



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

March 16, 2021

Project: PC-21-003, Summerton PUD

Petitioner: Lennar Homes

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

Staff Review: The property is currently mostly open field, which is farmed. In addition, there is a legal drain bisecting the property. The property is located at the northwest corner of CR 900N and CR 500W.

Existing Land Use & Zoning

The subject parcel is approximately 138 acres and is undeveloped. Adjacent properties are zoned as follows:

- North: Single-family homes zoned McCord Pointe PUD or County R-1
- East: Across CR 500W, undeveloped property zoned County IL
- South: Across CR 900N, undeveloped property zoned County R-1
- West: Single-family homes zoned County 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 entrances on CR 900N and CR 500W. Internal sidewalks and perimeter paths will also be installed for pedestrian accessibility, as well as multi-use path along the legal drain. Drainage infrastructure will be installed in compliance with the Town's requirements.

Development Proposal

The proposed subdivision includes 287 lots on 138 acres, for a density of just over 2 units/acre. The three closest subdivisions feature the following densities:

- McCord Pointe: 2.4 u/a
- Bay Creek East: 2.3 u/a
- Stone Grove: 2.1 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 two (2) distinct lot sizes within the proposal:

Area A

- Max No. of Lots: 171
- Min. Lot Area: 7,200 SF
- Min. Lot Width: 60 feet
- Min. FY Setback: 25 feet
- Min. SY Setback: 5 feet
- Min. RY Setback: 15 feet
- Min. Livable Floor Area: 1,500 SF (single story)
1,800 SF (multi story)
- Max. Lot Coverage: 60%
- Max. Height (Principle): 35 feet

Area B

- Max No. of Lots: 116
- Min. Lot Area: 8,450 SF
- Min. Lot Width: 65 feet
- Min. FY Setback: 25 feet
- Min. SY Setback: 7.5 feet
- Min. RY Setback: 15 feet
- Min. Livable Floor Area: 1,500 SF (single story)
1,800 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. In addition, staff has prepared a matrix comparing the proposed PUD standards to those of Bay Creek East, McCord Pointe, Stone Grove, and the Town's R-3 Zoning District.

Staff Comments:

This petitioner's proposed site plan utilizes the legal drain as the dividing line between the two Areas. The petitioner has also included some tree conservation areas and buffering for the adjacent single-family homes along McCord Road.

As noted earlier, there is an extensive investment in trails and sidewalks. The trail along the legal drain is a part of the Town's Bicycle and Pedestrian Master Plan. We have requested, and the petitioner has agreed, to connect the trail into the project's internal sidewalk system. This will allow for a loop until the Town is able to extend the trail along other legal drain segments.

The petitioner's proposed home product will be very similar to the product currently being offered in McCord Pointe. The petitioner will be prepared to provide further details on the product offering at the public meeting.

The Town did request a traffic study be completed. The Town Engineer is currently reviewing the study and will be prepared to offer additional comments and analysis at the meeting.

At the time of this report, staff has received one letter and an email string from adjoining property owners. The petitioner is currently in process of responding to many of those comments, and in some cases has already made changes to their petition to specifically address those comments. Staff and the petitioner will be prepared to provide further commentary of the status of the comments and responses at the meeting.

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

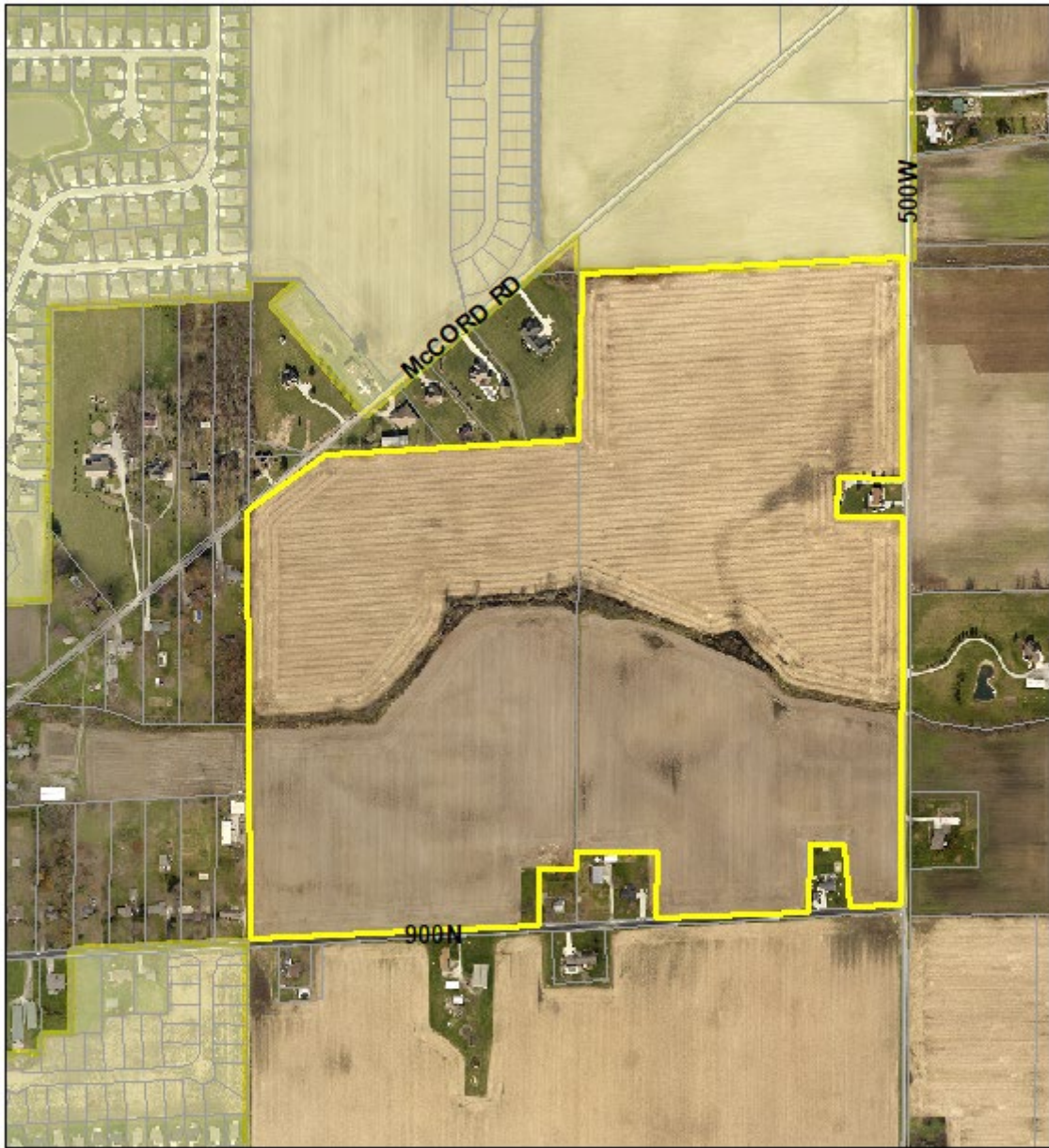
1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

