

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: March 21, 2023

PETITIONER: Morningside Group

PETITION: PC-23-004, Morningside PUD Rezone and Primary Plat

REQUEST: Petitioner requests a favorable recommendation on a rezone from R-3 to the Morningside PUD. The petitioner also requests approval of a Primary Plat for the subject property, contingent upon approval of the PUD rezoning by the Town Council. The subject property is approximately 61 acres.

LOCATION: The subdivision is located along the westside of CR 600W, approximately 1/3 mile south of CR 600N.

ZONING: The property is currently zoned R-3. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: R-3 & Morningside PUD	Single-family residential & agricultural
South: I-1	Agricultural
East: I-2	Industrial
West: County 22c	Single-family residential

STAFF REVIEW: The petition proposes a mixed-use development, featuring 4 distinct districts.

- District A, along the west property line, proposes a low-maintenance single-family residential land use.
- District B, along the CR 600W frontage, proposes traditional commercial out-lots.
- District C, along the south property line, proposes a self-storage facility.
- District D, located along the north property line, proposes a multi-family residential land use.

Each of the proposed land use locations make sense. The land uses create logical transitions from the land uses on surrounding properties to this site. District A places single-family residential next to existing single-family residential. District B places self-storage, which our Zoning Ordinance considers an industrial use, next to land which has been zoned I-1, and District D places multi-family residential adjacent to land which has already been zoned for the same. Each of the land-uses on the subject property have

been laid out in a manner that allows for logical internal separation and buffering. From a land use perspective staff is in support of all land uses and their proposed locations.

Below are highlights of the proposed developments bulk standards for each District. To view the entirety of the applicable standards, please see the petitioner’s packet, which includes the proposed PUD.

District A – Single-family residential

- Max Lots: 61
- Min. Lot Area: 6,000 SF
- Min. Lot Width: 50’
- Min. Lot Depth: 120’
- Min. Setbacks:
 - Front: 25’
 - Side: 5’
 - Rear: 15’
- Min. Home Size: 1,500/1,800 SF
- Max. District Size: 20 acres

District B – Commercial out-lots

- Max. Lots: N/A
- Min. Lot Area: 1 acre
- Min. Setbacks:
 - Front (600W): 50’
 - Front (others): 25’
 - Side: 10’
 - Rear: 15’
- Max. District Size: 10 acres

District C – Self-storage

- Max. Lots: N/A
- Min. Lot Area: 1 acre
- Min. Setbacks:
 - Front: 30’
 - Side: 35’
 - Rear: 35’
- Min. Floor Area of Office: 3,000 SF
- Max. Floor Area of Other: 8,050 SF
- Max. District Size: 9 acres

District D – Multi-family residential

- Max. Units: 240

- Min. Lot Area/Unit: N/A
- Min. Setbacks:
 - Golden Lane: 30'
 - Honey Crisp: 50'
 - Internal: 30' (from drive lane)
 - Side: 15'
 - Rear: 20'
- Min. Building Separation: 32' or equal to height of building (exl. Roof), whichever is greater
- Min. Unit Size:
 - Studio/1-bedroom: 880 SF
 - 2-bedroom: 1,000 SF
 - 3-bedroom: 1,200 SF
- Max. % of Studio/1-bdrm: 40% of total unit count
- Max. Building Height: 48' (primary structure)
- Max. Units/Building: 16
- Max District Size: 20 acres
- Max. Density: 13 units/acre
- Max. # of Acc. Structures: 3

Overall, the project is providing a minimum of 25% open space, which is consistent with what the Town's Zoning Ordinance would otherwise require.

There is a significant amount of specialized development standards for this project. That is typical for a mixed-use PUD. These standards include but are not limited to perimeter landscape/buffering, internal landscape/buffering, architecture, pedestrian accessibility, amenities, roadways, and signage. Staff will be prepared to discuss these standards in detail at the meeting.

STAFF RECOMMENDATION:

The PUD Ordinance's Concept Plan and Primary Plat have both been reviewed by TAC.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition for rezoning to the Morningside PUD.

At the time of this report, staff believes the Primary Plat is in compliance with the requirements of the proposed PUD. Therefore, if the Plan Commission makes a favorable, unfavorable, or no

recommendation on the PUD Rezone, staff will also request that the Plan Commission make a motion to approve the Primary Plat, contingent upon final zoning approval by the Town Council.

Illustrative Exhibits for both product types have been included in the petitioner's packet.

At the time of this report, staff is still working through some details with the petitioner, but we are supportive of the land uses and the project overall.

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 site as mostly industrial with the far western portion being low-medium density residential. This proposed development is in accordance with the Future Land Use Map for the western portion of low-medium density residential, and includes some industrial use, in the form of self-storage, but the remainder of the site is not consistent. The Future Land Use Map was adopted in 2011 and has not seen significant updates since its initial adoption. As the Town has grown recently, there has been a desire to shift away from continuing industrial uses further north along CR 600W. This is backed up by the recent Mt Comfort Land Use Strategy Plan which called for mixed-uses in this area. The Town envisions creating a commercial node at the intersection of CR 600W and CR 600N. This project will support that goal, as it continues commercial opportunities along CR 600W, and provides a residential consumer base. Staff feels the proposed uses mesh well with the area and provide for responsible growth and development.

Staff will provide a formal recommendation on the PUD rezoning at the meeting.



Overview



Legend

-  Corporate Limits
- Roads**
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Date created: 3/19/2023

Last Data Uploaded: 3/18/2023 8:21:23 PM

Developed by  **Schneider**
GEOSPATIAL