

McCordsville

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INDIANA

Plan Commission Staff Report
Meeting Date: July 15, 2025

PETITIONER: Fischer Homes

PETITION: PC-25-018, Lain Farms at Hampton Walk Primary Plat

REQUEST: Petitioner requests approval of a Primary Plat for 182 units/lots on +/- 75 acres.

LOCATION: The subject property is located at northwest corner of CR 600W and CR 650N.

ZONING: The property is zoned Lain Farms at Hampton Walk Planned-Unit Development (PUD). Zoning and land use for the surrounding area are as noted below:

| <u>Zoning</u> | <u>Land Use</u> |
|--------------------------|----------------------------|
| North: Hampton Walk PUD | Residential |
| South: R-3 | Residential & agricultural |
| East: Outlook Church PUD | Institutional |
| West: R-1 | Agricultural |

STAFF REVIEW: The proposed Primary Plat features 182 lots and denotes 22 acres of open space, in the form of common area. The common areas feature detention and the required trail system. The development includes two (2) entrances, one each along CR 600W and CR 650N. Both entrances feature a median, as required by the PUD. The project also includes two street connections into Hampton Walk and a street stub to the west for future street inter-connectivity. Perimeter paths are provided along both CR 600W and CR 650N. The Primary Plat also shows right-of-way dedication, in accordance with the Thoroughfare Plan, for both CR 600W and CR 650N.

There are four (4) sub-areas proposed, in accordance with the proposed PUD. Each Area has a different lot size, again, in accordance with the proposed PUD. All areas will feature detached single-family homes. A summary of the basic development standards for all sub-areas are noted below:

Area A:

Maximum Number of Lots: 61 Lots

| | |
|-------------------------------------|---|
| Minimum Lot Area: | 5,700 Square Feet |
| Minimum Lot Width at Building Line: | 55 feet |
| Minimum Front Yard Setback: | 25 feet |
| Minimum Side Yard Setback: | 5 feet |
| Minimum Rear Yard Setback: | 15 feet |
| Minimum Livable Floor Area: | 1,600 square feet (single story) 1,740 square feet (multi story) |
| Maximum Lot Coverage: | 50% |
| Maximum Height-Principal: | 40 feet |

Area B:

| | |
|-------------------------------------|---|
| Maximum Number of Lots: | 41 Lots |
| Minimum Lot Area: | 6,600 Square Feet |
| Minimum Lot Width at Building Line: | 52 feet |
| Minimum Front Yard Setback: | 25 feet |
| Minimum Side Yard Setback: | 5 feet |
| Minimum Rear Yard Setback: | 15 feet |
| Minimum Livable Floor Area: | 1,683 square feet (single story) 2,200 square feet (multi story) |
| Maximum Lot Coverage: | 50% |
| Maximum Height-Principal: | 40 feet |

Area C:

| | |
|-------------------------------------|---|
| Maximum Number of Lots: | 50 Lots |
| Minimum Lot Area: | 7,200 Square Feet |
| Minimum Lot Width at Building Line: | 65 feet |
| Minimum Front Yard Setback: | 25 feet |
| Minimum Side Yard Setback: | 5 feet |
| Minimum Rear Yard Setback: | 15 feet |
| Minimum Livable Floor Area: | 1,600 square feet (single story) 2,200 square feet (multi story) |
| Maximum Lot Coverage: | 50% |
| Maximum Height-Principal: | 40 feet |

Area D:

| | |
|-------------------------------------|----------------------------------|
| Maximum Number of Lots: | 29 Lots |
| Minimum Lot Area: | 10,400 Square Feet |
| Minimum Lot Width at Building Line: | 80 feet |
| Minimum Front Yard Setback: | 30 feet |
| Minimum Side Yard Setback: | 5 feet |
| Minimum Rear Yard Setback: | 15 feet |
| Minimum Livable Floor Area: | 2,092 square feet (single story) |

| | |
|---------------------------|---------------------------------|
| | 2,400 square feet (multi story) |
| Maximum Lot Coverage: | 45% |
| Maximum Height-Principal: | 40 feet |

The proposed lots meet these standards.

