

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: September 19, 2023**

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**PETITIONER:** MI Homes

**PETITION:** PC-23-012, Rockport PUD Rezone

**REQUEST:** Petitioner requests a favorable recommendation on a rezone from Tatom PUD to the Rockport PUD, and approval of a primary plat for 129 lots. The subject property is approximately 80 acres.

**LOCATION:** The subject property is located along the northside of CR 900N between the Bay Creek and Vintner's Park subdivisions.

**ZONING:** As noted above the current zoning is Tatom PUD, which allows single-family residential. The zoning and land use for the surrounding area are as noted below:

Zoning

North: R-1

South: Deer Xing & Villages @ Brookside PUD

East: Bay Creek PUD

West: Vintner's Park PUD

Land Use

Single-family residential

Single-family & assisted living

Single-family residential

Single-family residential

**STAFF REVIEW:** The petition proposes a single-family residential subdivision featuring 129 lots on +/- 80 acres. The lots are all located north of the legal drain which bisects the majority of the site. All lots will be a minimum of 75' in width, and the overall density will be no more than 1.63 units per acre. A Concept Plan denoting the layout of the proposal is included in the PUD Ordinance. Overall staff believes the site plan is laid out very well and uses the property efficiently. Of note is the fact that almost no lots back up directly to another lot. This is something that staff views favorably, and we believe will also be a significant selling point for buyers.

Site Plan

The site plan includes a number of large open spaces. Starting at the south end of the site, the area between CR 900N and the legal drain will be preserved as open space for the development and will feature trails and seating areas. There will be a large open space in the center of the development, here some of the existing trees are expected to be conserved. At the far north end of the property the petitioner is holding the lots

approximately 100' south of the north property line. This will provide a significant buffer for the larger lot homes in Highland Springs, while also providing open space for Rockport residents. Staff would like to see written commitments to tree conservation and has expressed that to the petitioner. We believe they are working to create an exhibit and look forward to seeing that get documented through the rezone process. Staff is concerned with the placement of Lots 76-77. These are the two lots closest to CR 900N, near the southwest corner of the property. Staff made significant efforts during the rezone for Vintner's Park to see that homes did not back up to CR 900N. This was a design feature that we felt strongly about. These two properties, long CR 900N, represent opportunities for higher end housing and we would like to see grand perimeter areas with lots of open space, instead of the backs of homes.

#### Lot & Yard Standards

The setbacks and density of the project are in keeping with the existing zoning. The lot size is smaller. The Tatom PUD included several lot sizes ranging from 81' to 95'. The proposed lot sizes are a minimum of 75'. This is a significantly smaller lot size; however, we do feel the site layout is superior. The staff is in support of the smaller lot sizes due to that reason and the fact that the overall density remains the same.

#### Home Product

MI is proposing their Prestige Home Series for this project. This is the same product series that has been built in Pine Vail Estates. The product line-up has been reviewed and recommended by the ARC following the elimination of a few elevations. Staff has communicated three (3) items to the petitioner that we would like to see incorporated into the architectural standards:

- We would like to see a front-facing gable be required on all front elevations. The petitioner's current language allows a gable or 3-roof planes. All the elevations recommended by the ARC would include at least one front facing gable (or hipped gable), so staff prefers to simplify the language to match what has been shown.
- Staff has requested language that would prevent the same rear elevation feature on adjacent homes that require a rear elevation feature. The intent of the standards is to reduce/limit the monotony of rear elevations.
- We would like to see the ranch elevations be required to provide a minimum of 3 windows on front elevations. We would count a double window as 2 windows. All the elevations recommended by the ARC would meet this standard.

#### Amenities

The petitioner is proposing trails as presented on their Concept Plan, open space, a Pavilion, and one pond fountain. Staff has requested, as we have done with all other PUDs over the last few years, that a fountain be included in each pond. We have also

requested an illuminated fountain in the pond closest to CR 900N. Staff would like to see these fountain elements added to the proposal.

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#### **STAFF COMMENTS/RECOMMENDATION:**

Overall, the staff is in support of this petition. While the lot sizes are smaller than the previous proposals, we feel the layout of the subdivision and large open spaces make up for the smaller lot sizes. As noted above we do have a few concerns that we would like to see addressed – the architectural elements noted above, pond fountains, and tree conservation areas. Staff cannot support the current location of Lots 76-77 and has recommended they be eliminated or relocated between Lot 90 and the legal drain.

