

# McCordsville

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## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: June 18, 2024**

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**PETITIONER:** Pulte Group & LMS Investments

**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 primarily focuses on amendments to Area A of the PUD in order to allow a mix of residential product types. The proposed product types include townhomes, duplexes, and two (2) styles of cottages. The remaining Areas of the PUD have some minor adjustments that are detailed later in this report.

Area A

The revised district proposes a maximum of 365 units on +/- 40 acres, for a density of +/- 9.125 per acre. This is obviously a higher density than the remainder of the subdivision, and the PUD is clear that the remaining portions of the PUD are limited to a maximum density of 3 units per acre. While we do not have a project filed on the property to the west, we anticipate it will be greater than 10 units per acre, as it is within the McCord Square master plan area. Therefore, staff sees the revised Area A as a good transition from McCord Square to the more traditional and lower density Areas to the east.

There are some important aspects of the Concept Plan for Area A that staff would like to highlight.

1. Separating Area A from McCord Square in the future will be a planned north-south roadway. The layout of the townhomes in Area A takes this account and is why so many of the townhomes, which are rear-loaded, front to the west. Staff has recommended this approach to the westside of the project to create a more urban feeling streetscape adjacent to McCord Square. Please see the Exhibit at the end of this report for the relationship of this project site to the Town Center Master Plan.
2. There is strong east-west central greenspace through the Area. This greenspace will feature pedestrian trails and sidewalks along with pedestrian scaled lighting.
3. The amenity facilities are located adjacent to the central greenspace. While these amenities will not be open to the public we do feel keeping these in close proximity to the open spaces is a nice feature.
4. The “loop” road encircling Area A is proposed as a public street, built to public street standards, and maintained by the Town. This will ensure that the Town can assist in maintaining this community and allow the developer/owner to focus on amenities, parking areas, private streets, unit maintenance, and open spaces.
5. View corridors to the central greenspace have been created at both the north and south entrances into Area A.

It should be noted the petitioner is seeking some flexibility in their request. Specifically in regards to the three (3) main components: (1) The ability to move around buildings and units on the site plan. (2) The number of bedroom types. (3) The number of product types. Staff is in favor of flexibility in the Concept Plan and feel the language in on page 5 of the PUD gives us comfort that wholesale changes cannot be made without a PUD Amendment. Staff would like to see the petitioner dial in the number of bedroom types and product types. For instance, including a percentage cap on the number of 3-bedroom units, and including min./max for product types (other than townhomes which has already been provided) would provide a greater amount of predictability for the Town.

The petitioner has created sub-areas within Area A. These sub-areas were created in order to provide bulk standards specific to each product type, as well as create other controls within the PUD, but not to stipulate specific locations for the product types.

- A-1: Townhomes
- A-2: Duplexes
- A-3: Cottages w/ garages
- A-4: Cottages w/out garages

In keeping with many of the Town's PUDs the petitioner is proposing a number of specific bulk standards that would apply within the PUD. Highlights of those bulk standards specific to Area A are noted below:

1. Min. Unit Count (aggregate):	300 (of which 100 must be townhomes)
2. Max. Unit Count (aggregate):	365
3. Min. Lot Size:	
a. A-1:	1,000 SF
b. A-2:	4,000 SF
c. A-3:	3,500 SF
d. A-4:	1,700 SF
4. Min. Lot Width:	
a. A-1:	16'
b. A-2:	52'
c. A-3:	40'
d. A-4:	30'
5. Min. Front-yard Setback:	10'
6. Min. Driveway Depth:	
a. A-1:	20/10'
b. A-2, A-3:	20'
c. A-4:	NA
7. Min. Side-yard Setback:	0'
8. Min Rear-yard Setback:	10'
9. Min. Building Separation:	
a. A-1:	20'
b. A-2, A-3, & A-4:	10'
10. Min. Home Size:	
a. 1-bedroom:	600 SF
b. 2-bedroom:	900 SF
c. 3-bedroom:	1,200 SF
11. Max. Lot Coverage (if individual lots):	85%
12. Max. Structure Height:	
a. A-1:	40'
b. A-2, A-3, & A-4:	35'

It is important to note that while minimum lot standards have been provided in the event the developer decides to "parcelize" the units/buildings, since this is intended to be a for-rent product, that is not necessary and Area A could be platted as one large block or several large blocks (created in phases, similar to standard subdivision sections).

