

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: May 20, 2025

PETITIONER: Forestar

PETITION: PC-25-012, PUD Rezone

REQUEST: Petitioner requests a favorable recommendation on a rezone from County AG (Agricultural) to Stonechase PUD. The subject property is approximately 80 acres.

LOCATION: The subject property is located at 6690 N 500 W.

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

<u>Zoning</u>	<u>Land Use</u>
North: County AG	Residential & agricultural
South: County AG	Agricultural
East: County AG	Residential & agricultural
West: Gatherings at Aurora PUD	Residential

STAFF REVIEW: The developer proposes a single-family residential subdivision consisting of 168 lots on +/- 80 acres. A legal drain is located in the southwest corner of the property, within a densely wooded tree stand. This area serves as a natural barrier between Sub-area B and the neighboring Gatherings at Aurora community to the west, as well as the agricultural property to the south. A tree conservation easement is proposed for this area. The concept plan, included as Exhibit A, also illustrates a trail system that winds through the development, including a natural trail within the TCE and a connection to Gatherings at Aurora.

Beyond the open space and trail network shown on the concept plan, the development will feature a playground, a putting green, a seating pavilion, and illuminated pond fountains.

Primary access to the subdivision will be from CR 500W, with an additional connection to Gatherings at Aurora via an east-west street along the northern portion of the site. Two future street connections are proposed at the north end of the development to accommodate potential access to adjoining properties. All lots will be served by an

internal street network. A transmission line easement abuts the south property line of the project and staff has elected not to require a street stub to the south.

The petitioner is proposing two sub-areas, Area A and B, each with a different minimum lot size. The overall gross density will be no more than 2.15 units per acre. These sub-areas are delineated on the concept plan (Exhibit A). Setbacks will be consistent with those in surrounding neighborhoods. Area A will consist of 80-foot-wide lots, while Area B will include 65-foot-wide lots. Forestar is proposing two product lines for the community – DR Horton and Arbor’s Silverthorne. These were reviewed by the ARC in April and the ARC requested they come back in May following some tweaks and clean-ups. Staff will convey the ARC’s recommendation at the Plan Commission meeting. Additionally, staff has communicated a preference for the Silverthorne product to be offered on the 80-foot lots and the DR Horton product on the 65-foot lots, and the petitioner has agreed. This is noted in their PUD.

Staff has a few items of note/concern on the proposal:

1. The petitioner has included some detailed rental and hardship language. The Town’s attorney is still reviewing that language.
2. The minimum home size for the 80’ lots is 1,700 SF. We typically see a large minimum home size for lots of this size.
3. Staff has suggested a few additional lots receive the rear lot features requirement. The petitioner is reviewing this request.
4. The proposal includes a maximum garage width of 51% for 2-car garages and 58% for 3-car garages. The percentage width for the garages is higher than the Town has typically seen in recent PUDs.
5. In the last year or two the Town has consistently sought a minimum front porch size of 24 SF. The petitioner’s proposal requires just a covered front porch.
6. The Town typically requires mounding along perimeter roadways for residential projects. We would like to see minimum 3’ tall undulating mounds along 500W.

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.

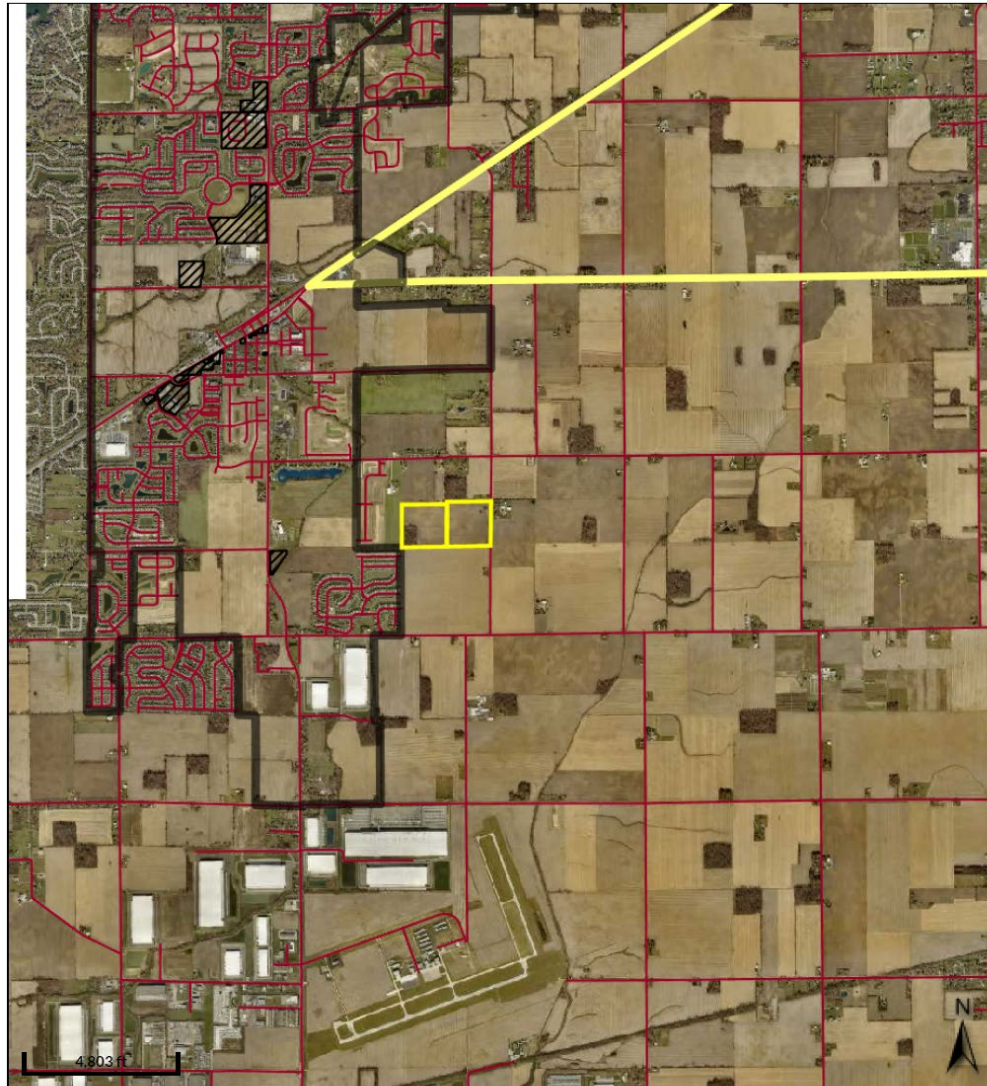
The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.

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

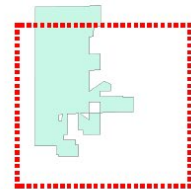
1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

The Town's current Future Land Use Map recommends *Low Density Residential* in this location. This project, maintains the single-family residential land use, and 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.

Staff recommends sending a favorable recommendation to the Town Council.



Overview



Legend

Commercial within PUDs

-  Bay Creek Commercial
-  Berkshire Commercial
-  Gateway Crossing Commercial
-  Old Town Commercial
-  Villages at Brookside Commercial

Corporate Limits

Roads





-  I
-  S
-  U
-  <all other values>

Exhibit A

