



**Town Council Staff Report  
Department of Planning and Building  
Town of McCordsville**

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**March 9, 2021**

**Project:** PC-20-021, Vintner's Park PUD

**Petitioner:** Premier Land Development

**Request:** The petitioner is seeking approval of a rezone from Residential-1 (R-1) to Vintner's Park PUD.

**Staff Review:** This property has been zoned R-1 since the Town took over Planning & Zoning authority from the County in 2011. The property is currently mostly open field, which is farmed. There is wooded area in the northwest corner of the site, and a legal drain traverses the south end of the property. The property has frontage along CR 900N.

**Existing Land Use & Zoning**

The subject parcel is approximately 80 acres and is undeveloped. It is located along the northside of CR 900N, approximately ¼ mile east of CR 700W (Carroll Rd). Adjacent properties are zoned as follows:

- North: Single-family homes, zoned Geist Woods Estates PUD
- East: Undeveloped property zoned R-1
- South: Across CR 900N lies common area within the Deer Crossing subdivision, a single-family residence, and a place of worship. All three uses are zoned as part of the Deer Crossing PUD
- West: Daniel's Vineyard, the southern 40 acres is zoned Regional Commercial (CR), while the northern 40 acres is zoned R-1

**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 900N, a connection to Dogwood Drive, 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 127 lots on 80 acres, with a stipulation that density cannot exceed 1.6 units/acre. The three closest subdivisions feature the following densities:

- Geist Woods Estates: 1.6 u/a
- Deer Crossing: 3.2 u/a
- Highland Springs: 1.2 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, please note there are three (3) distinct lot sizes within the proposal:

#### Area A (Lots along 900N)

- Max No. of Lots: 5
- Min. Lot Area: 27,000 SF
- Min. Lot Width: 120 feet
- Min. FY Setback: 40 feet
- Min. SY Setback: 10 feet
- Min. RY Setback: 30 feet
- Min. Livable Floor Area: 2,200 SF (single story)  
2,800 SF (multi story)
- Max. Lot Coverage: 40%
- Max. Height (Principle): 35 feet

#### Area B

- Max No. of Lots: 75
- Min. Lot Area: 15,000 SF
- Min. Lot Width: 95 feet
- Min. FY Setback: 30 feet
  - 2ndary Frontage: 25 feet
- Min. SY Setback: 6 feet
- Min. RY Setback: 20 feet
- Min. Livable Floor Area: 2,200 SF (single story)  
2,600 SF (multi story)
- Max. Lot Coverage: 40%
- Max. Height (Principle): 35 feet

#### Area C

- Max No. of Lots: 47
- Min. Lot Area: 11,000 SF
- Min. Lot Width: 75 feet
- Min. FY Setback: 30 feet
  - 2ndary Frontage: 25 feet
- Min. SY Setback: 6 feet

- Min. RY Setback: 20 feet
- Min. Livable Floor Area: 1,750 SF (single story)  
2,000 SF (multi story)
- Max. Lot Coverage: 45%
- 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 Geist Woods Estates, Deer Crossing, Highland Springs, and the Town's R-2 Zoning District.

**Staff Comments:**

This petition seeks to arrange the lots in a manner that takes advantage of the natural features of the property. A significant portion of the wooded area at the northwest corner of the site is being conserved in a Tree Conservation Area (TCA). Secondly, there is TCA along most of the perimeter property lines so that property line trees and vegetation can be conserved. These TCAs limit clearing in those areas, as described and defined in the PUD Ordinance. A large common area has been formed along the legal drain. The legal drain features a significant amount of natural vegetation and trees. The petitioner is not showing this area as a TCA; however, the plan clearly shows intent to conserve as many as possible in this area. Additionally, the County Surveyor/Drainage Board will ultimately have authority over tree conservation (or tree clearing) within the limits of their legal drain easement.

