

Statement of Intent – McCordsville Corner Shoppes Variance Petition

7473 North County Road 600 West

Real estate developers Revel & Underwood are proud to introduce a proposed dental office, McCordsville Family Dentistry, to be located at the southeast corner of Mount Comfort Road and County Road 750 North. This will be a two-story 2907 square foot building designed in a Craftsman style with a pitched roof and stone and brick exterior. We are seeking three development standards variances in order to proceed with what we believe to be a very attractive design that will enhance the visual appeal of this part of McCordsville.

The reduction in internal sidewalk width from 8 feet to 6 feet is appropriate for the dental office proposed. It will provide adequate access to all building entry points. The reduced width will increase the green space on the lot and improve the overall appearance from the public and private streets that it fronts.

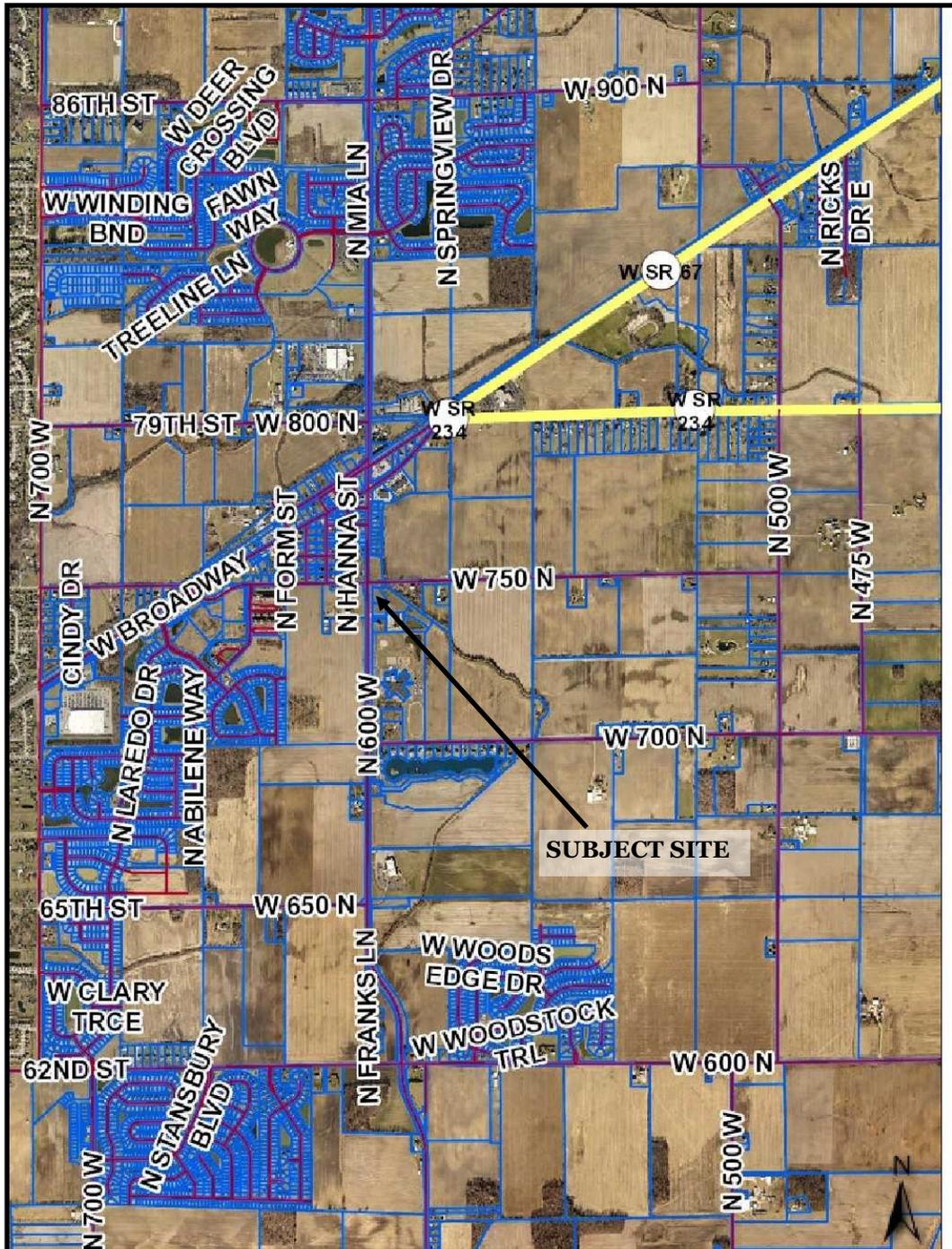
The reduction in parking lot setback from 50 feet to 20 feet applies to twelve (12) parking spaces proposed along Mount Comfort Road (County Road 600 West). This lot has frontage on two public roads and one private road. This leaves limited area to place accessory parking spaces. The twelve spaces will be approximately 85 feet from the edge of pavement of Mount Comfort Road. The parking lot will be fully landscaped, meeting all Town standards. The overall affect will be visually balanced and appealing.

