



**Plan Commission Staff Report
Department of Planning and Building
Town of McCordsville**

September 20, 2022

Project: PC-22-014, Snider Property PUD

Petitioner: Platinum Properties

Request: The petitioner is seeking a favorable recommendation on a rezone from County 62c to Snider Property PUD.

Staff Review: The property is currently an agricultural property and consists of one parcel, which is farmed and consists of two parcels. There are no tree stands on the property or any natural features to speak of.

Existing Land Use & Zoning

The subject parcel is approximately 80 acres and is located approximately ½ mile east of CR 600W. Adjacent properties are zoned as follows:

- North: Undeveloped agricultural land zoned County R2.5
- East: Undeveloped agricultural land zoned County AG
- South: Single-family homes zoned Woodhaven
- West: Single-family homes zoned Champion Lake PUD and undeveloped agricultural land zoned R-3

Infrastructure

The subject property is located within the Town's sanitary sewer territory. Sanitary service will be provided via a gravity sewer. Water service is provided by Citizens Energy Group. Vehicular site access will be provided via an entrance on CR 700N. Additionally, multiple street stubs will be provided to adjoining properties to the east and west. Internal sidewalks and perimeter paths will also be installed in accordance with the Town's Ordinances. Drainage infrastructure will be installed in compliance with the Town's requirements.

Development Proposal

The proposed subdivision includes 170 lots on +/- 80 acres, with a stipulation that density cannot exceed 2.14 units/acre. The three closest subdivisions feature the following densities:

- Champion Lake: 1.3 u/a
- Colonnade: 2.8 u/a

- Woodhaven: 2.7 u/a

In keeping with many of the Town's PUDs the petitioner is proposing a number of specific bulk standards that would apply within the PUD. Highlights of those bulk standards are noted below, please note there are two (2) distinct districts within the proposal:

The Development Standards for Area A:

1. Maximum Number of Lots	10
2. Minimum Lot Area	10,000 square feet
3. Minimum Lot Width at Building Line	80 feet
4. Minimum Setbacks:	
a. Front-yard Setback	25 feet
b. Side-yard Setback	10 feet
c. Rear-yard Setback	15 feet
5. Minimum Livable Floor Area (Dwelling Unit)	
a. One-story	2,050 Square Feet
b. One & half story (optional loft)	2,670 Square Feet
6. Maximum Height-Principal	35 feet
7. Maximum Dwelling Units per Lot	1
8. Maximum No. of Dwelling Units	10

The Development Standards for Area B:

1. Maximum Number of Lots	160
2. Minimum Lot Area	8,400 square feet
3. Minimum Lot Width at Building Line	65 feet
4. Minimum Setbacks:	
a. Front-yard Setback	25 feet
b. Side-yard Setback	5 feet
c. Rear-yard Setback	15 feet
5. Minimum Livable Floor Area (Dwelling Unit)	
a. One-story	2,050 Square Feet
b. One & half story (optional loft)	2,670 Square Feet
6. Maximum Height-Principal	35 feet
7. Maximum Dwelling Units per Lot	1
8. Maximum No. of Dwelling Units	160

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards. We will not list all those standards in this staff report. Some elements of the proposal will be discussed in the *Staff Comments* below. In addition, staff will have a matrix prepared comparing the proposed PUD standards to those of some recent subdivisions and those in the Town's Zoning Ordinance.

Staff Comments:

The petitioner has revised this site plan a number of times. The current site plan proposes the entrance into the project at the center of its frontage on CR 700N. It places a large common area near the northwest corner of the site. The lots which abut CR 700N have been arranged to be front-facing, and a portion of the lots along the western perimeter will be eighty (80) foot wide. The remainder of the lots will be sixty-five (65) feet wide. Additionally, a very large buffer yard will be placed between the western property line and the 80-foot-wide lots.

The petitioner proposes one product type across both lot sizes, an age-restricted single-family home. This is different than most of our subdivisions which often offer age-targeted products. All residents will be required to be at least fifty-five (55) years of age. The product is also limited to single-story or single-story with a second floor limited to no more than eight hundred (800) square feet.

Staff is supportive of the layout of this proposal. It maintains an attractive entrance and includes a large amount of greenspace along the frontage, which we feel will mesh well with Colonnade and Champion Lake. The addition of the western buffer-yard and larger lots immediately adjacent to the buffer show the petitioner recognizes the need to be context sensitive to surrounding development.

Open space in this project is mostly used as screening and buffering. The northwest corner and the western buffer-yard consume much of the greenspace in the project. An amenity area will be included in the northwest greenspace as shown on the Concept Plan and noted in the PUD.