The proposal also includes multi-modal connectivity. As with all subdivisions in McCordsville, all internal streets will have sidewalks on both sides. The Town's Bicycle and Pedestrian Master Plan shows a multi-purpose trail option along the legal drain. This trail is not shown on the petitioner's plans. Staff and the petitioner had lengthy discussions over this element, and staff has concluded the trail is better left along CR 900N. Constructing the trail along the legal drain would result in the destruction of more trees, because it would not be allowed within the legal drain easement. The overall trail along CR 900N is not negatively affected by this alignment shift and in fact likely makes the trail more accessible and visible for more users. Immediate sections of this trail to the west and east will also be along the CR 900N frontage. Eventually this trail, will be extended and create, in conjunction with existing trails along CR 1000N (96<sup>th</sup> St), Carroll Rd (700W), and Mt. Comfort Rd (600W), and future trails along Carroll (700W) and CR 900N, a 4-mile trail loop. This project brings that 4-mile trail ¼ mile closer to reality.

The petitioner's plans include a significant perimeter and entrance landscape package. Most subdivisions in McCordsville include perimeter mounding and plantings at a rate of 7 trees and 6 shrubs per 100 lineal feet. The petitioner's proposal is unique, due to both the aesthetic choices they are proposing, as well as the site challenges the legal drain poses. The plans show mounding along the eastern portion of the CR 900N frontage. This mounding trails off as it nears the legal drain, as the natural terrain does. This grade needs to be maintained to keep proper drainage flow. In terms of the tree and shrub density the petitioner is

proposing approximately 50 trees and 41 shrubs along the frontage. The normal standard (7 trees and 6 shrubs per 100') would produce a requirement of 27 trees and 23 shrubs. In addition to the upgraded landscape package and mounding, the petitioner plans also include a fence, with stone columns, extending from the entrance signage, and a heavily landscaped median designed to create a statelier entrance into the development. Staff sees this proposed perimeter package as an upgrade. With that said, staff would like to denote the proposed fence calls out "rough sawn wood pickets" and staff would like to see an example of this type of fencing, and some discussion regarding it at the Plan Commission meeting.

#### Traffic

Staff requested a traffic study be completed for the development. That study has been uploaded to the online agenda, and the Town Engineer will be prepared to provide further explanation and answer questions regarding the study. Furthermore, Geist Woods Estates has expressed some concern regarding the traffic and connection into their neighborhood. Staff will be prepared to discuss these elements at the Plan Commission meeting.

At the time of this report, staff has received two letters of remonstrance to this petition. Those letters have been uploaded to the online agenda. Both the staff and the petitioner have prepared responses, and those have been uploaded to the agenda as well.

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 *Rural Residential*. According to the Comprehensive Plan *Rural Residential is intended for very low density, single-family residential uses in an otherwise rural setting. The purpose of this classification is to create an attractive, established, and orderly residential environment for citizens who desire large single-family residential lots. Development in this classification is often less than 1 dwelling unit per acre.* This area is no longer rural and should be considered a suburban area. In a contemporary suburban environment, which this area is, a density of 1.6 units/acre is a very low density and is in keeping with the existing development in the area. This makes a density of 1.6 acres an appropriate land use density for the development of this property. Despite its suburban feel, this proposal meets the purpose of the *Rural Residential* classification because it clearly creates an attractive, established, and orderly residential environment. 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.

The Plan Commission provided a 7-0 favorable recommendation on this petition. The approval did list some conditions which are bullet-pointed below, along with the status of the condition in *italics*:

- Staff to work out language on Tree Conservation Area replacement as well incorporating changes made at the previous plan commission meeting. *Staff spent the 10 days after Plan Commission attempting to broker agreed language between all three parties (petitioner, remonstrators, staff). Unfortunately, feel agreement could not be reached; however, staff feels this language is as close we could get to common ground, is a major upgrade from previous language, and staff is in full support of the proposed language.*
- Petitioner to work with staff on the fencing material (between the columns) during the Development Plan process. *This will occur during the Development Plan process.*
- Staff will reach out to the City of Indianapolis to discuss the CR 700W & CR 900N intersection. *Staff will reach out to the City in the coming weeks.*
- Staff will look at added stop signs in Vintner's Park and/or Geist Woods Estates in an effort to control speed. *Locations will be analyzed, and recommendations made during the Development Plan process. Installation is likely to occur following approval of the Development Plan.*
- Staff will work with the petitioner to tighten-up language regarding lot counts in each sub-area. *The language has been deemed sufficient with no further tightening necessary.*
- Staff will continue discussions on the traffic numbers within the traffic study with A & F Engineering. *Staff has had continued discussion with A&F. The Town Engineer is prepared to offer additional details if necessary.*

Staff is supportive of this petition and recommends approval.

