



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

September 20, 2022

Project: Hampton Walk, Section 1A Development Plan & Secondary Plat

Petitioner: Fischer Homes

Request: Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 1A of the Hampton Walk residential subdivision

Staff Review: Section 1A features seventy-one (71) lots on approximately 26 acres. This Section features four (4) product types which are detailed below.

Subject Property Zoning

The property is zoned Hampton Walk PUD.

Surrounding Land-uses & Zoning

The subject Real Estate is currently undeveloped. The surrounding land uses are as follows:

- North: A homestead property zoned CN, and across CR 750N single-family homes zoned Old Town (OT)
- East: Across CR 600W, McCordsville Elementary School
- South: Undeveloped property zoned Shadow Trace PUD
- West: Single-family homes and apartments zoned Gateway Crossing PUD

Infrastructure

All lots will be accessed through the internal public streets. In accordance with the preliminary plan, this section will feature one entrance on CR 600W, as well as a connection into Gateway Crossing. Stormwater detention facilities will be constructed in accordance with the master drainage plan. Sanitary sewer service will be provided by the Town, and water service will be provided by Citizen's Energy Group.

Development Standards

The Hampton Walk PUD includes its own Development Standards for each of the four (4) product types in this Section:

Area B – Designer Series

Setbacks FY: 25'
 SY: 5'
 RY: 15'

Lot Width: 65'

Lot Size: 7,200 SF

Living Area: 1,800/2,200 SF

Lot Coverage: 50%

Area C – Maple Street Series

Setbacks FY: 25'
 SY: 5'
 RY: 15'

Lot Width: 55'

Lot Size: 5,500 SF

Living Area: 1,600/1,950 SF

Lot Coverage: 50%

Area D – Patio Series

Setbacks FY: 25'
 SY: 5'
 RY: 15'

Lot Width: 55'

Lot Size: 6,600 SF

Living Area: 1,700 SF

Lot Coverage: 50%

Area E – Paired Patio Series

Setbacks FY: 25'
 SY: 0'
 RY: 15'

Lot Width: 30'

Lot Size: 3,600 SF

Living Area: 1,200/2,000 SF

Lot Coverage: 75%

Perimeter Landscaping: This section includes the entrance, and the entrance does feature landscaping at the corners of the intersection and within the entry median. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each lot must include 3 trees, and 12 shrubs in the front yard. There are additional requirements for certain side yards. This item is reviewed for after each home is constructed.

Architecture: All homes must comply with the Hampton Walk PUD. All homes will be reviewed on permit-by-permit basis when submitted for building permit review.

Lot Count: There is a maximum number of residential units within each Area of the PUD. As future sections are proposed staff will be tracking lot counts to ensure the project does not exceed the maximum in each Area.

Street Lighting: On internal streets, street lighting, spaced every 300' on center and consistent with the Town's standard light fixture is required. Along the perimeter the Town's large street light fixture is required. *The petitioner's plans meet this requirement.*

Pedestrian Accessibility: The PUD requires internal sidewalks on both sides of all internal streets and internal paths in select locations. There is also a very short segment of perimeter trail. *The petitioner's plans meet this requirement.*

Open Space: Open Space is required in accordance with the Preliminary Plan. Open Space is tracked by staff on a section-by-section basis, thus far the subdivision is in compliance with the Open Space requirements.

Entrance Median: The PUD requires a median at each entrance. The entrance within this section is shown with a median. *The petitioner's plans meet this requirement.*

Entrance Signage: The PUD requires primary signage monumentation at the entrance. *The petitioner's plans show the primary monumentation.*

Technical Advisory Committee (TAC)

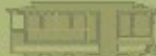
The project went to TAC on July 7, 2022 and received a number of comments. Comments applicable to the Plan Commission's review have been addressed with the exception of drainage. The petitioner will continue to work with the Town on drainage comments. Addressing will be issued as the project nears construction.

