

# McCordsville

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## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: April 18, 2023**

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**PETITIONER:** Olthof Homes

**PETITION:** PC-23-007, Alexander Ridge Primary Plat

**REQUEST:** Petitioner requests approval of a Primary Plat for 127 lots on +/- 48.22 acres.

**LOCATION:** The project site is located along the southside of CR 900N approximately 1/2 mile east of CR 600W.

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

<u>Zoning</u>	<u>Land Use</u>
North: Summerton PUD	Single-family residential
South: R-1	Single-family residential
East: R-1	Single-family residential
West: Stone Grove & Emerald Springs PUD	Single-family residential

**STAFF REVIEW:** The proposed development includes one primary entrance of CR 900N, and when complete will contain 127 lots. All lots will be accessed from the internal street network. There are two sub-areas proposed, in accordance with the approved Zoning. One will be a ranch and two-story family neighborhood community identified as Area A, and the other will be a “maintenance included” ranch style home community in Area B. The basic development standards for both sub-areas are noted below:

Development Standards – A:

Maximum Number of Lots:	61 Lots
Minimum Lot Area:	8,750 Square Feet
Minimum Lot Width at Building Line:	70 feet
Minimum Front Yard Setback:	30 feet
Minimum Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	15 feet
Maximum Lot Coverage:	50%
Maximum Height-Principal:	35 feet

Development Standards – B:

Maximum Number of Lots:	66 Lots
Minimum Lot Area:	7,200 Square Feet
Minimum Lot Width at Building Line:	60 feet
Minimum Front Yard Setback:	25 feet
Minimum Side Yard Setback:	6 feet
Minimum Rear Yard Setback:	15 feet
Maximum Lot Coverage:	60%
Maximum Height-Principal:	35 feet

The PUD also requires the following, which are reviewed for at the Primary Plat stage:

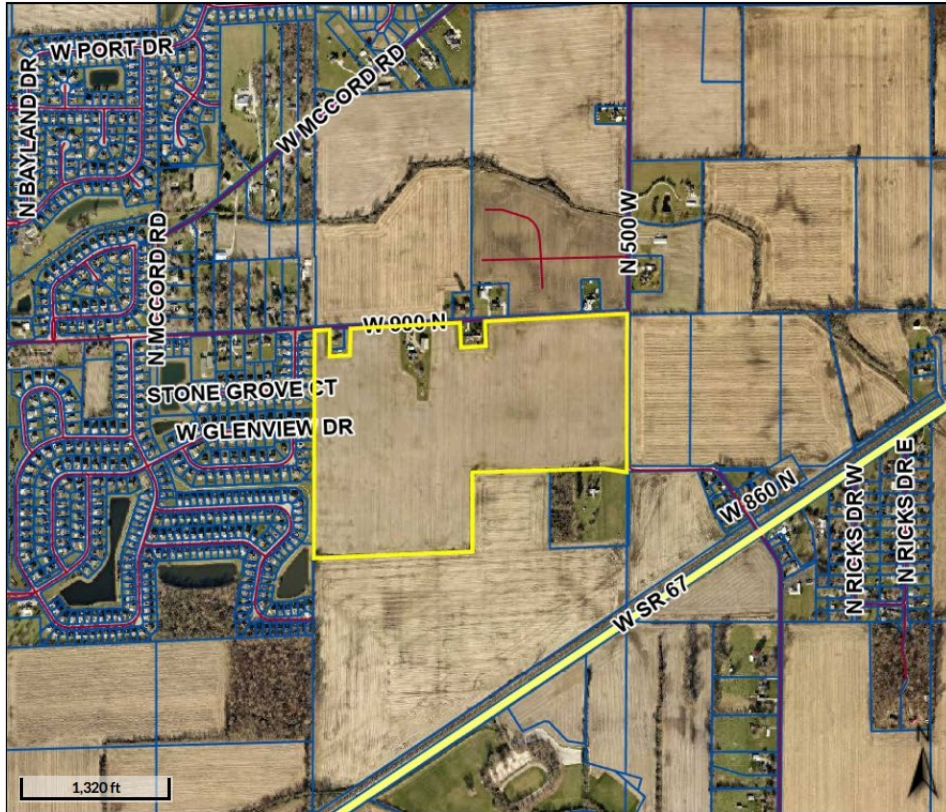
- The developer shall establish an aesthetic landscape buffer along the frontage of CR 900 North.
- There will be an 8’ wide asphalt internal path system as generally depicted on the Concept Plan.
- The developer will construct a trail connection to the trail in Emerald Springs, if and only if, the Emerald Springs HOA dedicates an easement for said trail connection.
- No home shall be rented for a period of at least thirty-six (36) months from the last date of transfer or sale, except when renting to a family member or in a case of financial hardship that is approved by the HOA.

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**STAFF RECOMMENDATION:**

This petition was reviewed by TAC and received a number of comments. At the time of this report, staff believes all requirements have been met pending confirmation from the Town Engineer.

The Plan Commission can approve, deny, or continue this petition. Staff recommends approval of this petition, following confirmation of compliance from the Town Engineer.



#### Overview



#### Legend

- Commercial within PUDs**
-  Bay Creek Commercial
  -  Berkshire Commercial
  -  Gateway Crossing Commercial
  -  Old Town Commercial
  -  Villages at Brookside Commercial
- Roads**
-  I
  -  S
  -  U
  -  <all other values>
  -  Parcels

<b>Parcel ID</b>	30-01-24-100-006.000-016	<b>Alternate ID</b>	30-01-24-100-006.000-016	<b>Owner Address</b>	Alexander, Lowell Co Inc
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	101 - Cash Grain/General Farm		5249 W 900 N
<b>Property Address</b>	5343 W 900 N	<b>Acreage</b>	n/a		McCordsville, IN 46055
	McCordsville				
<b>District</b>	VERNON TOWNSHIP				
<b>Brief Tax Description</b>	N 24-17-5 98.005AC				
	(Note: Not to be used on legal documents)				

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Developed by  **Schneider**  
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