



**Town Council Staff Report
Department of Planning and Building
Town of McCordsville**

July 12, 2022

Project: PC-22-008, Enclave at Deer Crossing

Petitioner: Premier Land Company

Request: The petitioner is seeking approval of a rezone from R-1 to Enclave at Deer Crossing PUD.

Staff Review: The property is currently a naturalized area and is approximately 10 acres on one parcel. The parcel has frontage on CR 700W and is adjacent to a street stub from the Deer Crossing subdivision.

This petition received a favorable recommendation from the Plan Commission.

Existing Land Use & Zoning

The subject parcel is approximately 10 acres and is undeveloped. Adjacent properties are zoned as follows:

- North: Single-family residential lots zoned Deer Crossing PUD
- East: Single-family residential lots zoned Deer Crossing PUD
- South: Estate lot zoned R-1
- West: Single-family residential lots in Lawrence/Indianapolis

Infrastructure

The subject property is located within the Town's sanitary sewer territory. Water service is provided by Citizens Energy Group. Vehicular site access will be provided via Buck Stone Drive and a private driveway off of CR 700W. The petitioner has proposed perimeter multi-use path and internal sidewalks. Drainage infrastructure will be installed in compliance with the Town's requirements.

Development Proposal

The proposed subdivision proposes a maximum of 22 units on 10 acres for a maximum density of 2.2 units per acre. The three closest subdivisions feature the following densities (proposed development Colonnade denoted in italics):

- Deer Crossing 3.1 u/a
- Oakcrest 2.2 u/a

- Pine Vail Estates 2 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:

Development Standards:

Area A

1. Maximum Number of Lots	18
2. Minimum Lot Area	8,890 Square Feet
3. Minimum Lot Width	72 feet
4. Minimum Front Yard Setback	25 feet
5. Minimum Side Yard Setback	6 feet
6. Minimum Rear Yard Setback	15 feet
7. Minimum Square Footage	1,800/2,000 square feet
8. Maximum Lot Coverage	45%
9. Maximum Height-Principal	35 feet

Area B

1. Maximum Number of Lots	4
2. Minimum Lot Area	23,000 Square Feet
3. Minimum Lot Width	140 feet
4. Minimum Front Yard Setback	25 feet
5. Minimum Side Yard Setback	10 feet
6. Minimum Rear Yard Setback	15 feet
7. Minimum Square Footage	2,000/2,400 square feet
8. Maximum Lot Coverage	40%
9. Maximum Height-Principal	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, but staff will be prepared to discuss those in detail at the meeting.

Staff Comments:

The subject property is immediately south and west of the Deer Crossing subdivision and includes an existing cell tower, which will remain on the site post-development. The cell tower company will retain a 75' x 75' piece of land for the tower and compound. Additionally, an easement from the public right-of-way to their land will be created to provide access.

The majority of the lots will be accessed via an extension of Buck Stone Drive. However, the 4 larger lots on the western side of the site will be access via a private, shared driveway. The petitioner's plans do show the required perimeter path along 700W.

The site is proposing 20% open space, which is less than the standard 25% the Town requires in its Zoning Ordinance. However, this is an infill site. Infill sites often have less open space, and in this case, with the limited number of lots, staff

is in favor of the reduced open space in order to reduce future maintenance costs for the 22 lot owners.

This petition did receive remonstrance at the public hearing. That remonstrance touched on various aspects, but primarily how to handle vehicles servicing the cell tower and the lack of trail connection directly from the cul-de-sac to the perimeter trail along Carroll Road. The petitioner has worked to create a solution to the cell tower service vehicle issue. Their plan creates a number of off-street parking spaces. While there is always going to be a scenario where there could be more vehicles than off-street parking, we feel the proposed solution is more than adequate for the vast majority of instances where the cell tower is being serviced.

The petitioner's plan does not include a direct trail connection out to Carroll Road. Staff has spent time analyzing this issue. The proposed cul-de-sac terminates approximately 575' from the centerline of Carroll Road. Staff has counted eight (8) existing locations in Town where an internal subdivision street terminates within 575' of a perimeter street without a direct trail connection and nine (9) other locations which are approved, but not yet constructed. Our point is not that trail connectivity is not important, it certainly is. However, trail connectivity must be reviewed and analyzed from the lens of an entire network. The Town could certainly strive to place a trail at any and all possible pedestrian connection points; however, that would likely not lead to an effective and efficient pedestrian system. We must find that balance between connectivity and value. It's not a clear line, but in this case, staff does not feel the lack of a pedestrian connection from Buck Stone to Carroll is significant enough for staff to recommend against the petition. There is value to the Town for the four (4) estate lots and staff is in support of keeping those lots, despite the fact that it means a trail connection will not be provided.

