

# McCordsville

ESTD  1988

## INDIANA

Plan Commission Staff Report  
Meeting Date: October 28, 2025

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**PETITIONER:** Forestar

**PETITION:** PC-25-030, Stonechase Primary Plat

**REQUEST:** Petitioner requests approval of a Primary Plat for 165 lots on +/- 80 acres.

**LOCATION:** The subdivision is located at the westside of CR 500W between CR 700N and CR 600 N.

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

<u>Zoning</u>	<u>Land Use</u>
North: County AG	Residential & agricultural
South: County AG	Agricultural
East: County AG	Residential & agricultural
West: Gatherings at Aurora PUD	Residential

**STAFF REVIEW:** The development includes one (1) entrance, along CR 500 W, as well as a stub connection on the west side of the development to the Gatherings at Aurora community. Future stubs to the north (2) and to the south (1) are incorporated into the development. All lots will be accessed from the internal street network. The developer is proposing a 5-foot-wide sidewalk along the entire frontage of N 500 W, and an 8-foot-wide internal trail system installed throughout the development. The trail will be paved, except where gravel surfacing is permitted within the TCE.

The developer is dedicating the necessary minimum half-width ROW of forty-six (46) feet along the entire frontage on CR 500 W. In addition to ROW dedication, the following improvements will be constructed as part of the development along CR 500 W:

1. Acceleration and deceleration lanes at access points, as required by Town Engineer.
2. Passing blisters or left-turn lanes at access points, as required by Town Engineer.

3. Developer agrees to widen CR 500 W along entire frontage of the development to include a 12' lane and 2' stone shoulder on the southbound lane.

There are two (2) sub-areas proposed, in accordance with the approved Zoning. Area A will be a ranch and two-story family community on 65-foot-wide lots; while Area B offers 80-foot-wide lots. Both areas are identified on Exhibit A. The following summarizes the Development Standards for each sub-area as established in the PUD ordinance:

Development Standards – A (65s):

Maximum Number of Lots	119 Lots
Minimum Lot Area	9,100 Square Feet
Minimum Lot Width at Building Line	65 feet
Minimum Setbacks	
a. Front-yard Setback	30 feet
b. Side-yard Setback	5 feet
c. Rear-yard Setback	15 feet
Minimum Livable Floor Area (Dwelling Unit)	1,500 Square Feet
Maximum Height-Principal	35 feet
Maximum Dwelling Units per Lot	1
Maximum Lot Coverage	55%
Minimum Lot Depth	130
**Single Story Restriction	

\*\*Lots marked with an “\*” on the Concept Plan shall be restricted to a single-story floorplan.

Development Standards – B (80s):

Maximum Number of Lots	49 Lots
Minimum Lot Area	11,200 Square Feet
Minimum Lot Width at Building Line	80 feet
Minimum Setbacks	
d. Front-yard Setback	30 feet
e. Side-yard Setback	5 feet
f. Rear-yard Setback	15 feet
Minimum Livable Floor Area (Dwelling Unit)	
a. 1,750 Square Feet – may not exceed 25% of the total lots.	
b. 2,000 Square Feet – remaining lots	
Maximum Height-Principal	35 feet
Maximum Dwelling Units per Lot	1
Maximum Lot Coverage	55%

The gross density of the Stonechase PUD will not exceed 2.15 units per acre.

Amenities:

In addition to the open space features and trail network, the development shall also include the following amenities:

1. Playground structure;
2. Putting green; and
3. Seating Pavilion Area

Lot Count: The PUD allows a maximum of 168 lots to be developed in Stonechase. However, the proposed Primary Plat is below the maximum lot count (165). The reduction is due to TAC comments related to block length and lots intersecting a Section line, which have since been addressed to staff's satisfaction.

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 and mounding along the frontage of CR 500 W.
- A tree conservation area shall be described over the existing woods on the plat.
- A ten (10) foot wide landscaping easement shall be established along the northern property line.