Staff Comments:

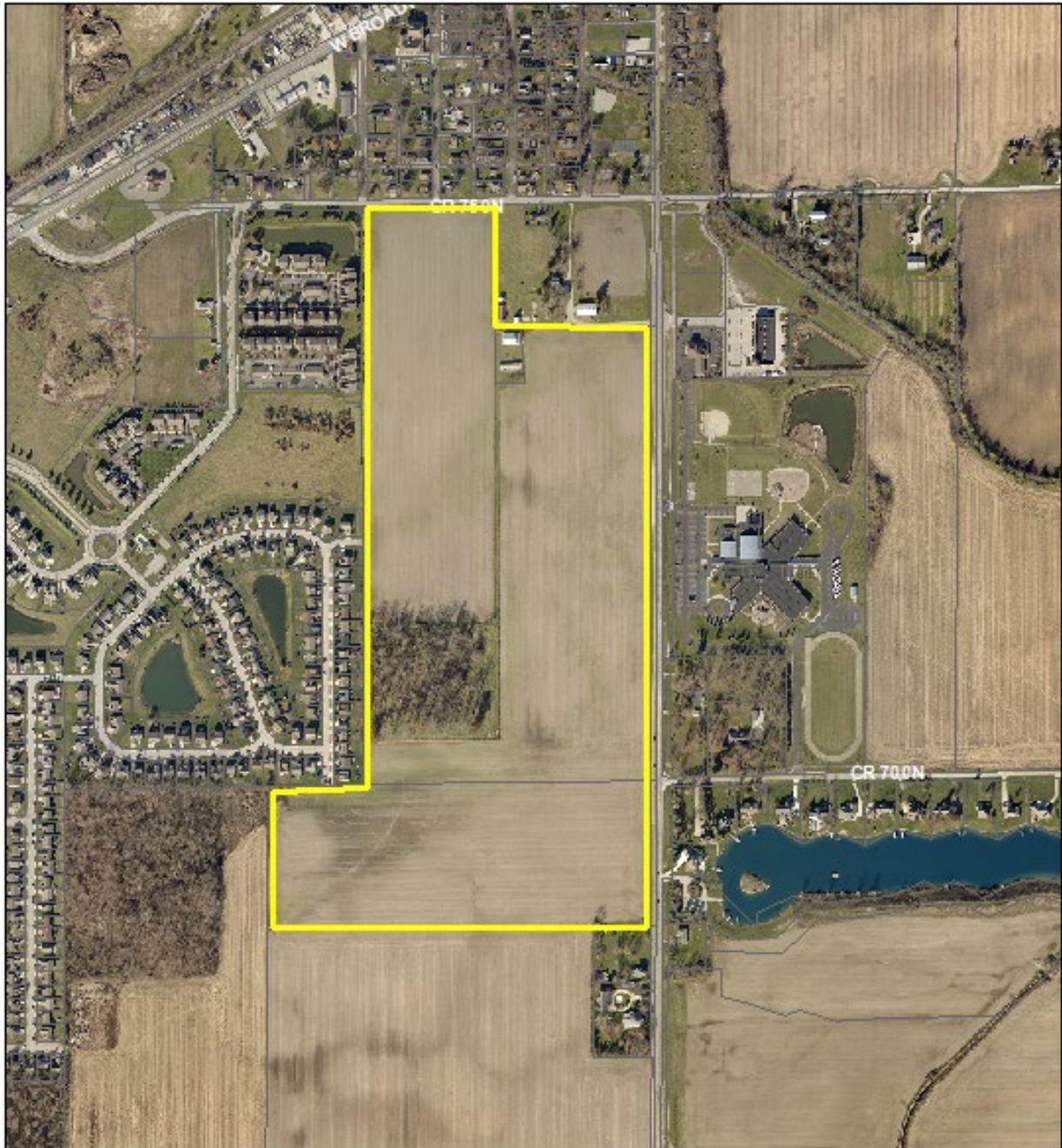
Staff finds the plans have met all requirements of the Hampton Walk PUD and recommend approving the Development Plan and Secondary Plat.

