

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report

Meeting Date: July 16, 2024

PETITIONER: Fischer Homes

PETITION: PC-24-004, Hampton Walk PUD Amendment

REQUEST: Petitioner requests a favorable recommendation on an Amendment to the Hampton Walk PUD.

LOCATION: The subdivision is located near the southwest corner of CR 750N and CR 600W. This Amendment is limited to a small portion of the overall PUD. The subject Real Estate is +/- 5 acres, located along the CR 750N frontage.

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 (OT)

South: Hampton Walk PUD

East: Neighborhood Commercial (CN)

West: Gateway Crossing PUD

Land Use

Single-family residential

Attached residential

Single-family residential & Agricultural

Multi-family residential

STAFF REVIEW: The Amendment focuses on amendments to what is proposed as sub-area A-1. The Real Estate encompassed by sub-area A-1 was originally part of Area A of the PUD, which includes the standards applicable to all townhomes in the project. The petitioner is seeking to introduce a second townhome product (only in this sub-area) and for the various reasons denoted below, requires an Amendment to the PUD. This Amendment would not affect any other portions of the Hampton Walk PUD, as it is specific to the Real Estate in the legal description in the Amendment Ordinance.

The revised sub-district proposes a maximum of 40 units on +/- 5 acres, for a density of +/- 8 units per acre. The Ordinance also denotes that adjustments to the unit count of up to 10% can be administratively approved by staff, but the overall unit count for the entire development cannot exceed the original 345 units.

The proposed townhome product is a 2-story, front-load product, as opposed to a 3-story, rear-load project. This is the primary driver of the need to Amend the PUD, as the

original PUD required rear-load garages and included illustrative architectural exhibits as well as written architectural standards that were specific to a 3-story, rear-load product. In staff's initial review of this request the two features of the proposal that we felt made a lot of sense were: (1) a 2-story product is more context sensitive to neighboring Old Town and (2) this product allows each unit to have a small backyard.

Staff has been working with the petitioner to make changes to the proposal to address the introduction of a different product. Those have primarily been focused on the following:

1. Removing the curve of the adjacent public street to the south, which created some odd driveway configurations for the townhomes, and replacing it with a T-intersection. This petitioner has accomplished this, as shown on their Concept Plan.
2. Ensuring proper turn-around for fire apparatus on the private streets. The petitioner has provided their most recent street design to the Vernon Township Fire Department. We anticipate having a response from the Fire Department prior to Tuesday's meeting.
3. Increasing the landscaping along CR 750N, since the proposed product features front-loading garages. This petitioner appears to have accomplished this as well, as shown by their Concept Plan, and we are working to incorporate language into the Ordinance to substantiate the change.

In addition, staff is also working with the petitioner to make some further fine-tuning of the Amendment Ordinance, including, but not limited to ensuring appropriate on-street/off-street parking that will not impact emergency response, and architectural standards that will create consistency with the original PUD and other townhome projects in McCordsville.

In keeping with many of the Town's PUDs the petitioner is proposing a number of specific bulk standards that would apply to this sub-area. Highlights of those bulk standards specific to sub-area A-1 are noted below:

Subarea A-1 Townhome Collection - North	
Standard	
Default Zoning District Base Layer	MF1
Max. Number of Lots	40
Min. Lot Area (sq ft)	1,300
Min. Lot Depth (ft)	70
Min. Living Area multi-story bldg (sq ft)	1,550
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A
Min. Ground Floor Living Area multi-story bldg (sq ft)	550
Min. Lot Width at Bldg Line (ft)	20
Min. Front Yard Setback (ft)*	20
Min. Side Yard Setback (ft)**	0
Min. Building Separation (ft)	10
Min. Rear Yard Setback (ft)	10
Max. Lot Coverage (% of all impervious surfaces)	90%
Max. Principal Structure Height (ft)	40

Notes:

*1.) The Min. Front Yard Setback is measured from the lot line.

**2.) The Min. Side Yard Setback applies to the building foundation.

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards. We will not list those standards in this staff report, but would like to call the Plan Commission's attention to Exhibits B, D-D-2, and E-H of the PUD.

At the time of this report, staff has not received any remonstrance letters.

