

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: February 18, 2025

PETITIONER: Lennar Homes

PETITION: PC-25-003, Alexander Ridge Rezone

REQUEST: Petitioner requests a favorable recommendation on a rezone from County R-1 to the Alexander Ridge II PUD. The subject property is approximately 50 acres.

LOCATION: The subject property is located at the southwest corner of CR 500W & CR 900N, with frontage on both streets.

ZONING: As noted above the current zoning is County R-1, which allows single-family residential land-uses. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: Summerton PUD & County R-1	Residential
South: County R-1	Residential & Agricultural
East: County R-1	Residential & Agricultural
West: Alexander Ridge PUD	Residential

STAFF REVIEW: The petition proposes a single-family residential subdivision featuring 107 lots on +/- 50 acres. The petitioner is proposing two (2) areas (Areas A & B), each with a different minimum lot size. The gross density will be no more than 2.13 units per acre. A Concept Plan denoting the layout of the proposal is included in the PUD Ordinance.

Site Plan

There is a collection of farm buildings on the property that will be removed with this project. There is also an existing homestead. The homestead will remain and it will not be zoned to PUD. However, that homestead is a part of the annexation of this Real Estate and will be zoned R-1. A separate rezone ordinance has been prepared for the homestead and will require a separate motion from the Plan Commission.

There are no existing tree stands or other natural features on the property to conserve. The site plan has been designed to integrate into the existing Alexander Ridge subdivision and essentially become an expansion of the subdivision. The two Areas of

the PUD are bisected by a central common area that features a multi-use path. The internal path system is also well connected to the perimeter path system.

The property is softened from perimeter roadways by a perimeter landscape area featuring mounding and plantings.

The Real Estate includes one access point, on CR 900N, along with two internal street stubs for future internal connections and sub-grid traffic circulation.

Lot & Yard Standards

The setbacks and density of the project are similar or less than nearby, recent development. The proposed density is less than the original Alexander Ridge (2.7 u/a), and very similar to Summerton (2.08 u/a) and Stone Grove (2.13 u/a). The proposed bulk standards are included in a table in the PUD.

Home Product

The petitioner is proposing selected models and elevations from their traditional single-family home series for both Areas. The ARC is reviewing the product offering at their meeting preceding the Plan Commission. Staff will provide an update at the Plan Commission meeting.

Amenities

The petitioner has committed to a playground, pergola, and pickleball courts in the PUD.

STAFF COMMENTS/RECOMMENDATION:

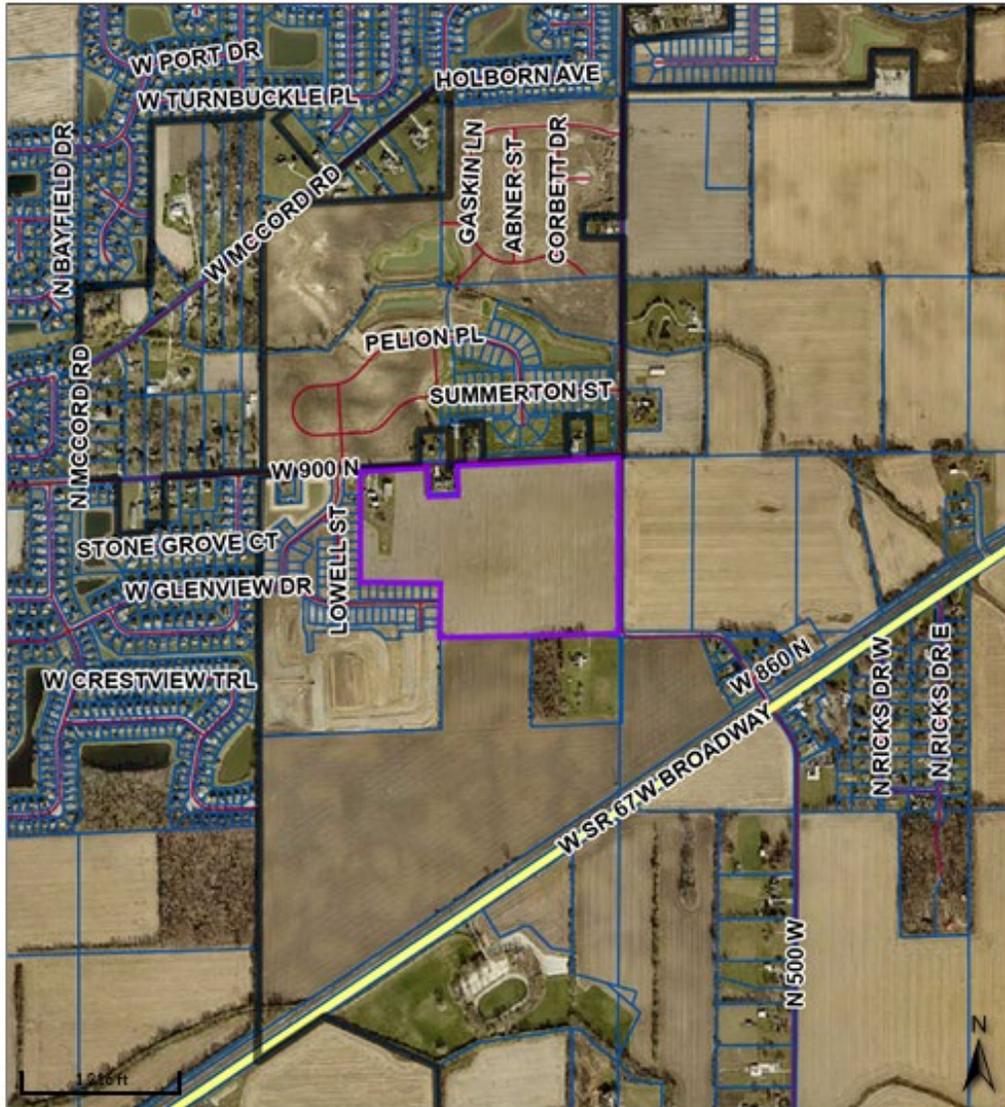
Staff is in support of this petition. This proposal is in keeping our Future Land Use Map and is the highest and best use of the property. The petitioner has developed a site plan that addresses all of staff's concerns.

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 recommends *Low Density Residential* in this location. This project, proposing single-family residential land use, is in keeping with the current Comprehensive Plan. Surrounding uses and context are single-family residential and agriculture. This land use is compatible and fits within the character and context of the surrounding area. This is the highest and best use of the property, and staff believes the proposed development will add to the level of development currently in the area. This proposal meets intent for responsible growth and development, as it is addressing roadway impacts, will pay Road Impact Fees, will pay Park Impact Fees, and will further the extension of the Town's wastewater system into this area of the community.



Overview



Legend

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

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