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards. We will not list all those standards in this staff report; however, we have chosen to highlight a few below that we feel will be helpful to the Plan Commission in forming their recommendation to the Town Council:

1. Illustrative building renderings have been provided in Exhibit C-1 of the PUD. The petitioner is still developing these renderings as well as others and has noted they may not build these exact models/elevations. Staff has requested the PUD include our typical "illustrative character and quality" language in the PUD, as well as clear written architectural standards, and a requirement to receive ARC approval for all building types.
2. The petitioner has committed to providing a minimum of 2.5 parking spaces per unit. This parking ratio is in keeping with the Town's Zoning Ordinance and is in excess of the parking ratio that has been approved for some apartment projects in the Town. This calculation includes, on-street parking (lined & dimensioned), off-street parking, driveway parking, and garages. Based upon the max unit count of 365, that would produce a requirement for 913 parking spaces. Staff has received some concern from public safety agencies that garages are often not used for vehicles and therefore while 913 spaces will be available they will not all be used for vehicle parking. Staff has conducted an additional calculation. Based upon the current Concept Plan, if we remove garage spaces (+/- 300) from the calculation, the parking ratio would be 1.68 parking spaces per unit. As comparison below are parking details on the three most recently approved apartment developments (not in McCord Square):
  - a. Broadacre (Cityscape): 1.75 parking spaces per unit (no garage spaces)
  - b. Morningside at 2.5 parking spaces per unit (which includes an unknown number of garage spaces)
  - c. Gardens on Kensington: 2 parking spaces per unit (includes 60 garage spaces). If we remove the 60 garage spaces from the calculation, Gardens on Kensington calculates to 1.53 spaces per unit.
3. There is small buffer-yard between Area A and the rest of the subdivision. This buffer-yard is small enough to not completely separate Area A from the rest of the subdivision while providing some visual screening.
4. The architectural standards for Area A have been separated from the architectural standards of Areas B-C. The architectural standards are located in Exhibit C-1 of the PUD.
5. The minimum lease term shall be 6 months.

### Areas B-C

Areas B and C constitute the remaining acreage of the overall PUD. They are essentially replacing what was previously described as Areas B, C, & D. Pulte's original plan for Areas B, C, & D were to have three lot sizes, one per area. Area B was 53' wide lots featuring homes of at least 1,600 SF for a ranch and 2,100 SF for a two-story. Area C was approved for 62' wide lots featuring homes of at least 1,800 SF for a ranch and 2,400 SF for a two-story. Area D with 80' wide lots were to feature homes of at least 2,300 SF for a ranch and 2,600 SF for a two-story. With the proposed expansion of Area A, Pulte is eliminating what was the old Area B featuring the 53' wide lots. The proposed amendment therefore moves the standards associated with the old Area C to the new Area B, and standards associated with the old Area D to the new Area C.

The proposed amenities within Areas B and C are the same as previously approved. Staff did request a change to the roadway adjacent to the amenity area. Previously the adjacent intersection was a standard 4-way intersection with medians. Staff and the petitioner have agreed to turn that intersection into a single-lane roundabout. The center and splitter islands will be landscaped to add to the streetscape, while also adding some traffic calming to that area. The main east-west roadway still remains intact with this amendment. This was important to staff as there was a desire to maintain a strong linear connection from east to west throughout the subdivision. All of the various common areas are connected via internal sidewalks and trails. The proposed amenity package is substantial and includes a pool, among other features.

The petitioner has made some modifications to the layout for Areas B & C. The entrance on 500W was shifted to avoid a utility pole conflict. Also, the easternmost entrance on 750N was eliminated.

### Overall Project Comments

The overall density of the project, assuming all maximum lot counts are achieved is 3.7 units per acre. While this density is greater than the majority of subdivisions in McCordsville, it is very appropriate for a subdivision adjacent to our new Town Center. This density is also similar to that of Hampton Walk (3.7), which was also approved with a number of product types.

At the time of this report, staff is still working through a number of items with the petitioner. Below is a brief list of the items still in discussion and/or items staff is concerned about.

### Area A

1. We would like to see a min. acreage for Area A.

2. The architectural standards do not require any brick or stone on side or rear townhome elevations. This is not in keeping with the standards adopted for the townhomes in Hampton Walk and Colonnade.
3. We are concerned that some of the townhome side elevations will be very visible to the public and while the PUD includes additional window requirements for such elevations, there are no other architectural enhancements proposed.
4. We understand that many of these units will be smaller than the town's typical single-family home. But even with that acknowledgment we are concerned that a minimum front porch column size of 4" x 4" may appear spindly.
5. Staff does not support the language in 13(a) of the Exhibit C-1 that allows a tree in lieu of a window.
6. We would like to see language that requires perimeter parking lot plantings for any parking lots within Area A.
7. Staff would like to see the number of bedroom types and product types "dialed in" so that the town has more predictability in the final product.
8. We recommend language added to the PUD that requires any end-unit townhome, which is permitted to have less than a 20' deep driveway, to feature a 2-car garage.
9. The Fire Department has noted some concern regarding access certain units types. Staff and the petitioner are working to address this concern. We will provide an update at the meeting.
10. Staff is still working on some maintenance language. We will provide a draft at the meeting.

