

McCordsville

ESTD  1988

INDIANA

Plan Commission Supplemental Staff Report
Meeting Date: March 18, 2025

PETITIONER: Drees Homes

PETITION: PC-25-001, Creekside PUD Rezone

REQUEST: Petitioner requests a favorable recommendation on a rezone from R-1 to the Creekside PUD. The subject property is approximately 80 acres.

UPDATE: This petition was continued from the February meeting. The bullet points below denote the updates to the petition since the last meeting.

- Mounding height increased from a range of 3-5' to 3-6'.
- Landscape nodes will be installed at two locations along the trail to further enhance and common area and provide visual direction along the trail.
- The developer has included an option of completing the road widening or making payment in lieu of to the Town.
- The Concept Plan has been updated to re-route the common area trail.

Staff has enclosed last month's staff report. This is important because we anticipate a different composition of Plan Commission members being present this month. All members must make any recommendation based upon the same information being presented. Therefore, staff and the petitioner will be re-presenting the entire project, not just the updated information.

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REQUEST: Petitioner requests a favorable recommendation on a rezone from R-1 to the Creekside PUD. The subject property is approximately 80 acres.

LOCATION: The subject property is located at the northeast corner of CR 700W & CR 750N, with frontage on both streets.

ZONING: As noted above the current zoning is R-1, which allows single-family residential land-uses. The zoning and land use for the surrounding area are as noted below:

Zoning

North: R-1

South: R-1

East: R-1

West: City of Lawrence/Indy DA

Land Use

Residential, Ag, & Institutional

Residential & Agricultural

Residential

Residential & Commercial

STAFF REVIEW: The petition proposes a single-family residential subdivision featuring 164 lots on +/- 80 acres. The petitioner is proposing two (2) areas (Areas A & B), each with a different minimum lot size. The gross density will be no more than 2.05 units per acre. A Concept Plan denoting the layout of the proposal is included in the PUD Ordinance.

Site Plan

The site plan uses an existing tree row to separate the two Areas. Larger and healthy trees within this tree row will be protected by a Tree Conservation Area. Area B, featuring the smaller lot size, is located on the eastern half of the Real Estate, which is closer to commercial uses and the railroad tracks. The project will be softened from perimeter roadways by a minimum fifty (50) foot deep perimeter landscape area featuring mounding and plantings. A regulated drain is located along the north perimeter of the project. This RDE will continue to remain under the jurisdiction of the County Drainage Board, but the developer has included a multi-use trail along the ditch, per the Town's Bike & Ped Master Plan. The exact location of the trail will be dependent upon the width of the RDE easement and whether the County allows the trail within

their easement. The eastern perimeter does not include any buffering as the land directly east is zoned R-1. Town staff does anticipate a commercial rezoning petition in the near future on the adjacent property, and when/if that is filed, the buffering would be required by the commercial rezoning, as it is would be the conflicting and more intense land use.

The petitioner's plan includes the Town's standard perimeter trails along both roadway frontages, and the aforementioned trail along the ditch. In addition, the petitioner has agreed to internal trail connections from the ditch trail to the internal sidewalk system. The petitioner will also be responsible for installing a ditch crossing near the northwest corner of the Real Estate. However, the petitioner will not be responsible for a second future ditch crossing, which would include the connection to the church property to the north.

The Real Estate includes two access points, both on CR 750N. Both access points will include a median from the entrance to the first internal intersection. The plan also includes an internal street stub to the north to facilitate future internal connections and sub-grid traffic circulation.

Lot & Yard Standards

The setbacks and density of the project are similar to nearby, recent development. The proposed density is less than Oakcrest (2.2 u/a) and Enclave at Deer Crossing (2.2 u/a), and very similar to Pine Vail Estates (2 u/a). The proposed bulk standards included in a table in the PUD.

Home Product

The petitioner is proposing selected models and elevations from their traditional single-family home series for both Areas. The ARC has reviewed the product offering and recommended it to the Plan Commission.

Amenities

Amenities are required by the PUD. The petitioner is required to install a pool and pool-house, or three (3) other amenities, chosen from the list in the PUD Ordinance. Additionally, the petitioner has agreed to install corner monument signage at the intersection of CR 700W and CR 750N. This was at the request of staff, as we feel it is important to set a sense of arrival into McCordsville. This signage will include "McCordsville" on the sign.

STAFF COMMENTS/RECOMMENDATION:

Staff is in support of this petition. This proposal is in keeping our Future Land Use Map and is the highest and best use of the property. The petitioner has developed a site plan that addresses all of staff's concerns on the internal layout, amenities, and internal infrastructure. Staff's only concern with the project is the impact to CR 750N. Today, this road sees very little traffic. However, the roadway is also very narrow, +/- 18' and has a less than ideal skew/approach at the railroad tracks. The intersection of CR 750N and Broadway is also challenging, but fortunately INDOT has recognized this issue and has committed to installing a traffic light in 2028. Additionally, we anticipate a roundabout will be installed in the future at CR 750N and CR 700W. To address these issues staff has worked with the petitioner as follows:

- (a) The petitioner has committed to dedication of additional right-of-way, above and beyond the Thoroughfare Plan, at the corner of CR 750N and CR 700W for the future roundabout
- (b) The petitioner has committed to widening CR 750N by 4' across the frontage of their project.
- (c) Staff has discussed the skew/approach issue with our traffic consultant A&F Engineering and have devised a conceptual realignment of CR 750N just west of the railroad tracks. The petitioner has agree to be part of the solution to see this project move forward. This type of project will require the support and commitment from the adjacent landowner (or future developer) to see it come to fruition.