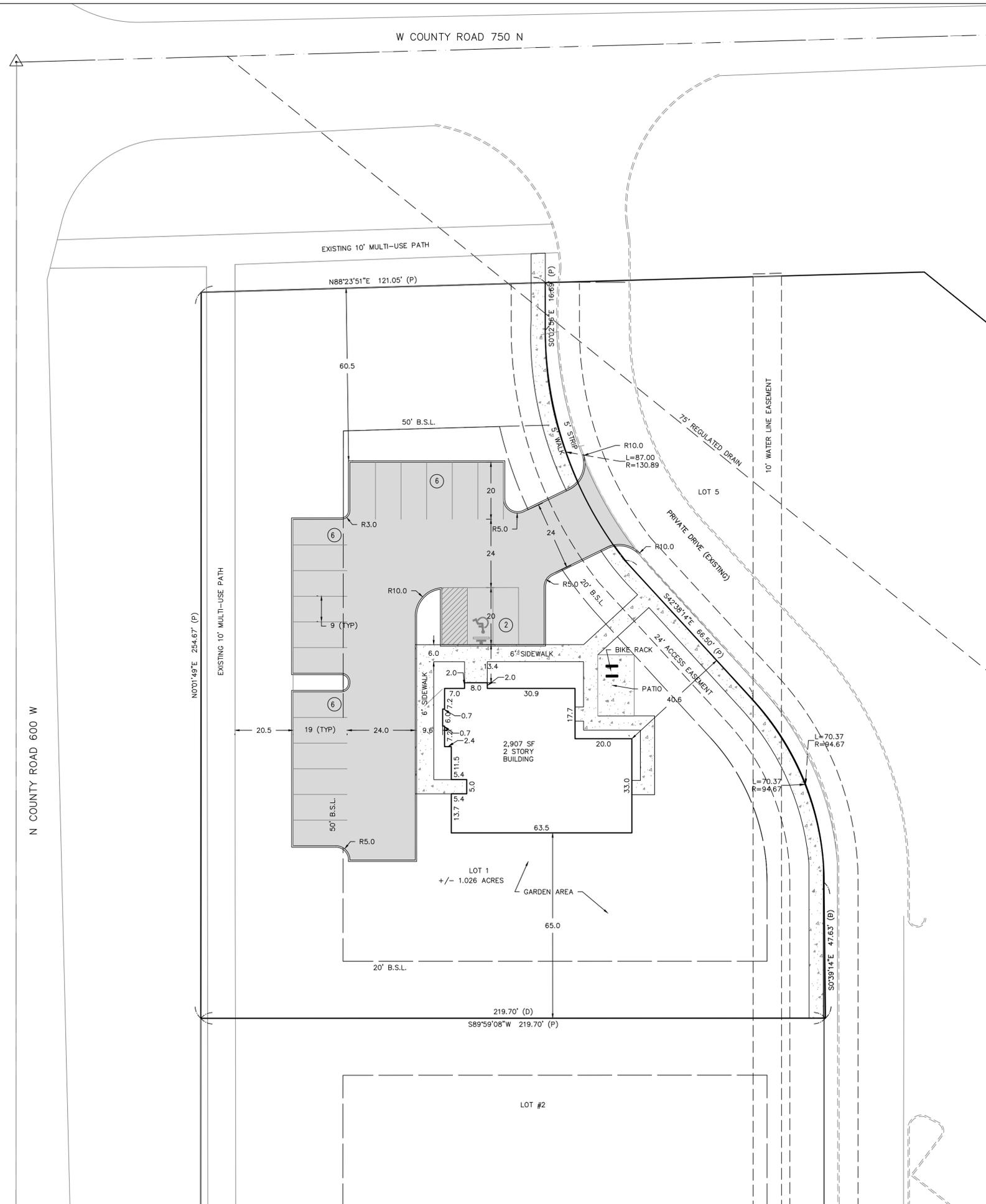
The increase in percentage of parking between the front building façade and the street from 80% to 100% is another function of this lot having three frontages. Proposed parking is sufficient for the proposed use, yet parking spaces total only 21. When fully landscaped and combined with the building design, the view from the perimeter will be pleasing to the eye.

