

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: June 17, 2025**

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**PETITIONER:** Arbor Homes

**PETITION:** PC-25-015, Clayborne Primary Plat

**REQUEST:** Petitioner requests approval of a Primary Plat for 326 units/lots on +/- 124 acres.

**LOCATION:** The subdivision is located at the northeast corner of CR 700W and CR 500N.

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

<u>Zoning</u>	<u>Land Use</u>
North: HCZO PUD	Single-family Residential
South: HCZO R2.5 & IN:L	Agricultural
East: I-2	Agricultural
West: HCZO R2.5	Single-family Res & Agricultural

**STAFF REVIEW:** The proposed development includes two (2) entrances, along N 700W and W 500N. Access to the Stansbury development is provided to the north, with a future connection planned via a stub street to the east. All lots will be accessed from the internal street network. The developer is proposing a 10-foot-wide multi-use path along the west boundary of the project, and 8-foot-wide asphalt paths will be installed internally within the development.

The developer is dedicating ROW at the time of secondary Plat. The required dedication will be 48.5' half width ROW along N 700W and W 500N. Additionally, the developer is widening CR 500N and CR 700W along the entire frontage of the development to include a 12' lane and a 2' stone shoulder along the north side of CR 500N and the east side of CR 700W. Entrance improvements at both entrances will include a passing blister, an acceleration taper, and deceleration lane and taper. Construction of the entrance will include one inbound land and two outbound lanes.

There are two (2) sub-areas proposed, in accordance with the approved Zoning. Area A (Arbor) will be a ranch and two-story family community on 55-foot-wide lots, with a minimum of 25% of the lots being 65'; while Area B (Destination) offers one to one-and-a-half story products on 61-foot-wide lots. 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:	212 Lots
Minimum Lot Area:	7,150 Square Feet
Minimum Lot Width at Building Line:	55 feet
a. A minimum of 25% of the Area A lots to have a min lot width of 61'	
Minimum Front Yard Setback:	25 feet
Minimum Side Yard Setback:	6 feet
Minimum Rear Yard Setback:	15 feet
Minimum Livable Floor Area:	1,500 square feet (single story) 1,700 square feet (multi story)
Maximum Lot Coverage:	55%
Maximum Height-Principal:	35 feet

Development Standards – B:

Maximum Number of Lots:	114 Lots
Minimum Lot Area:	7,930 Square Feet
Minimum Lot Width at Building Line:	61 feet
Minimum Front Yard Setback:	25 feet
Minimum Side Yard Setback:	6 feet
Minimum Rear Yard Setback:	15 feet
Minimum Livable Floor Area:	1,500 square feet (single story) 900 square feet (maximum SF of a loft)
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; and
2. Two playgrounds

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.
- Common areas along N 700W and W 500N will include a landscape buffer with mounding. Mounds along N 700W will be at least three feet tall. Along W 500N, mounds will be at least five feet tall from the west property line to the west edge of any detention facility, then reduced to three feet in height where adjacent to detention. Final mound height and design may be modified by the Town Engineer to address drainage or site-specific engineering needs.
- A tree conservation easement of no less than seven acres will be provided, including a natural trail through the area as an amenity.

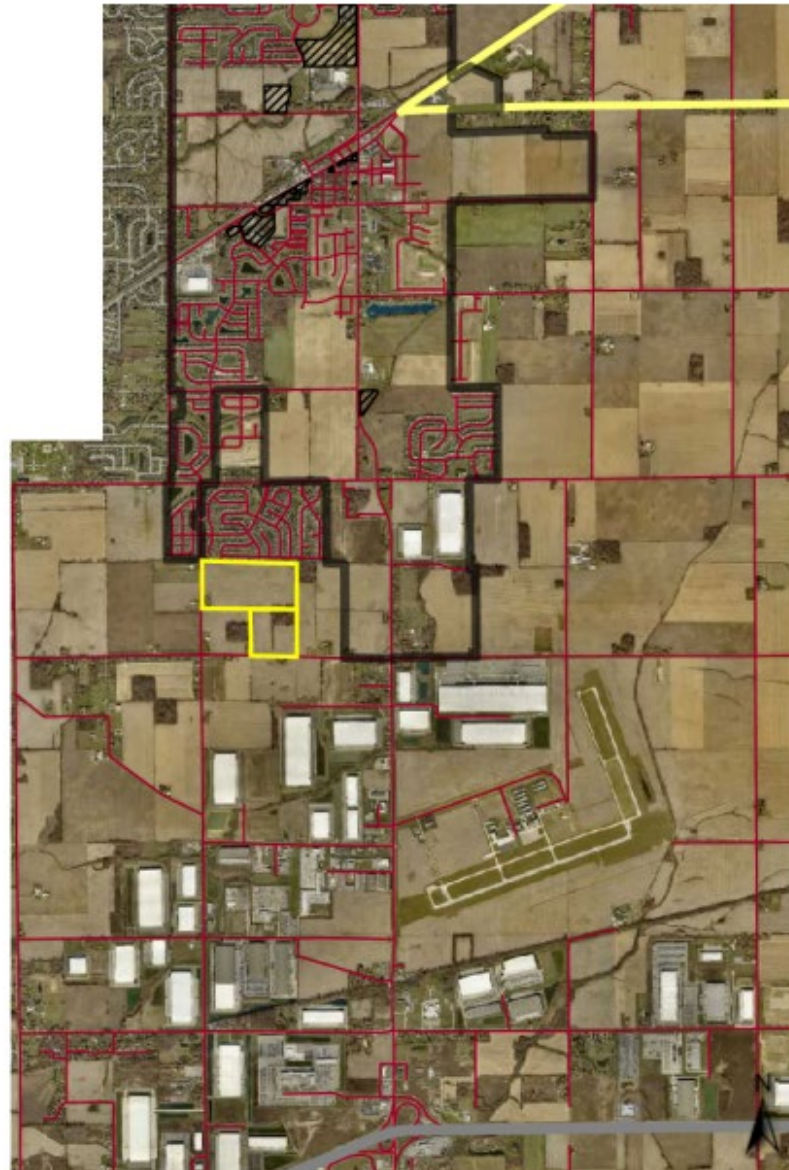
All other requirements of the PUD will be reviewed for and required at the Development Plan or building permit stage.

**STAFF RECOMMENDATION:**

This petition was reviewed by TAC on May 15, 2025 and received a number of comments. The developer met with staff to work through comments, with submitted plans reflecting those changes. Notable revisions include:

1. Increasing the designated parking area for the pool and clubhouse;
2. Shifting the grand entrance off N 700W approximately 30 feet to the south;
3. Expanding open space along the N 700W entrance, consistent with the concept plan discussed during the rezone process;
4. Adding curb bump-outs throughout the development to allow the 8' trail to cross streets more safely; and
5. Enhancing internal connectivity through additional links to the trail network.









The Plan Commission can approve, deny, or continue this petition. As there are no outstanding corrections and all engineering comments have been addressed to the satisfaction of the Town Engineer, staff recommends approval following the required public hearing.



#### 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>
-  Parcels

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## Exhibit A – Areas A and B

