



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

January 19, 2021

Project: PC-20-022, Winridge PUD

Petitioner: Pulte Group

Request: The petitioner is seeking a favorable recommendation on a rezone from Residential-1 (R-1) to Winridge PUD.

Staff Review: This property was annexed into the Town in 2018 and was zoned R-1. The property currently features a single-family home, multiple outbuildings, and field. The property has frontage along CR 1000N (96th St).

Existing Land Use & Zoning

The subject parcel is approximately 14 acres. It is located along the southside of CR 1000N, approximately 0.6 miles east of CR 600W (Mt. Comfort Rd). Adjacent properties are zoned as follows:

- North: Across CR 1000N are single-family homes zoned SE Fishers PUD
- East: An un-incorporated single-family residence with business allowance by Hancock County, and common area and single-family homes zoned McCord Pointe PUD
- South: Common area and single-family homes zoned McCord Pointe PUD
- West: Unincorporated single-family residences and open field properties zoned R-1 by Hancock County

Infrastructure

The subject property is located within the Town's sanitary sewer territory. Sanitary service will be provided via a gravity sewer. Water service is provided by Citizens Energy Group. Vehicular site access will be provided via an entrance onto CR 1000N and a street stub will be extended to the west property line for a future connection. Internal sidewalks and perimeter paths will also be installed for pedestrian accessibility. Drainage infrastructure will be installed in compliance with the Town's requirements.

Development Proposal

The proposed subdivision includes 35 lots on 14 acres, which produces a density of 2.5 units/acre. The two adjacent subdivisions feature the following densities:

- Bay Creek East: 2.3 u/a
- McCord Pointe: 2.4 u/a

In keeping with many of the Town's PUDs the petitioner is proposing a number of specific bulk standards that would apply within the PUD. Highlights of those bulk standards are noted below:

- Max No. of Lots: 35
- Min. Lot Area: 6,700 SF
- Min. Lot Width: 52 feet
- Min. FY Setback: 25 feet
- Min. SY Setback: 6 feet
- Min. RY Setback: 25 feet
- Min. Livable Floor Area: 1,800 SF (single story)
2,300 SF (multi story)
- Max. Lot Coverage: 50% (multi-story), 55% (single-story)
- Max. Height (Principle): 35 feet

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards. We will not list all those standards in this staff report. Some elements of the proposal will be discussed in the *Staff Comments* below. In addition, staff has prepared a matrix comparing the proposed PUD standards to those of Bay Creek East, McCord Pointe, and the Town's R-3 Zoning District.

Staff Comments:

The site's shape and size dictate the petitioner's lot layout. The property does not provide much in terms of natural features. There are some row trees in the open field and trees along the property lines. The petitioner has included a Tree Conservation Area (TCA) along the west, south, and east property lines in order to conserve property line trees. This TCA limits clearing in those areas, as described and defined in the PUD Ordinance. The largest common area for recreation has been formed by what is best described as a cul-de-loop (CDL). It is essentially a very large cul-de-sac that features a curbed island. Staff believes this element produces an opportunity to push the internal sidewalks into CDL. The petitioner has agreed to that shift. Placing the pedestrian infrastructure into the open space of CDL will draw people into the space to use it as passive recreation space. Additionally, there is the added benefit that by eliminating the sidewalks, driveways on the CDL lots will have sufficient depth to double-stack vehicles (without the fear of encroaching over the sidewalk) and therefore reducing the number of vehicles parking on the street.

The proposal, as with all other developments in McCordsville will feature internal sidewalks and a perimeter trail. The petitioner has also committed to attempting to secure trail easements from adjacent property owners, so that trail gaps can be filled in. If successful these trail extensions would be Park Impact Fee creditable.

The petitioner's plans include the standard perimeter landscape and mounding package. Street lighting will be consistent with the Town of McCordsville street lighting standards.

Traffic & Accessibility

Staff did not request a traffic study for this project. The average single-family residence generates 10 24-hour trips per day. A subdivision of this size will not have an impact on traffic in the area. It should be noted that the petitioner and staff have been in discussions with the City of Fishers regarding entrance design. The City of Fishers is comfortable with the entrance location denoted but has stated that CR 1000N (96th St) maybe become a median road in the future. In such a scenario, this entrance could be designated as a right-in/right-out.

At the time of this report, staff has not received any remonstrance regarding this petition.

