

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: May 20, 2025**

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**PETITIONER:** Drees Homes

**PETITION:** PC-25-014, Creekside Primary Plat

**REQUEST:** Petitioner requests approval of a Primary Plat for 156 units/lots and one (1) block on +/- 91 acres.

**LOCATION:** The subdivision is located at the northeast corner of CR 700W and CR 750N.

**ZONING:** The property is zoned Creekside Planned-Unit Development (PUD). Zoning and land use for the surrounding area are as noted below:

Zoning

North: Residential R-1  
South: Residential R-1  
East: Residential R-1  
West: Indianapolis D3

Land Use

Single-family, institutional & agricultural  
Single-family residential  
Commercial & agricultural  
Single-family Residential

**STAFF REVIEW:** The proposed development includes two (2) entrances, along CR 750 N, as well as a future connection via a street stubbed to the north in Area B. All lots will be accessed from the internal street network. The developer is proposing a 10-foot-wide multi-use path along the north boundary of the project, and 8-foot-wide asphalt paths will be installed internally to the development.

The developer is dedicating the necessary ROW for a future roundabout at CR 750N and CR 700W. Additionally, CR 750N will be widened 4' along the north side, along Creekside's frontage. CR 750N will also be realigned to be perpendicular with the CSX crossing.

There are two (2) sub-areas proposed, in accordance with the approved Zoning. Area A will be a ranch and two-story family community on 85-foot-wide lots offering basement option; while Area B offers 60-foot wide lots without basement options. Both areas are identified on Exhibit A. The basic development standards for both sub-areas are noted below:

Development Standards – A:

Maximum Number of Lots:	77 Lots
Minimum Lot Area:	11,050 Square Feet
Minimum Lot Width at Building Line:	85 feet
Minimum Front Yard Setback:	30 feet
Corner Lot Min. Front Yard Setback:	25 feet
a. Applicable to secondary frontage of corner lots	
Minimum Side Yard Setback:	6 feet
Minimum Rear Yard Setback:	15 feet
Minimum Livable Floor Area:	2,000 square feet (single story) 2,600 square feet (multi story)
Maximum Lot Coverage:	55%
Maximum Height-Principal:	35 feet

Development Standards – B:

Maximum Number of Lots:	87 Lots
Minimum Lot Area:	8,700 Square Feet
Minimum Lot Width at Building Line:	60 feet
Minimum Front Yard Setback:	25 feet
Corner Lot Min. Front Yard Setback:	25 feet
a. Applicable to secondary frontage of corner lots	
Minimum Side Yard Setback:	6 feet
Minimum Rear Yard Setback:	15 feet
Minimum Livable Floor Area:	1,800 square feet (single story) 2,400 square feet (multi story)
Maximum Lot Coverage:	55%
Maximum Height-Principal:	35 feet

Amenities:

In addition to the open space features and trail network, the development shall also include the following amenities:

1. A pool with pool house; OR:
2. A minimum of 3 of the following:
  - a. Half basketball courts
  - b. Tennis court
  - c. 2 pickleball courts
  - d. Bocce ball court
  - e. Frisbee/Disc golf course
  - f. Pond-overlooking picnic areas with seating
  - g. Pavilion with seating
  - h. Passive gathering area containing seating and a firepit

The PUD also requires the following, which are reviewed for at the Primary Plat stage:

- Minimum of 25% open space as generally shown on the concept plan.
- The developer shall establish an aesthetic 50' wide landscape buffer along the north frontage of CR 750N and CR 700W.
- A 20' tree conservation area shall be established along the north boundary, and the centrally located north/south tree line that delineates Area A and Area B.

All other requirements of the PUD will be reviewed for and required at the Development Plan or building permit stage.

