

McCordsville

ESTD  1988

INDIANA

Planning & Building Department
6280 W 800N McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-24-006

Title: Arbor Homes' request for annexation of 120 acres, located near the northeast corner of CR 500N & CR 700W, into the Town of McCordsville corporate limits.

Meeting Date: This zoning petition is currently scheduled to be heard at the October 8th Town Council meeting.

**Meeting agenda, petitioner's packet, and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".*

Statement of Intent:

Arbor Homes (“Petitioner”) seeks to annex and rezone approximately 120 acres of land adjacent and congruent to the Town of McCordsville, Indiana. The property is zoned by Hancock County zoning as Residential 2.5 (R2.5). Arbor is proposing to rezone the property to PUD zoning. The development is located on the south side of the Town and the property will be contiguous to the Town boundaries.

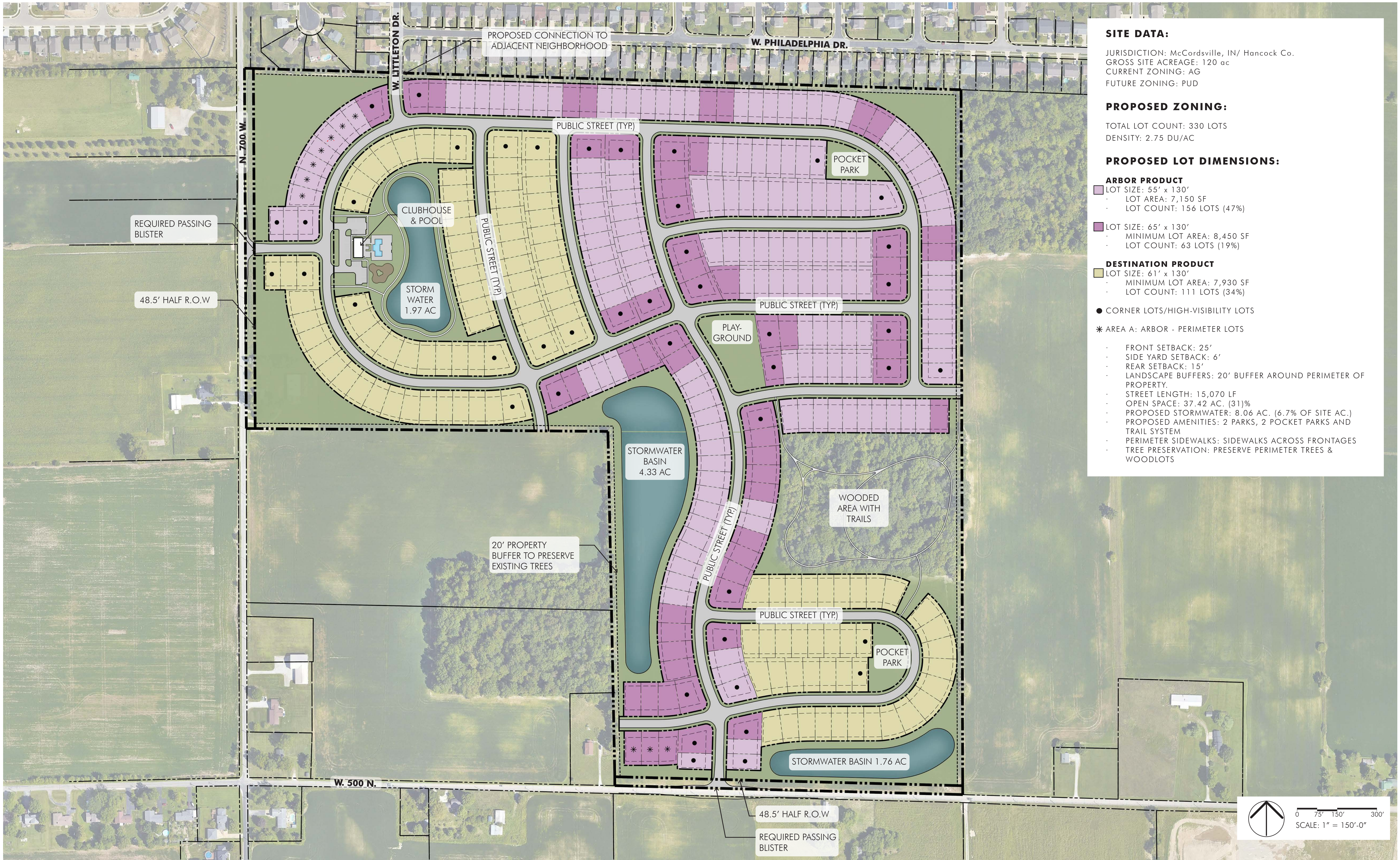
The property has frontage along N 700 W and W 500 N. The site borders the parcels located at the northeast corner of N 700 W and W 500 N. This land comprises of agricultural land, wooded land, and a few residential parcels. The property is adjacent to the Hancock County zoned Stansbury PUD to the north. The property borders current agricultural and wooded land to the east. To the south, across the W 500 N is additional agricultural land and a residential parcel. Across N 700 W to the east is additional agricultural land as well as a few residential parcels. The site features approximately 8.5 acres of wooded land that will be preserved. A trail system will be designed and incorporated throughout the wooded area. The proposed development will include a projected 330 detached single-family Dwellings.

