

# McCordsville

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## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: January 16, 2024**

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**PETITIONER:** GT Services

**PETITION:** PC-23-022, Green Touch PUD

**REQUEST:** Petitioner requests a favorable recommendation on a rezone from R-1/R-3 to Green Touch PUD, and approval of a primary plat for two (2) lots.

**LOCATION:** The property is located at the northeast corner of Depot Street and N. Railroad Street. The subject property is +/- 2.4 acres.

**ZONING:** The property is currently zoned R-1 and R-3. The zoning and land use for the surrounding area are as noted below:

Zoning

North: R-1

South: CN

East: R-3

West: CN

Land Use

Agricultural

Undeveloped & professional office

Single-family residential

Commercial

**STAFF REVIEW:** The petitioner is proposing to take the existing two (2) parcels, rezone to the proposed PUD zoning, while also reconfiguring the existing parcels into two (2) new lots. One lot will feature a mixed-use building, with ground floor commercial and multi-family residential above. The other lot is limited to a single-family residence.

The mixed-use building will be located on what is proposed as Lot 2 of the Primary Plat. This lot will have dual frontage on Depot Street and N. Railroad Street. As part of the PUD, the petitioner will be dedicated half-width right of to the Town for the segments of those road frontages, in accordance with the Town's Thoroughfare Plan. This lot is also bordered by a legal drain on its east. The petitioner is aware of the legal drain and the easement restrictions. The provided Concept Plan takes those restrictions into account.

The single-family lot is located on what is proposed as Lot 1. This lot currently features a single-family home, and the PUD has been crafted to maintain a legal, conforming status for the structure and lot. This lot is accessed from Depot Street.

Staff had three (3) primary concerns we wanted to address at the out-set of discussions on this project. First, we wanted set an architectural style that advanced architectural design and character in the area, while also blending in with the current structures. The petitioner selected a design similar to what is now presented to the ARC. The ARC requested some changes and the result is the architectural exhibit included in the PUD, along with the written architectural standards. Staff feels we have achieved the difficult balance of advancing design and character for the area, while not entirely abandoning the existing character of the area.

Second, we want to provide buffering to the property to the north. While this property is not currently developed, we do anticipate single-family residential development there in the future. Staff and the petitioner have developed a modified buffer-yard of twenty-five (25) feet in width. This buffer-yard will feature a dense screen of evergreen trees, as well as space for a future trail, which generally, follows the route of the old Interurban Rail line. This rail-to-trail concept is envisioned in the Town's Bicycle and Pedestrian Master Plan. The Town does anticipate that some additional screening could be needed in the future depending upon how a future project to the north impacts the existing natural vegetation along the northside of the property line. If that is the case, staff will work with any future developer of the property to the north to secure that additional screening.

Third, while not memorialized in our Comprehensive Plan the Town has long envisioned these small parcels along the northside of N. Railroad Street, from Depot Street to CR 600W as a small business zone. A place where small businesses that do not need visibility along a major thoroughfare, direct access on a major thoroughfare, and frankly, do not want to meet all aspects of our standard commercial architectural requirements can have a home in McCordsville. This concept first began to come to reality in 2020, when what was then known as Breedlove Dobbs HVAC inquired about locations to relocate their headquarters. Town staff guided them towards this area along N. Railroad Street, and they opened a brand-new building at 6080 N. Railroad Street in 2022. It was important to staff that as this proposal began to take shape, that we maintained some consistency in the principles we utilized for the design of Breedlove Dobbs, for this site. We believe we have achieved that with this site design and we appreciate the willingness of the petitioner to work with us on the site plan changes.

The site plan for the mixed-use lot, places the building front and center along Depot Street, and places the parking either behind or to the side of the building. These means reduced front-yard setbacks, in order to make the site functional and operational for the petitioner, while being able to maintain the space needed for the legal drain easement. Initially, staff had some concern over the setbacks, but as we have continued to think about this area of the Town our thinking has evolved. Staff sees this area, from N. Railroad Street to W Broadway, along Depot Street as becoming an area of pedestrian

activity in the future. Depot and N. Railroad are not heavily trafficked roads, and while the railroad tracks are a barrier to pedestrians, that can be overcome. We already have two retail shops, a restaurant, and brewery less than a ¼ mile from this site. This is also one of the few areas in town that has collection of buildings with some historical character. We foresee this area continuing to attract small shops and other businesses that will lend itself to pedestrian activity. Therefore, the reduced setbacks are actually a benefit to the character and future success of the area.

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

Staff finds this proposal to be in keeping with the Comprehensive Plan. While the Comprehensive Plan does not contemplate the concept of a small business zone, the Comprehensive Plan's Future Land Use Map calls for mixed-use in this area. This property is currently vacant and the proposed use, being compatible with the Comprehensive Plan and the surrounding area, certainly provides for a desirable land use, and represents a project that shows responsible infill growth and development for the Town.

