

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: October 15, 2024

PETITIONER: Arbor Homes

PETITION: PC-24-007, Mt. Comfort Meadows PUD Rezone

REQUEST: Petitioner requests a favorable recommendation on a rezone from County R2.5 to the Mt. Comfort Meadows PUD. The subject property is approximately 120 acres.

LOCATION: The subject property is located near the northeast corner of CR 700W & CR 500N, with frontage on both streets.

ZONING: As noted above the current zoning is County R2.5, which allows single-family residential land-uses. The zoning and land use for the surrounding area are as noted below:

Zoning

North: County Zoning for SF resi
South: County Light Industrial (IL)
East: Industrial-2 (I2)
West: County R2.5

Land Use

Single-family residential
Agricultural
Agricultural
Agricultural

STAFF REVIEW: The petition proposes a single-family residential subdivision featuring 326 lots on +/- 120 acres. The petitioner is offering two (2) areas (Areas A & B), each with a different product type. The gross density will be no more than 2.72 units per acre. A Concept Plan denoting the layout of the proposal is included in the PUD Ordinance.

Site Plan

The site plan includes two (2) large open spaces. One will be mostly maintained as a wooded area. This wooded area will be protected by a Tree Conservation Easement (TCE) to ensure the woods remain as a communal asset. The TCE will allow some clearing for reasons like dead/diseased/dying tree, trees posing a risk, necessary utilities/drainage, and trails. The other large open space will be home to the pool and community clubhouse. These amenities are required by the PUD Ordinance. The remaining open spaces are mostly perimeter landscaping areas, detention facilities, and/or smaller open space areas. The petitioner's concept plan color codes the lot sizes and product types, but it is important to note the lots may be somewhat reconfigured as the project continues to evolve. However, the PUD as written will not allow the density

to exceed 2.72 units/acre and staff will ensure that the overall (interior) roadway network doesn't see significant changes.

Lot & Yard Standards

The setbacks and density of the project are similar to nearby development. The proposed density is less than Meadows at Sagebrook (2.85 u/a) and Stansbury (3.3 u/a). The proposed bulk standards are noted below:

Development Standards	Area A: Arbor	Area B: Destination
Maximum Number of Lots	212	114
Minimum Lot Area (SF)	7,150 SF	7,930 SF
Minimum Lot Width (ft)	55'	61'
Minimum Lot Depth (ft)	130'	130'
Minimum Front Yard Setback (ft)	25'	25'
Minimum Side Yard Setback (ft)	6'	6'
Minimum Rear Yard Setback (ft)	15'	15'
Maximum Building Height (ft)	35'	35'
Minimum Square Footage (single-story) (SF)	1,500 SF	1,500 SF
Minimum Square Footage (multi-story) (SF)	1,700 SF	N/A

Comparison of Bulk Standards to Meadows at Sagebrook

Development Standards	Mt. Comfort Meadows	Meadows at Sagebrook
Minimum Lot Area (SF)	7,150 SF & 7,930 SF	6,240 SF
Minimum Lot Width (ft)	55', 61', & 65'	52'
Minimum Lot Depth (ft)	130'	120'
Minimum Front Yard Setback (ft)	25'	30'
Minimum Side Yard Setback (ft)	6'	5'
Minimum Rear Yard Setback (ft)	15'	15'
Maximum Building Height (ft)	35'	35'
Minimum Square Footage (single-story) (SF)	1,500 SF	1,500 SF
Minimum Square Footage (multi-story) (SF)	1,700 SF	1,800 SF

Home Product

The petitioner is proposing their traditional single-family home series for Area A, and their active adult/low maintenance single-family home series for Area B. The traditional series is what was built in Meadows at Sagebrook (just northwest of this site). The Destination product has not yet been constructed in McCordsville. Both product line-ups have been reviewed and recommended by the ARC with conditions that the overhangs be similar to other recent developments, vinyl is prohibited, and the petitioner works with the petitioner to add window requirements for corner and perimeter lots. The petitioner has addressed these three (3) items in the PUD.

Staff has noted a few items that we would like to seek further input from the Plan Commission on.

- We would like to see a front-facing gable be required on all front elevations. This is a standard that is common practice in our PUDs.
- The PUD requires 50% of the homes to have at least 25% brick on the front elevation. The remaining homes may have less than 25% brick, so long as they feature a brick wainscot. This is a departure from the Town's typical brick percentage standards.
- The PUD requires at least a 1' wall plane projection or recess on 2-story homes but doesn't require a wall plane projection or recess on ranch homes. The Town has traditionally seen a standard that is at least 2' projection or recess on all homes.
- The trail proposed through the woods is proposed as a mulch trail. Staff understands why the petitioner seeks mulch instead of asphalt, as there are advantages from an installation and constructability standpoint in such wooded areas, which may contain wetlands. But, this is an added frequently recurring maintenance item for HOAs, as opposed to less frequent maintenance for asphalt trails.

Amenities

As referenced earlier in the staff report, the petitioner is proposing a pool and clubhouse. The PUD also includes requirements for perimeter and interior trails/sidewalks and a playground. Ponds that are adjacent to a perimeter roadway will feature fountains and the petitioner has worked with staff to increase open space at both entrances to provide a "grander" entry into the community.