At the time of this report, staff has received 1 letter of remonstrance to this petition. Those letters have been uploaded to the online agenda. Staff will be prepared to address comments in those letters applicable to staff at the meeting.

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 Future Land Use Map envisions this area to be developed as *Low Density Residential*. According to the Comprehensive Plan *Low Density Residential* is intended for low density single-family residential uses. The purpose of this classification is to create an attractive, stable, and orderly residential environment for citizens who desire larger lots. Development in this classification is often such that there are less than two dwelling units per acre.

The proposal, with a maximum density of 2.14 units per acre, is just slightly above that recommended by the Comprehensive Plan. However, staff would consider this proposal in keeping with the spirit and intent of the Comprehensive Plan.

Staff is supportive of this petition. The ARC expressed some concern at their August meeting. The petitioner is going back to the ARC in September, and we will be prepared to provide a recommendation from the ARC at the meeting.

Following, resolution to the ARC concerns, and the public hearing, we recommend sending a favorable recommendation to the Town Council. The full of actions available to the Commission are:

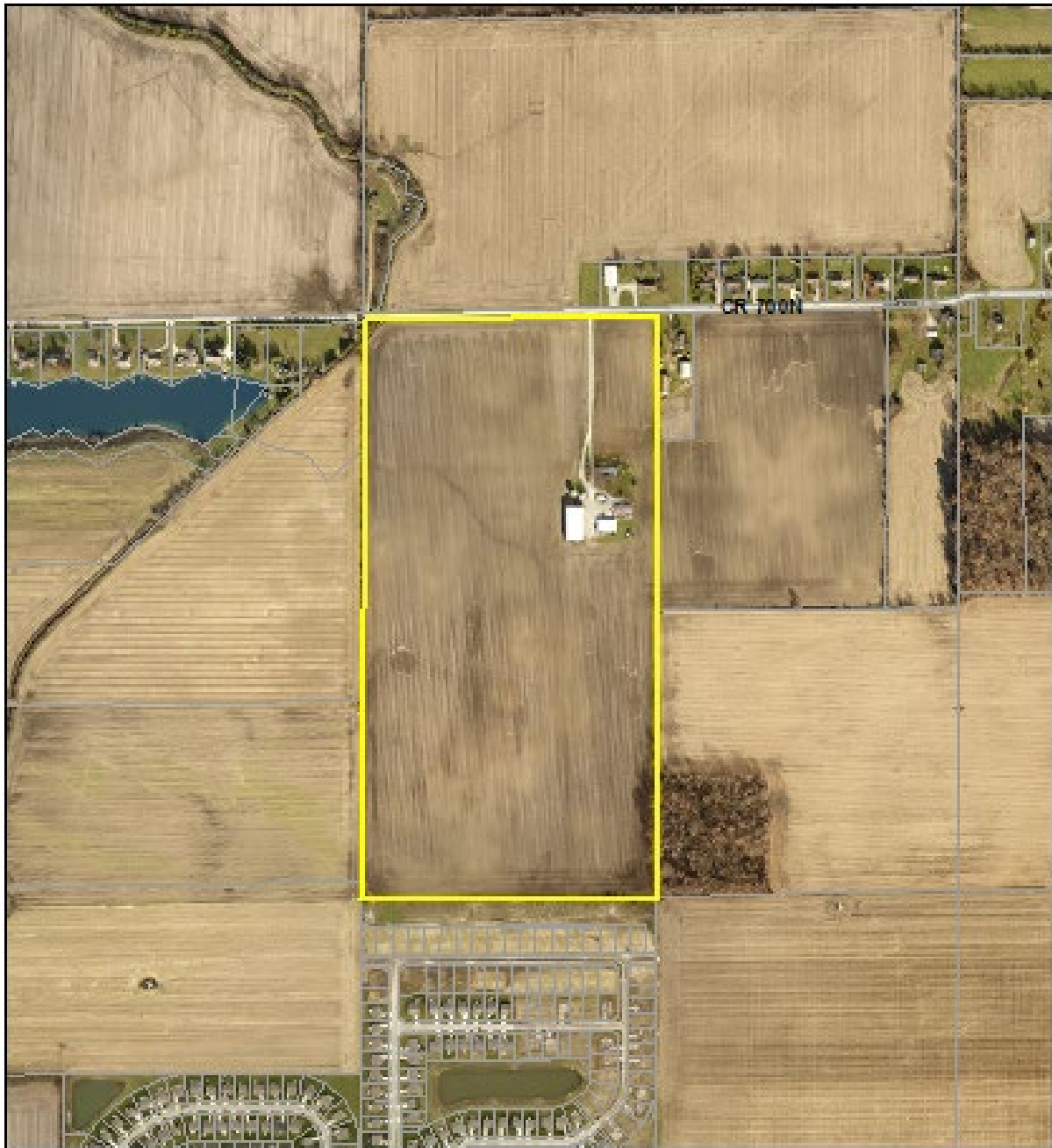
(a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