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

During the original PUD zoning for Hampton Walk, staff conveyed the following regarding "reasonable regard" for the Comprehensive Plan: *The Future Land Use Map envisions three different land use categories on this property. The frontage along CR 600W is slated for Neighborhood Commercial. The northwest quadrant being Medium Density Residential and the southwest quadrant being Low 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. The Low-Density Residential land use classification is intended for areas of the Town which have already developed at this density. Other areas where this classification might be appropriate include land located outside of the current jurisdictional boundary of the Town. Land classified as Low Density Residential is intended for low density single-family residential uses. While the petitioner's layout does not mirror the land use categories exactly staff feels the locations of density and transitions between product types is more orderly and context sensitive than that envisioned by the Comprehensive Plan. One example is the southeast corner of the site. Per the Comprehensive Plan, this area is slated for commercial development. Large lot residential development, similar to what the petitioner has proposed makes more sense and is more context sensitive to the built environment of the adjacent properties.*

This site was one of the "Catalyst Sites" studied in the Mt. Comfort Road Corridor Development Strategy. That study proposed residential and commercial land uses with a mix of residential product types. The petitioner's site plan does a pretty good job

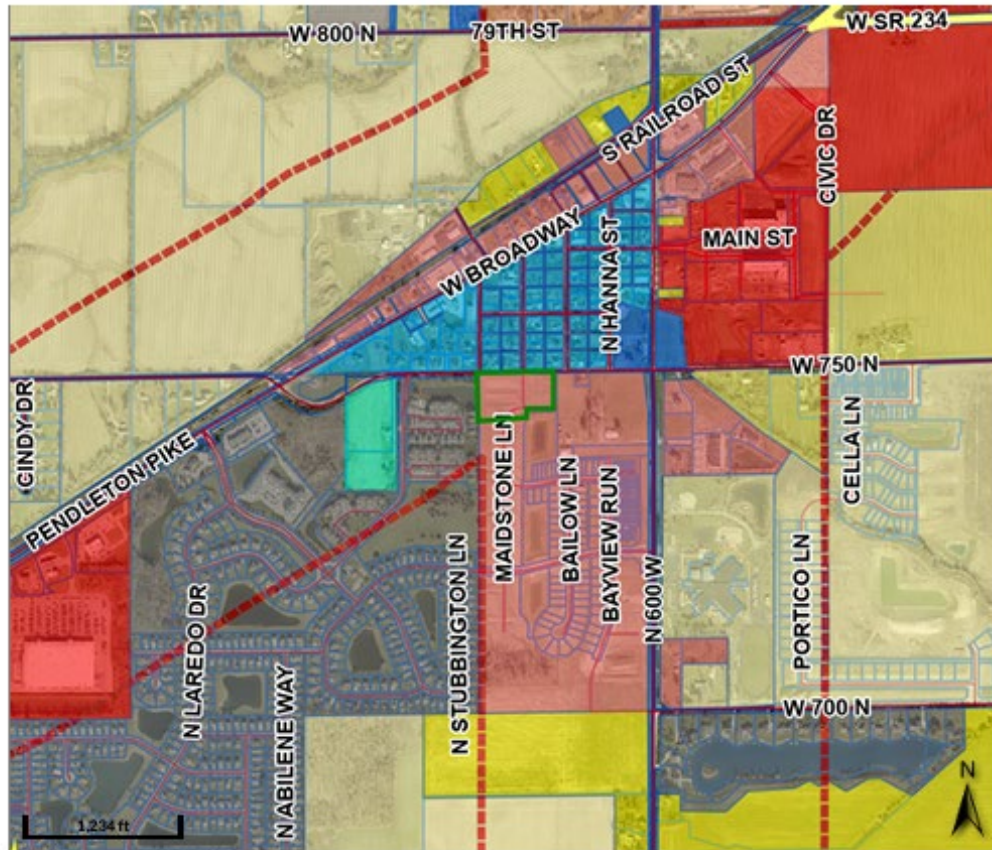
following that conceptual land usage of that plan. That exhibit is attached to this report. It is important to note that while the petitioner's plans do not include commercial, the southwest corner of CR 600W & CR 750N, which is the best location for commercial uses, is not part of the petitioner's site and is being retained by the seller.