At the time of this report, staff has not received any new remonstrance letters. As a reminder, we did receive one remonstrance letter in March. That letter was posted to the March agenda and provided to the Plan Commission.

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

The Future Land Use Map envisions the westernmost 30 acres be developed as *Neighborhood Commercial* and the remaining acreage as *Medium Density Residential*. According to the Comprehensive Plan *Neighborhood Commercial* is intended to be developed to serve adjacent neighborhoods with commercial opportunities. These

areas should be located immediately adjacent to residential areas and should be designed at the human scale. *Medium Density Residential* is intended for moderate density residential development in the 2-3 units per acre range. The classification strives to create an attractive, stable, and orderly residential environment for citizens desiring average lots sizes and/or two-family dwellings. While the Comprehensive Plan contemplates Neighborhood Commercial on a portion of the property, since the adoption of the Comprehensive Plan in 2011 the Town has significantly altered its approach to commercial development in central McCordsville. The Town has completed a master plan for a town center, which will be located immediately adjacent to the subject site. Additionally, the Town Council has approved an Economic Development Agreement for a significant portion of the Town Center site. The Town Center will serve as the commercial center for this adjacent residential site, thus the concept of placing neighbor services adjacent to residential is accomplished.

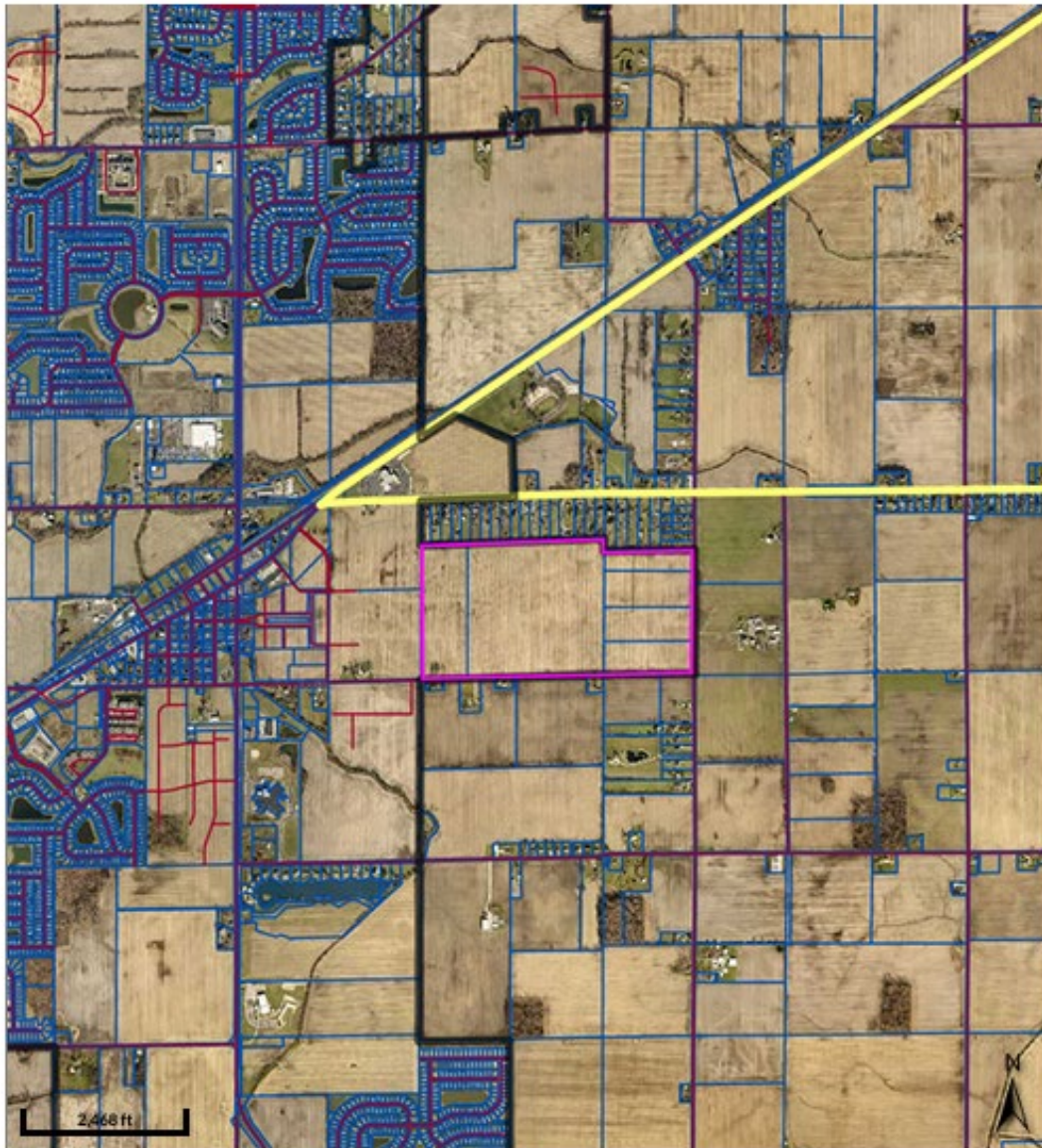
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**STAFF RECOMMENDATION:**

