

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: January 16, 2024**

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**PETITIONER:** Fischer Homes

**PETITION:** Hampton Walk, Section 4 Development Plan & Secondary Plat

**REQUEST:** Petitioner requests approval of a Development Plan & Secondary Plat for Section 4 of Hampton Walk, with 36 townhome lots and 14 paired-patio lots.

**LOCATION:** Southside of CR 750N, immediately east of the Gateway Crossing Apartments

**ZONING:** The property is currently zoned Hampton Walk PUD. The zoning and land use for the surrounding area are as noted below:

Zoning

North: Old Town

South: Hampton Walk PUD

East: CN

West: Gateway Crossing PUD

Land Use

Single-family residential

Single & two-family residential

Agricultural & single-family residential

Multi-family residential

**STAFF REVIEW:** Section 4 of Hampton Walk is positioned along the southside of CR 750N and is the farthest northern extent of the project. It includes an entrance/exit on CR 750N. The Section includes both townhome units, as well as duplex units.

Infrastructure

All lots will be accessed internally via either public streets or private alleys. Stormwater has been master-planned for the development. The Town Engineer is finalizing his review and will ensure final compliance prior to issuance of site plan approval. Sanitary sewer service will be provided by the Town, in accordance with the Town's Master Sewer Plan. Water service will be provided by Citizen's Energy Group.

Development Standards

The Hampton Walk PUD includes its own Development Standards for each product type. The provided Development Plan and Secondary Plat are in compliance with the site and lot development standards of the PUD. The basic lot standards are denoted below:

**Area A – Townhome Collection**

|                          |                                |
|--------------------------|--------------------------------|
| Min. FY Setback          | 10'                            |
| Min. SY Setback          | 0'                             |
| Min. RY Setback          | 20'                            |
| Min. Building Separation | 20'                            |
| Min. Lot Width           | 20'                            |
| Min. Lot Depth           | 70'                            |
| Min. Lot Size            | 1,300 SF                       |
| Min. Living Area         | 2,000 SF (350 SF ground floor) |
| Max. Lot Coverage        | 85%                            |
| Max. Primary Height      | 43'                            |

**Area E – Paired Patio Homes**

|                          |                                  |
|--------------------------|----------------------------------|
| Min. FY Setback          | 25'                              |
| Min. SY Setback          | 0'                               |
| Min. RY Setback          | 15'                              |
| Min. Building Separation | 10'                              |
| Min. Lot Width           | 30'                              |
| Min. Lot Depth           | 120'                             |
| Min. Lot Size            | 3,600 SF                         |
| Min. Living Area         | 2,000 SF (1,200 SF ground floor) |
| Max. Lot Coverage        | 75%                              |
| Max. Primary Height      | 40'                              |

Perimeter Landscaping: The PUD includes a minimum 5' wide perimeter landscape area along CR 750N, with tree plantings. This 5' landscape area is in addition to the front-yard setbacks. There are also buffering requirements along the west property line. The plans meet the perimeter landscape requirements.

Street Lighting: The PUD does not require streetlighting along CR 750N, except at the entrance. Internal streetlighting has also been provided.

Pedestrian Accessibility: The PUD requires internal sidewalks on both sides of internal streets (excluding alleys), internal paths in select locations, and perimeter paths along perimeter frontages. Section 4 includes all pedestrian elements required by the PUD. It should also be noted that the PUD requires that a crosswalk across Mt. Comfort Road be installed prior to either (a) the 150<sup>th</sup> building permit being issued or (b) the start of the school year in which the school district first allows children to walk to school, whichever occurs first. At this time, we anticipate this will be triggered by the 150<sup>th</sup> building permit. Staff is tracking building permits and will be urging the petitioner to begin discussions with the Town Engineer on the type of crosswalk application sooner than later.

Open Space/Amenities: The PUD requires a minimum open space of 23.37 acres. The combination of open space across all five (5) sections does meet the minimum open space requirement. Furthermore, it should be noted that the PUD requires a pool and “cabana amenity”. Those amenities are required to be constructed prior to the issuance of the 150<sup>th</sup> building permit. Staff is tracking building permits and has urged the petitioner to begin the submittal and review process sooner than later.

Lot Count: Each District has a maximum lot/unit count. Staff is tracking this by District as Development Plans are filed with the Town. All five (5) sections of this PUD have been filed for review. We have confirmed the petitioner is below the maximum lot/unit count for each District as currently filed or approved with the Town.

