

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: November 21, 2023**

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**PETITIONER:** Real America LLC

**PETITION:** PC-23-017, StorAmerica Primary Plat

**REQUEST:** Petitioner requests approval of a primary plat for 2 lots. The subject property is approximately 7 acres.

**LOCATION:** The subject property is located at the southeast corner of W Broadway and CR 750N.

**ZONING:** As noted above the current zoning is StorAmerica PUD, which allows a mix of commercial uses and self-storage.

The zoning and land use for the surrounding area are as noted below:

| <u>Zoning</u>                             | <u>Land Use</u>             |
|-------------------------------------------|-----------------------------|
| North: Gateway Crossing PUD (undeveloped) | Neighborhood Commercial     |
| South: Gateway Crossing PUD               | Multifamily/Assisted Living |
| East: Agriculture                         | Undeveloped                 |
| West: Gateway Crossing PUD                | Neighborhood Commercial     |

**STAFF REVIEW:** The petition proposes a self-storage/commercial development featuring 2 lots on +/- 7 acres. The northernly lot abutting W Broadway will retain all uses permitted by the Neighborhood Commercial (CN) Zoning District. Meanwhile the southern lot will contain the self-storage project. Overall staff believes the plan is laid out very well and uses the property efficiently. Our analysis led us to the conclusion there is a very limited number of land-uses that are likely for the site. There are already multi-family uses to the south and southeast of this site. Directly east is an undeveloped agricultural property that is also appropriate for multi-family. Therefore, staff has determined that self-storage is not only an appropriate land use for the site, but the most appropriate use in this case.

### Lot & Yard Standards

The following standards apply to the property.

### **District A – Office Suites & Self Storage**

|                                                        |                      |
|--------------------------------------------------------|----------------------|
| 1. Maximum Number of Lots                              | 1                    |
| 2. Minimum Lot Area                                    | 5 acres              |
| 3. Minimum Lot Width at Building Line                  | 200 feet             |
| 4. Minimum Setbacks:                                   |                      |
| A. CR 750N                                             | 40 feet              |
| B. East Property Line                                  | 20 feet              |
| C. Southeast Property Line                             | 20 feet              |
| D. Southwest Property Line                             | 20 feet              |
| E. Setback Along Private Street                        | 20 feet              |
| F. Building Separation                                 | 15 feet              |
| 5. Minimum Gross Floor Area (GFA) per Office Suite     | 1,000 square feet    |
| 6. Minimum Total Gross Floor Area (GFA) Office Suites* | 3,900 square feet of |
| 7. Maximum Gross Floor Area (GFA) for Self-Storage     | 91,000 square feet   |
| 8. Maximum Height-Principal                            | 35 feet              |
| 9. Maximum No. of Accessory Structures**               | Prohibited           |

#### **District B – Commercial Out Lot**

|                                          |                   |
|------------------------------------------|-------------------|
| 1. Maximum Number of Lots                | 1                 |
| 2. Minimum Lot Area                      | 0.75 acres        |
| 3. Minimum Lot Width at Building Line    | 150 feet          |
| 4. Minimum Setbacks:                     |                   |
| A. CR 750N                               | 40 feet           |
| B. WBroadway                             | 50 feet           |
| C. West Property Line                    | 10 feet           |
| D. Setback along Private Street          | 15 feet           |
| E. Building Separation                   | 15 feet           |
| 5. Minimum Gross Floor Area (GFA)        | 3,800 square feet |
| 6. Maximum Height-Principal              | 35 feet           |
| 7. Maximum No. of Accessory Structures** | Prohibited        |
| 8. Maximum No. of Primary Structures     | 1                 |

In addition to the bulk standards denoted above, all primary plats must show right-of-way to be dedicated (at time of final plat) in accordance with the Town's Thoroughfare Plan, existing easements, proof of access to a public thoroughfare, delineations of any anticipated or known future easements, and common area consistent with the PUD Ordinance.

