

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: June 17, 2025**

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**PETITIONER:** Patch McCordsville, LLC

**PETITION:** Patch Development's Gateway at McCordsville Primary Plat and Development Plan

**REQUEST:** PC-25-016, Petitioner requests approval of a Primary Plat and Development Plan for three (3) lots and two (2) blocks on +/- 38 acres.

**LOCATION:** The subject property is located at the northwest corner of CR 600W and CR 500N.

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

Zoning

North: I-2

South: HCZO R2.5 and IL

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

West: I-2

Land Use

Agricultural

Single-family Res & Agricultural

Single-family Residential

Agricultural

**STAFF REVIEW:** The petition proposes a commercial and light industrial business park. The development is divided into three (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. Commercial uses will be focused and primarily permitted in District A, but will also be permitted in District B. Less intense and smaller light industrial land uses are permitted and encouraged to be located in District B. District C will feature the larger, light industrial land uses which do not need visibility on CR 600W and may be larger buildings

Infrastructure

All lots and blocks will be accessed internally via either public streets or private drives. 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. The Town Engineer and/or Developer will provide comment on the entrance off Mt. Comfort Rd.

Lot & Yard Standards

The following bulk standards apply to the property:

District A – Neighborhood Commercial

- Minimum Lot Area: 1 acre\*
  - \*Up to two lots may be less than 1 acre, but no lot shall be less than 32,670 square feet
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback:
  - 50' on Mt. Comfort Rd
  - 40' on 500N
  - 25' all others
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet
- Maximum Lot Coverage: 75%
- Maximum Height-Principal: 40 feet

District B – Flex Industrial/Office

- Minimum Lot Area: 1 acre
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback:
  - 50' on Mt. Comfort Rd
  - 40' on 500N
  - 25' all others
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet
- Maximum Lot Coverage: 75%
- Maximum Height-Principal: 40 feet
- Maximum Structure Size: 40,000 square feet

District C – Light & Medium Industrial

- Minimum Lot Area: 2 acres
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback:
  - 50' on Mt. Comfort Rd
  - 40' on 500N
  - 25' all others
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet
- Maximum Lot Coverage: 85%
- Maximum Height-Principal: 60 feet
- Maximum Structure Size: 100,000 square feet

#### Landscaping, Buffering and Screening

The site will comply with the Town's Ordinances, including the Highway Corridor Overlay, for landscaping, buffering, and screening, with some exceptions as detailed in the PUD.

#### Pedestrian Connectivity

A ten (10) foot multi-use trail will be installed along the perimeter of CR 500N and Mt. Comfort Rd in the ROW for the width of the frontage of the project. The trail system will be installed as each lot within the District is developed. A sidewalk, constructed a minimum of five (5) feet in width will be installed along the east and west side of the proposed future public road running north and south, and along the north and south sides of the future public road running east and west. The sidewalks will be constructed as each lot is developed. Connector sidewalks will also be installed from the perimeter or street path/sidewalk system to building façade sidewalks, in Areas A and B.

#### Parking

Parking shall follow the Town of McCordsville Zoning Ordinance Parking requirements for each District, with some exceptions as detailed in the PUD.

#### Lighting

The Town's exterior lighting standards apply to this site. At a minimum, all site lighting is required to meet the following standards:

- Any building fronting Mt. Comfort Rd, in District A, will feature accent lighting along its façade facing Mt. Comfort Rd.
- All buildings in District A, B, and C will have pole lighting fixtures that are consistent in style and quality.

#### Technical Committee

This project was reviewed by the Technical Advisory Committee (TAC) on May 15, 2025, and received comments from both Planning and Engineering staff. At the direction of the County Auditor and E911, the developer is working with Town staff to revise the project name to avoid beginning with "Gateway." The name will be updated once an alternative is approved. The developer is also coordinating with the Town on the design of the entrance off N 600W, with further input to be provided by the Town Engineer.

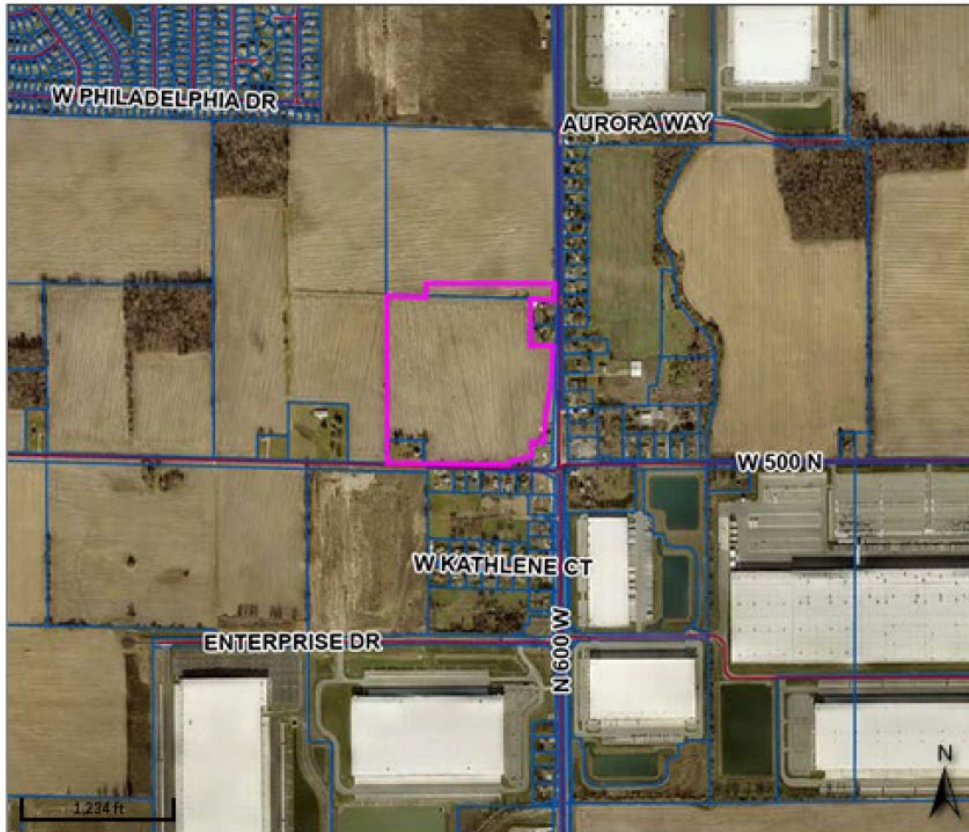
All comments relevant to the Plan Commission's review have been addressed by the petitioner.

