



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

September 20, 2022

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

Petitioner: Fischer Homes

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

Staff Review: Section 1B features ninety-three (93) lots on approximately 8 acres. This Section features one (1) product type - townhomes.

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. 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 the product type in this Section:

Area A – Townhome Collection

Setbacks	FY: 10' SY: 0' RY: 20' Building Separation: 20'
Lot Width:	20'
Lot Size:	1,300 SF
Living Area:	2,000 SF (min. 350 SF living area on ground floor)
Lot Coverage:	85%
Max Height:	43'

Perimeter Landscaping: This section includes perimeter along Mt. Comfort Road (600W). The perimeter landscape is required to be a minimum of fifteen (15) feet wide with one (1) tree every forty (40) feet. *The petitioner's plans meet this requirement.*

Lot Landscaping: Each townhome building is required to install foundation plantings. Townhome buildings not facing Mt. Comfort Road are also required to install front-yard tree plantings. There are some additional landscape requirements for sides of Townhome units facing Mt. Comfort Road. Finally, the spaces between driveways are required to feature turf grass. This will be reviewed for as building permits are submitted.

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. This section also features a perimeter trail (concrete) along Mt. Comfort Road. *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.

Technical Advisory Committee (TAC)

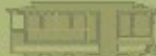
The project went to TAC on August 4, 2022 and received a number of comments. Comments applicable to the Plan Commission's review have been addressed with the exception of drainage. The petitioner will continue to work with the Town on drainage comments. Addressing will be issued as the project nears construction.

Staff Comments:

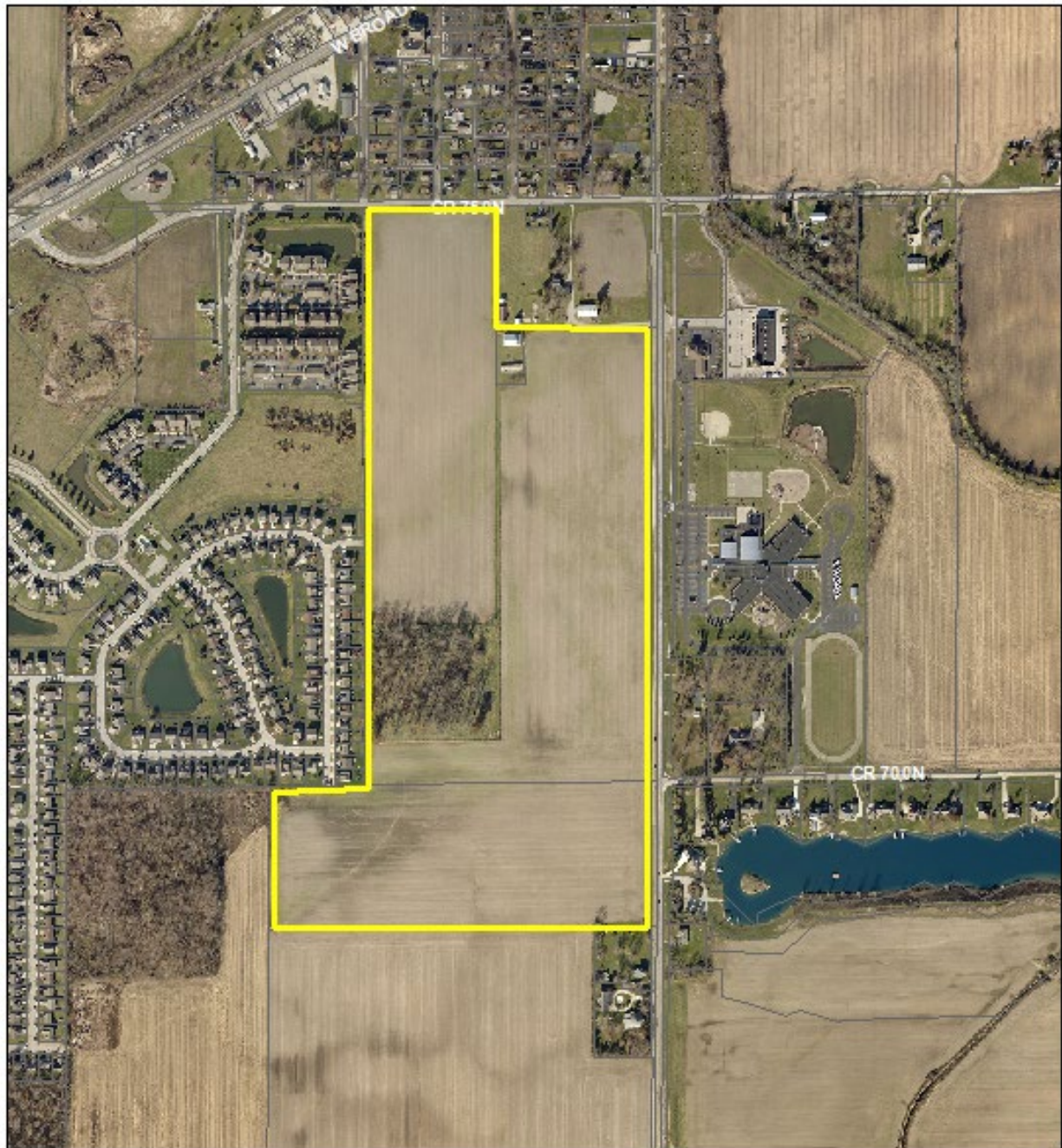
Staff finds the plans have met all requirements of the Hampton Walk PUD and recommend approving the Development Plan and Secondary Plat.