Technical Advisory Committee: This project was on the October 5, 2023 TAC agenda, where it received a number of comments. Comments relating to the Plan Commission’s review have been addressed. The petitioner will continue to work with the Town Engineer on finalizing storm and sanitary sewer comments, as is typical with Development Plans.

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**STAFF RECOMMENDATION:**

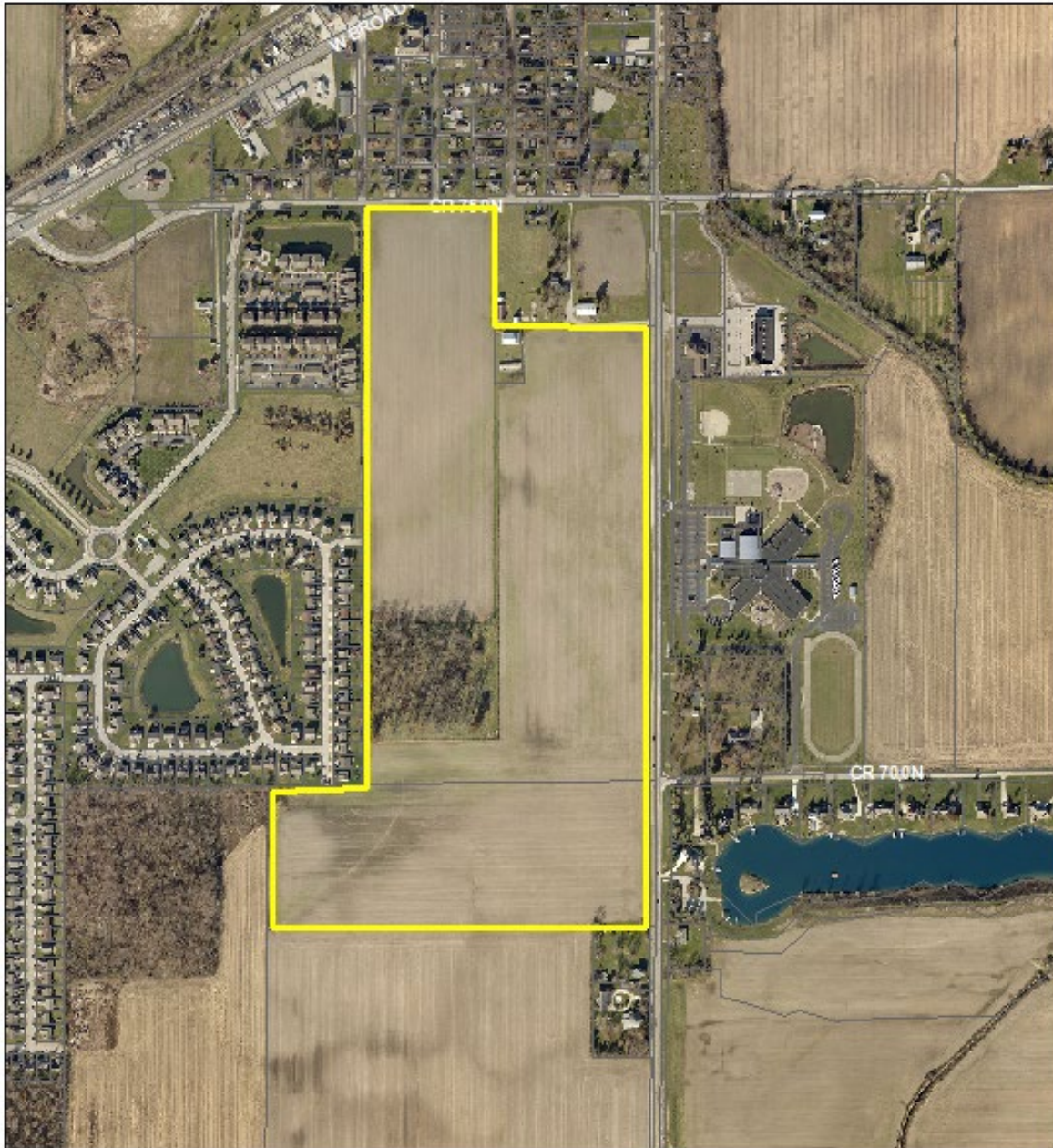
Staff finds the plans have met all the requirements of the Hampton Walk PUD and any applicable requirements of the McCordsville Zoning Ordinance. Staff recommends approval of the Development Plan and Secondary Plat.

## Existing Conditions

THE TOWN OF  
**MCCORDSVILLE**



Plan 2019-001 McCordsville



Subject Site





**"Exhibit C"**

**SUBAREA PLAN**