We respectfully request the Board of Zoning Appeals approvals on these petitions.

McCordsville Corner Shoppes Lot 1

VICINITY MAP



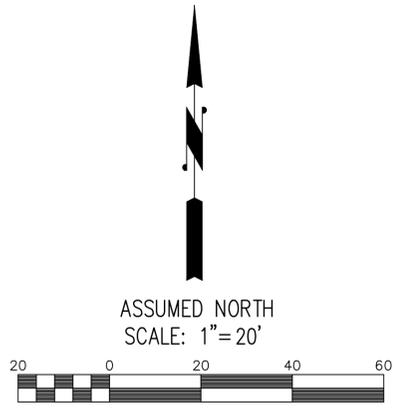


DEVELOPMENT SUMMARY

SITE INFORMATION :
 TOTAL SITE AREA = 0.55 AC. +/- (24,052 S.F.)
 DISTURBED AREA = 0.49 AC. / (20,900 S.F.)
 ADDED IMPERVIOUS AREA = 0.30 AC. (13,500 S.F.)
 SITE ZONING = CO
 PROPOSED BUILDING = 2907 S.F.
PARKING CALCULATION :
 ON-SITE PARKING SPACES PROVIDED = 20 SPACES
 ACCESSIBLE SPACES PROVIDED = 1 SPACES
 TOTAL PARKING SPACE PROVIDED = 21 SPACES
 PARKING REQUIRED (2,907 S.F./250) = 12
 PLUS ONE PER EACH EMPLOYEE (8) = 8
 20 SPACES

BOUNDARY DESCRIPTION

LOT 1 IN MCCORDSVILLE CORNER SHOPPES, THE PLAT THEREOF IS RECORDED IN PLAT CABINET D, SLIDE 112 AS INSTRUMENT NUMBER 202012665, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, CONTAINING 1.03 ACRES, MORE OR LESS.



LEGEND

- 14 NUMBER OF PARKING SPACES
- HATCHING DENOTES NEW ASPHALT
- HATCHING DENOTES NEW CONCRETE



AREA MAP
 ASSUMED NORTH
 SCALE: 1"=2,000'

ROGER WARD ENGINEERING INCORPORATED
 CIVIL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS
 6555 CARROLLTON AVENUE
 INDIANAPOLIS, INDIANA 46220
 (317) 251-1738 (FAX) 251-1923
 www.rw-engineering.com