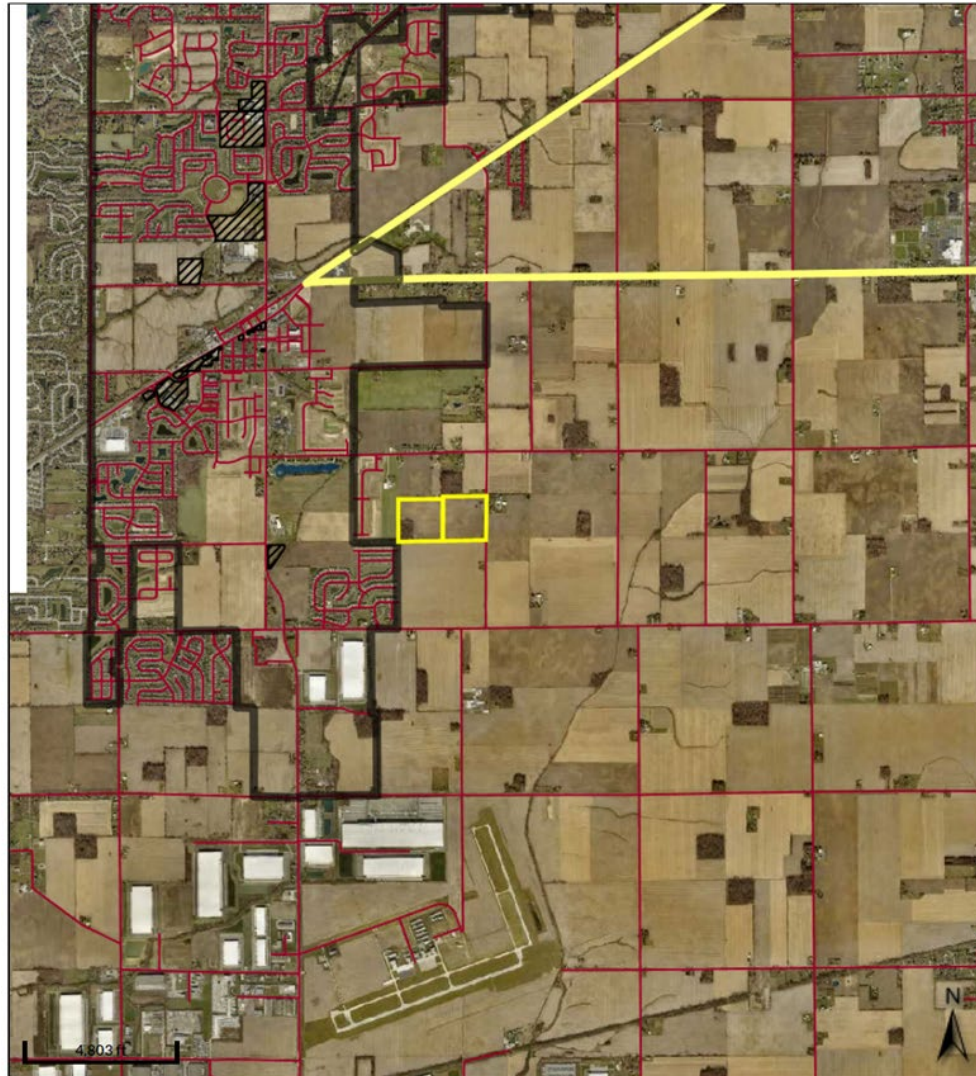
All other requirements of the PUD will be reviewed for and required at the Development Plan or building permit stage.

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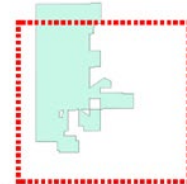
**STAFF RECOMMENDATION:**

This petition was reviewed by TAC on September 17, 2025 and received a number of comments. At the time of this report, all Planning comments have been addressed.

This petition does require a public hearing. The Plan Commission can approve, deny, or continue this petition. Pending confirmation from the Town Engineer that all Engineering comments have been addressed, and following the public hearing, staff recommends approval of the Primary Plat.



#### Overview



#### Legend

- Commercial within PUDs
  -  Bay Creek Commercial
  -  Berkshire Commercial
  -  Gateway Crossing Commercial
  -  Old Town Commercial
  -  Villages at Brookside Commercial
-  Corporate Limits
- Roads
  -  I
  -  S
  -  U
  -  <all other values>



### Exhibit A – Areas A (65s) and B (80s)