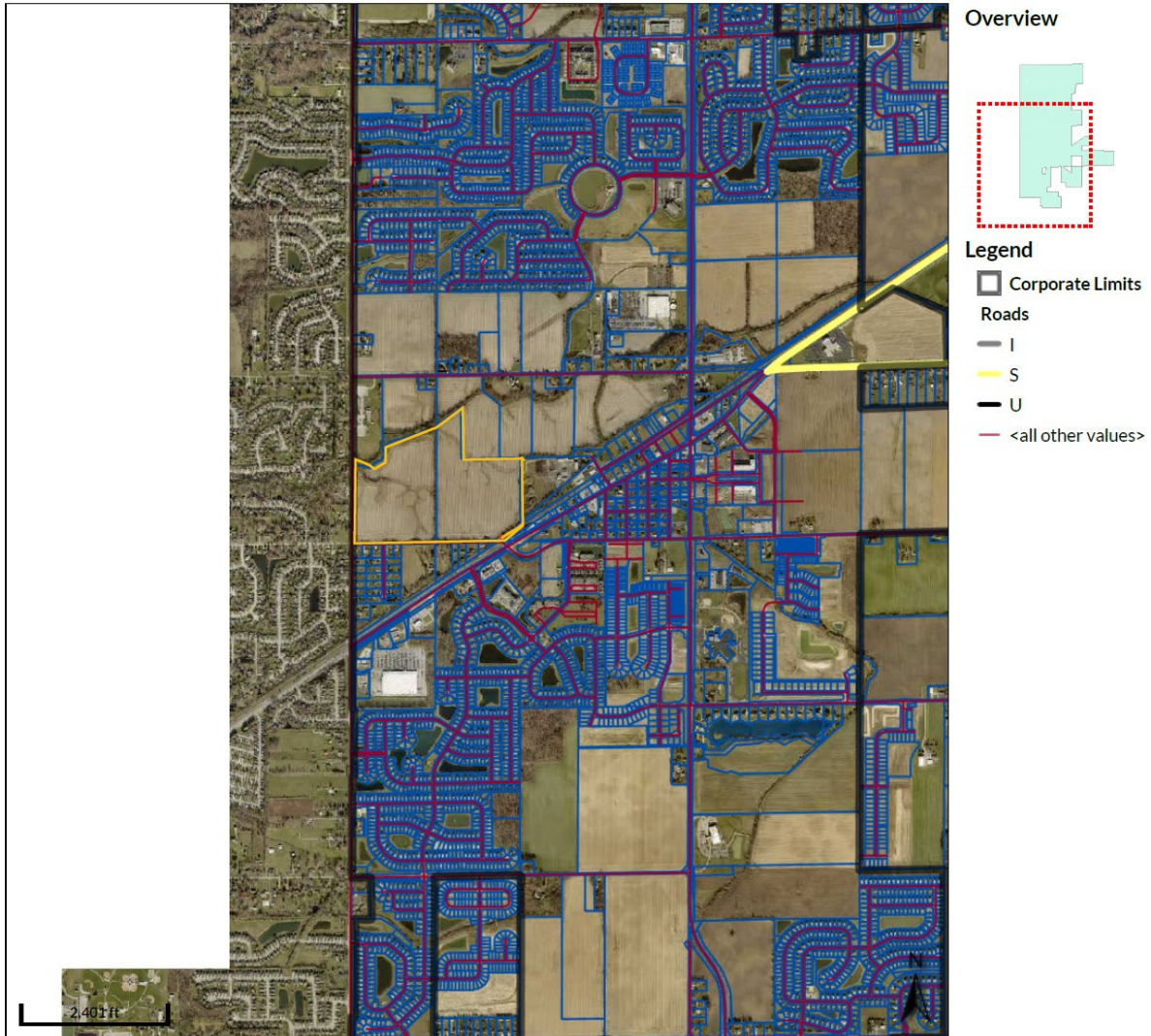
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**STAFF RECOMMENDATION:**

This petition was reviewed by TAC on April 17, 2025 and received a number of comments. At the time of this report, the Planning staff has two (2) comments that have not been addressed.

1. Staff has requested the grass strip between the curb and sidewalk on Harlan Run Drive be 10' wide from CR 750N to Morris Creek Lane. The current plans only show this to McCray Run Drive.
2. The secondary front yard setbacks (for corner lots) have not been denoted on the site data tables on the cover sheet.

The Plan Commission can approve, deny, or continue this petition. Pending the corrections above, confirmation from the Town Engineer that all Engineering comments have been addressed, and after a public hearing has been held, staff will recommend approval.





## Exhibit A – Areas A and B