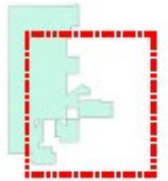
Staff is continuing to work with the petitioner on the items noted above. Overall staff is supportive of this petition and would recommend a favorable recommendation once the items noted above are addressed.

The Plan Commission can motion to provide (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.





Overview

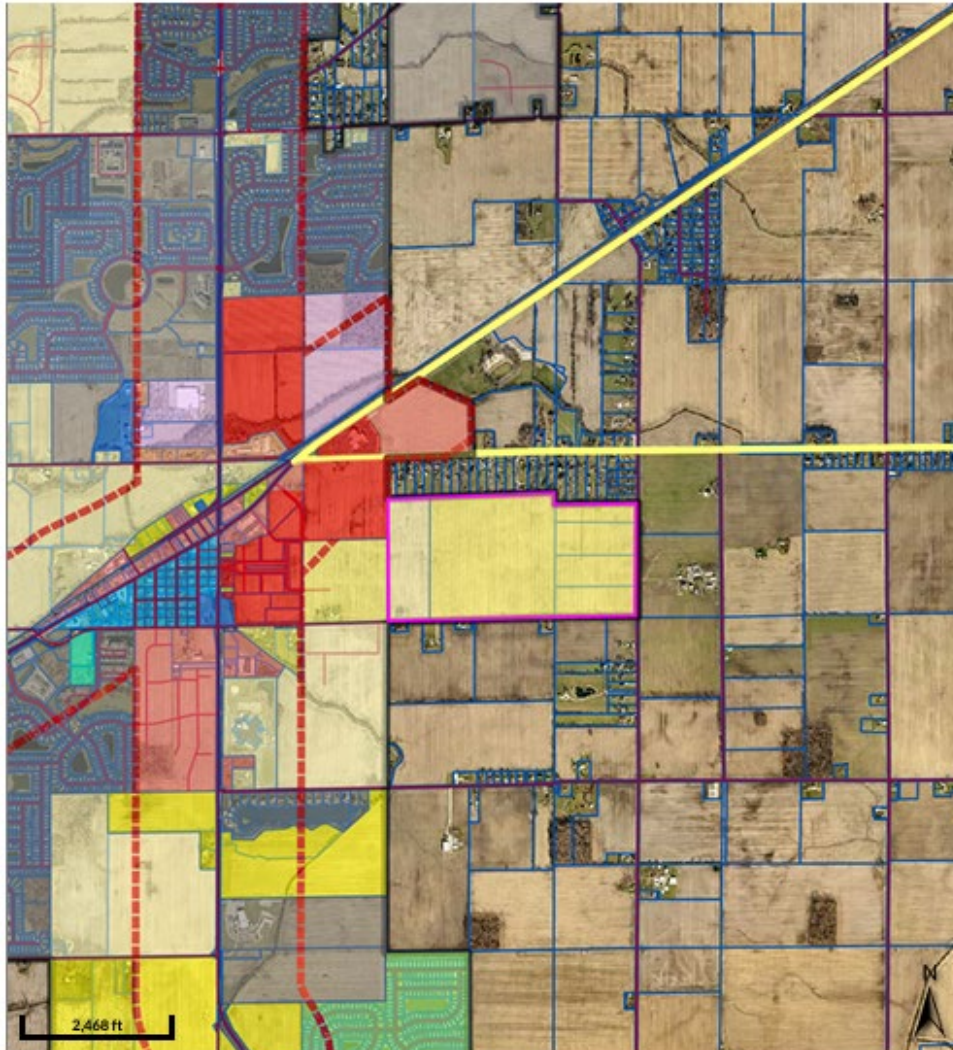


Legend

-  Corporate Limits
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-  Parcels

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