



MAP(P) 22-08 Fairwood, Sections 5 and 6

Planning & Building Department Staff Report

May 16, 2022

Advisory Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	MAP(P) 22-08 Fairwood, Sections 5 and 6
B. APPLICANT	D R Horton-Indiana, LLC
C. LOCATION	Approximately 1500 feet west of the intersection Dan Jones Road with Bradford Road
D. PARCEL SIZE	53.8 acres
E. LAND USE & ZONING	The properties are currently R-1A.
F. ACTION REQUESTED	Request approval of a Major Subdivision Primary Plat approval to develop a single-family residential community containing 77 lots.
G. HISTORY	MAP(P) 18-18, Fairwood Primary Plat MAP(F) 19-08, Fairwood Section 1A MAP(F) 19-09, Fairwood Section 1B MAP(F) 20-08, Fairwood Section 2 MAP(F) 20-13, Fairwood Section 3 MAP(F) 21-06, Fairwood Section 4
H. STAFF COMMENTS	<p>This petition was continued from the April meeting at the request of the petitioner.</p> <p>Under Indiana Law, the Plan Commission has exclusive control over the review and approval of Subdivision Plats. Subdivisions are not discretionary, meaning a plat must be approved if it meets the standards of the local Subdivision Ordinance. IC 36-7-4-702 through 708 outline the standards for Primary Plats. IC 36-7-4-702 (c) allows the Plan Commission exclusive control to grant waivers of Avon's standards if they conflict with what they consider a desirable design. If a waiver is granted, that section</p>



	<p>of the ordinance is satisfied.</p> <p>This is a request for major subdivision primary approval to subdivide 53.8 acres into 68 lots. This would result in a gross density of approximately 1.26 units per acre. The request is consistent with the requirements of the zoning and subdivision control ordinances.</p> <p>PLAT ANALYSIS</p> <p>This petition was reviewed for technical compliance with Avon’s Subdivision Control Ordinance and other corresponding Avon Ordinances, Plans and Standards as part of the Town’s Technical Advisory Committee Review. Among issues that were reviewed are the following:</p> <p>Access: This section will gain access through the existing sections of the adjoining development and from an extension of Bradford Road along the northern portion of this development. Section 4 will be modified slightly with this petition to accommodate some of this access.</p> <p>Lot Standards: The proposed uses and lot layout are consistent with the zoning ordinance.</p> <p>Phasing: This would represent the final two sections of Fairwood.</p> <p>Sidewalks: Internal sidewalks are shown at 5’ width.</p> <p>Open Space: The Subdivision Ordinance requires 10% open space. This open space is provided.</p> <p>Landscaping: The Ordinance requires a 25-foot buffer yard along the Bradford Road extension. The petitioner has indicated a detailed landscape plan would be submitted with a subsequent secondary plat request.</p> <p>The petitioner has met all requirements of the zoning ordinance and subdivision control ordinance for this petition.</p>
<p>I. RECOMMENDATION</p>	<p>Staff recommends approval of MAP(P) 22-08 Fairwood, Sections 5 and 6, with the following conditions:</p>



1. A landscape plan for the required buffer yard along Bradford Road shall be provided with secondary plat request.
2. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
3. The project receives any necessary review and approval by Crossroads Engineering on behalf of the Town, HCSO and HC Drainage Board; and,
4. The final Plat will comply with all the relevant portions of the Subdivision Control Ordinance and the Town Code.