

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: May 20, 2025**

---

**PETITIONER:** Stoeppelwerth

**PETITION:** PC-25-013, Alexander Ridge II Primary Plat

**REQUEST:** Petitioner requests approval of a Primary Plat for 108 units/lots on +/- 53 acres.

**LOCATION:** The subdivision is located at the southwest corner of CR 500W and CR 900N.

**ZONING:** The property is zoned Alexander Ridge II Planned-Unit Development (PUD). Zoning and land use for the surrounding area are as noted below:

Zoning

North: PUD & HCZ R1.0

South: HCZ R1.0

East: HCZ R1.0

West: PUD

Land Use

Single-family residential

Single-family residential & agricultural

Agricultural

Single-family residential

**STAFF REVIEW:** The proposed development includes one (1) entrance, along CR 900 N, as well as connectivity into Alexander Ridge PUD via a street stubbed to the west, and a future connection via a street stubbed to the south. All lots will be accessed from the internal street network. The developer is proposing a trail system through the development, including connection to future development to the south and east. Proposed amenities include pickleball courts, a playground, and a pergola.

Sidewalks to the proposed development traverse around to the south of the homestead instead of extending along the frontage of 900N, at the request of the property owner. Within the development, an increased landscape buffer will be installed south of the homestead to provide a clearer visual demarcation between the development site and the homestead.

There are two (2) sub-areas proposed, in accordance with the approved Zoning. One will be a ranch and two-story family community identified as Area A on Exhibit A, and the other will be a “maintenance included” ranch style home community identified as Area B on Exhibit A. The basic development standards for both sub-areas are noted below:

Development Standards – A:

|                                     |   |
|-------------------------------------|---|
| Maximum Number of Lots:             | 60 Lots   |
| Minimum Lot Area:                   | 8,750 Square Feet   |
| Minimum Lot Width at Building Line: | 70 feet   |
| Minimum Front Yard Setback:         | 30 feet   |
| Minimum Side Yard Setback:          | 5 feet  |
| Minimum Rear Yard Setback:          | 15 feet   |
| Minimum Livable Floor Area:         | 1,800 square feet (single story)<br>1,950 square feet (multi story) |
| Maximum Lot Coverage:               | 50%   |
| Maximum Height-Principal:           | 35 feet   |

Development Standards – B:

|                                     |   |
|-------------------------------------|---|
| Maximum Number of Lots:             | 47 Lots   |
| Minimum Lot Area:                   | 7,200 Square Feet   |
| Minimum Lot Width at Building Line: | 60 feet   |
| Minimum Front Yard Setback:         | 25 feet   |
| Minimum Side Yard Setback:          | 6 feet  |
| Minimum Rear Yard Setback:          | 15 feet   |
| Minimum Livable Floor Area:         | 1,400 square feet (single story)<br>1,500 square feet (multi story) |
| Minimum Ground Floor Living Area:   | 900 square feet (multi story)                                       |
| Maximum Lot Coverage:               | 60%   |
| Maximum Height-Principal:           | 35 feet   |

The PUD also requires the following, which are reviewed for at the Primary Plat stage:

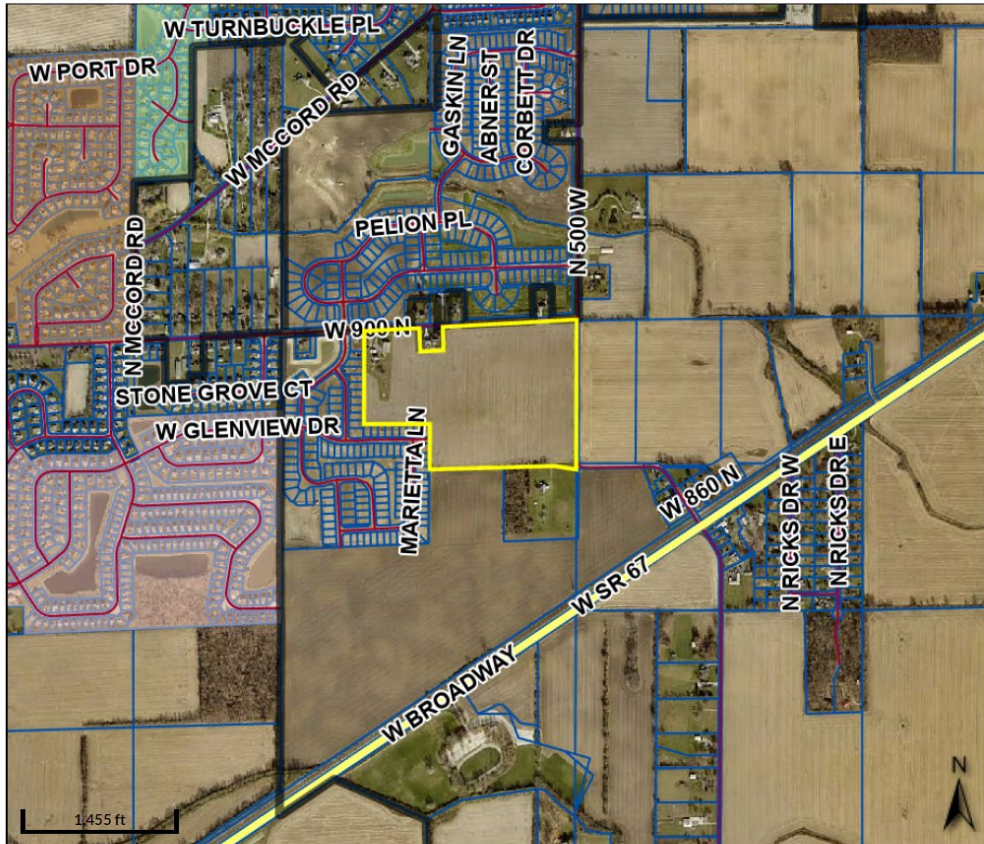
- Minimum of 25% open space as generally shown on the concept plan.
- The developer shall establish an aesthetic landscape buffer along the frontage of CR 500W and CR 900N.
- There will be an eight (8) foot wide asphalt internal path system as generally depicted on the concept plan.
- No home shall be rented for a period of at least thirty-six (36) months from the last date of transfer or sale, except when renting to a family member or in a case of a financial hardship that is approved by the HOA.

All other requirements of the PUD will be reviewed for and required at the Development Plan or building permit stage.

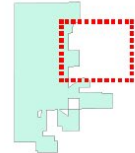
**STAFF RECOMMENDATION:**

This petition was reviewed by TAC on April 17, 2025 and received a number of comments. At the time of this report, staff believes all requirements have been met pending confirmation from the Town Engineer.

The Plan Commission can approve, deny, or continue this petition. Staff recommends approval of this petition, following confirmation of compliance from the Town Engineer and after the public hearing has been held.



Overview



Legend

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

## Exhibit A – Areas A and B

