



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

August 16, 2022

Project: PC-22-015

Petitioner: Hartman Capital

Request: The petitioner is seeking a favorable recommendation on a rezone from County R2.5 to Sycamore PUD.

Staff Review: The property is currently an agricultural field and is approximately 68 acres. The site includes both a legal drain and transmission line. This property also needs to be annexed into Town, and the Council held a first reading, public hearing, and adopted the fiscal plan earlier this month.

Existing Land Use & Zoning

The subject parcel is approximately 68 acres and is undeveloped. Adjacent properties are zoned as follows:

- North: Across CR 650N, single family homes zoned Weavers Landing PUD
- East: A residential estate lot and undeveloped agricultural land zoned R-3
- South: Single-family residential homes zoned County 20 (which is a specialized residential zoning district)
- West: Single-family residential homes zoned Sagebrook PUD

Infrastructure

The subject property has frontage on CR 650N and the petitioner proposes a single access point onto CR 650N. The site is located within Aqua Indiana's sanitary sewer territory, Citizens Energy Group's water territory. Vehicular site access will be provided via two (2) entrances, one on each frontage. The plans also show interconnectivity to the west into Sagebrook and a future stub street to the east. The petitioner has proposed perimeter multi-use paths and internal paths and sidewalks. Drainage infrastructure will be installed in compliance with the Town's requirements.

Development Proposal

The proposed subdivision proposes a maximum of 153 units on 68 acres for a maximum density of 2.25 units per acre. The three closest subdivisions feature the following densities:

- Sagebrook: 2.2 u/a
- Weavers Landing: 2.6 u/a
- Stansbury: 3.3 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:

- | | |
|-------------------------------|------------------------------|
| 1. Maximum Number of Lots | 153 |
| 2. Minimum Lot Area | 5,980 Square Feet |
| 3. Minimum Lot Width | 52 feet (48' irregular lots) |
| 4. Minimum Front Yard Setback | 40 feet |
| 5. Minimum Side Yard Setback | 8 feet |
| 6. Minimum Rear Yard Setback | 15 feet |
| 7. Minimum Square Footage | 1,600/1,800 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; however, they are listed in the proposed PUD Ordinance.

Staff Comments:

The subject property is bisected by both a legal drain and a transmission line easement which limit the developability of the site. The petitioner's site plan includes developing lots both north and south of the legal drain but does not cross the transmission lines. This means the northern two-thirds of the site is developed while southern third is mostly un-utilized. Staff is supportive of this site design as it preserves a large area for green space and allows the future homes to have a significant setback from the transmission lines.

The petitioner's plans include an extensive internal trail system and an amenity area featuring a playground and dog park. The project, as proposed, will include mounding and landscaping along CR 650N, as well as tree conservation areas along the east, south and west property lines in order to protect any existing tree line natural areas/trees.

This will be a fully managed community in which the homes are rented. The PUD includes a number of standards that are specific to a managed community, including, but not limited to: accessory structure restrictions, rental limitations, and vehicles parking restrictions. Staff is working with the petitioner on final language to the temporary sign standards in the PUD, as such a development may need some specific allowances. We will have this language worked out prior to the meeting.

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 does not include future land use categories for the subject site (because it is located outside of Town limits); however, the property directly east is envisioned as *Low Density Residential*. According to the Comprehensive Plan *Low Density Residential* is intended for low density single-family residential uses. The purpose of this classification is to create an attractive, stable, and orderly residential environment for citizens who desire larger lots. Development in this classification is often such that there are less than two dwelling units per acre. The proposed project has a density of 2.25 units per acres, which is slightly above the density noted in the Comprehensive Plan; however, staff feels this proposal is in keeping with the spirit and intent of the Comprehensive Plan. The density is in keeping with the surrounding land uses, if not less than most surrounding developments. This site is near our border with Marion County, and frankly, a higher density is more appropriate for this parcel due to its proximity to Marion County. This is another example of the need to update our Comprehensive Plan.

This proposal is in keeping with the current conditions and character of the surrounding developed properties to the north and west. A single-family residential development is a desirable land use and appears to be a responsible example of growth and development of the area.

Following a public hearing, the Plan Commission can choose to send a favorable recommendation, unfavorable recommendation, no recommendation, or continue this petition.

Staff recommends sending a favorable recommendation to the Town Council.