

(Note: Not to be used on legal documents)

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