The PUD also requires certain forms of open spaces. Perimeter common areas with landscaping are required and have been provided. While plantings and species are not reviewed for at this stage, staff does review to ensure the proper space is preserved. The petitioner has provided the required 50’ wide perimeter area along the CR 600W and CR 650N frontages. Within this area, the required 30’ wide landscape buffer has been provided. The proposed PUD also requires a minimum of 22 acres of open space overall. The Primary Plat meets this requirement.

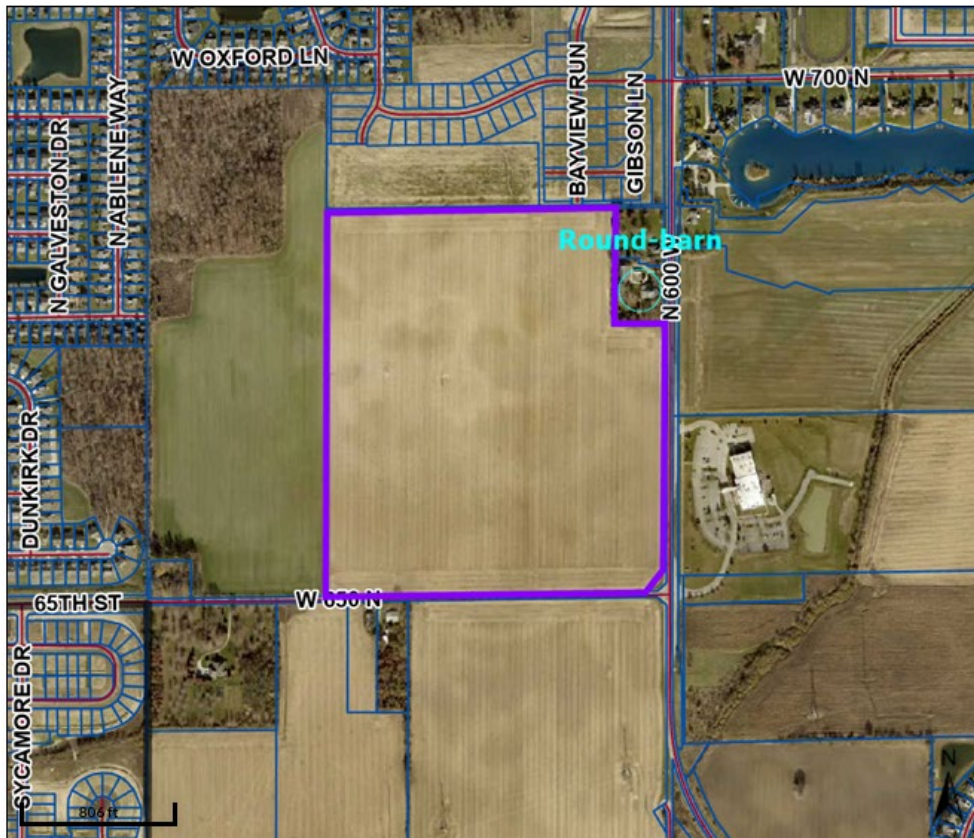
All other requirements of the PUD will be reviewed for and required at the Development Plan or building permit stage.

STAFF RECOMMENDATION:

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

The Plan Commission can approve, deny, or continue this petition; however, any action must be made contingent upon the Town Council approving the PUD Ordinance. Pending confirmation from the Town Engineer that all Engineering comments have been addressed, and after a public hearing has been held, staff will recommend approval, contingent upon the Town Council approving the Lain Farms at Hampton Walk PUD Ordinance.

Exhibit A – Site Map



Overview



Legend

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

| | | | | | |
|------------------------------|---|---------------------|--------------------------|----------------------|-------------------------|
| Parcel ID | 30-01-35-100-005.000-018 | Alternate ID | 30-01-35-100-005.000-018 | Owner Address | LAIN FARMS INC |
| Sec/Twp/Rng | n/a | Class | 100 - Vacant Land | | 5514 W 600 N |
| Property Address | N 600 W | Acreage | n/a | | MC CORDSVILLE, IN 46055 |
| | MC CORDSVILLE | | | | |
| District | MCCORDSVILLE TOWN | | | | |
| Brief Tax Description | SED NE 35-17-5 75.599AC | | | | |
| | (Note: Not to be used on legal documents) | | | | |

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