

January 8, 2023

Town of McCordsville
6280 W 800 N
McCordsville, IN 46055

Attn: Ryan Crum, Director of Planning and Building

Re: Special Exception Submittal - Dunkin' along W Broadway Street
Letter of Intent

Dear Ryan:

On behalf of the Gilligan Company, Farnsworth, Inc. has enclosed with this Letter of Intent two signed Special Exception applications, one Design Variance application and the signed owner's Consent form for the proposed Dunkin' store to be located in the northeast corner of the intersection of Indiana Street and W Broadway Street. The proposed Dunkin' store will be approximately 2500 sft in size and the store will face W Broadway Street as shown on the attached site plan. The attached site plan also shows the proposed Culver's store improvements as their engineer has shared with us. The Culver's developer shall submit any Special Exception or Variance forms for their project.

As required by the Town Ordinance adopted on August 9, 2022, for the W Broadway street corridor, the following site design elements are included in the site plan:

1. Pedestrian connectivity has been included between the public right of way and the proposed Culver's restaurant to the east.
2. All parking has been located behind the front façade of the proposed building.
3. The internal connection to the Culver's site has been coordinated with their plan. A shared access onto W Broadway Street is proposed.

The current zoning codes for this property require that Special Exceptions be approved for the drive thru use, for the store to open for business prior to 6:00AM, and for only one customer entrance facing W Broadway Street. The dual drive thru lanes have been situated on the site to not impact traffic flow along W Broadway Street; approximately 14 vehicles can be located within the drive-thru and stacking lanes. In addition, the menu boards are located at the rear of the site to not be a visual distraction for vehicles passing by on W Broadway Street.

In addition, a design variance is being requested for the proposed drive aisles and some parking areas to be located within the building setback areas. Due to the shape of the lot (wedge shape) and the limited

depth of the lots that were originally platted in 1865, the developer is requesting that the pavement encroachments be approved as shown on the attached site plan. The site plan proposes a 28' green space to be located between the drive lane and the W Broadway Street right of way to lessen the visual impacts of the drive aisle on the travelling public.

As part of the project, the existing lots within the development area shall be consolidated, and two alleys shall be vacated through the Town's platting process to provide the two development lots as shown on the site plan.

If you have any questions or need additional information for this application, please contact me at 217.298.9004 or pmoone@f-w.com.

Sincerely,

FARNSWORTH GROUP, INC.



Patrick J. Moone, PE
Sr. Engineering Manager