The proposed development is consistent with the goals and objectives of the Town of McCordsville Comprehensive Plan. Specifically, but not exclusively, the development will address Land Use Goal #3 (C) by providing a mix of housing products, low-maintenance product district as well as a traditional, detached single family housing district, and incorporate multiple architectural styles and designs that will provide a varied streetscape within the development. With a focus on Land Use Goal # 4, Transportation Goal #1, and Public Facilities Goal #2 the development will provide interconnected sidewalks and trails that lead to amenity destinations within the development with hopes of encouraging pedestrians and cyclists to traverse the community. Further, the development will utilize the stub street connection into the adjacent neighborhood as well as develop stub streets into the surrounding undeveloped properties to allow for interconnectivity for future development. The development has been designed with open space and passive and active recreation in mind with preserving wooded area and activating it with an internal trail, as well as preserving areas throughout the development for amenity areas like pocket parks, playgrounds, and open green space.

The Mount Comfort Meadows PUD supports the Future Land Use Map’s anticipated uses of Low Density Residential and Low-Medium Density Residential by proposing two different product types that reflect the intent of both designations. The differing product lines, and their placement, ensure the property is compatible with other communities in the surrounding area.

Area A: Arbor, as designated on the Preliminary Development Plan, attached hereto as **Exhibit B**, features the Arbor line of homes, and includes 219 lots. **Area B: Destination**, as designated on the Preliminary Development Plan, attached hereto as **Exhibit B**, features the Destination line of homes, a low-maintenance, ranch style product. This area will include 111 lots.

The proposed density, 2.75 units/acre, and product lines, Arbor Homes and Destination, is compatible with other communities in the surrounding area. Amenities will include a clubhouse and pool, 4 parks, multiple trail systems including a preserved wooded area activated with an internal trail, and perimeter sidewalks along neighborhood frontages on W. 500 N. and N. 700 W.



SITE DATA:

JURISDICTION: McCordsville, IN/ Hancock Co.
GROSS SITE ACREAGE: 120 ac
CURRENT ZONING: AG
FUTURE ZONING: PUD

PROPOSED ZONING:

TOTAL LOT COUNT: 330 LOTS
DENSITY: 2.75 DU/AC

PROPOSED LOT DIMENSIONS:

ARBOR PRODUCT

- LOT SIZE: 55' x 130'
- LOT AREA: 7,150 SF
- LOT COUNT: 156 LOTS (47%)

- LOT SIZE: 65' x 130'
- MINIMUM LOT AREA: 8,450 SF
- LOT COUNT: 63 LOTS (19%)

DESTINATION PRODUCT

- LOT SIZE: 61' x 130'
- MINIMUM LOT AREA: 7,930 SF
- LOT COUNT: 111 LOTS (34%)

● CORNER LOTS/HIGH-VISIBILITY LOTS

* AREA A: ARBOR - PERIMETER LOTS

- FRONT SETBACK: 25'
- SIDE YARD SETBACK: 6'
- REAR SETBACK: 15'
- LANDSCAPE BUFFERS: 20' BUFFER AROUND PERIMETER OF PROPERTY
- STREET LENGTH: 15,070 LF
- OPEN SPACE: 37.42 AC. (31)%
- PROPOSED STORMWATER: 8.06 AC. (6.7% OF SITE AC.)
- PROPOSED AMENITIES: 2 PARKS, 2 POCKET PARKS AND TRAIL SYSTEM
- PERIMETER SIDEWALKS: SIDEWALKS ACROSS FRONTAGES
- TREE PRESERVATION: PRESERVE PERIMETER TREES & WOODLOTS

LEGAL DESCRIPTIONS

LANE LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Hancock, State of Indiana and is described as follows:

The Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East to Buck Creek Township, Hancock County, Indiana.

EXCEPT that part conveyed by Quit-Claim Deed by and between Elsie L. Offenbacker and Margaret Offenbacker to Charles B. White recorded August 13, 1979 as Instrument No. 79-4170, more particularly described as follows:

All that part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, which lies West of the established fence line between the land of the Grantors to the East of said fence line and the land of the Grantee to the West of said fence line which said fence line has been recognized as the boundary line between the lands of the parties hereto during their respective ownership of said land and that of Tony F. Offenbacker, predecessor in title of the land owned by the Grantors.

ALSO EXCEPT that part conveyed by Quit-Claim Deed by and between Elsie L. Offenbacker and Margaret Offenbacker to John B. White and Wanda M. White, husband and wife, recorded August 13, 1979 as Instrument No. 79-4171, more particularly described as follows:

All that part of the South Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, which lies West of the established fence line between the land of the Grantors to the East of said fence line and the land of the Grantee to the West of said fence line which said fence line has been recognized as the boundary line between the lands of the parties hereto during their respective ownership of said land and that of Tony F. Offenbacker, predecessor in title of the land owned by the Grantors.

WHITE FARM LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Hancock, State of Indiana and is described as follows:

Certain real estate situated in Hancock County, Indiana, being more particularly described as follows, to -wit: The North Half of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, containing in all 80 acres, more or less.