The proposed Amendment still aligns with staff's opinion of reasonable regard for the Comprehensive Plan.

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

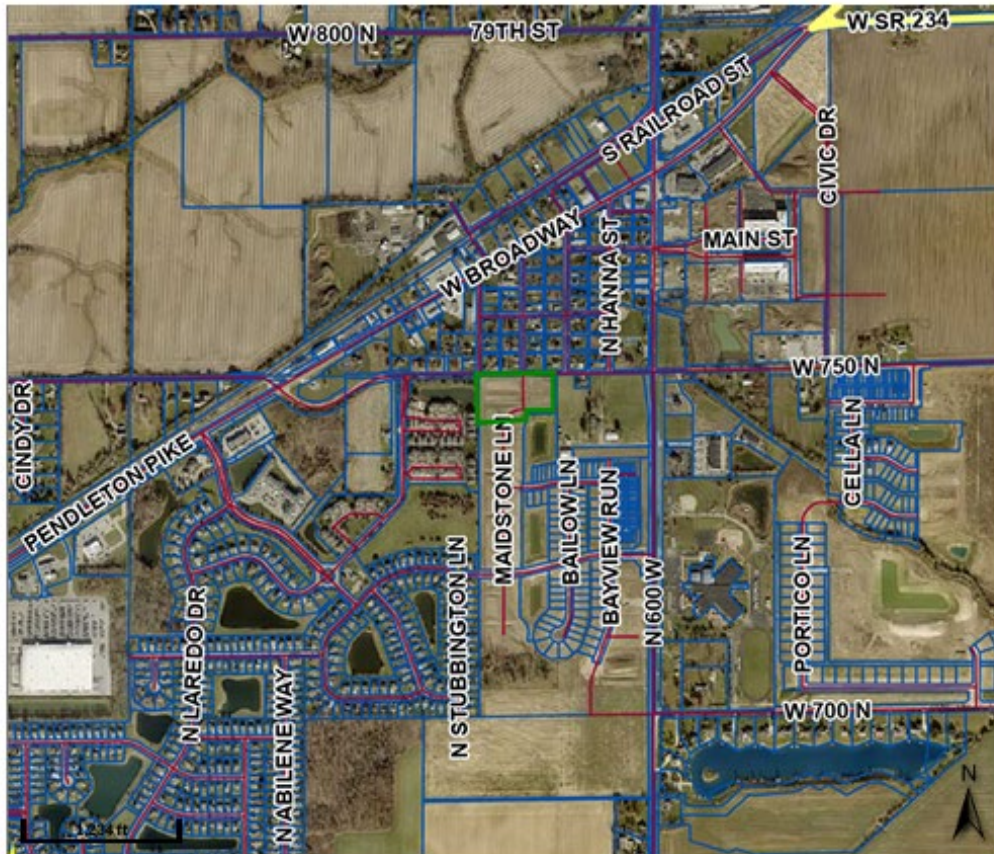
-  Corporate Limits
- Roads**
-  I
-  S
-  U
-  <all other values>
-  Rights of Way
-  Parcels

Parcel ID	30-01-35-202-049.000-018	Alternate ID	30-01-35-202-049.000-018	Owner Address	Austin Trace HOA Inc
Sec/Twp/Rng	n/a	Class	500 - Vacant - Platted Lot		5702 Kirkpatrick Way
Property Address	N 700 W	Acreage	n/a		Indianapolis, IN 46220
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	AUSTIN TRACE S2 CMN AR E				
	(Note: Not to be used on legal documents)				

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Overview



Legend

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- Roads**
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-  <all other values>
-  Rights of Way
-  Parcels

Parcel ID 30-01-35-202-049.000-018
 Sec/Twp/Rng n/a
 Property Address N 700 W
 McCordsville

Alternate ID 30-01-35-202-049.000-018
 Class 500 - Vacant - Platted Lot
 Acreage n/a

Owner Address Austin Trace HOA Inc
 5702 Kirkpatrick Way
 Indianapolis, IN 46220

District MCCORDSVILLE TOWN
 Brief Tax Description AUSTIN TRACE S2 CMN AR E
 (Note: Not to be used on legal documents)

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Mt. Comfort Road Corridor Developmet Strategy – McCordsville Catalyst Site