This roadway issue will continue to be evaluated by staff and the petitioner as this project moves through the project phases. We will continue to work through the design concept and terms of project funding, and will be able to share more once this gets to the Town Council. Ultimately, final decisions on the exact roadway scope will not be available until engineering has been completed, which will not start until after the project has completed the rezone process. The Plan Commission should be aware of this, and we welcome feedback from the Plan Commission, but as this is not specific to land-use or development standards, this is an item that ultimately should be addressed by the Town Council.

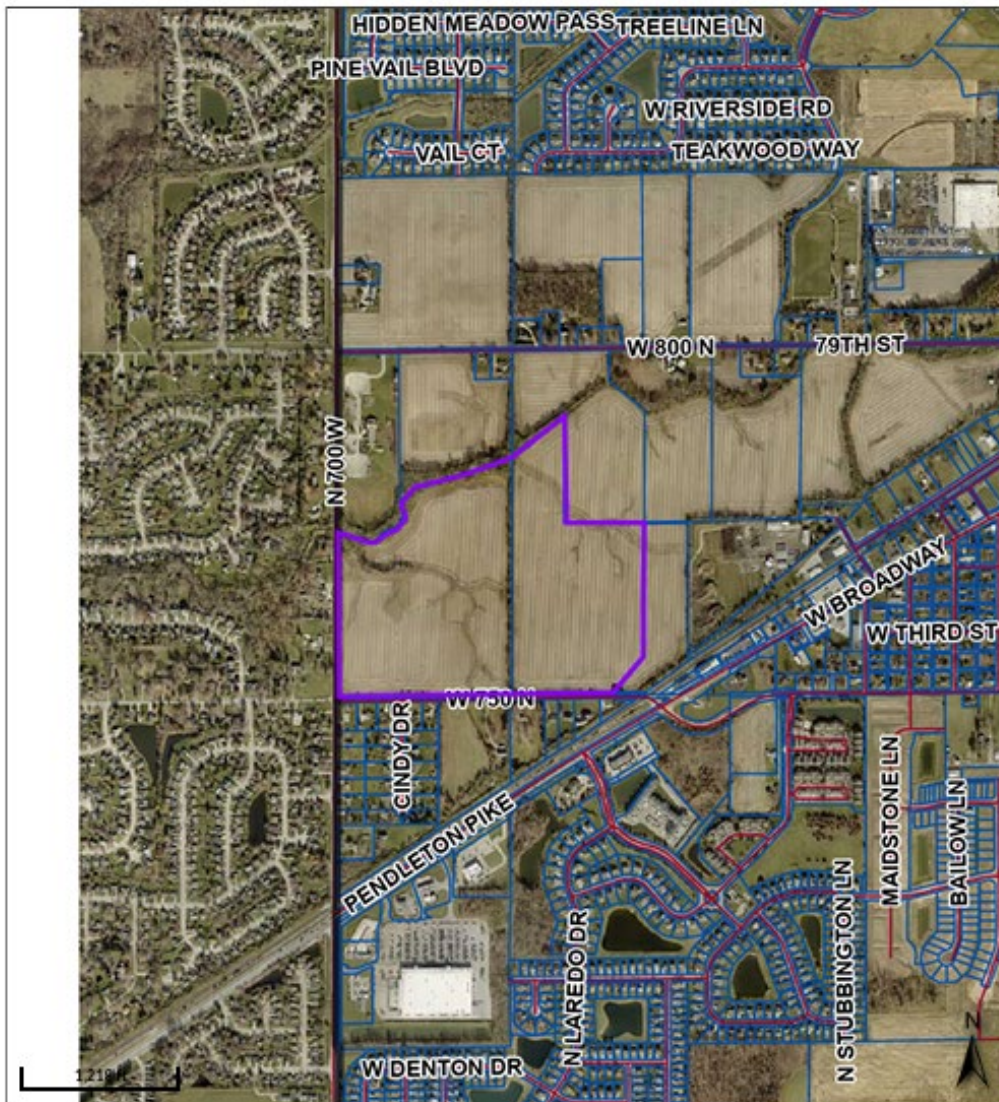
The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.

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

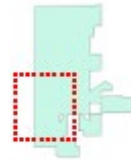
- 1. The Comprehensive Plan
- 2. Current conditions and the character of the current structures and uses
- 3. The most desirable use for which the land is adapted
- 4. The conservation of property values throughout the jurisdiction
- 5. Responsible growth and development

The Town's current Future Land Use Map recommends *Low-Medium Density Residential* in this location. This project, proposing single-family residential land use, is in keeping with the current Comprehensive Plan. Surrounding uses and context are single-family residential and agriculture. This land use is compatible and fits within the character and context of the surrounding area. This is the highest and best use of the property, and staff believes the proposed development will add to the level of development currently in the area. This proposal meets intent for responsible growth and development, as it is addressing roadway impacts, will pay Road Impact Fees, will pay Park Impact Fees, and will further the extension of the Town's wastewater system into this area of the community.

Staff recommends sending a favorable recommendation to the Town Council.



Overview



Legend

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

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