

# McCordsville

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## INDIANA

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

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**PETITIONER:** Pulte Group

**PETITION:** PC-23-023, Jacobi Farms PUD Amendment

**REQUEST:** Petitioner requests a favorable recommendation on an Amendment to the Jacobi Farms PUD.

**LOCATION:** The subdivision is located at the northwest corner of CR 750N and CR 500W. The subject property is +/- 177 acres.

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

Zoning

North: County R2.5  
South: County R2.5  
East: County R-1  
West: CR & R-1

Land Use

Single-family residential  
Single-family residential & Agricultural  
Agricultural  
Agricultural

**STAFF REVIEW:** The Amendment proposes to add a fifth (5<sup>th</sup>) district to the PUD with a new residential product. The other four (4) districts remain mostly unchanged, other than adjustments to lot counts and site plan adjustments to account for the new district and product.

The proposed district, to be known as District E, is proposing a multi-family product that will be positioned between Areas A and B. The location of this product makes sense within the larger PUD, as this product's density and intensity will be less than Area A's townhomes, but greater than Area B's single-family product. The allows the transition of higher-to-lower density residential uses to remain in a west-to-east fashion, as originally intended by the PUD. This transitioning was specifically requested by staff during initial PUD discussions in 2021. McCord Square is directly west of this site, and it is important that we continue to place high-to-medium residential density in supporting locations around McCord Square. Jacobi Farms is a large project, and therefore it presented the opportunity for the Town to work with the developer to introduce multiple product types, so that the density could "stair-step" down from west-east. Staff is pleased this is still the case with the project.

The petitioner's multi-family product is limited to no more than 10 dwelling units per acre, and the proposed Amendment allows a maximum of 235 such units. Area A, the townhome district, which will sit west of the proposed District E, doesn't have a specific maximum density, albeit it is indirectly controlled by lot sizes, setbacks, and the overall density of the project, but we anticipate that density being greater than 10 units per acre. Area B, the 53' wide lot product, which will sit east of the proposed District E, doesn't have a specific maximum density, but again is indirectly controlled, will have a density far less than either attached product, but is the densest of the three (3) single-family detached products.

The proposed product is permitted to be for-sale or for-rent, and the petitioner will be making commitments to the maximum number of units per building, and it is intended to be single-story. This type of product tends to lend itself to the active-adult buyer but is not proposed to be age-restricted.

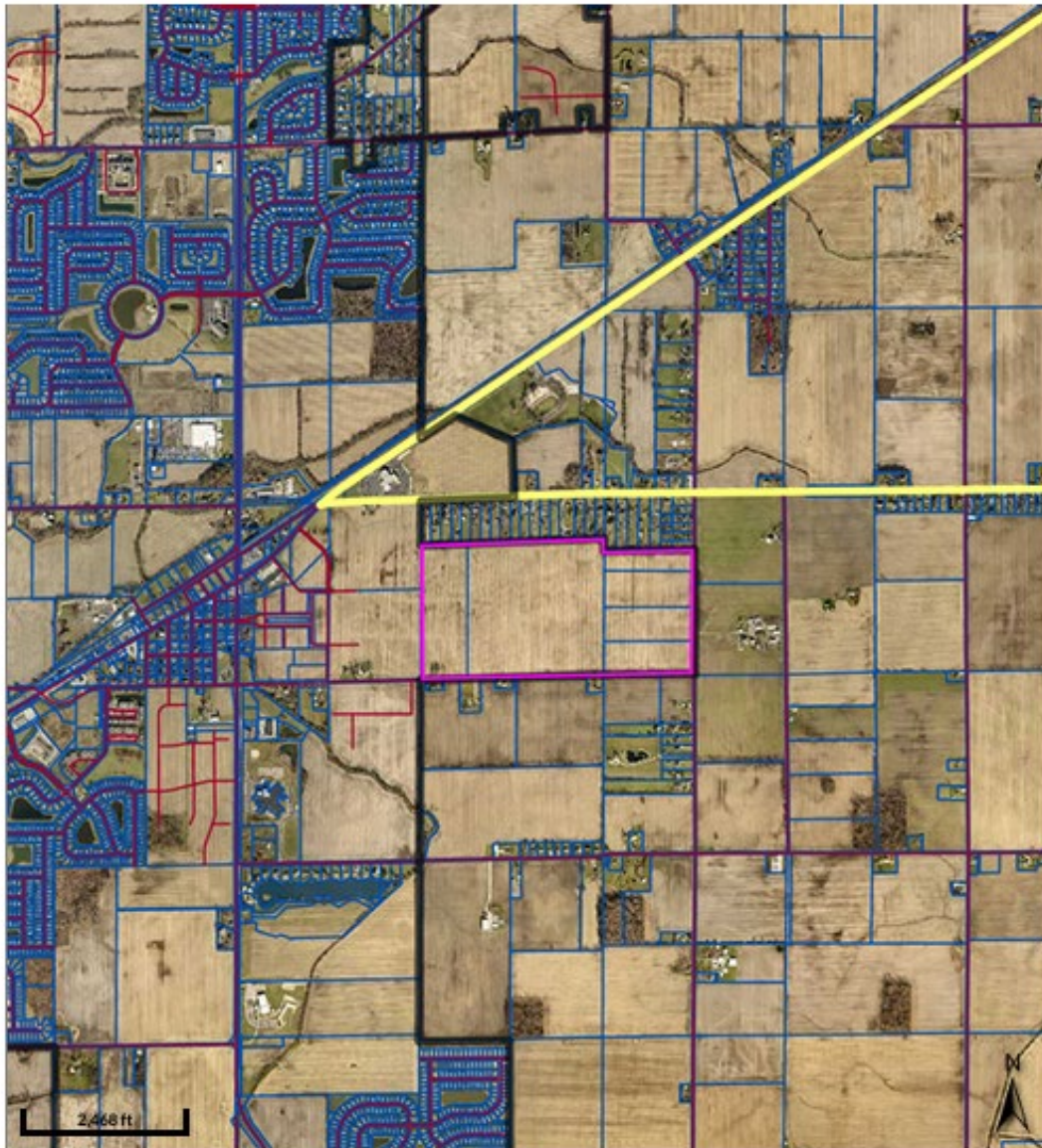
While we are still working out many of the details of this product, staff generally views this product, and the larger impacts it has on the overall project as welcome additions. Those benefits are:

