

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: June 17, 2025

PETITIONER: MAP McCord, LLC

PETITION: MAP McCord, LLC Replat of Lot 2, Swan Subdivision and Development Plan for a coffee shop (Starbucks)

REQUEST: Petitioner requests approval of a replat for one (1) lot, and Development Plan on approximately 0.73 acres.

LOCATION: The subject property is located at 6078 W Broadway, adjoining Culver's property to the west.

ZONING: The subject property is zoned Commercial Neighborhood (CN) and is currently undeveloped. Zoning and land use for the surrounding area are as noted below:

Zoning

North: CN
South: OT
East: CN
West: CN

Land Use

Vacant
Commercial Retail/Utilities
Restaurant (Culver's)
Commercial (Veterinary Clinic)

STAFF REVIEW: The petition proposes a 2,447-square-foot, single-tenant restaurant with a drive-thru, to be located on a proposed replat of Lot 2 in the Swan Subdivision. The drive-thru has received Special Exception approval from the Board of Zoning Appeals (BZA), along with several variances related to both site design and standards applicable to the replat. The subject property recently acquired the eastern half of the adjacent Indiana Street right-of-way, following its vacation by the Town Council in May 2025.

Infrastructure

The site will receive sanitary sewer service through the Town. Water service will be provided by Citizens Energy Group. The proposed development does not include a formal storm sewer system; instead, stormwater will sheet flow across the site. The drive-thru lane has been designed with a 1% longitudinal slope and is constructed of concrete to help ensure proper drainage. Roof runoff will be directed into a stone swale that discharges into the drive-thru, away from pedestrian areas. Although some small landscaped and setback

areas cannot be directly captured by inlets, the applicant notes these areas are minimal in size and will drain gradually to adjacent streets and existing storm infrastructure.

The site has one (1) entrance, as well as a connection to S. Railroad St. Access from W. Broadway will be provided via a shared ingress/egress easement with Culver's to the east. The entrance will allow full turning movements into the site and right-turn-only movements when exiting onto W. Broadway. The locations of the entrances have been carefully selected by Town staff, in consultation with INDOT and the Town's traffic consultants, based on traffic circulation, queuing, and safety. As part of the conditions set forth by the BZA, the petitioner will widen S. Railroad St. along the frontage of their lot to accommodate two-way traffic. These improvements shall match those constructed to the east and may include, but are not limited to, curbing.

Lot & Yard Standards

The following bulk standards (as modified by the BZA) apply to the property:

- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback – Broadway: 17 feet
- Minimum Front Yard Setback – Railroad St: 5 feet
- Minimum Side Yard Setback: 5 feet
- Maximum Lot Coverage: 72%
- Maximum Height-Principal: 45 feet

In addition to meeting applicable bulk standards, the proposed replat must comply with the Town's Subdivision Control Ordinance, including the requirements outlined for secondary plats. The plat must clearly show any new or adjusted rights-of-way consistent with the Town's Thoroughfare Plan, including dedication of the vacated half of Indiana Street, now part of the subject property. All existing and proposed easements—utility, drainage, and access—must be delineated. The replat must also demonstrate continued access to a public thoroughfare and identify any common areas or other features required by the underlying zoning. Required certifications from the property owner, registered land surveyor, and Plan Commission must be included, along with a legal description, acreage of any dedicated right-of-way, and appropriate dedication statements.

Landscaping

The Town's requirements for parking lot landscaping (internal and perimeter), foundation plantings, outdoor dining area plantings, and connector sidewalk perimeter tree plantings (via the new Overlay) apply to this project. The BZA added a requirement that the drive-thru lane be landscaped in accordance with the Town's perimeter parking lot planting standards. Additionally, the BZA requires plantings to screen headlights as vehicles turn through the drive-thru lane. The petitioner's plans show a shrub row along

the drive-thru, with specified species expected to reach a height of 10–15 feet. In response to TAC comments, the petitioner added a shrub row to the east landscape bed, an additional tree along W. Broadway, and provided specifications for the planter boxes in the patio area.

