

# McCordsville

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## INDIANA

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

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**PETITIONER:** MI Homes

**PETITION:** PC-23-013, Helm's Mill PUD Rezone

**REQUEST:** Petitioner requests a favorable recommendation on a rezone from Rivendell PUD to the Helm's Mill PUD, and approval of a primary plat for 234 lots. The subject property is approximately 118 acres.

**LOCATION:** The subject property is located at the southwest corner of CR 1000N and CR 400W.

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

Zoning

North: PUD & R-2

South: R-1, PUD, & IL

East: IL

West: Liberty Ponds PUD

Land Use

Single-family & agricultural

Single-family & agricultural

Agricultural

Single-family residential & agricultural

**STAFF REVIEW:** The petition proposes a single-family residential subdivision featuring 234 lots on +/- 118 acres. There is a legal drain that traverses the property. This drain acts as a natural separator for the two lot sizes proposed in the PUD. This also creates a large central open space area, and the developer is proposing an extensive trail system through the open space. The developer has committed to a minimum tree conservation area of at least 15' in depth along the south property line. This should act to preserve the property line trees and provide some natural screening for the agricultural property to the south. The development will install two entrances, both on CR 400W. Staff would like to see a street connection to the Haven Ponds development to the west. We think this is a very important connection. The petitioner is currently revising their Concept Plan to address TAC comments. We anticipate receiving the revised Concept Plan prior to the Plan Commission meeting. Additionally, it should be noted that the subject property does not cover the entirety of the property that was rezoned to the Rivendell PUD. Approximately 37 acres southeast of the subject property will remain zoned Rivendell PUD.

### Lot & Yard Standards

The setbacks for the project are in keeping with those approved for Rivendell. However, the lot sizes and density do differ. Both the existing zoning and proposed zoning included 65' wide lots located west of the legal drain. The existing zoning requires 80' wide lots east of the drain, while the proposal from MI denotes 70' wide lots located east of the drain. It is worth noting that the overall density, of 2 units per acre, is greater than the density of the existing PUD zoning (1.77 u/a).

### Home Product

MI is proposing their Smart Home Series for this project. The product line-up has been reviewed and recommended by the ARC following the elimination of a few elevations. Staff has communicated a few items to the petitioner that we would like to see incorporated into the architectural standards:

- The petitioner has included an exhibit denoting rear elevations of homes which are highly visible and thus would require a rear elevation feature. However, staff feels the number of homes with highly visible rear elevations is far greater than those shown on the petitioner's exhibit. We would like to see more homes be required to have a rear elevation feature.
- 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.
- The Town has been including rental language in our PUDs in the last couple of years. This language has not been included in this PUD.
- The Town has historically required a maximum of 10% of lots can feature the same elevation and model. This language is not included in the current PUD.

Additionally, we feel it is important to denote the existing zoning included minimum home sizes of 1,700/2,200 SF for the 65' wide lots, and 2,100/2,400 SF for the 80' wide lots. The current proposal lists the minimum home size at 1,600/1,800 SF for both lot sizes.

### Amenities

The petitioner is proposing trails as presented on their Concept Plan, open space, 2 pickleball courts, a bocce ball court, and a pavilion. The previous zoning included a larger list of amenities, including a pool, clubhouse, playground, 2 pickleball courts, a volleyball court, bocce ball court, 2 shuffleboard courts, 2 horse-shoe courts, and a pavilion with fireplace. The petitioner has stated that since this proposal has a smaller unit count that a pool amenity is unfeasible. This is a valid point; however, staff feels some additional amenities should be added. Additionally, the petitioner has not committed to any pond fountain elements, as is normally required in McCordsville.

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

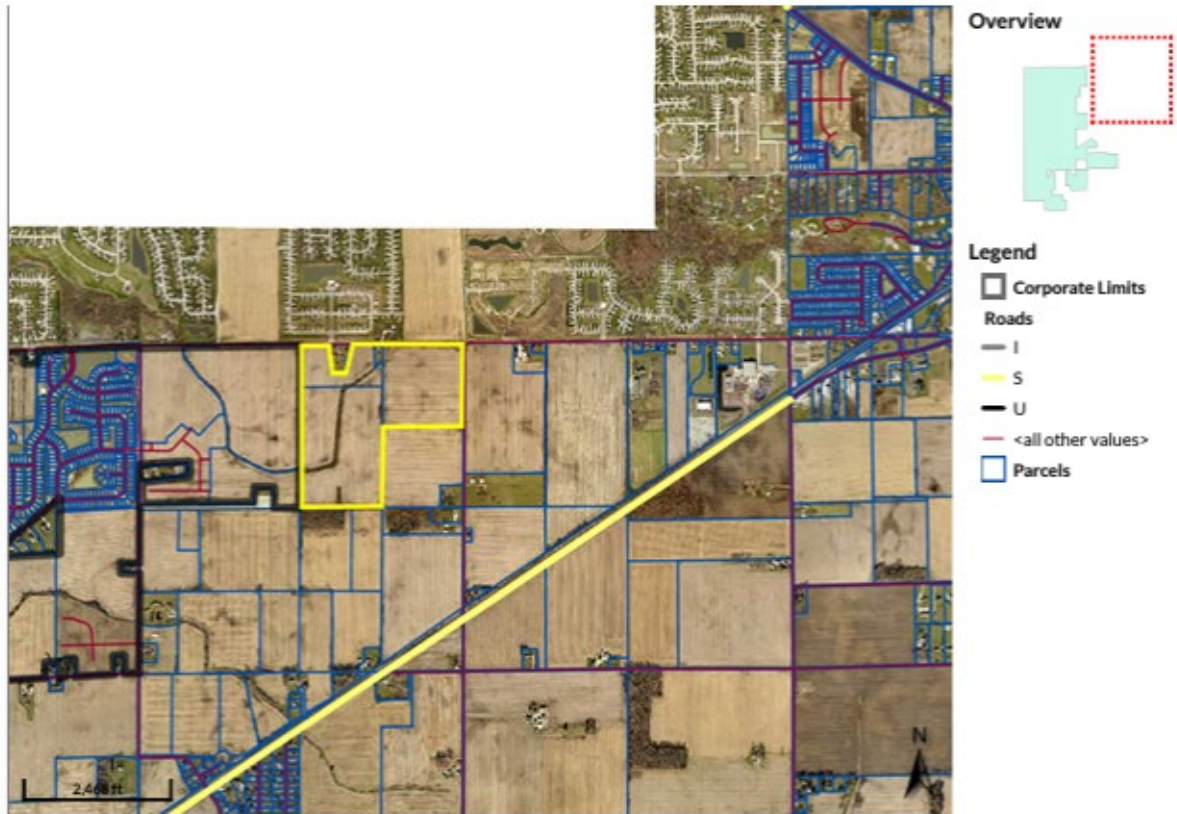
Staff is in favor of this petition, but there are a few elements, noted above, that need to be addressed before we can make a favorable recommendation.

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

The petitioner is requesting a continuance on their primary plat petition.

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



Parcel ID	30-01-13-300-028.000-016	Alternate ID	30-01-13-300-028.000-016	Owner Address	Rishel Family Estate Preservation Trust 5746 W McCord Rd McCordsville, IN 46055
Sec/Twp/Rng	n/a	Class	101 - Cash Grain/General Farm		
Property Address	5746 W McCord Rd McCordsville	Acreage	n/a		
District	VERNON TOWNSHIP				
Brief Tax Description	E SW 13-17-5 9.94AC				
	(Note: Not to be used on legal documents)				

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