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 parcel to be developed as *Rural Residential*. According to the Comprehensive Plan *Rural Residential* is intended for very low density, single-family residential uses in an otherwise rural setting. Other uses in this classification should be limited to public and semi-public uses which are normally associated with residential neighborhoods, such as parks, riding stables, or bed and breakfast establishments. The purpose of this classification is to create an attractive, established, and orderly residential environment for citizens who desire large single-family residential lots. Development in this classification is often less than 1 dwelling unit per acre.

While the proposal has a density greater than called for in the Comprehensive Plan it is in keeping with the surrounding residential developments, some of

which were also originally intended to be *Rural Residential*. Additionally, this land is across the street from Marion County, and thus the far western-side of the Town's limits. Frankly, a higher density is more appropriate for this parcel than *Rural Residential*. This is another example of why the Town's Comprehensive Plan needs to be updated.

This petition is on the Council docket for a First Reading. Staff is support of the petitioner and recommends holding First Reading.

THE TOWN OF
MCCORDSVILLE

File Size: 1.5 MB



CR 700W

WWND NG BEND

BUCK
STONE

Subject Site

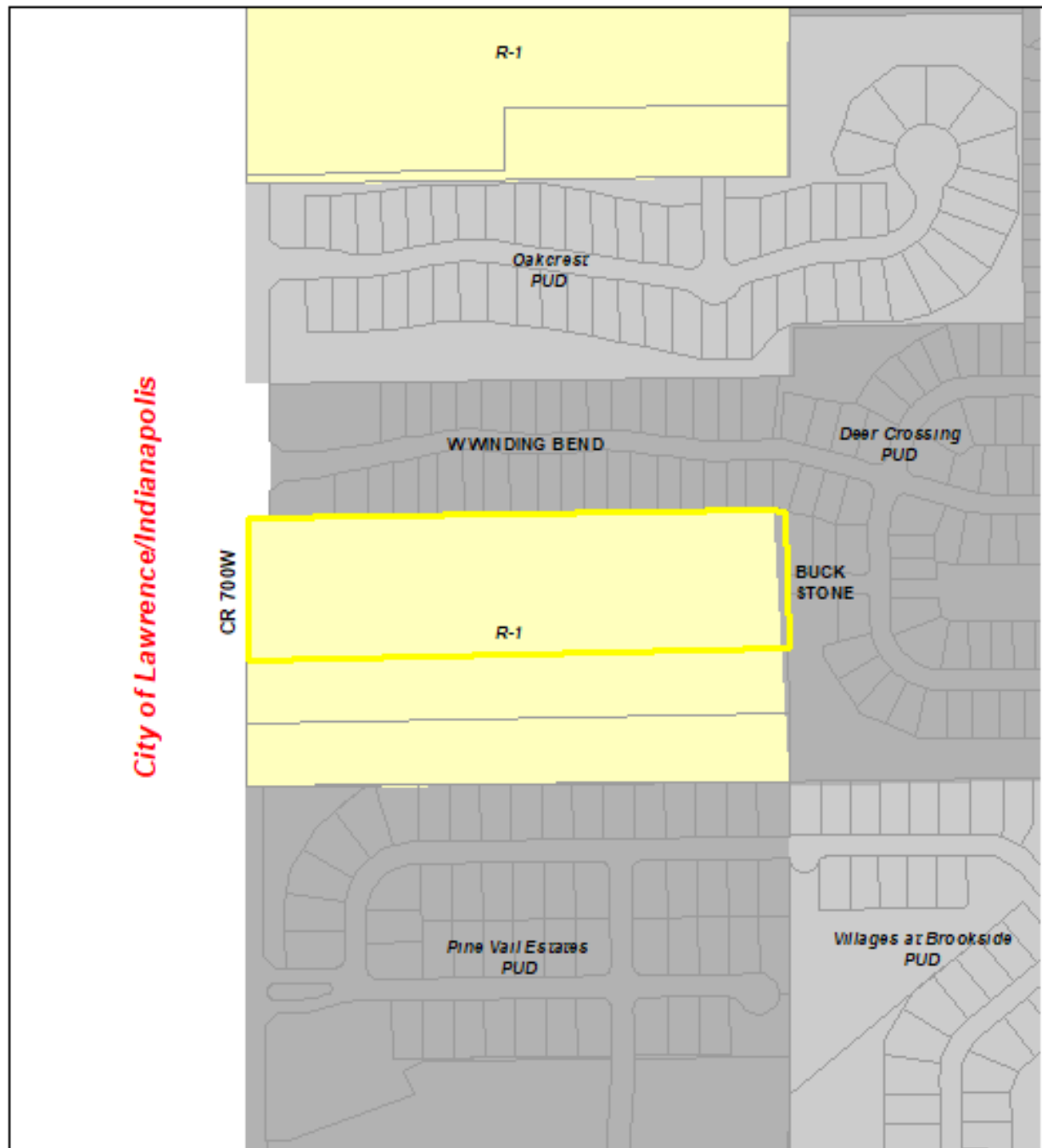


Zoning

THE TOWN OF
McCordsville



Map No. 2020-001



Subject Site