Pedestrian Connectivity

The Town's Ordinance requires perimeter pedestrian infrastructure in the form of a 5-foot-wide sidewalk along W. Broadway. The petitioner has shown the sidewalk, including a tie-in to the east adjoiner's sidewalk (Culver's). Per the Town's recommendation, the sidewalk angles back toward the roadway near the west property line to accommodate a future connection to the west. The Ordinance also requires foundation sidewalks and a sidewalk connecting the foundation sidewalk to the perimeter pedestrian facilities. Crosswalks shall feature pavers, or stamped and colored asphalt or concrete. This project is in compliance with these requirements.

Parking

At the request of the BZA, the petitioner has provided an interior and exterior seating plan to allow the Town to verify compliance with parking requirements. The plan shows 49 seats and 10 employees, with a note that the design reflects a shell building. Starbucks will submit a final interior layout at a later date through the Building Permit process, as their interior design for this site is not yet finalized. Per the Town's Ordinance, one (1) parking space is required per employee on the largest shift and one (1) space per three (3) seats for customers. The petitioner has shown 27 parking spaces – 25 standard and 2 ADA-compliant - which meets ordinance requirements. Additionally, while the Ordinance requires two (2) bicycle parking spaces, the petitioner has provided four (4).

Lighting

The Town's exterior lighting standards apply to this site. All site lighting is required to meet the following standards:

- Maximum height of twenty-five (25) feet (from grade)
- All free-standing fixtures, posts, and components shall be black
- Fully recessed fixtures for all sight and building lighting, except for architectural accent lighting

The site is also required to provide streetlighting along W Broadway and a light at the entrance at Railroad St. The petitioner has updated their photometric plan to comply with Town Ordinance.

Architecture

The building is primarily brick and includes well-integrated fenestration through large storefront windows on the north, south, and east elevations. Vertical and horizontal articulation are achieved via pilasters, material changes, and parapet height variations.

A canopy is provided at the patio entrance. The building features a three-dimensional cornice through a projecting parapet cap that adds visual interest at the roofline. The architectural design is being presented to the ARC on Tuesday, June 17th, ahead of PC. Staff will provide an update at the Plan Commission meeting.

Signage

The petitioner has included a site signage location plan in their submission. All signage is required to go through a site permit process which is separate from the Development Plan process. The BZA also requires “No Parking” signs along S. Railroad St, which the petitioner has included in their submission.

Screening

The site layout limits the ability to fully screen the dumpster enclosure. The BZA approved a variance for its location in the “front yard” (Railroad Street), with the condition that the petitioner construct the enclosure of brick to match the building and install a metal, opaque gate painted to complement the brick color.

The project went to TAC on May 15th and received comments from both Planning and Engineering staff. Because the site is located along W Broadway, INDOT is conducting a traffic study and reviewing the petitioner’s use of the existing road-cut. The petitioner is aware that the Town will not issue any site or building permits until INDOT has completed its review and granted approval. All comments applicable to the Plan Commission’s review have been addressed by the petitioner.