The Future Land Use Map envisions this area to be developed as *Low Density Residential*. According to the Comprehensive Plan *Low Density Residential* is intended for low density single-family residential development which is often less than 2 units per acre. This proposal fits within the category as described in the Comprehensive Plan. 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 a 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.

Site Map



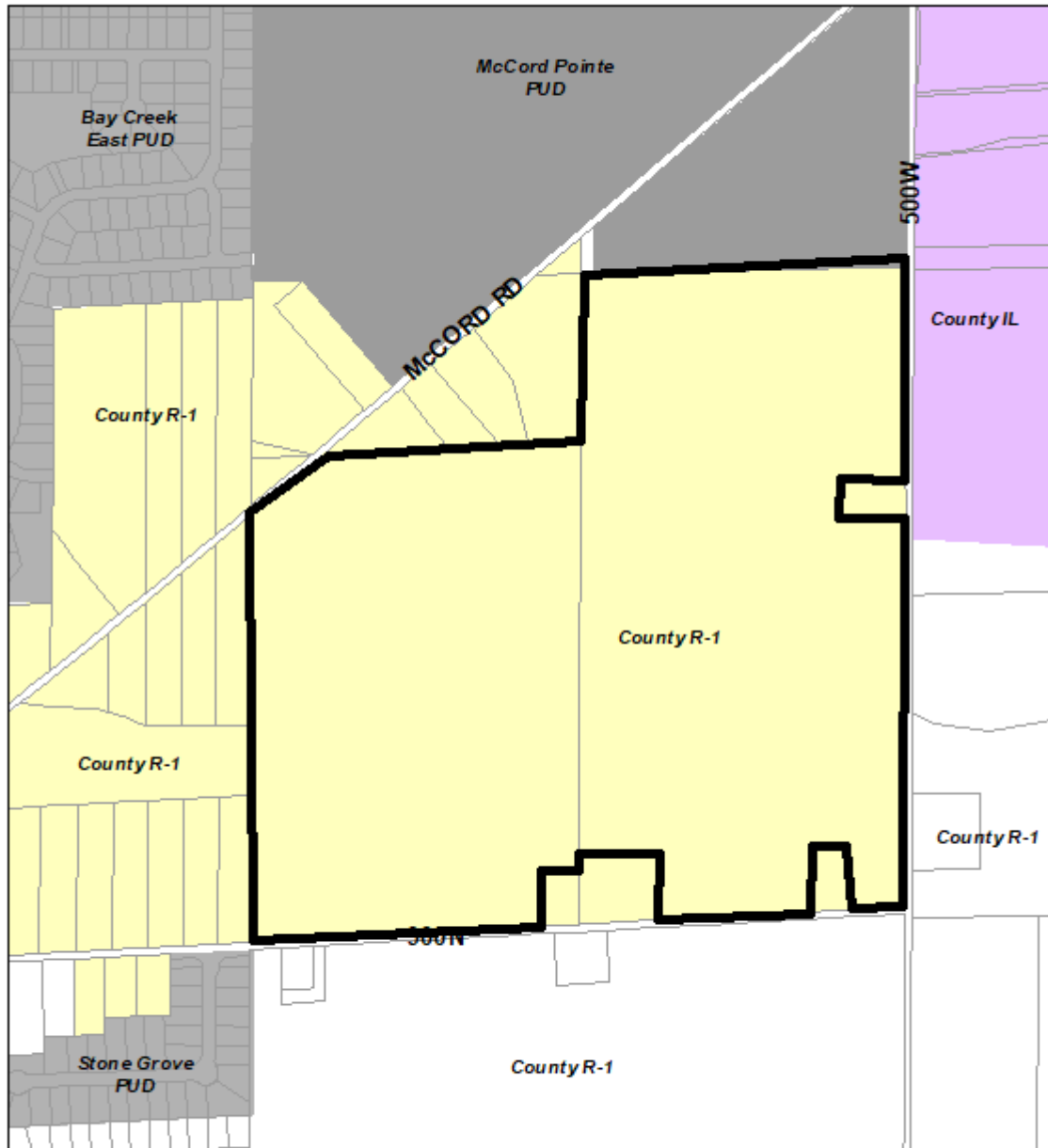
Corporate Limits



Subject Property



Zoning



 Subject Property

