McCordsville

ESTD 1988

INDIANA

Plan Commission Staff Report
Meeting Date: January 17, 2023

PETITIONER: Lennar Homes

PETITION: Summerton, Section 2 Development Plan & Secondary Plat

REQUEST: Petitioner requests approval of a Development Plan and Secondary Plat for Section 2 of the Summerton residential subdivision. This Section consists of 57 lots on approximately 20 acres.

LOCATION: The subdivision is located near the northwest corner of CR 900N & CR 500W. Section 2 is located on the northside of the subdivision.

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

	Zoning	Land Use
North:	McCord Pointe PUD & Co. R-1	Single-family residential
South:	Alexander Ridge PUD & Co. R-1	Single-family residential & agricultural
East:	Co. R-1 & Co. IL	Agricultural
West:	Co. R-1	Single-family residential

STAFF REVIEW: Section 2 includes an entrance on CR 900N and street stubs into (future) Section 4. All lots will be accessed from the internal street network. A detention facility, located in Section 4, will be constructed with this section to properly drain the Real Estate. Sanitary sewer service is provided by the Town, and water service by Citizens.

Development Standards (Area A-2 of Summerton PUD):

Min. Lot Area:	7,200 SF
Min. Lot Width at Building Line:	60 feet
Min. FY Setback:	25 feet
Min. SY Setback:	5 feet
Min. RY Setback:	15 feet
Min. Livable Floor Area:	1,500/1,800 SF
Min. Ground Floor Living Area:	900 SF (multi-story)
Max. Lot Coverage:	60%
Max. Height – Principle:	35 feet

Landscape Standards: Perimeter landscaping featuring 7 trees and 6 shrubs per one hundred (100) lineal feet, and 3-5' tall mounding is required along CR 500W. A specialized buffer-yard is required along the west perimeter of this Section. That buffer-yard requires 4 trees per one hundred (100) lineal feet, and 3-5' tall mounding. Supplemental tree plantings are required on any common area. The petitioner has also provided a Tree Conservation Area along the north and west perimeter property lines to conserve property line trees, as required by the PUD. Lot and foundation plantings will also be required on each lot at the time of home construction.

Architecture/Product: All homes are required to comply with the Summerton PUD architectural standards. Homes are required to be reviewed and approved by the ARC, and staff will conduct a final review of each home during the building permit process.

Pedestrian Accessibility: An eight (8) foot wide perimeter path is required along CR 500W, and five (5) foot wide sidewalks are required on both sides of all internal streets. The perimeter path will be constructed with this plan set. Internal sidewalks are constructed across each lot at the time of home construction.

Open Space: Open Space is required in accordance with the Concept Plan. Section 2 includes approximately 3.5 acres of common area.

Roadways: The petition is dedicating the required rights-of-way for CR 500W and all internal streets. All internal roadways will feature street lighting, as well as the entrance.

STAFF RECOMMENDATION:

This petition was reviewed by TAC on July 7, 2022 and received a number of comments. At the time of this report, staff believes all requirements have been met other than final drainage details and sign-off by the Town Engineer. This is typical and the petitioner will be required to complete the drainage review prior to site release.

The Plan Commission can approve, deny, or continue this petition. Staff recommends approval of this petition as it meets all requirements of the Summerton PUD.

Existing Conditions

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Subject Property

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Zoning

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Subject Property

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