

**To: McCordsville, IN Board of Zoning Appeals**

**Application Made By: Taco Bell of America, LLC**

**Agent: GPD Group – Contact: Josh Graber ; 330.572.3521 ; jgrab@gpddgroup.com**

**Statement of Intent and Narrative**

The intent of this application is to request variances from the zoning ordinance for a proposed Taco Bell restaurant with drive thru, to be located within McCordsville Square Pavillion, LLC - PID: 30-01-25-200-010.100-018. The parcel in question is the proposed furthest west secondary plat, generally located south of West Broadway, just east of McCordsville Commons.

The site plan has been discussed with Ryan Crum, Assistant Town Manager, to determine potential variances and implement town standards and feedback, where possible. The following are a list of variances requested and the reasoning for request:

1. Per the zoning ordinance, a 10' required side yard buffer is required to edge of curb. Due to site shape constraints in relation to required site size constraints required of the overall development, we proposed to provide reduced buffers at both the south and north property boundaries.
2. Per the zoning ordinance, the dumpster enclosure location and setback are not allowed. Due to the same constraints outlined in item #1, we propose to place the enclosure as shown on the site plan, with an extended drive curb cut.
3. Per the zoning ordinance, 5' foundation plantings must be provided at the building. Due to the same constraints outlined in item #1, we propose reduced foundation planting at the entrance side of the building. On the drive thru side foundation plantings will be provided at each corner of the building and along exposed building edges.
4. Per the zoning ordinance, an 8' sidewalk is required. We have accommodated this distance along the building entrances, except at the corner of the outdoor canopy. Due to the same constraints outlined in item #1, we propose reduced sidewalk widths to at least 6' elsewhere.

Please see enclosed documentation for all plans and information.