- Adds a type of multi-family product near McCord Square that is not currently offered or approved in the areas surrounding town center
- Creates an opportunity to increase the size and therefore number of units in Area A
- Overall adds density to project, which increases consumers of the future commercial businesses in McCord Square
- We anticipate an increase in overall assessed value for the project
- Further diversifies the product mix in what is a large residential project

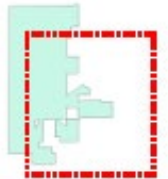
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#### **STAFF RECOMMENDATION:**

The petitioner is not seeking a recommendation at the January Plan Commission meeting. Pulte is seeking discussion and feedback from both the Plan Commission and the public. Their intent is to request a continuance following receipt of discussion/feedback, and then return to the Plan Commission in February with a revisions and fine-tuned PUD. Staff is in full support of this approach, as we concur with the petitioner that there are still details that need to be addressed within the PUD Amendment Ordinance.



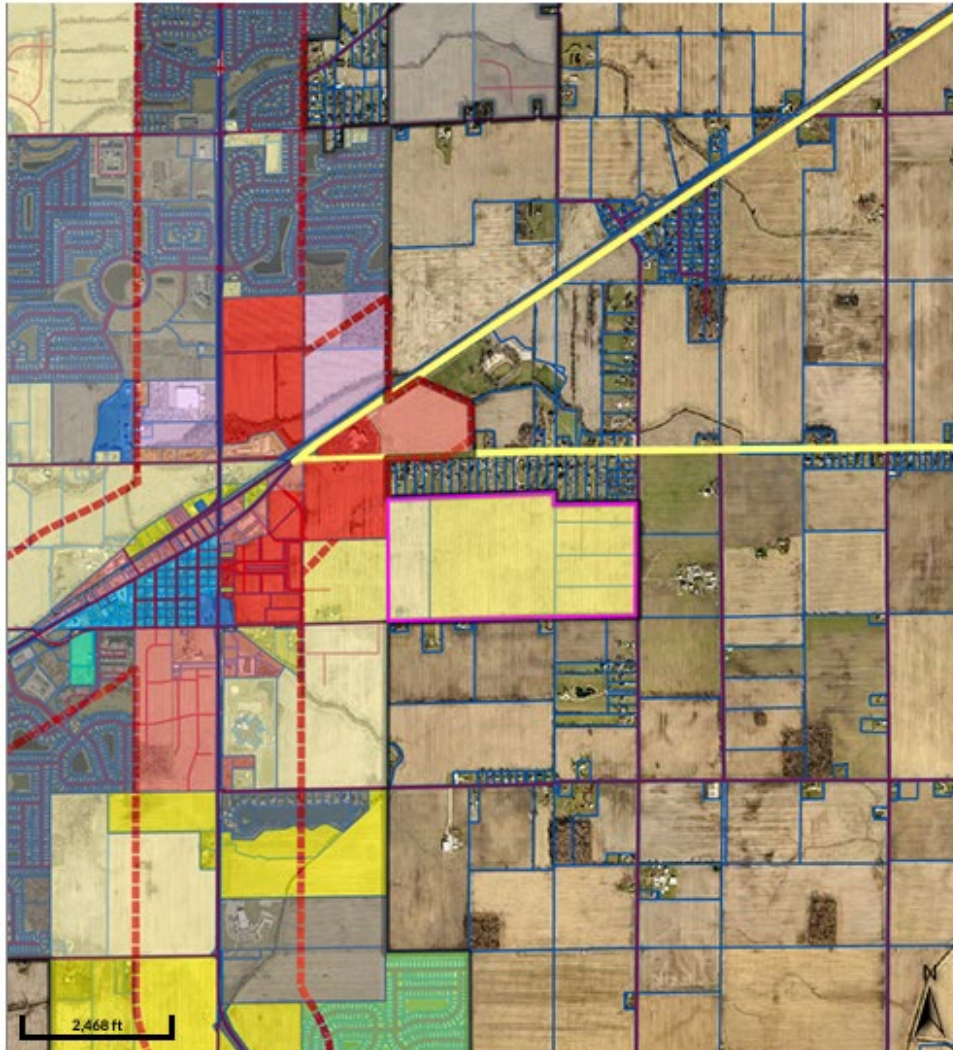
Overview



Legend

-  Corporate Limits
- Roads
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  -  S
  -  U
  -  <all other values>
-  Parcels

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