

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: June 17, 2025

PETITIONER: INPWR

PETITION: INPWR, Lot 3 of Patch Business Park Development Plan

REQUEST: Petitioner requests approval of a Development Plan

LOCATION: The subject property is located near 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:

<u>Zoning</u>	<u>Land Use</u>
North: I-2	Agricultural
South: HCZO R2.5 and IL	Single-family Res & Agricultural
East: R-3, I-1, & I-2	Single-family Residential
West: I-2	Agricultural

STAFF REVIEW: The petitioner proposes a +/- 66,000 square foot headquarters building for INPWR, an electrical contractor business. The parcel is +/- 5.7 acres and is located within District C of the PUD. The lot features the afore-mentioned building along with the associated parking, landscaping, lighting, etc.

Infrastructure

Lot 3 is access via the internal street network. 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:

- 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 is required to 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. This site is in compliance except for the location of the street trees, which should be located between the curb and sidewalk, and the foundation plantings along the north and east building facades. Staff is working with the petitioner to address these issues.

Pedestrian Connectivity

This lot will be responsible for constructing a 5' sidewalk along the west side of the north-south internal street and the southside of the east-west street. The building is required to feature a sidewalk adjacent to its parking and connector sidewalks are required from the perimeter sidewalk and parking to the building. This site is in compliance.

Parking

The PUD includes its own parking quantity standards. This project is proposing 149 spaces which exceeds the minimum parking standard.

Lighting

The Town's exterior lighting standards apply to this site. At a minimum, all site lighting is required to meet the standards of the Zoning Ordinance. The project is in compliance.

Miscellaneous

The dumpster enclosure is required to match the building. The Town has yet to see the building plans and therefore staff cannot confirm compliance at this time. This is noted for the petitioner's reference, and staff will be prepared to review this requirement once the petitioner provides building plans.

Technical Committee

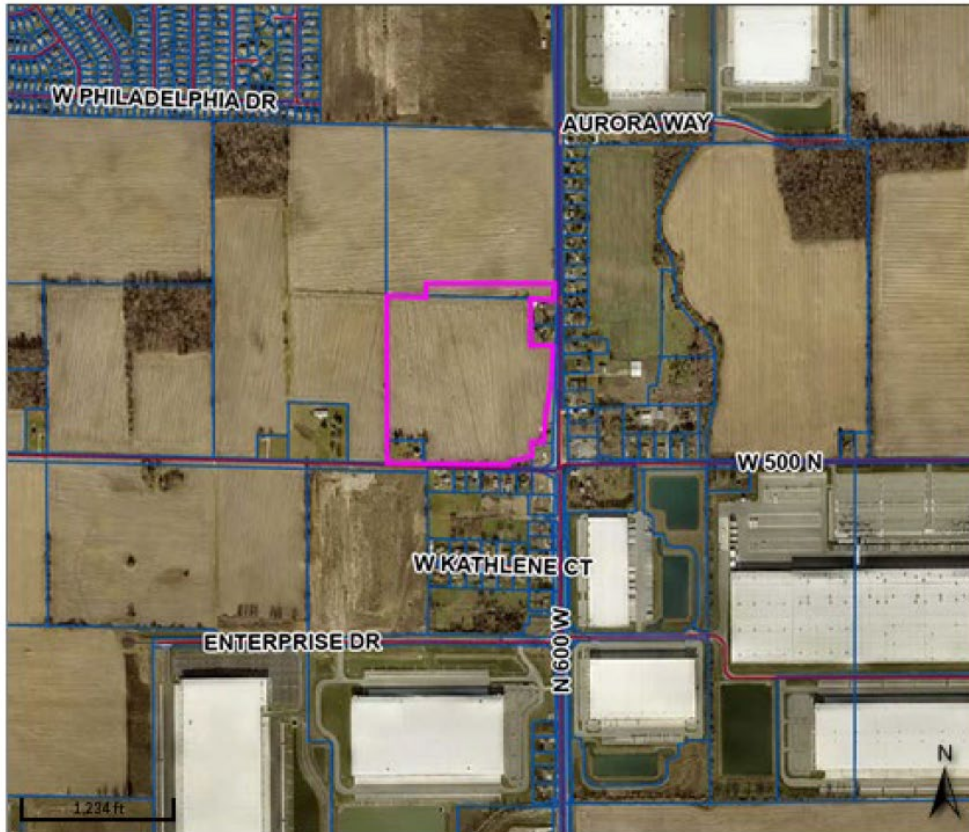
This project was reviewed by the Technical Advisory Committee (TAC) on May 15, 2025, and received comments from both Planning and Engineering staff. At the direction of the County Auditor and E911, the developer is working with Town staff to revise the project name to avoid beginning with "Gateway." 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.

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 landscaping comments above do need to be addressed before any action by the Plan Commission. Additionally, as a note, the dumpster enclosure, as provided, is not part of any 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 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)				

Date created: 3/13/2025

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

Developed by  SCHNEIDER
GEOSPATIAL