

# McCordsville

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**Plan Commission Staff Report**  
**Meeting Date: May 21, 2024**

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**PETITIONER:** Fischer Homes

**PETITION:** Hampton Walk, Amenity Area

**REQUEST:** Petitioner requests approval of a Development Plan for its Amenity Area.

**LOCATION:** Hampton Walk is located near the southwest corner of CR 600W & CR 750N. The amenity area is located in the lower 3<sup>rd</sup> of the project area.

**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:** The amenity area sits along Bayview Run between the lots in Section 1 and Section 3. The pool and pool house are on the west side of the road, and the playground on the eastside. Parking is provided for both areas.

Infrastructure

Both amenity areas will be accessed internally via Bayview Run. Stormwater has been master-planned for the neighborhood. 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 included some specific requirements for the Amenity Area. Those are listed below:

- The pool house shall be consistent with the Pool Cabana Concept Design (Exhibit G of the PUD)

- The inspiration for the open space programming shall be consistent with the Illustrative Open Space Exhibit (Exhibit F of the PUD)
- The pool and pool house shall be built prior to the issuance of the 150<sup>th</sup> building permit.

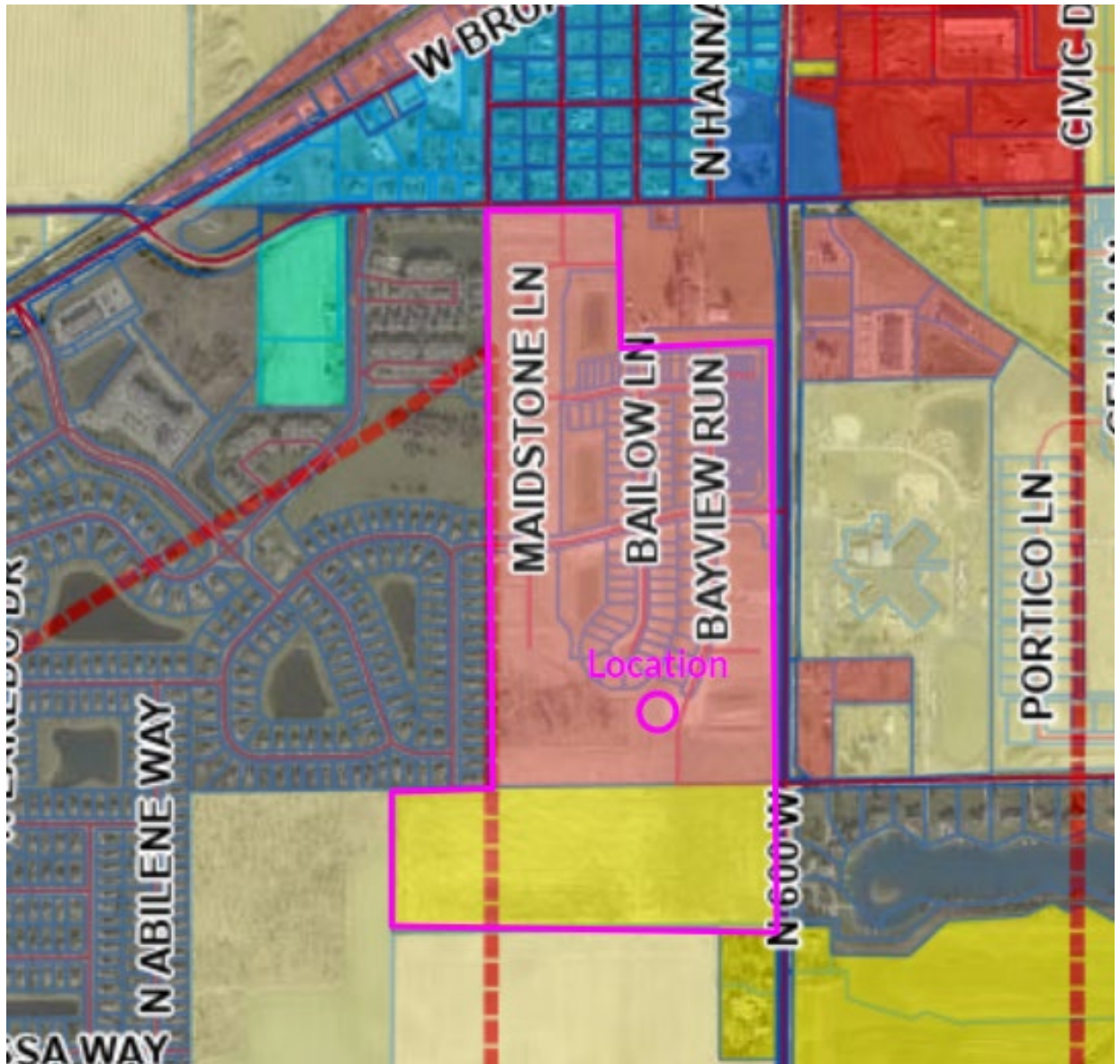
Technical Advisory Committee: This project was on the April 18, 2024 TAC agenda, where it received a number of comments. Comments applicable to the Plan Commission's review have been addressed. The petitioner will continue to work with the Town Engineer on finalizing storm and sanitary sewer comments, as is typical with Development Plans.

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**STAFF RECOMMENDATION:**

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







### SUBAREA PLAN





“Exhibit F”

**ILLUSTRATIVE OPEN SPACE EXHIBIT**



**"Exhibit G"**

**POOL CABANA CONCEPT DESIGN EXHIBIT**

