



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

January 19, 2021

Project: Woodhaven, Section 8

Petitioner: Fischer Homes

Request: Petitioner is seeking approval of the Development Plan and Secondary Plat for Section 8

Staff Review: Section 8 is a thirty-six (36) lot plat with common areas and proposed public right-of-way on approximately thirteen (13) acres. This section is located north of Section 8.

Land Use

The property is zoned R-4 with Commitments and will consist of single-family homes. Neighboring properties to the east are Agriculture (County). Property to the south is part of the Woodhaven neighborhood. To west, lies undeveloped property zoned Berkshire PUD, and north is undeveloped property zoned County R-3 with Commitments.

Infrastructure

All lots will be accessed through the internal public streets. Two stubs, one each east and west are provided. The lot layout is in accordance with the primary plat. Stormwater within this Section will drain to stormwater detention facilities within the development. The street, sidewalk, and right-of-way widths have been designed per County Ordinance, as this development was originally approved and constructed through the County. Water service is provided by Citizens Energy Group, and sanitary service by Aqua IN.

Development Standards

This section is zoned R-4 with Commitments. The bulk standards are as follows:

- FY Setback: 35'
- SY Setback: 6'
- RY Setback: 10'
- Min. Lot Width: 65'
- Min. Living Area: 1,400 SF (1-story), 1,800 SF (2-story)
- Min. Lot Area: 8,000 SF

Landscaping: Each lot must include 2 trees and 14 shrubs. Corner lots must feature an additional 12 shrubs and 1 tree. All front-yards must be sodded.

Architecture: All homes must comply with the requirements of the Woodhaven Zoning Commitments. Homes are reviewed for compliance with architectural standards during the building permit process.

Street Lighting: Street lighting is required per the Woodhaven Zoning Commitments and has been provided on the plans.

Open Space: Open space is required in accordance with the Preliminary Development Plan. Open space has been provided. In addition, common area plantings have been provided.

Technical Advisory Committee (TAC)

The project went to TAC on December 3rd and received a number of comments. The petitioner has made revisions addressing all comments except for drainage.

Staff Comments:

This project meets the requirements of the Woodhaven Zoning. Staff recommends approval of the Development Plan and Secondary Plat. The plat will not come back to the Plan Commission unless significant changes are made to the plans. Following the installation of infrastructure and submittal of the required bonding, the plat will be signed off by the Plan Commission President and Secretary and forwarded to the Town Council for Acceptance of Dedication. This is the last Section of Woodhaven.

Existing Conditions

THE TOWN OF
McCORDSVILLE



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Woodhaven