



Plan Commission Staff Report
Department of Planning and Building
Town of McCordsville

April 20, 2021

Project: PC-21-005, Liberty Ponds PUD

Petitioner: Silverthorne Homes

Request: The petitioner is seeking a favorable recommendation on a rezone from County Industrial Light (IL) to Liberty Ponds PUD.

Staff Review: The property is currently mostly open field, which is farmed. In addition, there are some site restrictions/limitations, which include a legal drain, power substation, and transmission line easements. The property is located at the southeast corner of CR 1000N and CR 500W and is currently un-incorporated. The petitioner has filed for annexation.

Existing Land Use & Zoning

The subject parcel is approximately 146 acres and is undeveloped. Adjacent properties are zoned as follows:

- North: Across CR 1000N, single-family homes zoned SE Fishers PUD, Reserve at Steeplechase PUD, and an undeveloped agricultural field
- East: Undeveloped property zoned County IL
- South: Undeveloped property zoned County IL
- West: Single-family homes zoned McCord Pointe PUD

Infrastructure

The subject property is located within the Town's sanitary sewer territory. Sanitary service will be provided via a temporary lift station which will pump into the Bay Creek Basin, until the Camp Creek Basin infrastructure can be developed. Water service is provided by Citizens Energy Group. Vehicular site access will be provided via three (3) entrances, one on CR 1000N and two on CR 500W. The petitioner has also worked with the City of Fishers to adjust their site plan to allow for right-of-way dedication for future round-a-bouts at Georgia Road and CR 500W. Internal sidewalks and perimeter paths will also be installed for pedestrian accessibility, as well as multi-use path along the legal drain and between the transmission line easements. Drainage infrastructure will be installed in compliance with the Town's requirements.

Development Proposal

The proposed subdivision includes 255 lots on 146 acres, for a density of approximately 1.75 units/acre. The three closest subdivisions feature the following densities:

- McCord Pointe: 2.4 u/a
- Summerton: 2.1 u/a
- Stone Grove: 2.1 u/a

In keeping with many of the Town's PUDs the petitioner is proposing a number of specific bulk standards that would apply within the PUD. Highlights of those bulk standards are noted below, please note while there are two (2) lot sizes, the remainder of the bulk standards are consistent across all lots:

- Max No. of Lots: 255
- Min. Lot Area: 8,700 SF (min. 30% shall be 10,000 SF)
- Min. Lot Width: 65 feet (min. 30% shall be 75')
- Min. FY Setback: 30 feet
- Min. SY Setback: 6 feet
- Min. RY Setback: 15 feet
- Min. Livable Floor Area: 1,800 SF (single story)
2,000 SF (multi story)
- Max. Lot Coverage: 45%
- Max. Height (Principle): 35 feet

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards. We will not list all those standards in this staff report. Those items are listed in a matrix comparing the proposed PUD standards to those of McCord Pointe, Stone Grove, and Summerton.

Staff Comments:

As noted earlier in this staff report, this site has some development challenges. The first of which, is the Bee Camp Creek legal drain. The petitioner is providing the necessary setback from this legal drain and their plans include a multi-use path along the northside of the creek, in accordance with the Town's Parks and Recreation Master Plan and Bicycle and Pedestrian Master Plan. The creek's location and its impact on site design will result in one vehicular creek crossing and two pedestrian creek crossings. The second challenge is the substation along the south perimeter. This prevents the petitioner from providing a street stub to the south. Another challenge is the transmission lines along the east property line. There are two lines, and unfortunately, the lines are not abutting. There is approximately a two hundred (200) foot gap between the transmission line easements. This creates additional space which is not developable. The petitioner proposes using the transmission line easements and the space between as open space. They have programmed this space as passive linear park space.

Much like the Summerton proposal, there is an extensive investment in trails in this proposal. Multi-use trails will be provided along both CR 1000N and CR 500W, along with the aforementioned trails along the creek and transmission line easements. The value of these trails is significant. The City of Fishers is

constructing a trail, called the Geist Greenway, along the same transmission line easement. Their trail segment will run from CR 1000N to 131st St. (see enclosed map). By connecting our trails and extending a trail along our segment(s) of the transmission line easement we are enhancing a very robust trail system and providing our residents with easy access to the extended system and amenities along it.