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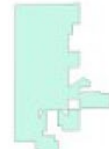
#### **STAFF COMMENTS/RECOMMENDATION:**

Staff finds that the proposed project represents a high-quality addition to the Town. The site has been thoughtfully designed and is consistent with the Town's development expectations. The project will provide space for commercial and light industrial uses, supporting economic development and job creation. Staff supports its approval.

The Plan Commission can motion to provide (a) approval, (b) continuance, or (c) denial of the Development Plan. Following resolution of the items noted above, staff recommends approval of this Primary Plat and Development Plan.



#### 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 5W SW 1-16-5 1AC				
	(Note: Not to be used on legal documents)				

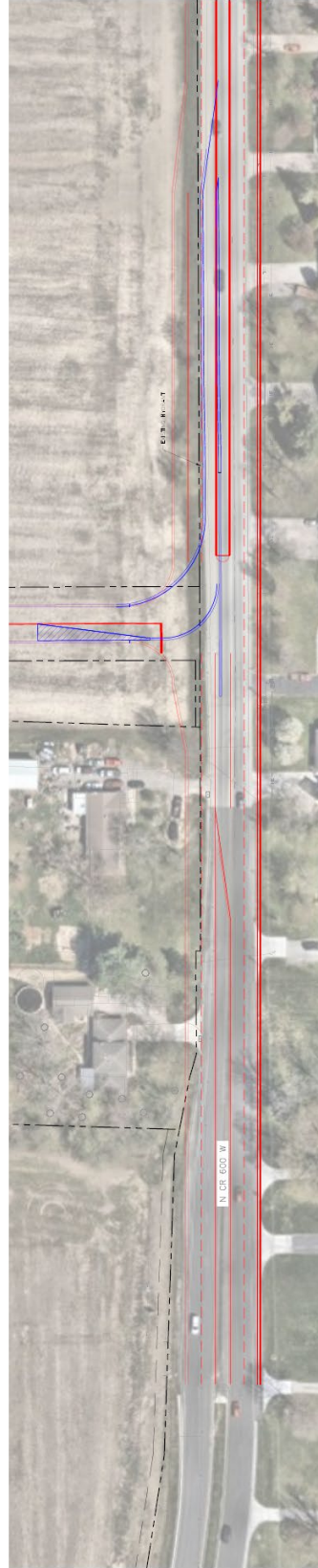
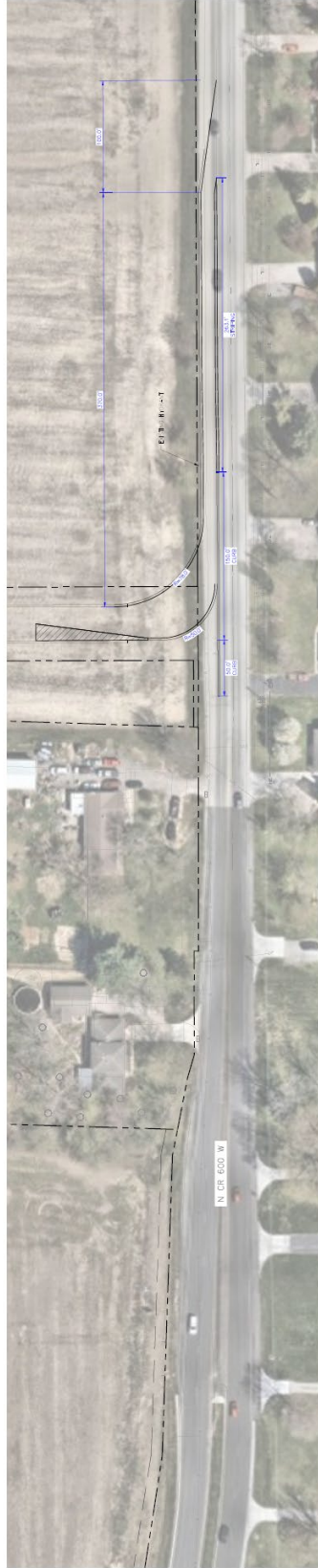
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Developed by  SCHNEIDER  
GEOSPATIAL







GATEWAY AT MCCORDSVILLE

CONCEPT SITE PLAN  
MCCORDSVILLE, IN  
June 4, 2025

