



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

June 16, 2020

Project: PC-20-008, Amendment to the Meadows at Sagebrook PUD

Petitioner: Arbor Homes

Request: The petitioner is seeking a favorable recommendation on an amendment to the Meadows at Sagebrook PUD. The subject property is located at the southwest corner of CR 700W and CR 600N.

Staff Review: The Meadows at Sagebrook PUD was adopted in January of this year. Along with adoption of the zoning was adoption of the annexation of the property into the Town's incorporated limits. That annexation was recorded and became official in March of this year. The project's primary plat was also approved in March.

General Size & Location

The subject property is approximately 50 acres. The subject property is located at the northeast corner of CR 700W and CR 650N.

Existing Land Use & Zoning

Adjacent properties are zoned as follows:

- North: Across CR 650N, Sagebrook PUD (single-family residential)
- East: Across CR 700W, Stansbury PUD (single-family residential)
- South: Estate lot (single-family residential)
- West: Undeveloped agricultural property zoned County R2.5

Amendment Proposal

This amendment request proposes two changes to the existing PUD Ordinance.

1. The current language includes language relating to how to measure the lot width. That language included a reference to a 25' front-yard setback, instead of a 30' front-yard setback. The correct front-yard setback is 30' and therefore represents the need to amend this language.
2. The current language restricts parking to one side of the street for all internal streets. The intent was to allow parking on one side of the street and then have all fire hydrants and mailboxes on the other. We understood this would take quite the coordination effort between the Town, Citizens Water, and

USPS. We felt that effort, while likely difficult, was worth it. Unfortunately, the coordination has failed. Since then we've had further talks with Police and Fire, and feel it is necessary to amend the on-street parking language to allow parking on both sides of all internal streets with the exception of the median street. Parallel to this discussion, the Police, Public Works, Engineering, and Planning Depts. are working on a town-wide set of new, consistent on-street parking regulations.

Staff Comments:

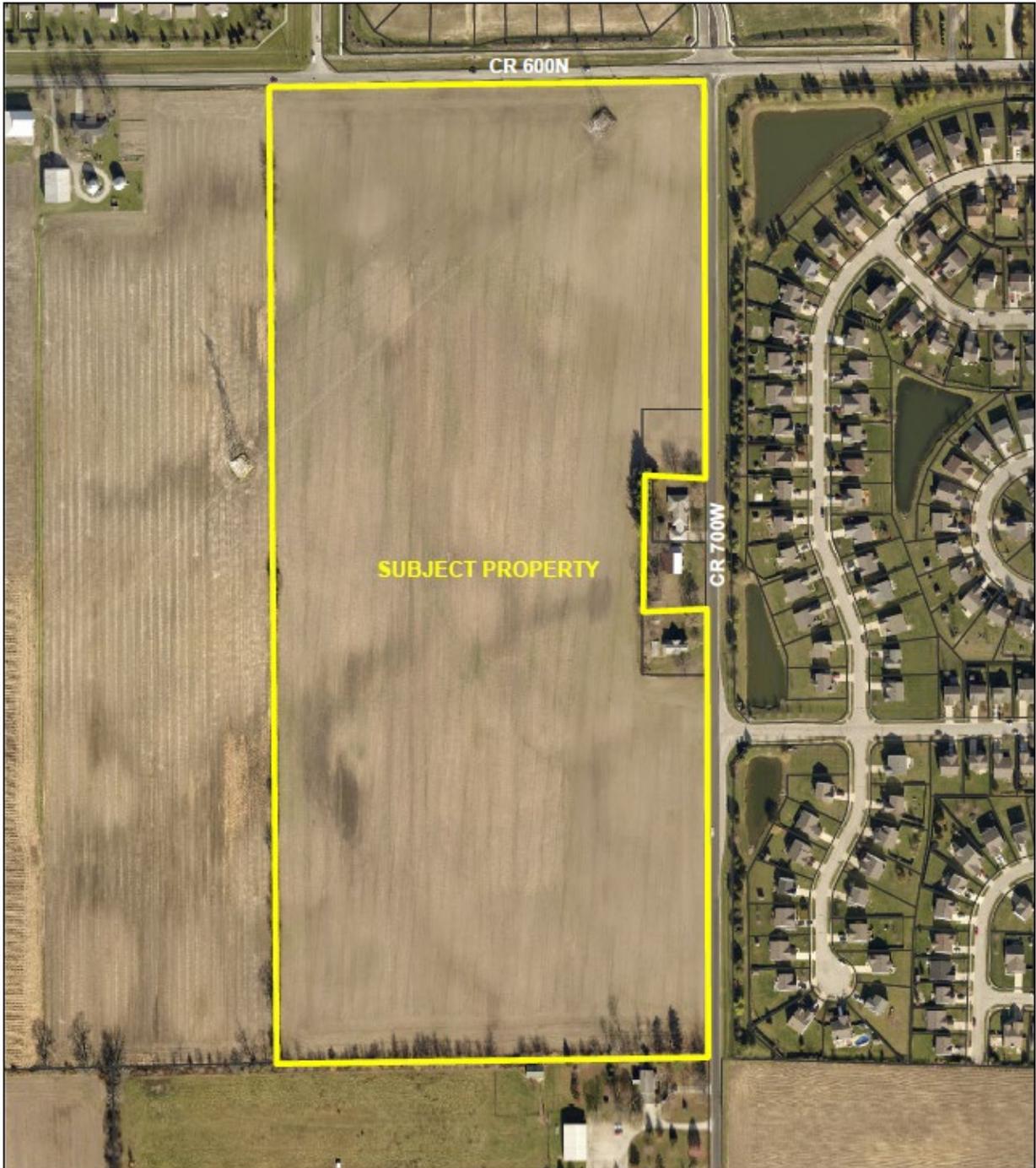
Staff is in full support of the proposed amendments. The first amendment, regarding how to measure the lot width, is just a "clean-up" of language. The second, regarding the parking, is an amendment request at the request of the Town staff (multiple Depts.).

As of the writing of this staff report, staff has not received any public comments.

Following the public hearing, staff recommends sending a favorable recommendation to the Town Council.

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) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

Existing Conditions



Zoning Map