STAFF COMMENTS/RECOMMENDATION:

Overall, the staff is in support of this petition. Staff sees this area as a transition point between the industrial land uses to the south and east, and what we envision developing in the future to the west. As we look to the undeveloped parcels to the west, as residential development occurs, we believe it would be most appropriate for those residential land-uses to see density decrease and therefore lot sizes increase as we get further and further from the industrial uses. A density of 2.72 units/acre is an appropriate density for this product type, and also an appropriate density for the location and in comparison, to other existing developments in the area. Staff has worked with the developer to make changes to their PUD from its initial filing. We still have a few items we would like to continue to work with the petitioner on moving forward, after Plan Commission, but prior to Town Council. Those items are bullet-pointed below:

- Road Impact Fees: The Town is in the process of a Road Impact Fee Study. The Town is working with the petitioner to create clear and transparent language as to when such a fee, if adopted by the Town in the future, would apply to this project.
- The Indianapolis Airport Authority (IAA) has requested language regarding airport noise be placed in the petitioner's Covenants and on the Secondary Plat. They would also like to see the petitioner commit to doing so in the PUD. This request is very recent, staff is working with the petitioner on this.

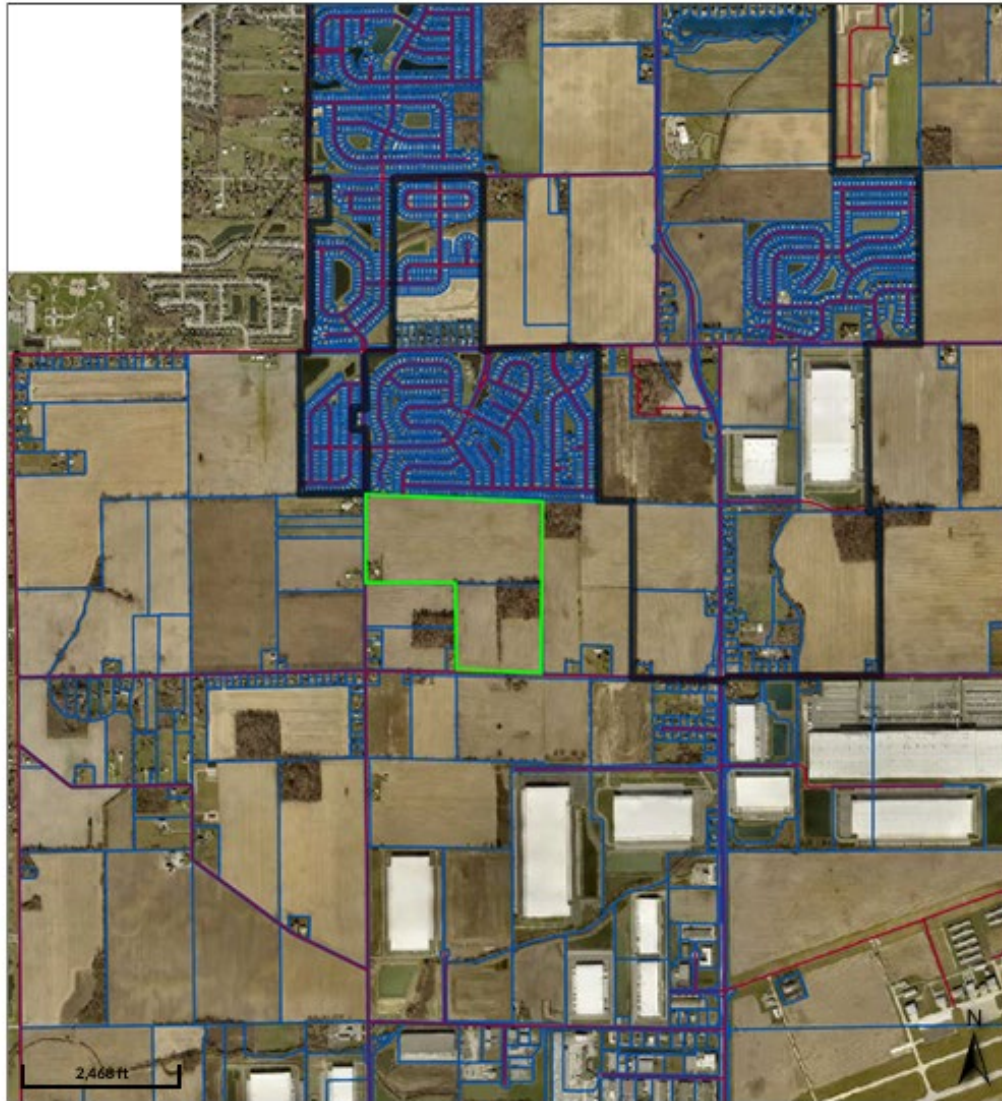
We feel these two (2) items are acceptable to be addressed post Plan Commission, as they are not specific to the land use or development standards, but did want to make the Plan Commission aware of them, and certainly take any feedback the Plan Commission may have. Staff is happy to answer any questions on these items at the meeting.

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

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

The Town's current Future Land Use Map does not include this property as it is not currently within Town limits. The Town is in the process of developing a new Comprehensive Plan, which will include unincorporated areas, north of CR 500N. While the plan is still very much in the drafting process, staff does envision the new Future Land Use Map to envision single-family residential land uses for this area. As noted, staff believes the proposed development is in character, if not exceeding, the level of development currently in the area. This proposal meets intent for responsible growth and development.



Overview



Legend

-  Corporate Limits
- Roads
 -  I
 -  S
 -  U
 -  <all other values>
-  Parcels

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