

Statement of Intent

Forestar (USA) Real Estate Group Inc. ("Petitioner") seeks to annex and rezone approximately 80 acres of land adjacent and congruent to the Town of McCordsville. The property is zoned by Hancock County Zoning AG-Agricultural. Forestar is proposing to rezone the property to a Planned Use Development. The property is located on the west side of County Road N 500 W between County Roads W 700 N and W 600 N. The site is generally surrounded by agricultural zoning and uses to the North, East and South. Residential uses are located to the west, with the Beazer Development Gatherings at Aurora directly to the west and Woodhaven by Fisher Homes to the Southwest.

This Planned Unit Development has been planned to take advantage of the flexibility of the McCordsville Unified Development Ordinance to provide for a mixed-lot size development of residential housing and mirrors the lot sizing of the adjacent development. It serves the goals of the Vision 2011 Comprehensive Plan by promoting control, sustainable growth and development that is appropriate to adjacent land uses and protects natural resources that are in place while adding recreation opportunities in new open space.

The proposed development features 123 65' lots and 49 80' lots over approximately 80 acres and with a density of 2.15 units per acre. This follows the Town of McCordsville's future land use map indicating these parcels to be low-medium density residential.