At the time of this report, staff has received one letter of remonstrations.

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

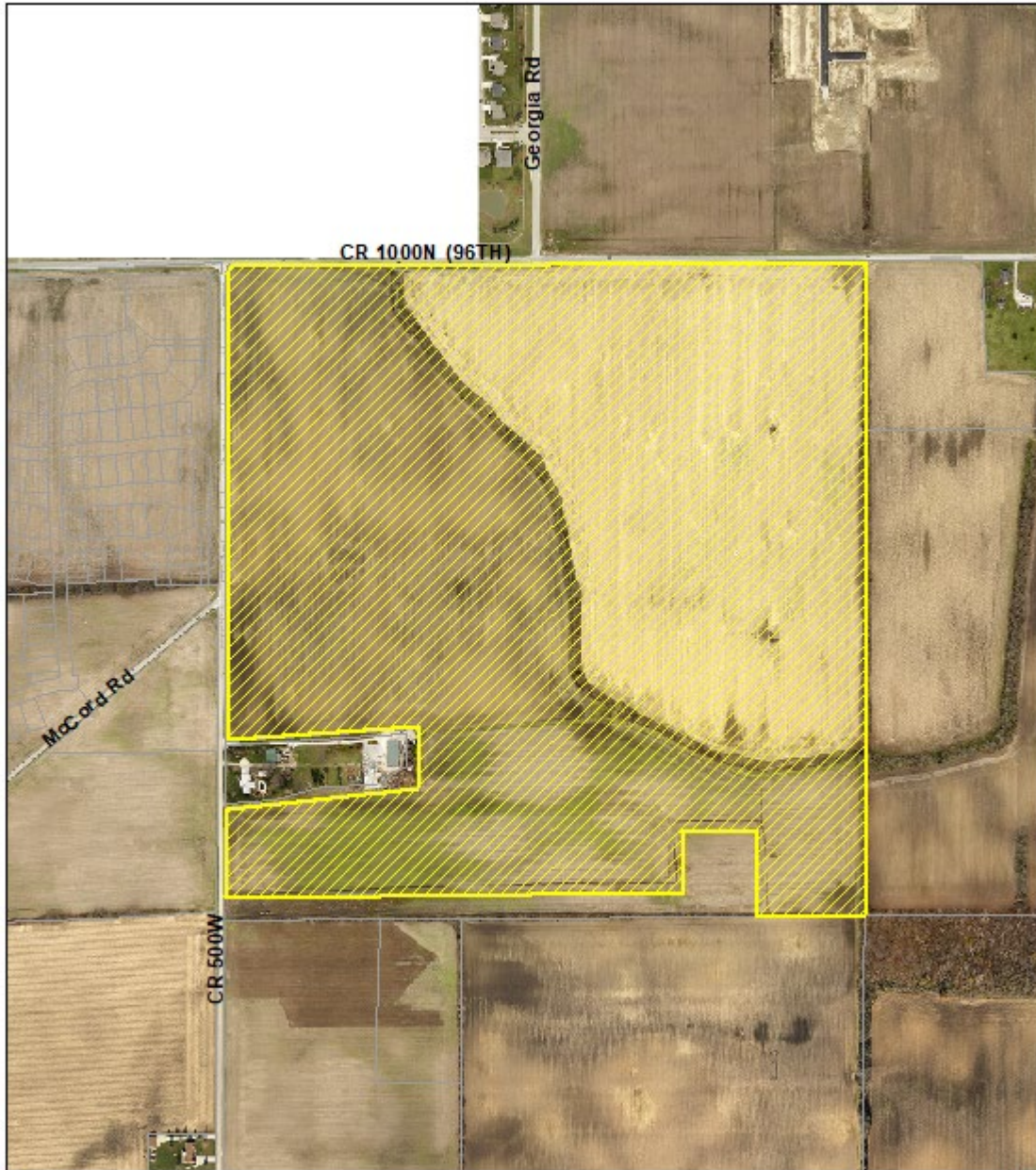
1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development


The Future Land Use Map envisions this area to be developed as *Low Density Residential*. According to the Comprehensive Plan *Low Density Residential* is intended for low density single-family residential development which is often less than 2 units per acre. This proposal fits within the category as described in the Comprehensive Plan. The proposed standards are in keeping with other developments in the area and is not expected to de-value property values.