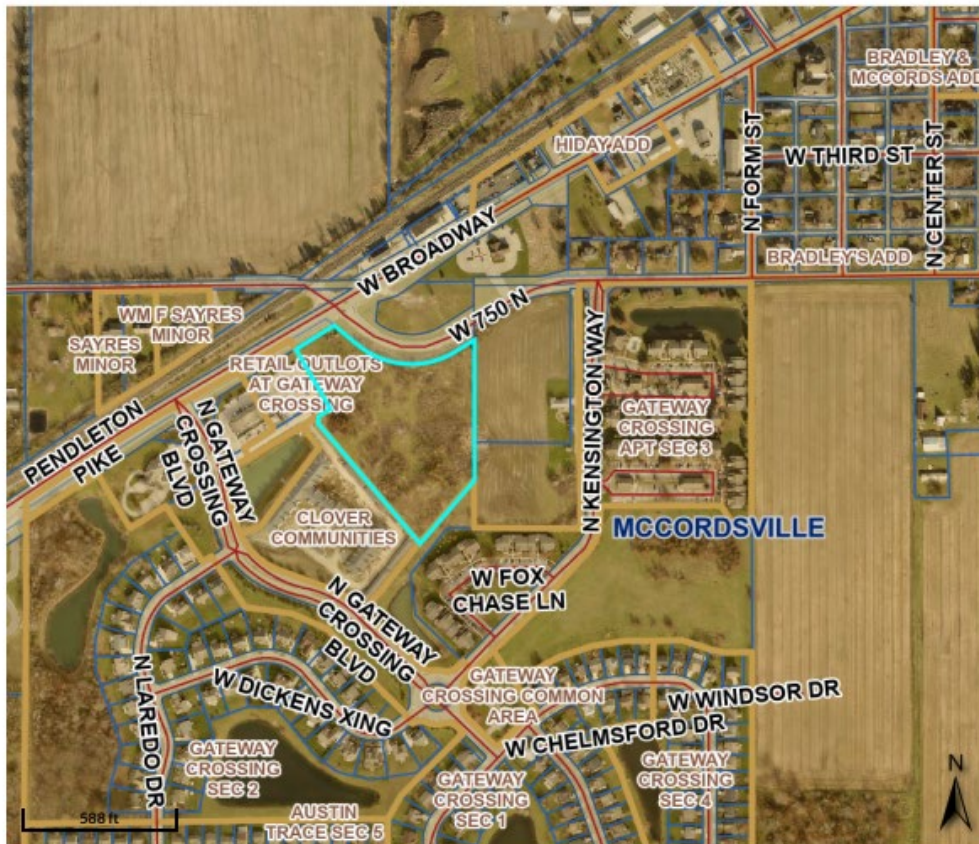
All other standards relating to lot specific requirements, development standards, design standards, etc are reviewed at subsequent stages.

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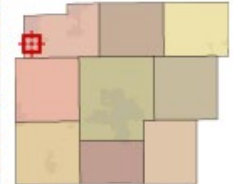
**STAFF COMMENTS/RECOMMENDATION:**

Overall, the staff is in support of this Primary Plat petition “as-is”.

The Plan Commission can approve, deny, continue, or approve with conditions the Primary Plat, following the public hearing. Staff recommends approval of the Primary Plat.



#### Overview



#### Legend

##### Roads

-  PRIVATE
-  PRIVATE
-  I, PUBLIC
-  S, PUBLIC
-  U, PUBLIC
-  <all other values>

##### Subdivisions

##### Rights of Way

##### Parcel Search

Parcel ID 30-01-26-700-014.101-018

Sec/Twp/Rng n/a

Property Address

District

Brief Tax Description SE 26-17-5 3.924ac

(Note: Not to be used on legal documents)

Alternate ID n/a

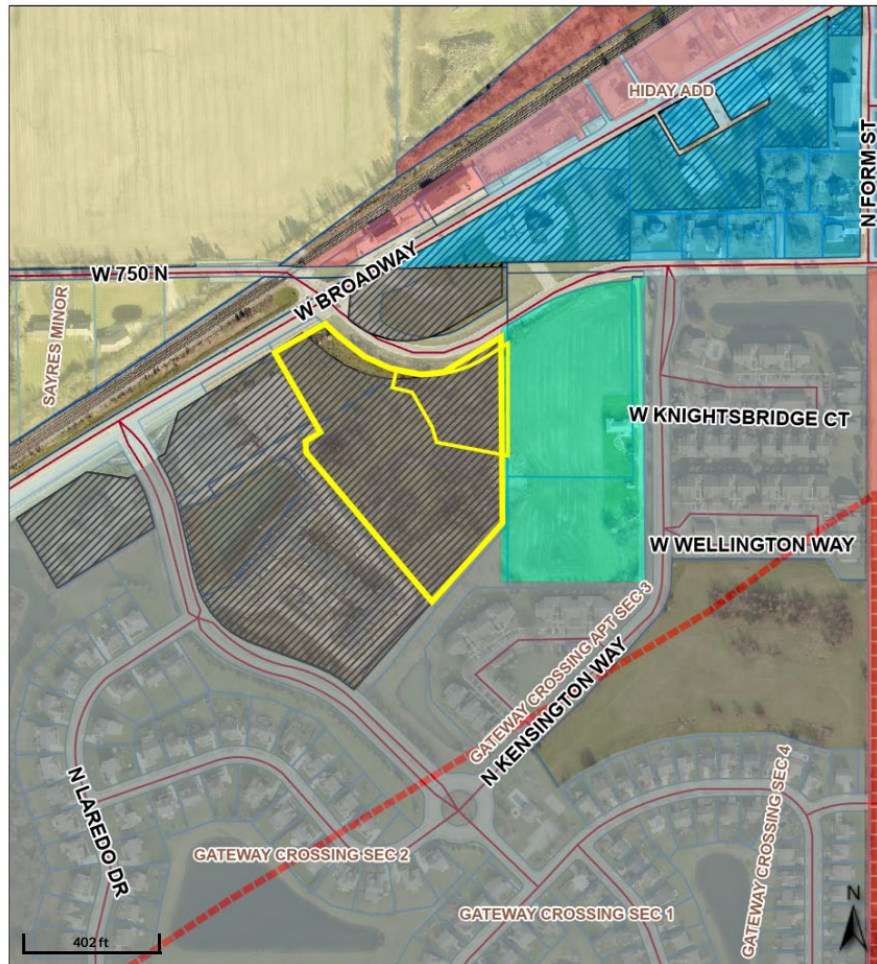
Class n/a

Acreage n/a

Owner Address M C Gateway Land LLC

9102 N Meridian St Ste 230

Indianapolis, IN 46260



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