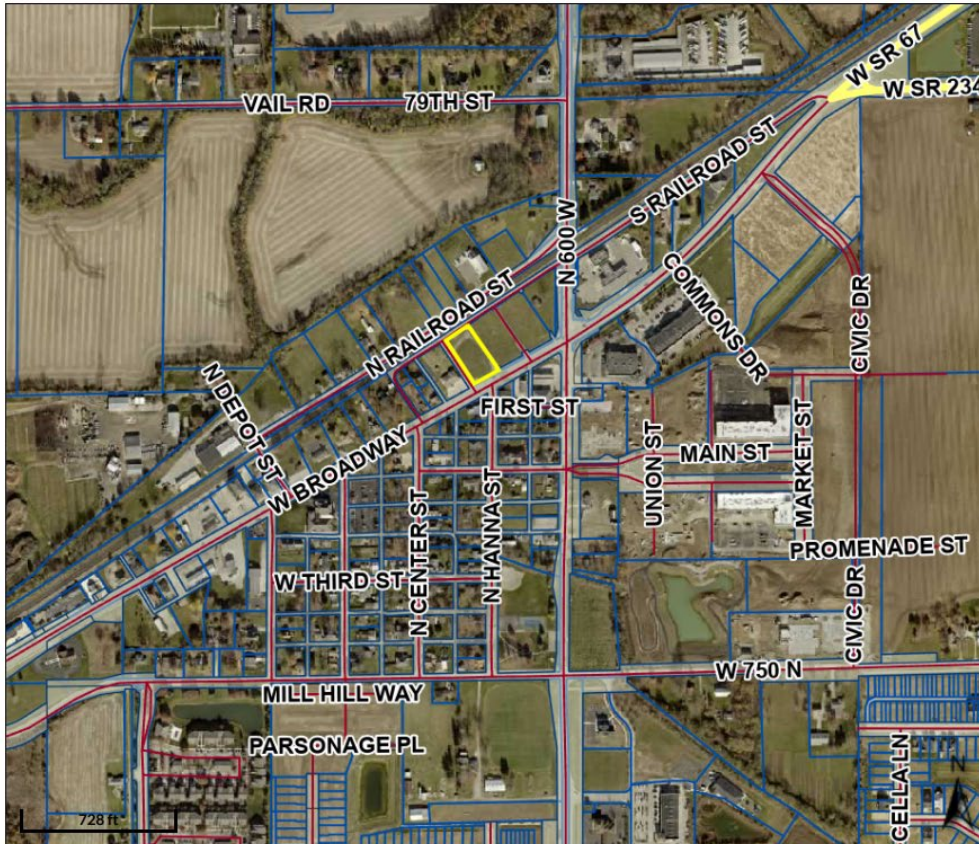
STAFF COMMENTS/RECOMMENDATION:

The purpose of a replat is to modify an existing recorded plat in a way that aligns with current development needs while continuing to meet the standards of the Town’s Zoning and Subdivision Control Ordinances. In this case, the replat enables development of a 2,447-square-foot, single-tenant restaurant with a drive-thru (Starbucks) on Lot 2 of the Swan Subdivision and incorporates the vacated eastern half of Indiana Street into the lot boundary. The revised plat provides legal access to public rights-of-way, adjusts lot boundaries accordingly, and delineates all required easements and dedications.

Staff finds that both the replat and the associated development plan represent a high-quality addition to the Town. While the use may not fill a critical gap in available services, the site has been thoughtfully designed, and the architectural elements are consistent with the Town’s development expectations. The project meets the applicable standards of the CN zoning district, and the submitted documents reflect access arrangements to W. Broadway and S. Railroad Street, compliance with bulk standards (as modified by the BZA), and inclusion of necessary utility and drainage easements.

As of the writing of this report, staff has received no public comments regarding the replat. All items relevant to the Plan Commission's review have been addressed.








The Plan Commission may motion to (a) approve, (b) continue, or (c) deny the petition. Staff recommends approval of both the Replat of Lot 2, Swan Subdivision, and the associated Development Plan, subject to any final technical revisions required by Town staff prior to recordation.



Overview



Legend

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

Parcel ID	30-01-26-101-024.000-018	Alternate ID	30-01-26-101-024.000-018	Owner Address	Thomas A Grant Inc
Sec/Twp/Rng	n/a	Class	400 - Vacant Land		10765 Lantern Rd, Ste 102
Property Address	6078 W Broadway	Acreage	n/a		Fishers, IN 46038
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	ORIG MC CORD L5,6, Pt L19 & 20 & Vac Alley 0.629 ac				
	(Note: Not to be used on legal documents)				

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