Staff is supportive of this petition. Following a public hearing, we recommend sending a favorable recommendation to the Town Council.

This petition will require a public hearing and following the public hearing and discussions from staff and the petitioner, the Commission can motion to provide (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

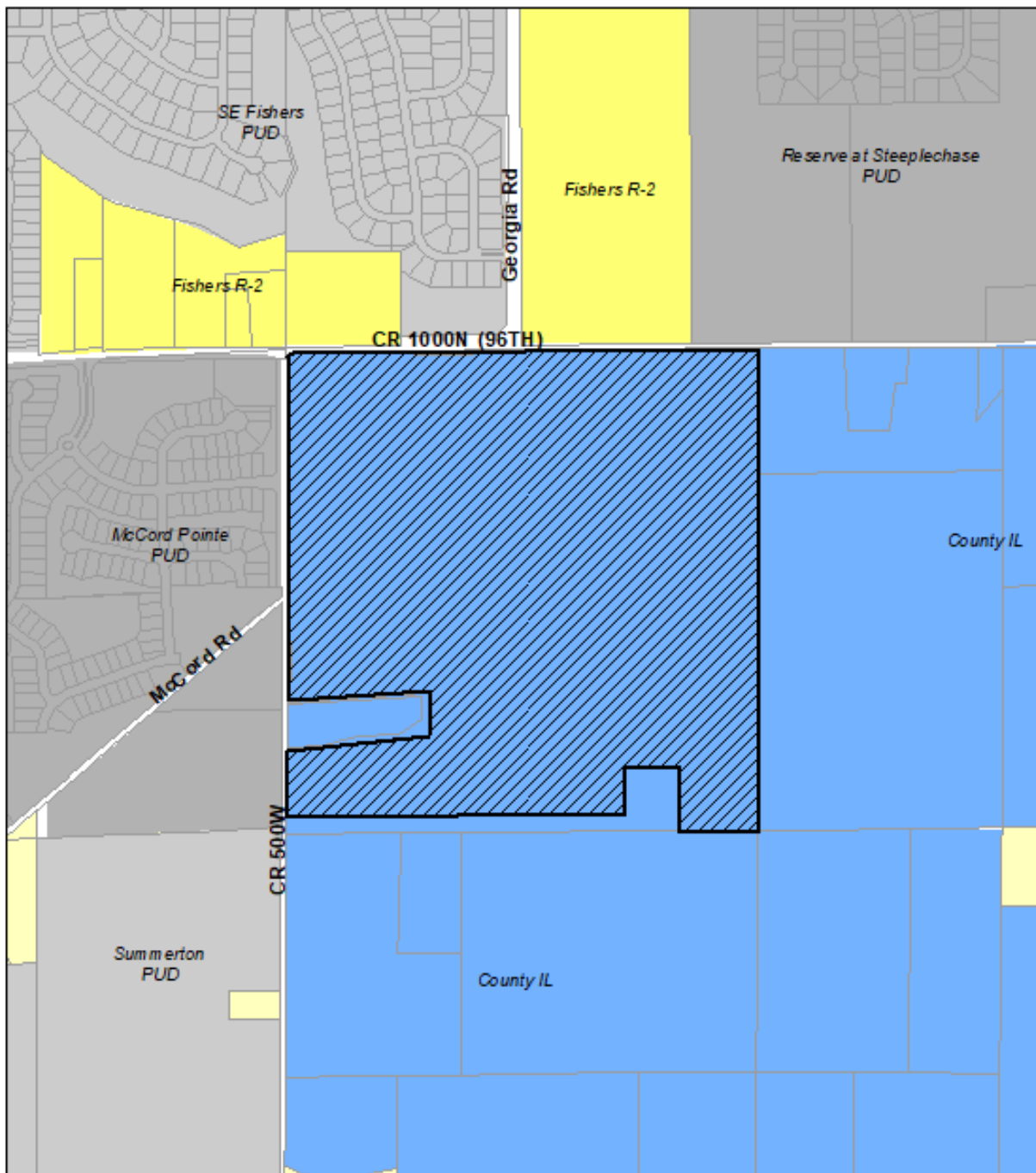
Site Map




 Subject Site



Zoning



 Subject Site



Fishers' Geist Greenway