Existing Conditions

THE TOWN OF
M^CCORDSVILLE



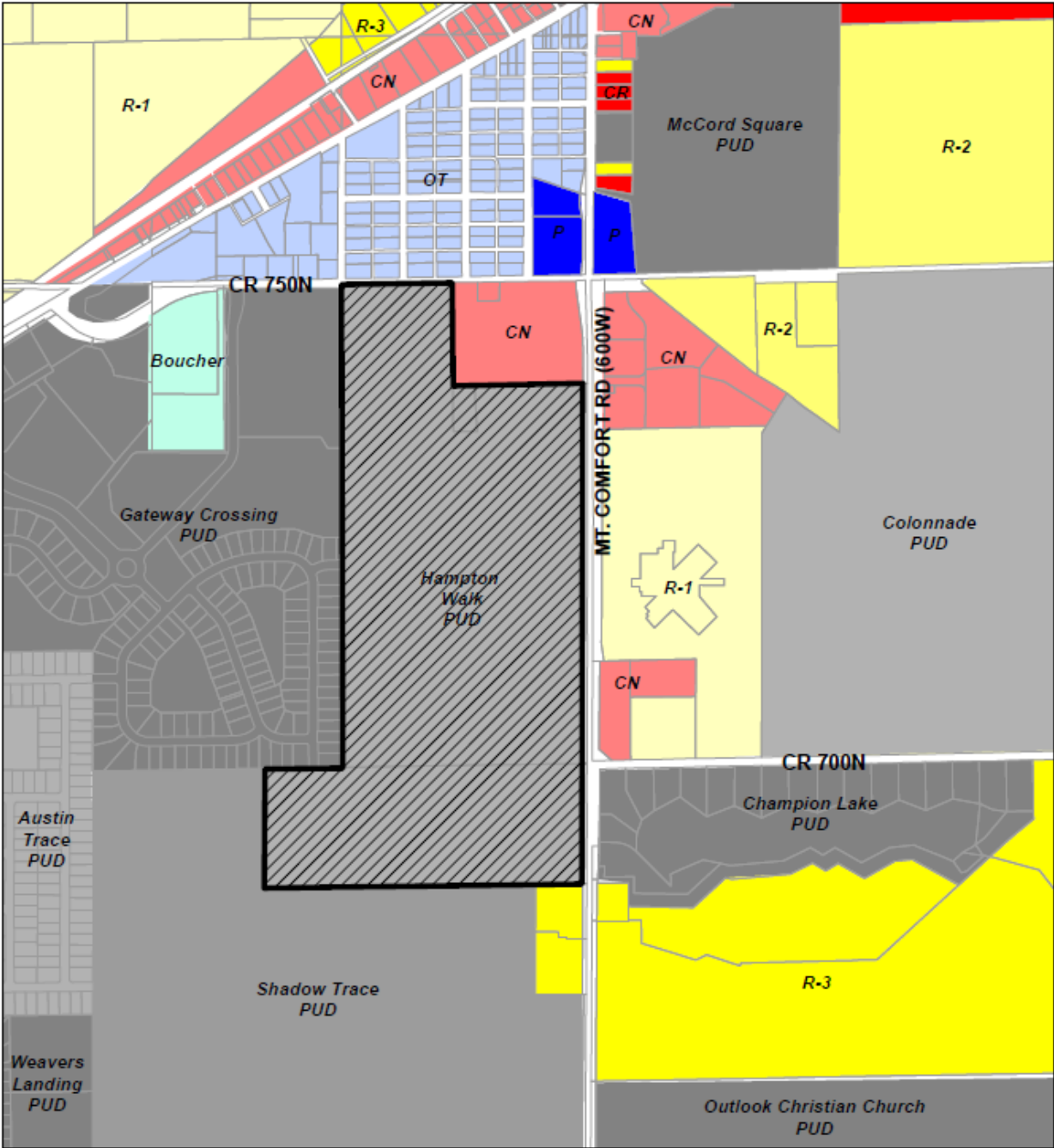
Plan 030 11/15/2015




Subject Site



Zoning



 Subject Property