CURSORY SITE PLAN

REVISIONS:
 1-
 2-
 3-
 4-

DRAWN BY: CAP
 DATE: 08/10/2021
 DRAWN BY: RW
 REF: 10/16/17/046/31E PLAN

**NEW DENTIST OFFICE
 @ MCCORDSVILLE CORNER SHOPPES
 7473 NORTH CR 600 WEST
 MCCORDSVILLE, INDIANA**

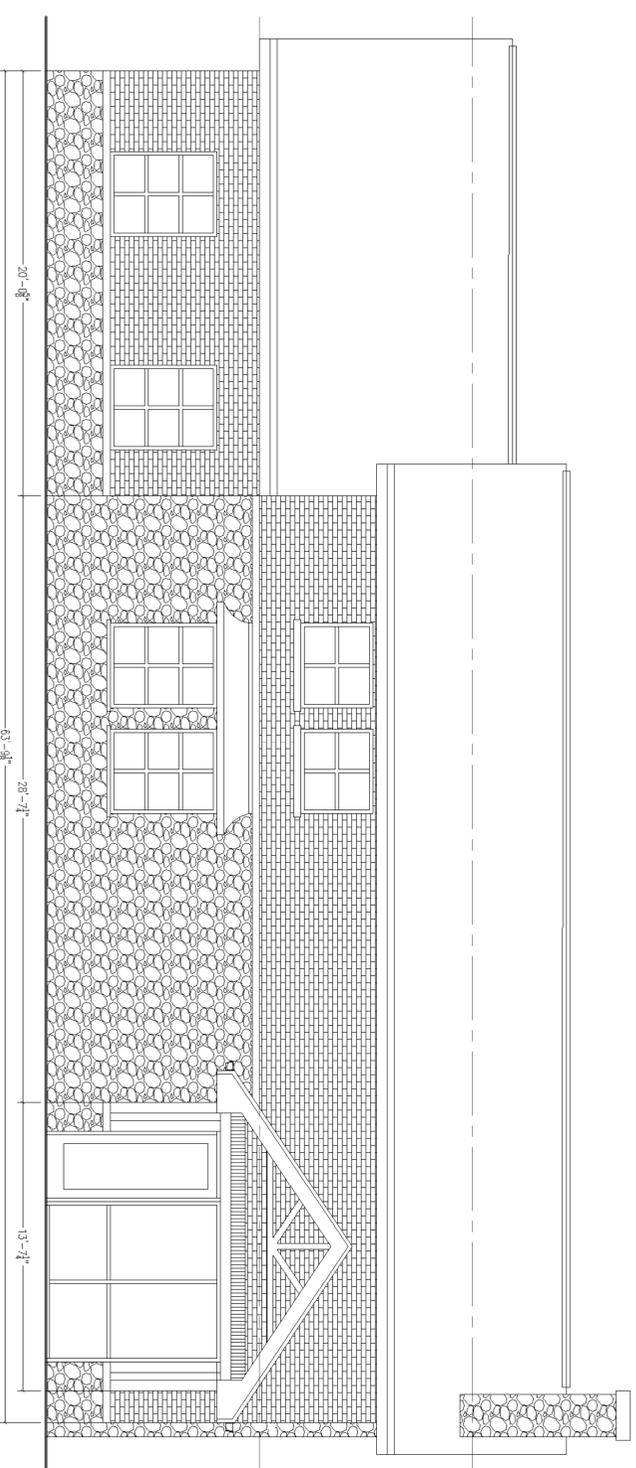
BY:

DATE: 08-10-2021

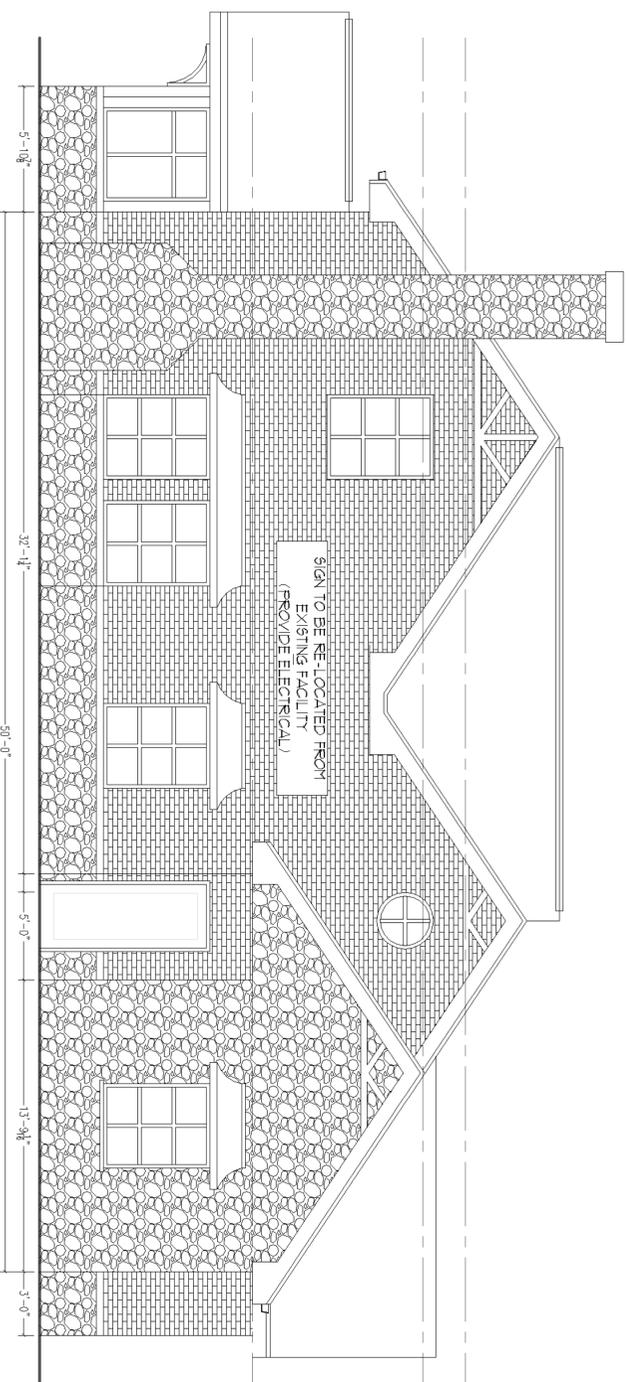
SHEET
 1
 OF
 1

JOB#: RUI.007

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NORTH BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



WEST BUILDING ELEVATION
 SCALE 1/4" = 1'-0"

NEW BUILDING
McCordsville Family Dentistry
 1413 N 600 W
 MCCORDSVILLE, INDIANA
 MCCORDSVILLE CORNER SHOPPES

OWNER REVIEW PLANS

JUL 21, 2021

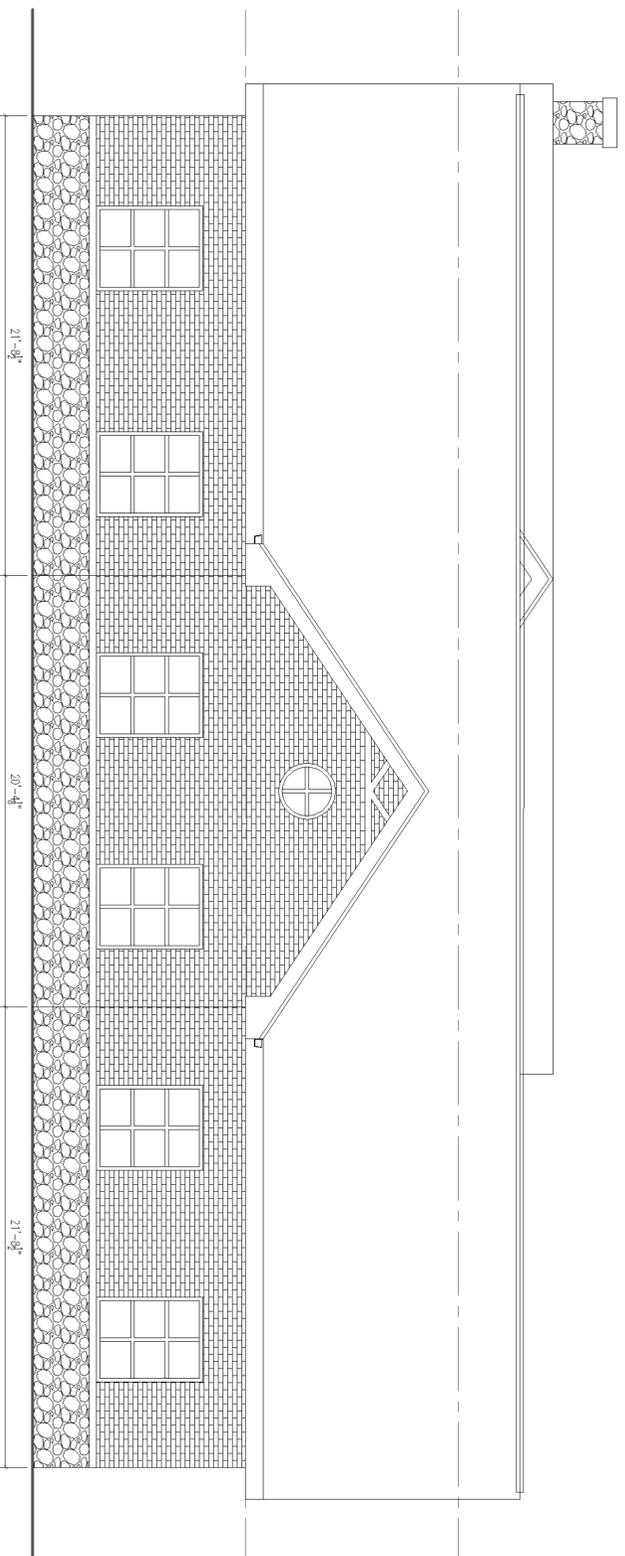
- REVISIONS
- 1. REVISION
 - 2. REVISION
 - 3. REVISION
 - 4. REVISION
 - 5. REVISION