Existing Conditions

THE TOWN OF
M^CCORDSVILLE



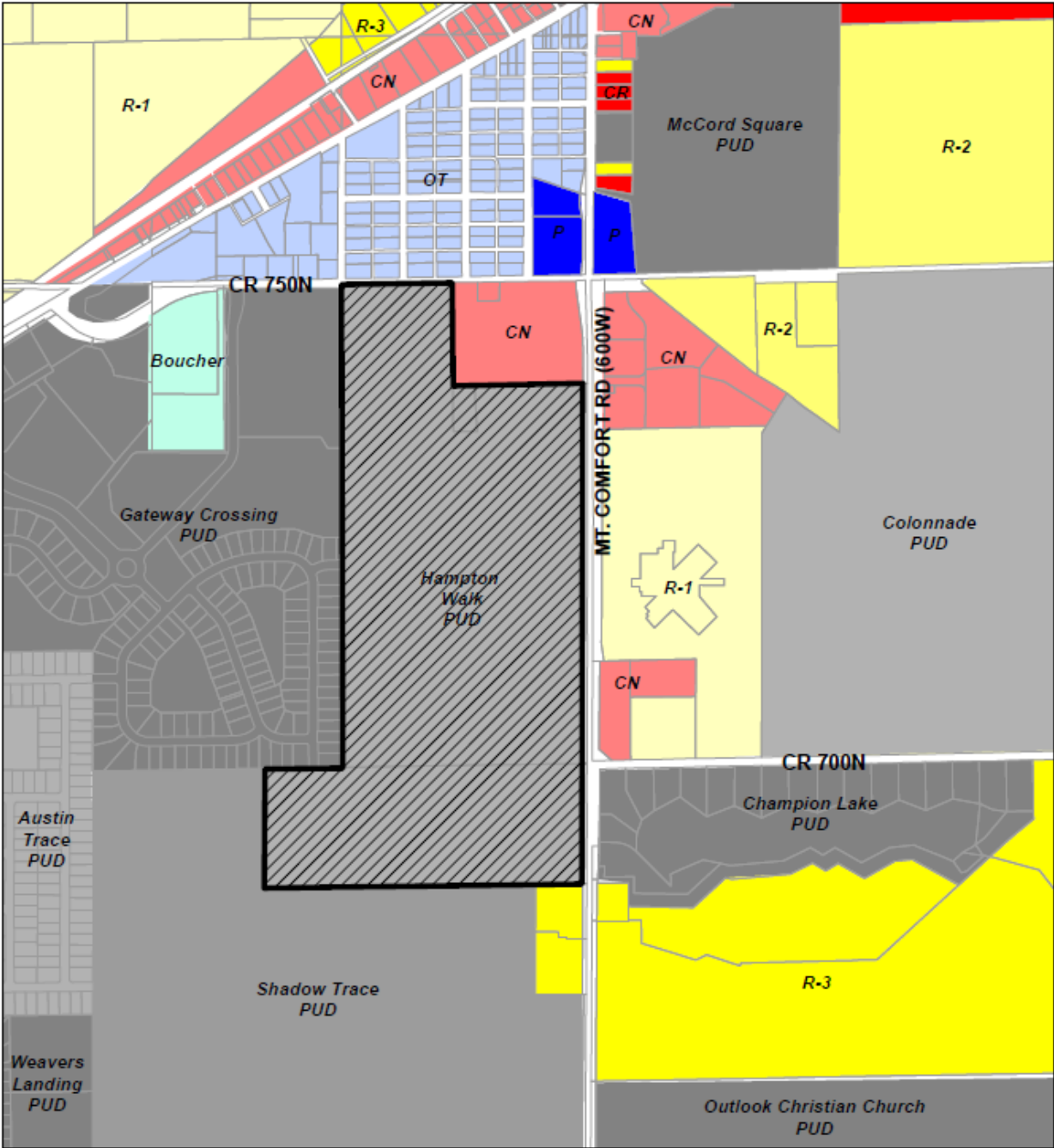
Plan 030 11/18/2018



Subject Site



Zoning



Subject Property

