

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: March 18, 2024

PETITIONER: Pulte Group & LMS Investments

PETITION: PC-23-023, Jacobi Farms PUD Amendment

REQUEST: Petitioner requests a favorable recommendation on an Amendment to the Jacobi Farms PUD.

LOCATION: The subdivision is located at the northwest corner of CR 750N and CR 500W. The subject property is +/- 177 acres.

ZONING: The property is currently zoned Jacobi Farms PUD. The zoning and land use for the surrounding area are as noted below:

Zoning

North: County R2.5
South: County R2.5
East: County R-1
West: CR & R-1

Land Use

Single-family residential
Single-family residential & Agricultural
Agricultural
Agricultural

STAFF REVIEW: The Amendment primarily focuses on amendments to Area A of the PUD in order to allow a mix of residential product types. The proposed product types include townhomes, duplexes, and two (2) styles of cottages. The other three (3) Areas (B-d) remain mostly unchanged, other than adjustments to lot counts and site plan adjustments to account for the revised district and product.

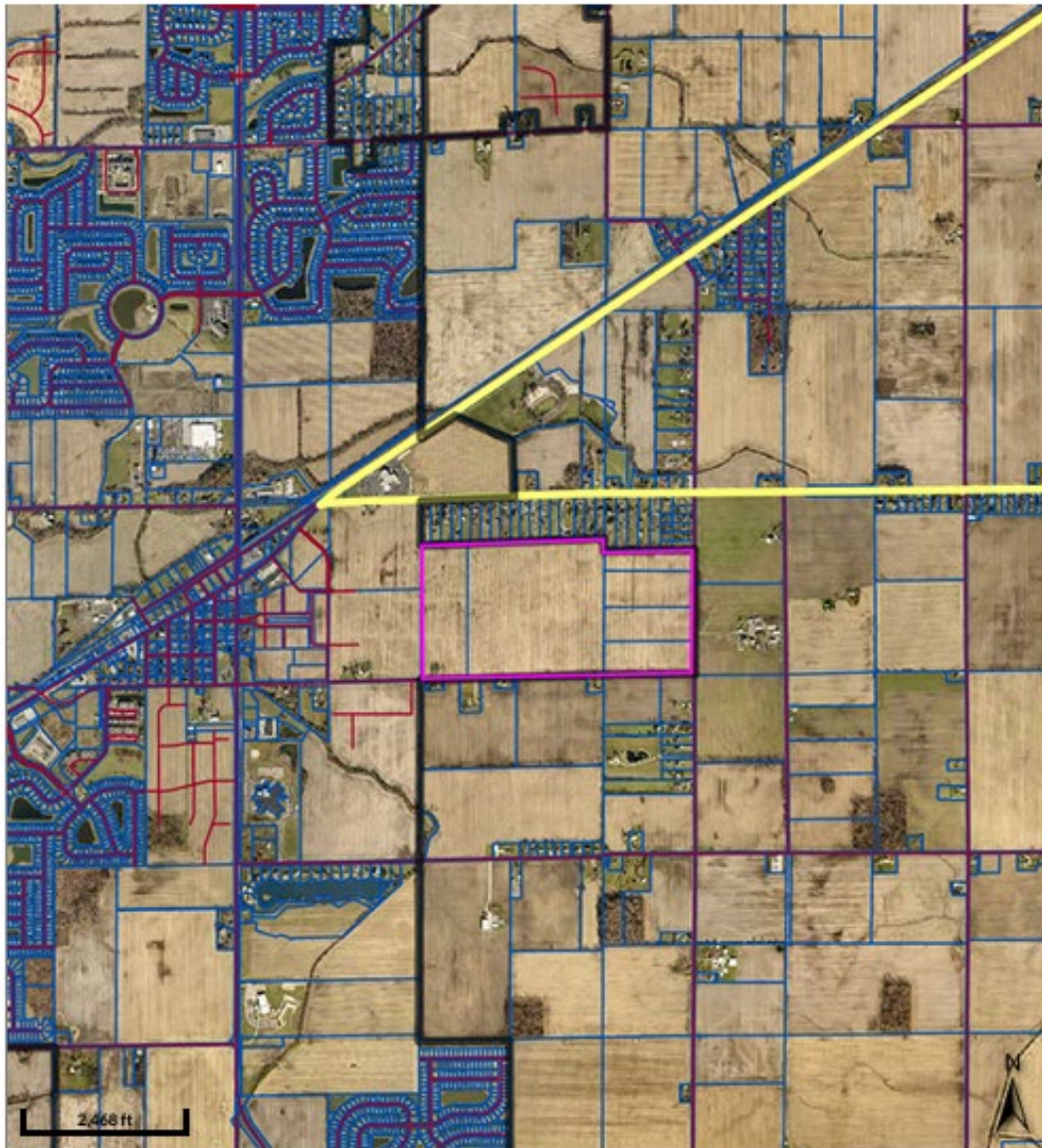
The revised district is proposing a range of product whose overall density (max of 10 units per acre) is greater than the remainder of the Jacobi Farms project, but less than the expected future density of the undeveloped property to the east. This allows the transition of higher-to-lower density residential uses to remain in a west-to-east fashion, as originally intended by the PUD, and envisioned by the Town for the larger areas around McCord Square.