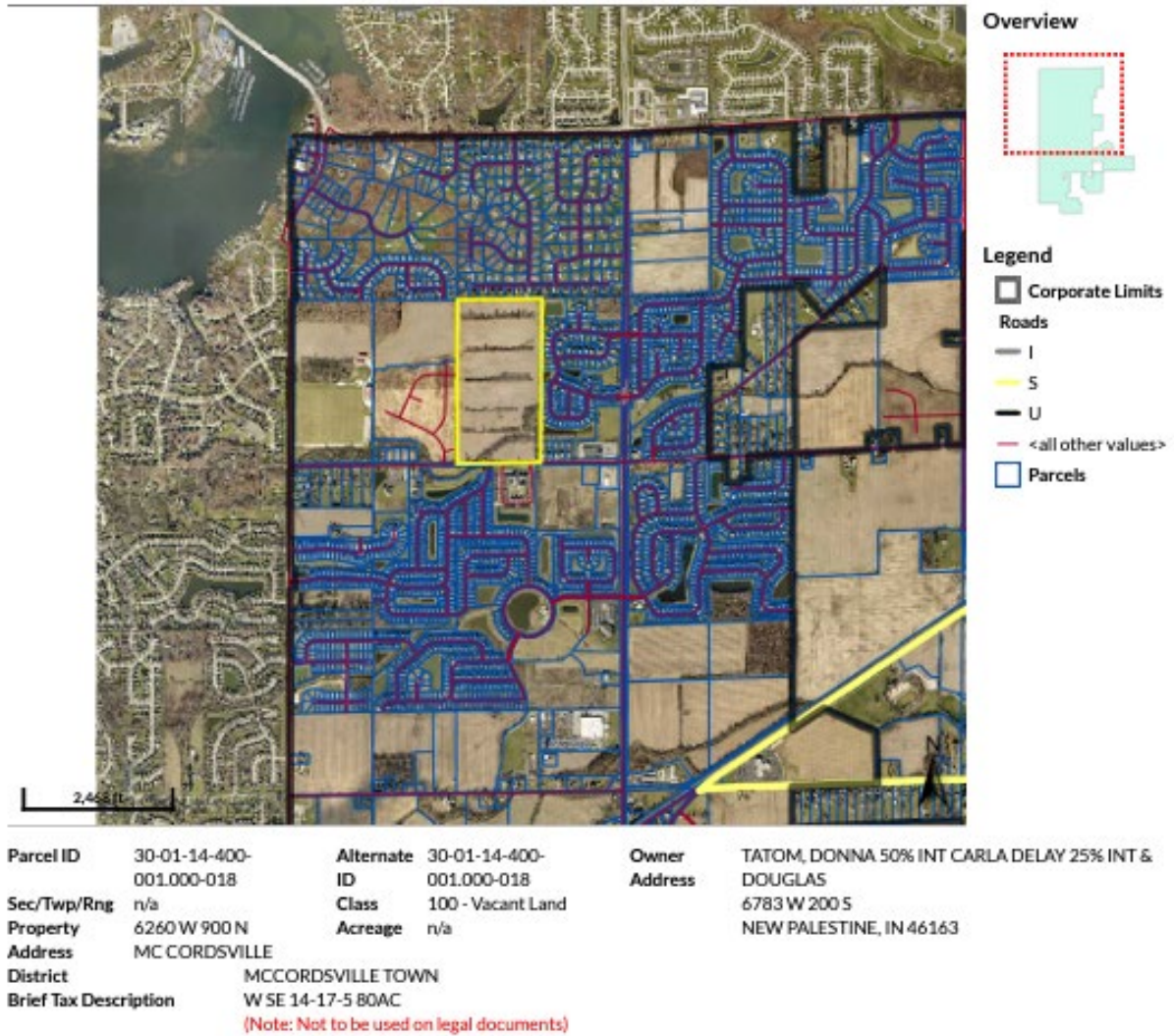
The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.