PLLOT DATE: 2021-07-09
 DRAWN BY: TAKER
 CHECKED BY: -
 PROJECT NUMBER: 20-0193

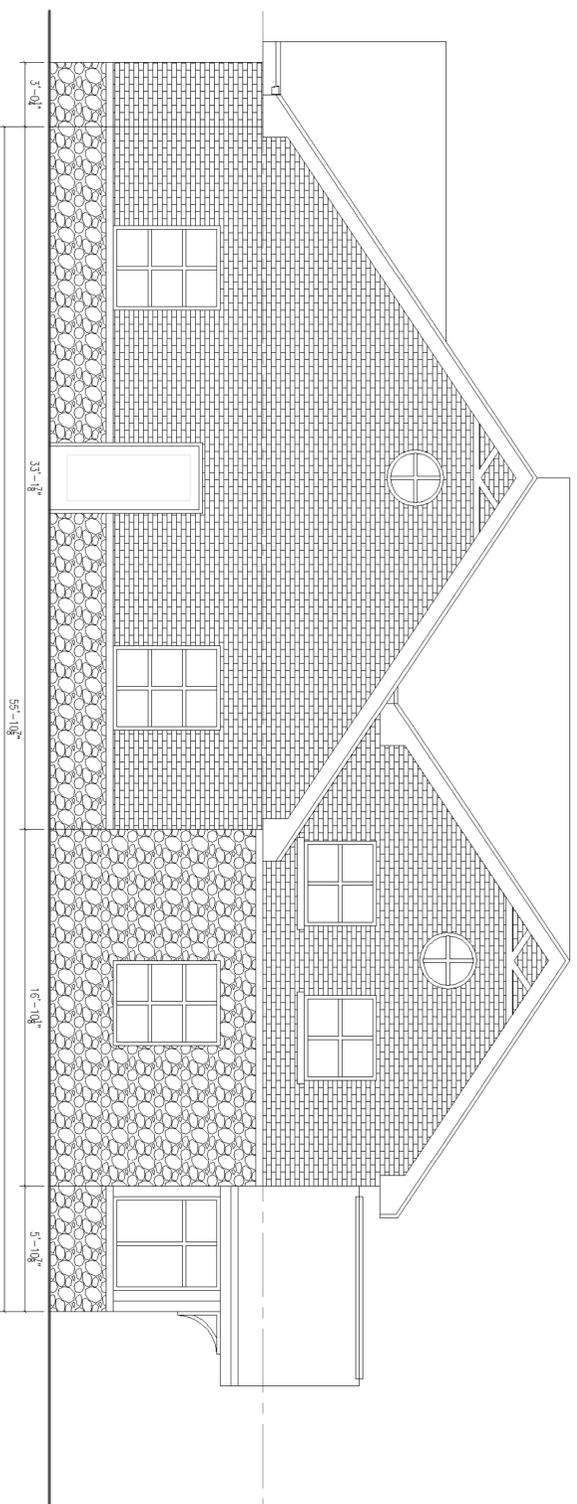
BUILDING ELEVATIONS

A201

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○ SOUTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"



○ EAST BUILDING ELEVATION
SCALE 1/4" = 1'-0"

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MCCORDSVILLE CORNER SHOPPES

OWNER REVIEW PLANS

JUL 21, 2021

- REVISIONS:
- 1. PETERSON
 - 2. PETERSON
 - 3. PETERSON
 - 4. PETERSON
 - 5. PETERSON

PLOT DATE: 2021-07-01
DRAWN BY: T. ANKER
CHECKED BY: -
PROJECT NUMBER: 20-0193

BUILDING ELEVATIONS

A202

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