

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: March 18, 2025**

---

**PETITIONER:** Patch Development

**PETITION:** PC-25-009, Gateway at McCordsville PUD

**REQUEST:** Petitioner requests a favorable recommendation on a rezone of approximately 38 acres from CN & I-2 to PUD

**LOCATION:** Northwest corner of CR 600W & CR 500N

**ZONING:** The property is currently zoned CN & I-2. The zoning and land use for the surrounding area are as noted below:

Zoning

North: I-2

South: County R-3 & IL

East: I-1, I-2, & R-3

West: I-2

Land Use

Agricultural

Agricultural & Single-family residential

Single-family residential

Agricultural

**STAFF REVIEW:** This Real Estate was previously zoned by an industrial developer as part of large industrial project (162 acres), focused on large warehouse/distribution/logistics buildings. That project was never started, and the previous developer has walked from the project. Patch Development has this property under contract and proposes a much less intense development. The PUD proposes a commercial and light industrial business park. Primary differences between this business park proposal and the existing, but recent industrial developments in the area are noted below:

- **Smaller Buildings:** This project will feature buildings from a few thousand square feet (commercial uses) in size to a maximum of 100,000 square feet. To put this size in perspective, the Southwark Metals building located to the northeast, along the CR 600W corridor is over 300,000 square feet. The distribution/warehouse facility located along the southside of CR 600N is 1,000,000 square feet in size.
- **Site Plan:** This project is master planned, with a thoughtful internal roadway layout, access points in keeping with the Town's Access Management Plan, varied land uses, located within planned Districts, and XXXXXXXXXXXX, among other features.

- Land Uses: The permitted land uses are less intense and therefore are anticipated to have less impact on surrounding areas. Additionally, these types of land uses typically feature more jobs and less trucks than the large warehouse/distribution/logistics and large format manufacturing facilities elsewhere in the area.

The PUD is divided into 3 Districts. District A encompasses the southern portion of the CR 600W frontage. District B is the northern portion of the CR 600W frontage, and District C is the remaining acreage to the west. The commercial uses will be focused and primarily permitted in District A, but will also be permitted in District B. The less intense and smaller light industrial land uses are permitted and encouraged to be located in District B. District C is proposed to feature the larger, light industrial land uses which do not need visibility on CR 600W and may be larger buildings. A full schedule of permitted uses is included as Exhibit B of the PUD.

There are two adjoinder parcels located near the northeast corner of the site, which are not included in the petitioner's land assemblage. These parcels are both used residentially today, but staff believes their highest and best use in the future is as a commercial or light industrial land use. Staff would prefer these parcels be incorporated into this development for the purposes of master planning. However, the developer and adjacent owners have not been able to come to terms. Staff and the petitioner have agreed to place the north-south internal street in a location that allows for additional depth behind the two adjoinder lots. This should allow for these lots to be redeveloped in the future, with the appropriate lot depth preserved, and have access to the internal street system, thus preventing future, additional road cuts on CR 600W (which would also be against the Town's Access Management Plan). This forethought should also provide the ability for these lots to redevelopment in a manner that will appear as if they were always planned to be apart of the larger overall site, as opposed to an afterthought.

#### Infrastructure

All lots will be accessed internally via either public streets or the right-in/right-out entrance (which will be privately maintained). Stormwater has been master-planned for the development. Sanitary sewer service will be provided by Aqua Indiana and water service will be provided by Citizen's Energy Group.

#### Development Standards

The PUD includes its own Bulk Standards for each District. The PUD also includes a host of Development Standards, including, but not limited to architecture, landscaping, lighting, and signage. Staff has highlighted a few standards below:

- The Town's perimeter pathway system will be installed along both perimeter frontages and the internal public streets will feature sidewalks.
- The lots along the CR 600W frontage will have sizable 50-foot-deep front-yard setbacks, along with landscaping.
- Buffer-yards will be provided along the west property line, as well in select locations along CR 500N.
- The Town's decorative streetlights will be installed along CR 600W.
- All buildings shall demonstrate adequate public safety radio coverage, verified, prior to construction, by a qualified vendor.
- Buildings in District B are prohibited from featuring overhead doors/docks on the east façade. Buildings in District C are also prohibited from featuring overhead doors/docks on the east façade, unless there is another building in District C obscuring the doors or docks from view of CR 600W