The Plan Commission can approve, deny, continue, or approve with conditions the Primary Plat, following the public hearing. If the PUD zoning is given a favorable recommendation, staff would recommend approval of the Primary Plat with the following conditions:

- Approval is conditioned upon receiving zoning approval from the Town Council
- The snow removal note on the primary plat shall be corrected to read: “The HOA shall be responsible for snow removal on all internal streets”.
- The Plat is revised to include Tree Conservation Areas as determined at the Plan Commission meeting, median and street tree lawns added to the entrance drive per the PUD Ordinance, and any other changes or additions made at the meeting, shall be mirrored on the Primary Plat and re-submitted to staff.

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

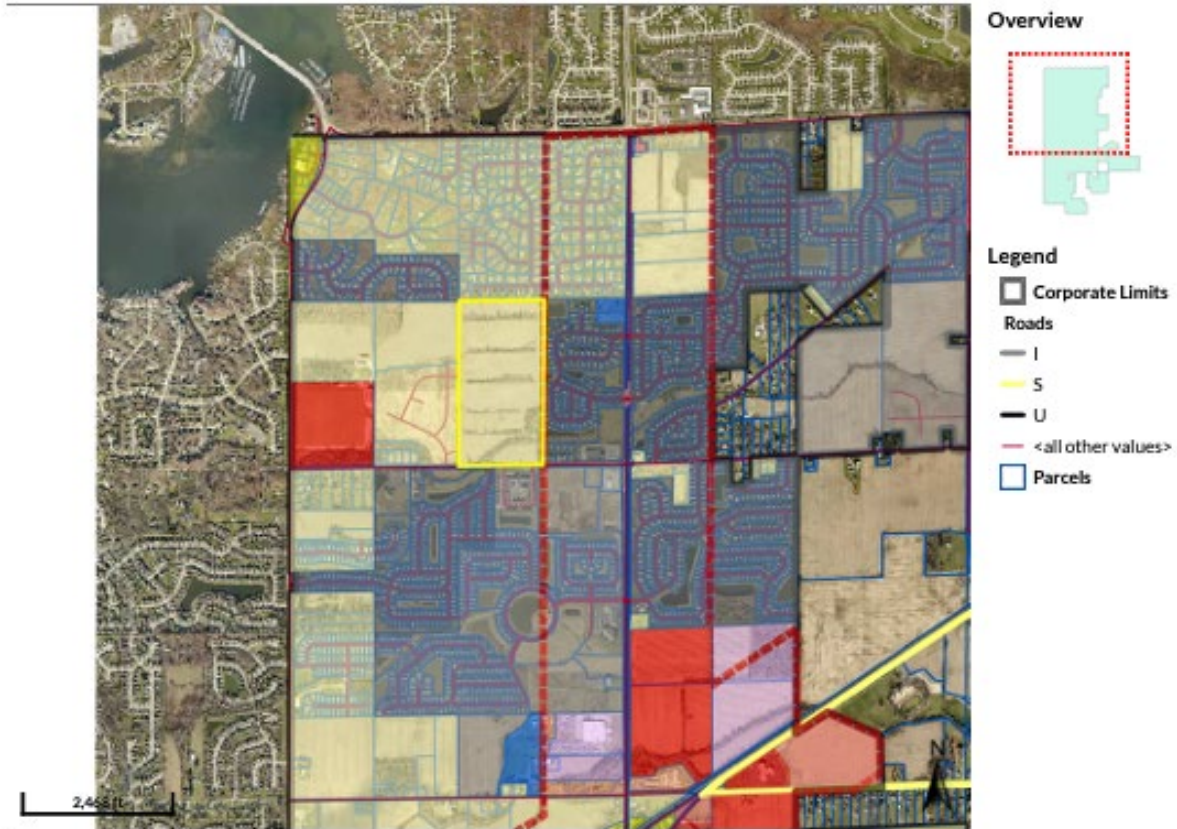
1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development



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Parcel ID	30-01-14-400-001.000-018	Alternate ID	30-01-14-400-001.000-018	Owner Address	TATOM, DONNA 50% INT CARLA DELAY 25% INT & DOUGLAS 6783 W 200 S NEW PALESTINE, IN 46163
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		
Property	6260 W 900 N	Acreage	n/a		
Address	MC CORDSVILLE				
District	MCCORDSVILLE TOWN				
Brief Tax Description	W SE 14-17-5 80AC				
	(Note: Not to be used on legal documents)				

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