# Existing Conditions

THE TOWN OF  
M<sup>C</sup>CORDSVILLE



Next Stop  McCordsville



**Subject Site**

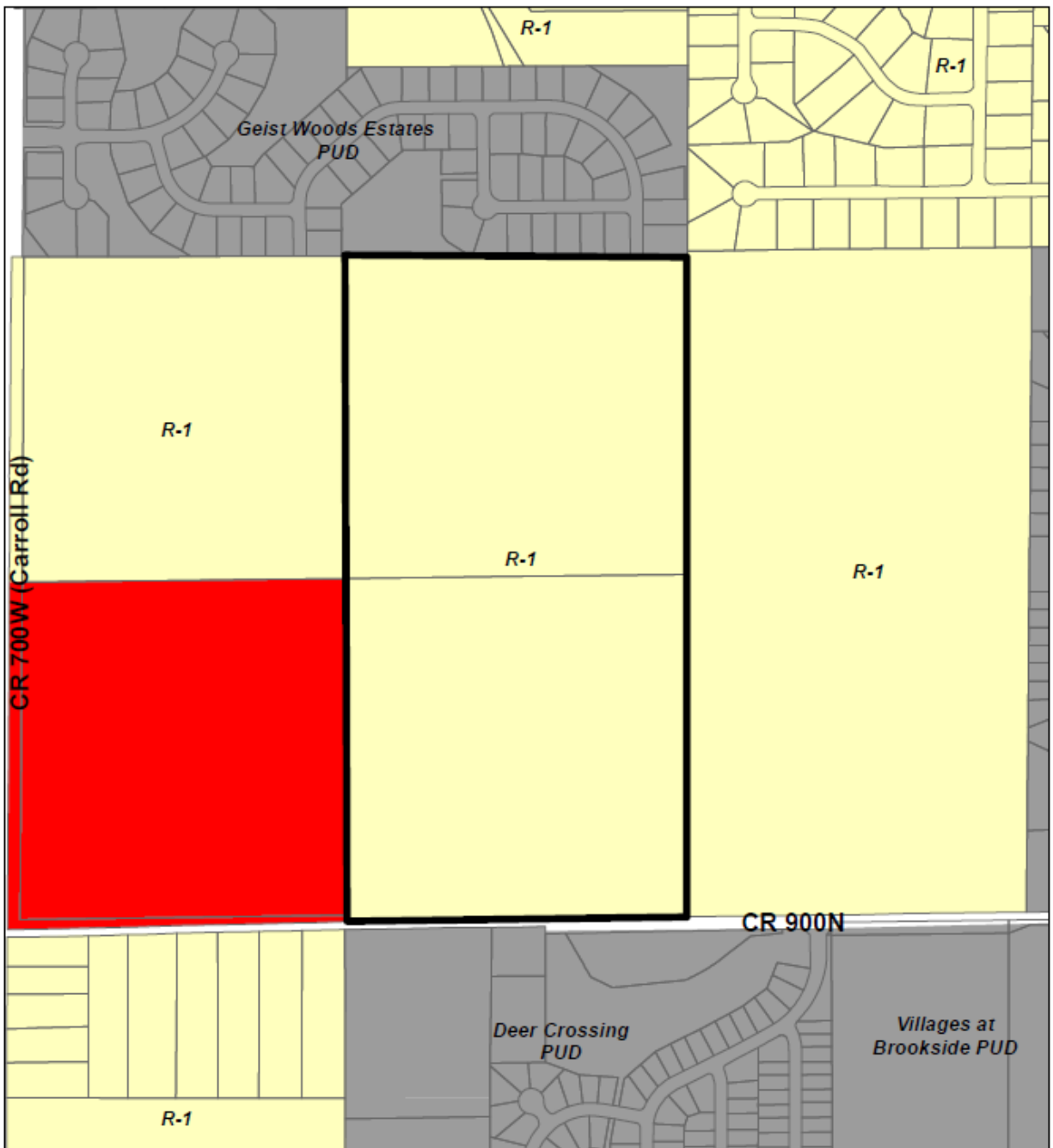


# Zoning

THE TOWN OF  
M<sup>C</sup>CORDSVILLE



Next Step  McCordsville



Subject Site