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

The Future Land Use Map envisions Commercial Regional and Light Industrial land use categories on this property. According to the Comprehensive Plan Regional Commercial is intended as a broad land use category and is planned to include those uses which would not be appropriate in a neighborhood commercial center or within the core of the Town Center. This area is most appropriate for larger commercial buildings and those uses which produce heavier amounts of vehicular traffic. Light Industrial is intended for conventional light industrial uses typically include manufacturing and/or processing, fabrication, assembly, packaging, incidental storage, sales, and distribution of products or parts made from previously prepared materials (i.e. cloth, plastic, paper, metal, or wood); wherein operations occur within buildings, requiring no outdoor storage, and generating limited amounts of truck or rail traffic. The phrase "light industrial" is often synonymous with industries that are free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare or other pollutants.

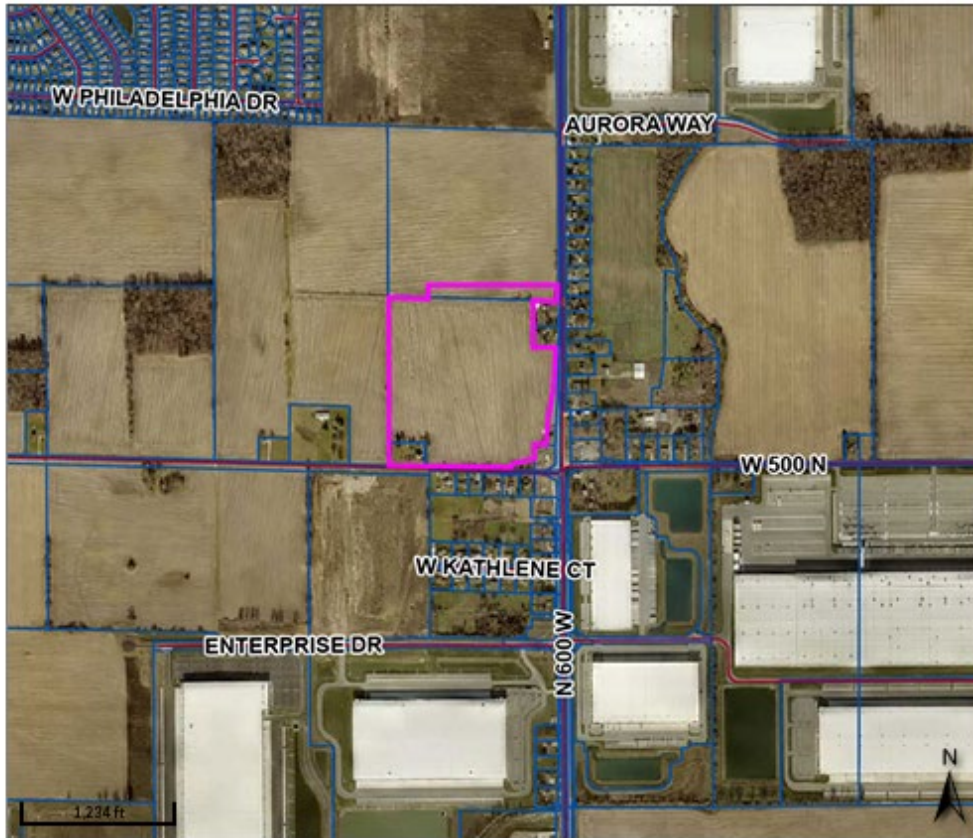
The petitioner's plans are consistent with the Future Land Use Map, as the project features permitted uses that both typically associated with Regional Commercial and the Light Industrial classification.

---

**STAFF RECOMMENDATION:**

Staff is supportive of this petition, and following a public hearing, would recommend sending a favorable recommendation to the Town Council.

The full of list of actions available to the Commission are: (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.



#### Overview



#### Legend



##### Roads

I

S

U

<all other values>

Parcels

Parcel ID	30-05-01-300-019.002-006	Alternate ID	30-05-01-300-019.002-006	Owner Address	Wake Development LLC
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		8827 Spinnaker Ct
Property Address	N 700 W	Acreage	n/a		Indianapolis, IN 46256
	McCordsville				
District	BUCK CREEK TOWNSHIP				
Brief Tax Description	S SW SW 1-16-5 1AC				
	(Note: Not to be used on legal documents)				

Date created: 3/13/2025

Last Data Uploaded: 3/13/2025 9:09:27 PM

Developed by SCHNEIDER  
GEO SPATIAL