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 area to be developed as *Low Density Residential*. The Comprehensive Plan intends for *Low Density Residential* to be developed as low density single-family development. It states the purpose of this classification is to create an attractive, stable, and orderly residential environment for citizens who desire larger lots. Development in this classification is often such that there are less than two dwelling units per acre. The proposed density is greater than 2 units per acre at 2.5. However, staff believes this increase in density is appropriate for this property. The *Low Density Residential* land use classification is the most wide-spread and consumes more land in the Town's planning area than any other classification. It is imperative that as we review projects and compare them to the Future Land Use Map that we do not lose sight of the bigger picture. Every project, every site, every parcel is different. Each has its own unique features, shapes, challenges, and opportunities. When assessing a project's density we must keep that in mind. This particular parcel is adjacent to a subdivision with a similar density. The subject property abuts a CR 1000 N, a highly trafficked road, and is only 0.6 miles from the most heavily trafficked road in McCordsville. Additionally, this site is essentially an infill site. Infill sites generally feature a slightly higher density. For these reasons, staff feels a higher density is appropriate for this site. This project's density should be viewed as a part of the overall puzzle within the *Low Density Residential* land use classification. There are hundreds of acres of *Low Density Residential* land within our planning area. Much of that land is located further away from the center of Town. As each of those sites develop, each should be reviewed as another part of the overall vision for the Town as described by our Comprehensive Plan. Staff finds this proposal is in keeping with the Comprehensive Plan. Furthermore, the proposed land use, low density,

single-family residential, is clearly the most desirable land use for the property and the larger area. The proposed standards are in keeping with other developments in the area and is not expected to de-value property values.

Staff is supportive of this petition. Following the public hearing, we recommend 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

THE TOWN OF
MCCORDSVILLE



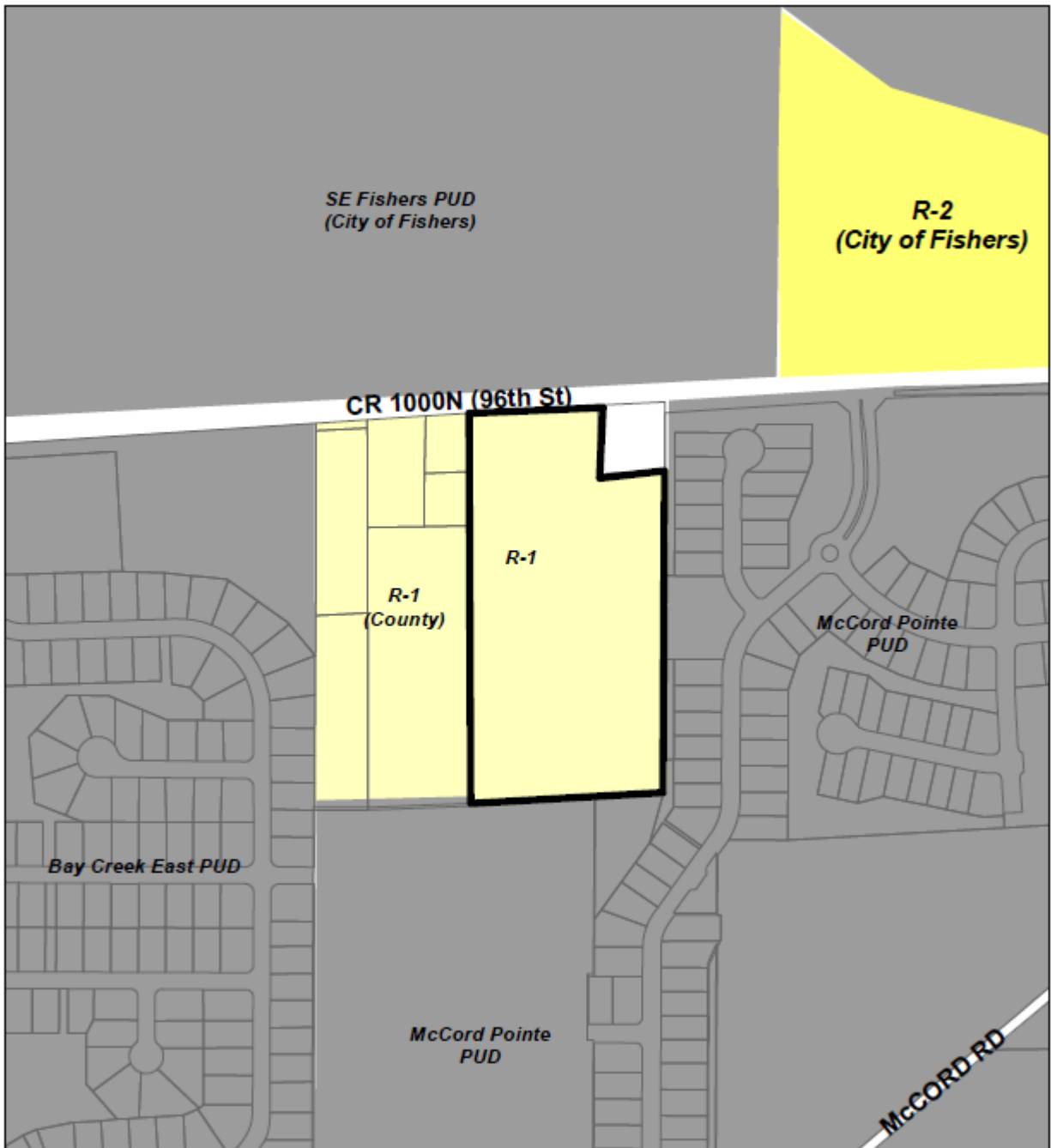
Next Stop  McCordsville




Subject Site



Zoning



 **Subject Site**