Existing Conditions

THE TOWN OF
M^CCORDSVILLE



Next Stop:  McCORDSVILLE



Subject Property

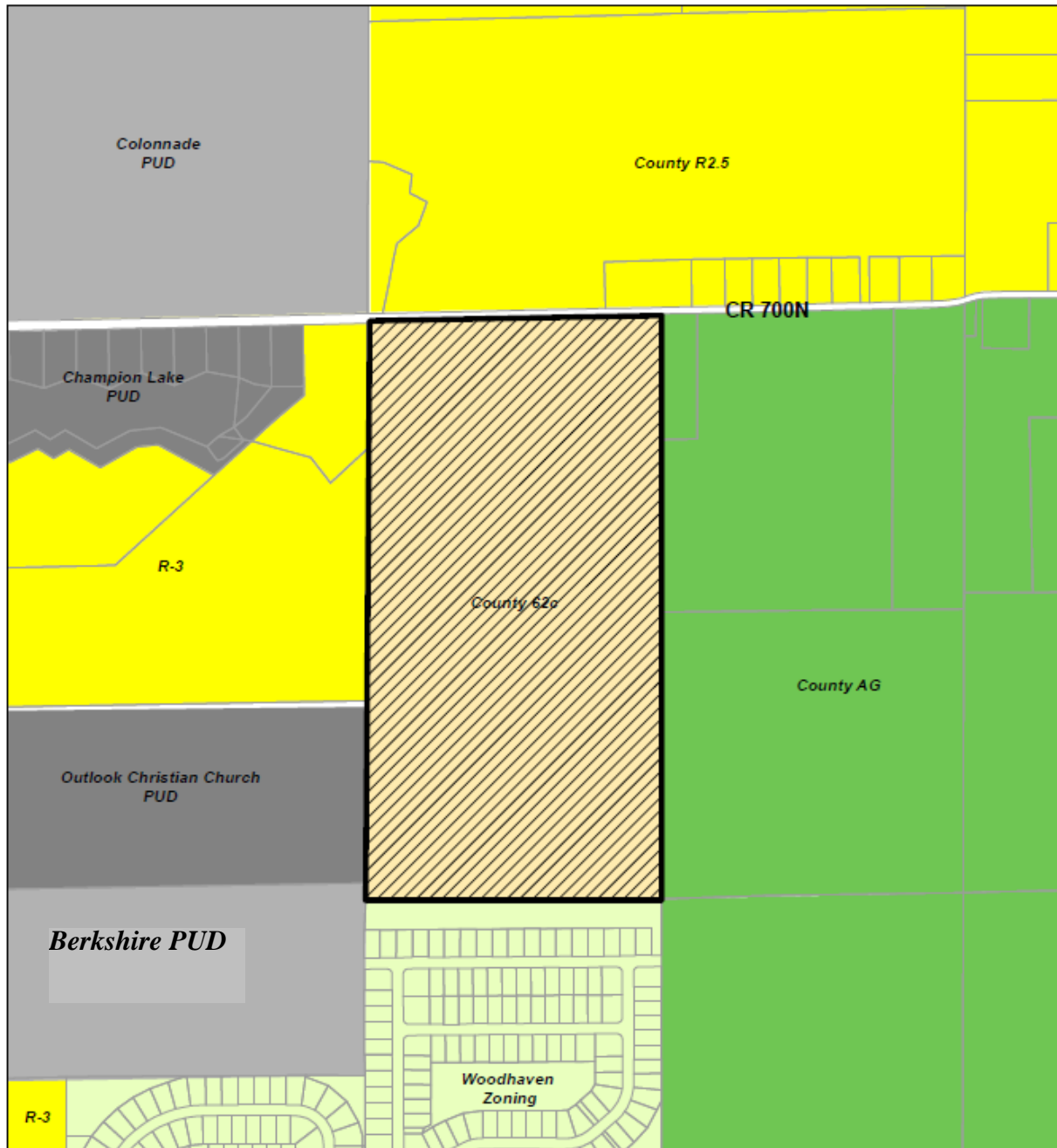


Zoning

THE TOWN OF
M^CCORDSVILLE



Next Stop McCordsville



Subject Property