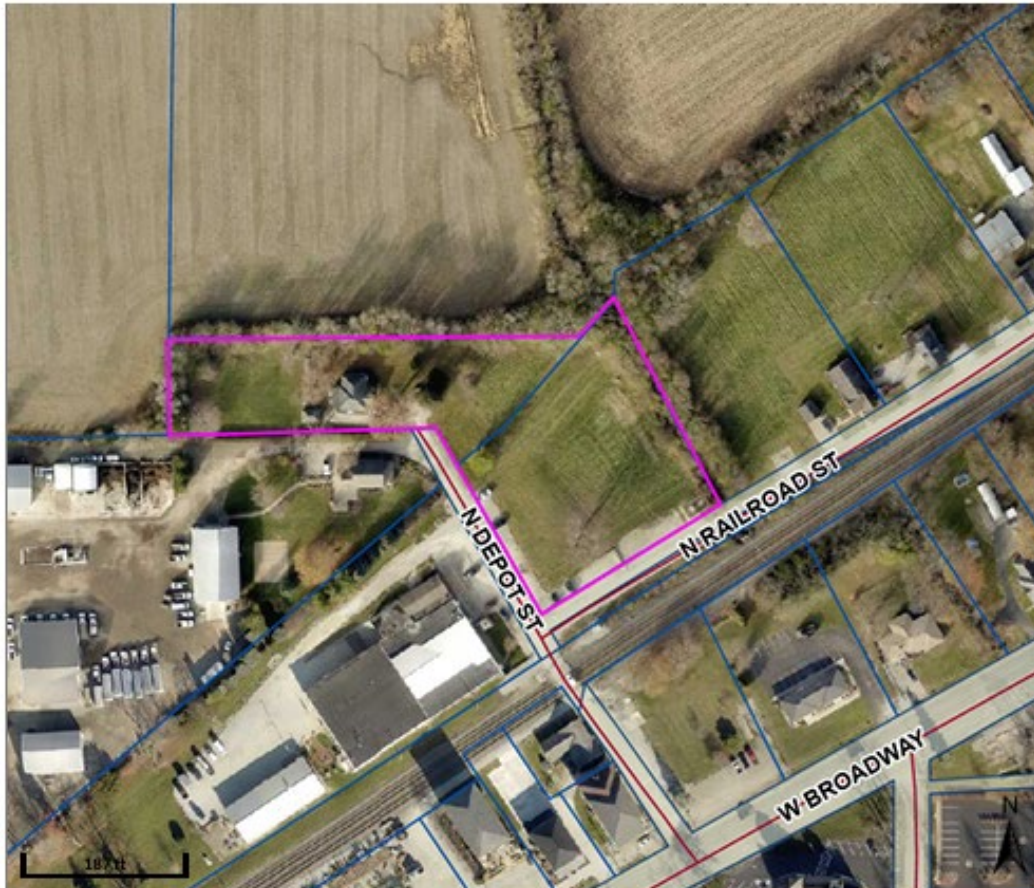
Staff has reviewed the Primary Plat and finds that it meets all of the development standards, applicable to a Primary Plat, required by the proposed PUD zoning.

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#### **STAFF RECOMMENDATION:**

Staff is in full support of this petition, and we recommend sending a favorable recommendation to the Town Council for the rezone to PUD zoning. Additionally, we recommend the Plan Commission approve the Primary Plat, contingent upon the zoning being adopted by the Town Council.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the zoning petition, following a public hearing. The Plan Commission can approve, deny, continue, or approve with conditions the Primary Plat, following the public hearing, again, denoting the Primary Plat approval is contingent upon zoning approval by the Town Council.



Overview

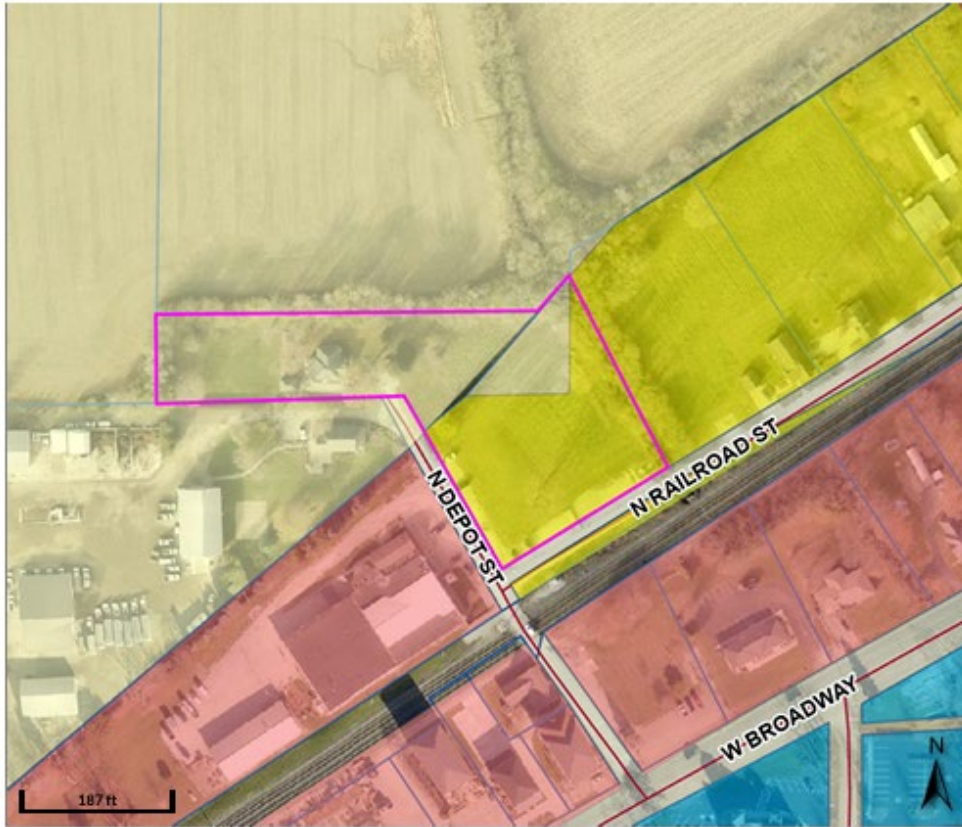


Legend

-  Corporate Limits
- Roads
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  -  <all other values>
-  Rights of Way
-  Parcels

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Overview



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