

# McCordsville

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## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: September 17, 2024**

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**PETITIONER:** Hartman Capital

**PETITION:** PC-24-005, Sycamore Drive PUD Amendment

**REQUEST:** Petitioner requests a favorable recommendation on an Amendment to the Sycamore Drive PUD.

**LOCATION:** The subdivision is located along the southside of CR 650N, approximately ½ mile west of CR 600W.

**ZONING:** The property is currently zoned Sycamore Drive PUD. The zoning and land use for the surrounding area are as noted below:

Zoning

North: Weavers Landing PUD

South: County R-1

East: R-3

West: Sagebrook PUD

Land Use

Single-family residential

Single-family residential

Single-family residential & Agricultural

Single-family residential

**STAFF REVIEW:** The Amendment seeks one change to the PUD. The existing language prohibits fencing, other than around the dog park area. The petitioner, citing renter profile demands, would like to allow fencing on the residential lots. The fencing will be limited to behind the home and will be black aluminum in style (privacy fences will not be allowed).

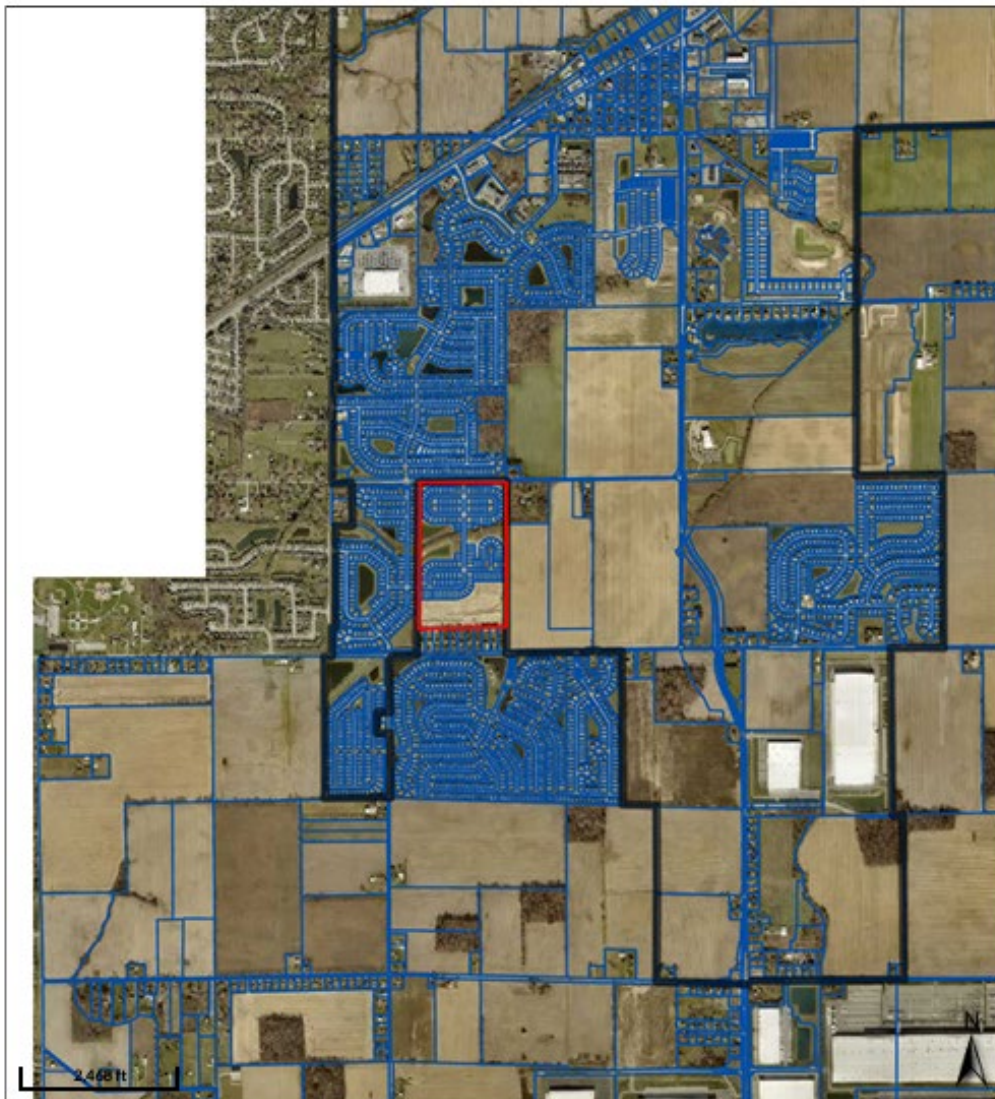
At the time of this report, staff has not received any remonstrance letters.

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**STAFF RECOMMENDATION:**

The Plan Commission can motion to provide (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.



Staff recommends sending a favorable recommendation to the Town Council.



Overview



Legend

-  Corporate Limits
-  Parcels

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