

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: March 18, 2025

PETITIONER: Fischer Homes

PETITION: Hampton Walk, Section 4B Development Plan & Secondary Plat

REQUEST: Petitioner requests approval of a Development Plan & Secondary Plat for Section 4B of Hampton Walk, with 40 townhome lots and 2 paired-patio lots.

LOCATION: Southside of CR 750N, immediately east of the Gateway Crossing Apartments

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: Section 4B of Hampton Walk is positioned along the southside of CR 750N and is the farthest northern extent of the project. It includes an entrance/exit on CR 750N. The Section includes both townhome units, as well as duplex units.

The Plan Commission previously reviewed and approved the larger Section 4 Development Plan and Secondary Plat in January of 2024. Since that approval the petitioner sought an amendment to the PUD to alter the type of townhomes offered in this area of the PUD. That amendment was approved last fall. The petitioner then submitted this revised Section 4B Development Plan & Secondary Plat which encompasses the unbuilt portion of the original Section 4.

Infrastructure

All lots will be accessed internally via either public streets or private alleys. Stormwater has been master-planned for the development. 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 includes its own Development Standards for each product type. The provided Development Plan and Secondary Plat are in compliance with the site and lot development standards of the PUD. The basic lot standards are denoted below:

Townhome Area

Min. FY Setback	20'
Min. SY Setback	0'
Min. RY Setback	10'
Min. Building Separation	20'
Min. Lot Width	20'
Min. Lot Depth	85'
Min. Lot Size	1,300 SF
Min. Living Area	1,500 SF (550 SF ground floor)
Max. Lot Coverage	90%
Max. Primary Height	40'

Paired Patio Home Area

Min. FY Setback	25'
Min. SY Setback	0'
Min. RY Setback	15'
Min. Building Separation	10'
Min. Lot Width	30'
Min. Lot Depth	120'
Min. Lot Size	3,600 SF
Min. Living Area	2,000 SF (1,200 SF ground floor)
Max. Lot Coverage	75%
Max. Primary Height	40'

Perimeter Landscaping: The PUD includes a minimum 18' wide perimeter landscape area along CR 750N, with tree and plantings, along with mounding. This landscape area is in addition to the front-yard setbacks. There are also buffering requirements along the west property line. The plans meet the perimeter landscape requirements.

Street Lighting: The PUD does not require streetlighting along CR 750N, except at the entrance. Internal streetlighting has also been provided.

Pedestrian Accessibility: The PUD requires internal sidewalks on both sides of internal streets, internal paths in select locations, and perimeter paths along perimeter frontages. Section 4 includes all pedestrian elements required by the PUD. It should also be noted that the PUD requires that a crosswalk across Mt. Comfort Road be installed prior to either (a) the 150th building permit being issued or (b) the start of the

school year in which the school district first allows children to walk to school, whichever occurs first. At this time, the Town has authorized the pausing of the trigger as the Town, developer, and schools are working together towards a signalized intersection with crosswalks.

Open Space/Amenities: The PUD requires a minimum open space of 0.75 acres of open space in this Section. The larger PUD requires approximately 23 acres of open space and this open space is reviewed for during technical review of each Section. Furthermore, it should be noted that the PUD requires a pool and “cabana amenity”. Those amenities are required to be constructed prior to the issuance of the 150th building permit. Staff is tracking building permits and the petitioner is expected to begin construction on the amenity area this summer.

Lot Count: Each District has a maximum lot/unit count. Staff is tracking this by District as Development Plans are filed with the Town.

Technical Advisory Committee: This project was reviewed by TAC, 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.

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 and Secondary Plat.



Overview



Legend

- Roads**
- I
 - S
 - U
 - <all other values>
- Parcels**

Date created: 3/13/2025

Last Data Uploaded: 3/13/2025 9:09:27 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

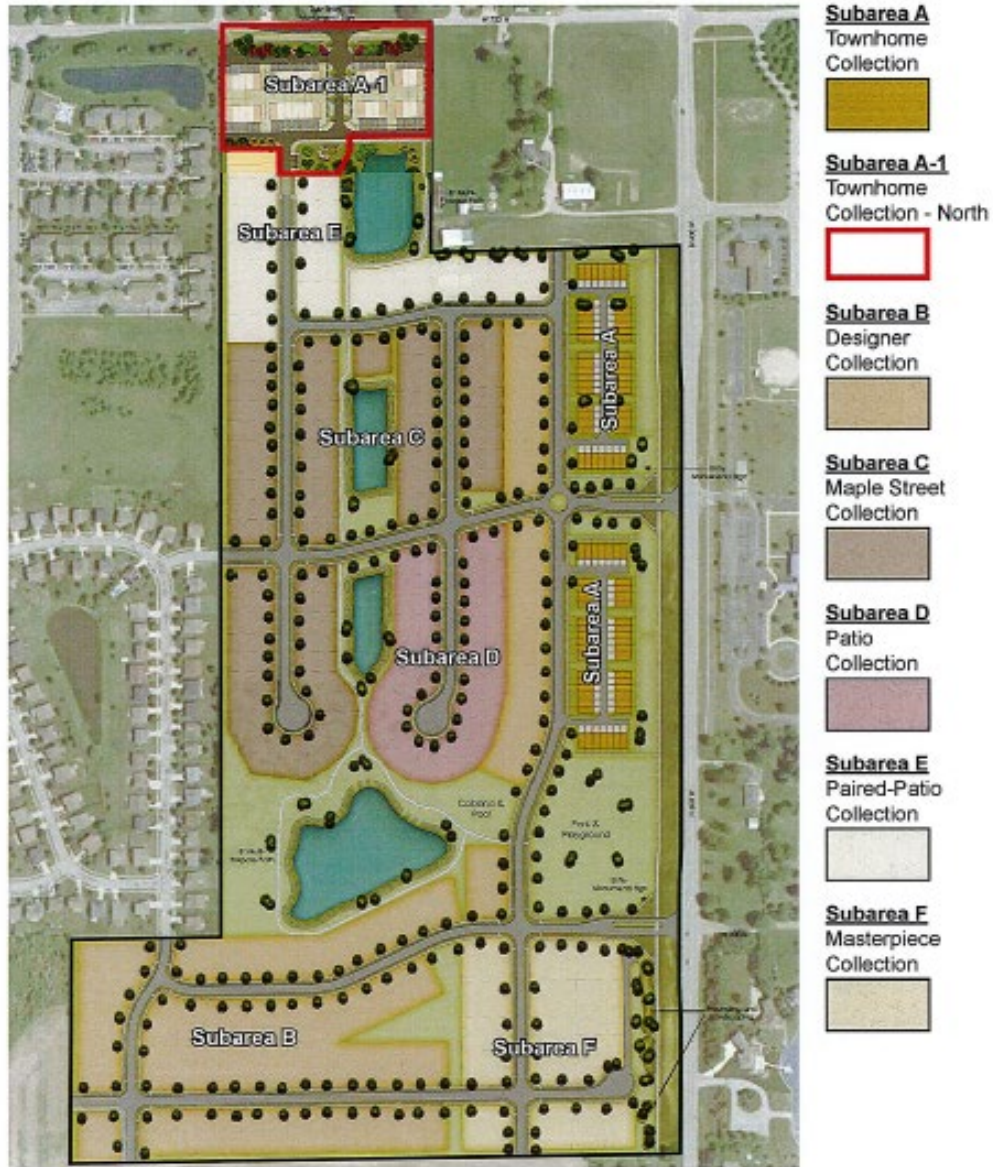
"Exhibit B"

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN/CONCEPT PLAN



"Exhibit C"

SUBAREA PLAN



Hampton Walk