The proposed product is intended to be a for rent product. A conceptual site plan along with building renderings are provided in the petitioner's packet. All buildings will be required to comply with the written architectural requirements of the PUD.

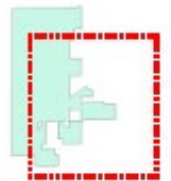
Staff is continuing to work with the petitioner on their site plan and product details. Additionally, the PUD Ordinance is still a work in progress and needs clarification. We will continue to work towards a more finished product prior to the Plan Commission.

STAFF RECOMMENDATION:

Staff will continue to work with the petitioner on PUD Ordinance prior to the Plan Commission. We will provide a recommendation at the meeting.



Overview



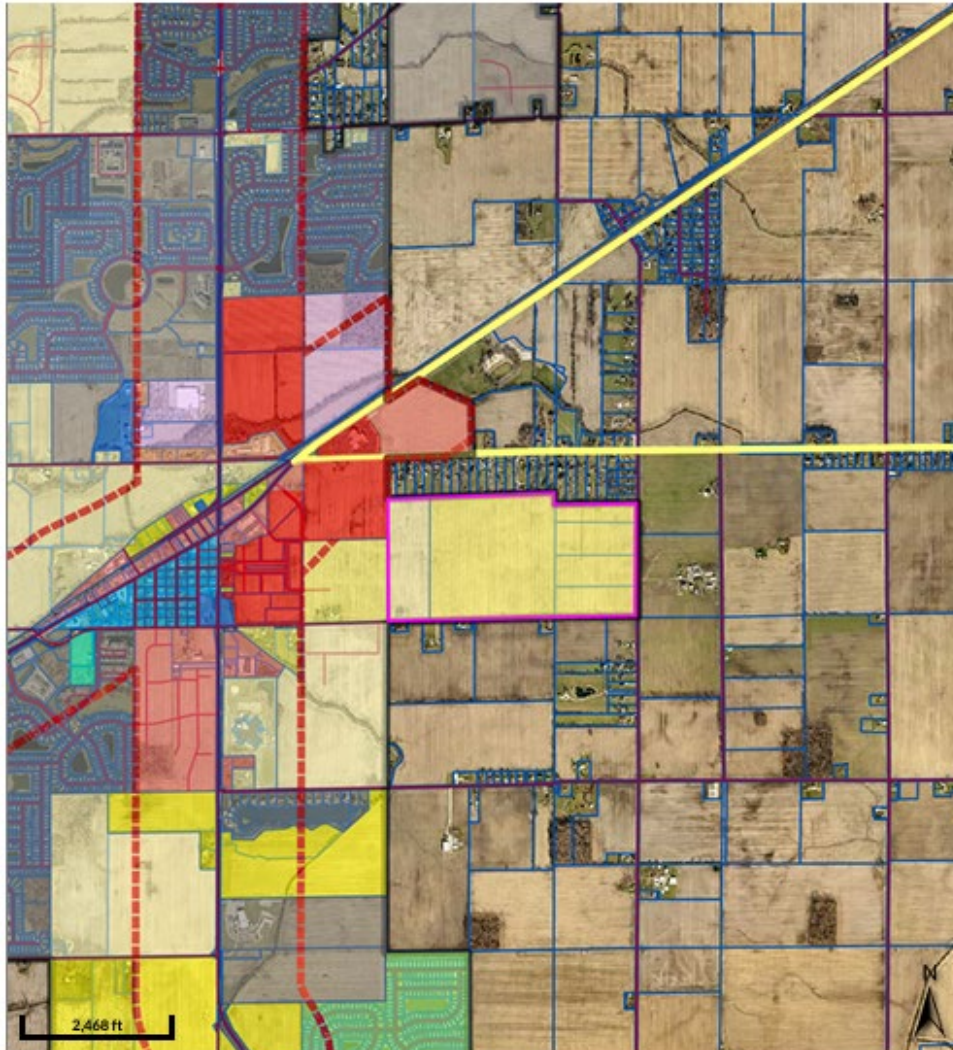
Legend

-  Corporate Limits
- Roads
 -  I
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 -  <all other values>
-  Parcels

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