

McCordsville

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INDIANA

Plan Commission Staff Report
Meeting Date: August 19, 2025

PETITIONER: Town of McCordsville

PETITION: PC-25-028, Amendment to Various PUD Ordinances

REQUEST: Petitioner requests approval of an amendment to the Alexander Ridge II PUD Ordinance No. 031125D, Creekside PUD Ordinance No. 040825, & Jacobi Farms PUD Ordinance No. 110921A for a revision to an architectural standard.

LOCATION: Alexander Ridge II is located at the southwest corner of CR 500W & CR 900N. Creekside is located at the northeast corner of CR 700W & CR 750N. Jacobi Farms is located at the northwest corner of CR 500W & CR 750N.

ZONING: All properties are zoned PUD.

STAFF REVIEW: This request is a follow-up to the similar requests for the Rockport and Helm's Mill PUDs. In those cases, the petitioner, MI Homes, wanted to move quickly to seek the amendment to their PUDs and therefore, they were out in front. Following the initial discussions with MI Homes, staff has also discussed similar concerns with BAGI and other builders, as we have referenced in our previous staff reports and in discussions. Staff will not repeat that in this report, but are certainly happy to dig into details at the meeting.

This amendment is drafted and spearheaded by the Town of McCordsville Planning Department. As opposed to having each PUD come forward with their own individual PUD amendments, staff felt it more efficient to combine these together into one ordinance and amend the PUDs all at once. This also ensures the language is the same.

STAFF COMMENTS/RECOMMENDATION:

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

Staff recommends sending a favorable recommendation to the Town Council.

