



Plan Commission Staff Report
Department of Planning and Building
Town of McCordsville

May 19, 2020

Project: PC-19-013, Gateway Crossing Senior Apartments Secondary Plat

Petitioner: Clover Communities

Request: Petitioner is seeking approval of Secondary Plat

Staff Review: The petitioner is proposing a senior (age restricted) apartment development. The site is located within the Gateway Crossing subdivision, between the retail out-lots and the existing apartments on N. Gateway Crossing Blvd. The site is approximately 5 acres in size. The Commission previously approved the Development Plan for this project in October 2019. At the time, the Secondary Plat was not ready for review.

Subject Property Zoning

The property is zoned Gateway Crossing PUD.

Surrounding Land-uses & Zoning

The subject Real Estate is currently undeveloped. The surrounding land uses are as follows:

- North: Undeveloped property zoned for retail uses (via the GC PUD)
- East: Gateway Crossing Apartments
- South: Single-family homes in the Gateway Crossing subdivision
- West: Retail out-lot(s) zoned GC PUD

Infrastructure

Sanitary sewer service will be provided by the Town and water service will be provided by Citizens Energy Group. Vehicular site access to the site will be provided from N. Gateway Crossing Blvd (main entrance) and the retail drive (secondary entrance). The site does require stormwater detention which is being provided by the adjacent detention (expanded to meet capacity needs).

Development Standards

Setbacks: The minimum front-yard setback along N. Gateway Crossing Blvd. is 30', the front-yard setback along the retail drive is 50', the side-yard setback

adjacent to the apartments is 20', and the side-yard setback adjacent to the future retail uses is 5'. *This project is in compliance.*

Minimum Living Unit Size : The minimum living unit size is 600 square feet for a one-bedroom unit. *This will be reviewed for at the building permit stage.*

Lot Coverage: Lot coverage shall not exceed 60%. *This project is in compliance.*

Maximum Number of Units: 119. *This project is in compliance.*

Technical Advisory Committee (TAC)

The project went to TAC on October 3rd, and received a number of comments. All comments applicable to the Plan Commission's review have been addressed.

Staff Comments:

Staff has reviewed this project and finds that it meets all the applicable Town standards. In addition, the normal standards applicable to a Secondary Plat, Town staff also requested a maintenance agreement for the adjacent pond. In fact, the Development Plan approval was contingent upon the petitioner providing this agreement. That agreement has been provided and is attached to the meeting agenda. The Town Engineer can provide further comment at the meeting.

Following any comments from the Town Engineer regarding the maintenance agreement, staff recommends approval of the Secondary Plat.

Site Map

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McCORDSVILLE



Next Stop  McCordsville



Zoning Map

THE TOWN OF
McCORDSVILLE



Next Stop McCordsville

