

McCordsville

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INDIANA

Plan Commission Staff Report
Meeting Date: July 15, 2025

PETITIONER: Fischer Homes

PETITION: PC-25-017, PUD Rezone

REQUEST: Petitioner requests a favorable recommendation on a rezone from Shadow Trace PUD to Lain Farms at Hampton Walk PUD. The subject property is approximately 75 acres.

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

ZONING: As noted above the current zoning is Shadow Trace PUD, 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:	Hampton Walk PUD	Residential
South:	R-3	Residential & agricultural
East:	Outlook Church PUD	Institutional
West:	R-1	Agricultural

STAFF REVIEW: The developer proposes a single-family residential subdivision consisting of 182 lots on +/- 75 acres. The property is currently an agricultural field with no discernable natural features. However, the property is adjacent to an historic round barn, located at 6794 N 600W. This is the only round-barn within the Town's corporate limits.

The concept plan, included as an Exhibit in the PUD Ordinance, illustrates the general layout of the lots, locations of the entrances (one each on CR 600W & CR 650N), detention facilities, common areas, and the trail system that winds through the development. Directly north of this project is the Hampton Walk subdivision. As proposed, this project will include two street connections into Hampton Walk. The project also includes a street stub to the west, for street inter-connectivity to potential future development.

The PUD proposes a minimum of 22 acres of open space, which equates to +/- 30% open space. The PUD also commits the developer to installing the trail system, as

generally depicted on the Concept Plan. The PUD does not require any other common area amenities but denotes that it will have access to open space programming, including the playground, park and gazebo, in Hampton Walk.

Primary access to the subdivision will be from entrances on CR 600W and CR 650N. Both will feature landscaped medians. All lots will be served by the internal street network, which includes one alley along CR 600W, allowing +/- 9 lots to “front” CR 600W. This is a design feature requested by the Town and is something the Town is seeking for all projects with frontage along CR 600W.

The petitioner is proposing four (4) sub-areas, Areas A-D, each with a different minimum lot size and other lot standards, while featuring a different home series (all single-family detached residences). These sub-areas are delineated on the Concept Plan. Setbacks are generally consistent with those in surrounding neighborhoods. A summary of each sub-area is below:

- Area A will consist of 55-foot-wide lots with a min. home size of 1,600 SF/1,740 SF (ranch/two-story)
- Area B will feature 52-foot-wide lots with a min. home size of 1,683 SF/2,200 SF
- Area C will feature 65-foot-wide lots with a min. home size of 1,600 SF/2,200 SF
- Area D will feature 80-foot-wide lots with a min. home size of 2,092 SF/2,400 SF

The overall gross density will be no more than 2.5 units per acre. This density is significantly less than Hampton Walk, which is intended. Hampton Walk is much closer to McCord Square and features attached products, and therefore the Town sought a higher density. As development is located further from McCord Square, we are seeking to lower density. Nearby neighborhoods to the west, Weavers Landing and Austin Trace, feature densities of 2.6 and 3.15, respectively.

The petitioner proposes building their Maple Street Series of homes in Area A, Designer 40 Series in Area B, Designer Series in Area C, and Masterpiece Series in Area D. Illustrative Character Elevations of each home series are included in the PUD. Staff has noted some concerns on some of the proposed home elevations and proposed architectural standards. The petitioner met with the ARC in May and received feedback and guidance. They are re-appearing at ARC in July, immediately before the Plan Commission meeting. Staff will convey the ARC’s guidance, feedback, and recommendations at the Plan Commission meeting.

STAFF COMMENTS/RECOMMENDATION:

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

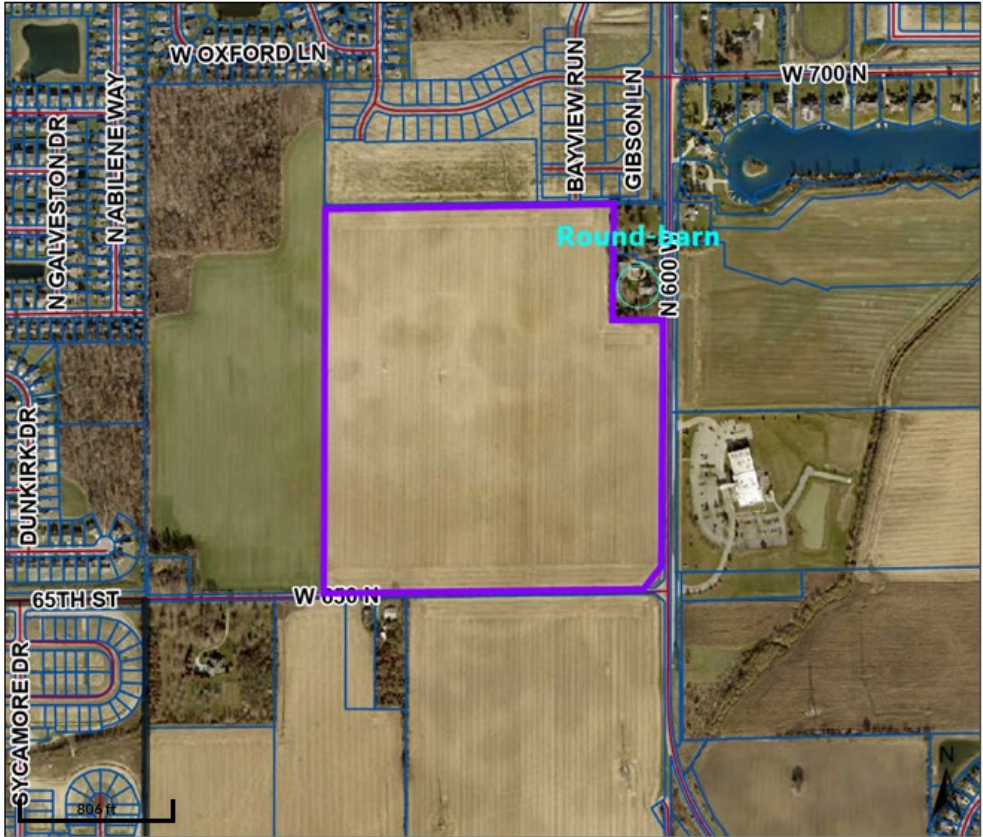
1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

The Town's Future Land Use Map recommends the *Boundary Neighborhood* development pattern in this location. This development pattern is intended to feature neatly arranged homes with tree-lined streets, landscaped entryways, and parks and open spaces as central gathering spaces. Its curvilinear, interconnected street network, including cul-de-sac with trail connections, seamlessly links surrounding neighborhoods, fostering better traffic flow and a more connected community. Single-family homes are one of the encouraged land use types in this development pattern. This project, as proposed, is in keeping with the Comprehensive Plan. Surrounding uses and context are single-family residential, agriculture, and institutional. 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.

Staff is generally supportive of this petition, but does have concerns over architectural aspects of the proposal, as noted above. We have also prepared a comparison chart of lot size and architectural standards between Lain Farms as proposed and Hampton Walk. This chart is attached to the web agenda. Staff will provide a formal recommendation following resolution of those concerns.

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

Exhibit A – Location 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	Acres	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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Exhibit B – Concept Plan

