

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: October 17, 2023

PETITIONER: MI Homes

PETITION: PC-23-013, Helm's Mill Primary Plat

REQUEST: Petitioner requests approval of a Primary Plat, contingent upon rezone approval from the Town Council, for 238 lots on approximately 118 acres.

LOCATION: The subject property is located at the southwest corner of CR 1000N and CR 400W.

ZONING: Both the existing zoning (Rivendell PUD) and the proposed zoning allow single-family residential. The zoning and land use for the surrounding area are as noted below:

Zoning

North: PUD & R-2

South: R-1, PUD, & IL

East: IL

West: Liberty Ponds PUD

Land Use

Single-family & agricultural

Single-family & agricultural

Agricultural

Single-family residential & agricultural

STAFF REVIEW: The petition proposes a single-family residential subdivision featuring 238 lots on +/- 118 acres. There is a legal drain that traverses the property. This drain acts as a natural separator for the two lot sizes proposed in the PUD. This also creates a large central open space area, and the developer is proposing an extensive trail system through the open space. The developer has committed to a minimum tree conservation area of at least 15' in depth along the south property line. This should act to preserve the property line trees and provide some natural screening for the agricultural property to the south. The development will install two entrances, both on CR 400W.

Infrastructure

The site will receive sanitary sewer service through the Town. Water service will be provided Citizens Energy Group. The site has two (2) planned entrances and as well as four (4) street stubs that will connect in the future.

The Town and the petitioner have coordinated the with the City of Fishers regarding the planned roundabout at CR 1000N and CR 400W. The linework for the roundabout is shown and the petitioner is dedicating the necessary right-of-way for the project.

The site also features a legal drain, which bisects this site. This drain is the outlet point

for the proposed stormwater detention.

Lot & Yard Standards

The following bulk standards apply to the property:

- Maximum Number of Lots: 240 Lots
- Minimum Lot Area: 8,000 SF
- Minimum Lot Width at Building Line: 65 feet (no less than 150 lots at least 70 feet)
- Minimum Lot Width at R/W: 45 feet
- Minimum Front Yard Setback: 30 feet
- Corner Lot Min. Secondary Street Setback: 25 feet
- Minimum Side Yard Setback: 6 feet
- Minimum Rear Yard Setback: 15 feet
- Minimum Livable Floor Area: 1,600/1,800 SF
- Maximum Lot Coverage: 50%
- Maximum Height-Principal: 35 feet
- Minimum Building Separation: 12 feet
- Minimum Livable Floor Area, Lots 53-60: 2,000 SF

In addition to the bulk standards denoted above, all primary plats must show right-of-way to be dedicated (at time of final plat) in accordance with the Town’s Thoroughfare Plan, existing easements, proof of access to a public thoroughfare, delineations of any anticipated or known future easements, and common area consistent with the Concept Plan included in the PUD Ordinance.

All other standards relating to lot specific requirements, development standards, design standards, etc are reviewed at subsequent stages.

STAFF COMMENTS/RECOMMENDATION:

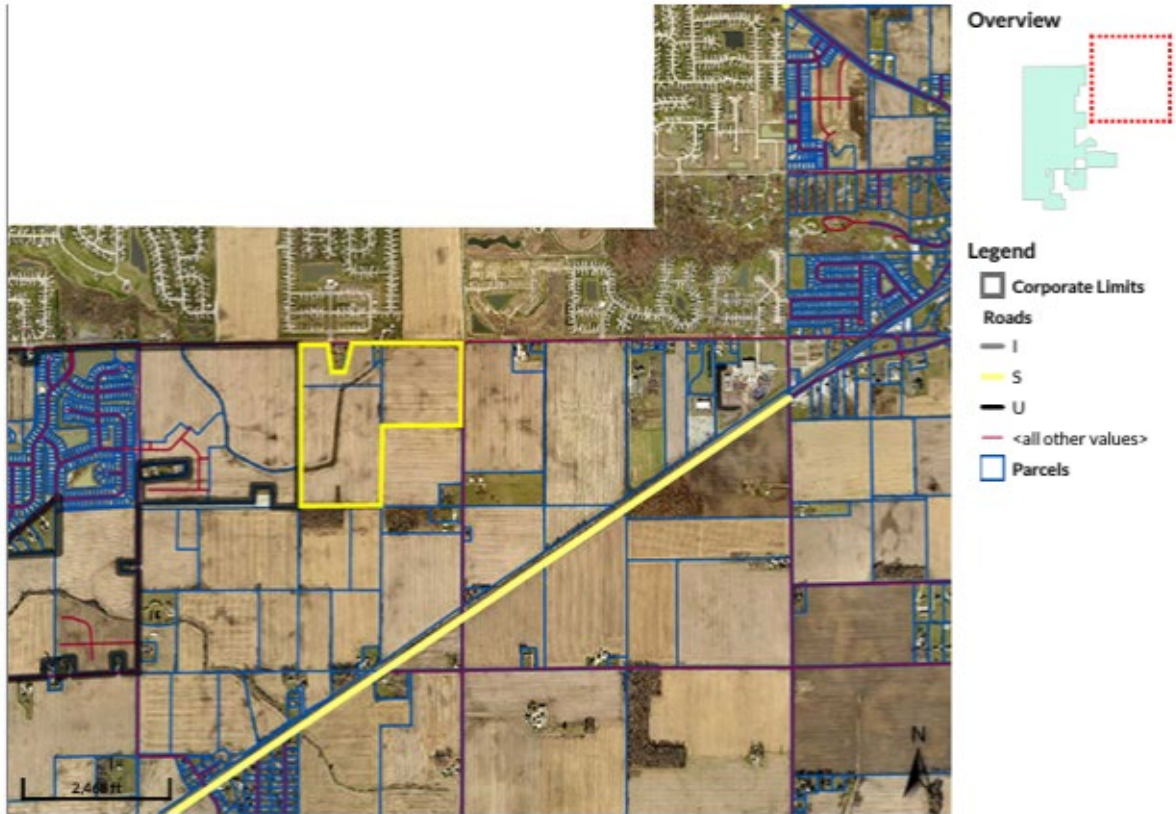
The purpose of primary plats are to ensure the minimum basic standards of the applicable zoning district are met, and that all proposed lots/parcels have access to public right-of-way, utilities, and other necessary services. In other words, the primary plat is ensuring that all lots/parcels/blocks are legal, conforming lots/parcels/blocks as required by the Town’s Zoning Ordinance. This primary plat, as submitted, is in compliance with those basic items. However, staff has a few items that deserve discussion at the meeting:

1. The Tree Conservation Area along the south property line needs to be increased from 10' to 15' to comply with the PUD Ordinance.
2. The streetlight shown on the plat is not consistent with the streetlight detail in the PUD Ordinance.
3. Staff is working to have a few standard notes added to the plat.
4. At staff's request the petitioner has provide a diagram of the two-stage ditch concept that is being considered along CR 1000N. This ditch is currently in pipe, but is required to be daylighted and converted into a ditch design by the County Surveyor's Office. This ditch will be the first thing people see when coming into McCordsville from the east. While details of the ditch design are still underway and will not be completed until the Development Plan stage, if the Plan Commission would like to provide input/direction on aesthetic design details regarding this ditch, now would be an opportune time to do so.

Following the public hearing, the Commission may vote on this petition. Staff recommends, following resolution of the four (4) items above, approval, contingent upon the adoption of the rezoning ordinance by the Town Council.

As of the writing of this report, staff has received one comments from the public regarding this petition. We will provide this letter at the meeting.

This petition will require a public hearing and following the public hearing and discussions from staff and the petitioner, the Commission can motion to provide (a) approval, (b) continuance, or (c) denial.



Parcel ID	30-01-13-300-028.000-016	Alternate ID	30-01-13-300-028.000-016	Owner Address	Rishel Family Estate Preservation Trust 5746 W McCord Rd McCordsville, IN 46055
Sec/Twp/Rng	n/a	Class	101 - Cash Grain/General		
Property Address	5746 W McCord Rd McCordsville	Acreage	Farm n/a		
District	VERNON TOWNSHIP				
Brief Tax Description	E SW 13-17-5 9.94AC				
	(Note: Not to be used on legal documents)				

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