



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

August 18, 2020

Project: McCordsville Corner Shoppes Re-plat

Petitioner: Roger Ward Engineering

Request: Petitioner is seeking approval of a re-plat of the Secondary Plat

Staff Review: The site is located at the southeast corner of Mt. Comfort Road (600W) and CR 750N. The site is approximately twelve (12) acres in size. This re-plat is necessary because the petitioner is seeking to create two (2) lots from Block A of the McCordsville Corners Shoppes Secondary Plat.

Subject Property Zoning

The property is zoned Neighborhood Commercial (CN) with commitments.

Surrounding Land-uses & Zoning

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

- North: Across CR 750N, lies a township cemetery, more immediately north across Stansbury ditch lies single-family homes on estate lots zoned R-2
- East: Single-family homes on estate lots zoned R-2
- South: McCordsville Elementary School zoned R-1
- West: Across Mt. Comfort Rd, lies undeveloped agriculture property zoned CN

Infrastructure

Sanitary sewer service is provided by the Town and water service by Citizens Energy Group. Vehicular site access to the site is provided from Mt. Comfort Road and CR 750N. Stormwater detention is existing on-site.

Development Standards

Setbacks: The minimum front-yard setback along Mt. Comfort Road and CR 750N is 50'. Internal setbacks are 20'. These setbacks were set by the original Secondary Plat and no change is proposed, with one exception. A 105' setback was shown along the rear lot line of Block A. The purpose of this setback is not

known and therefore is being removed from the plat with the re-plat. *This project is in compliance.*

Min. Lot Width: 100'. *This project is in compliance.*

Min. Lot Area: 1 acre. *This project is in compliance.*

Access: All lots must have access to a public roadway. *This project is in compliance.*

Technical Advisory Committee (TAC)

The project went to TAC on August 6th and received a number of comments. All comments applicable to the Plan Commission's review have been addressed.

Staff Comments:

Per the current plat, the project consists of 3 lots, 2 blocks, and 3 common areas. The re-plat proposes the creation of 2 lots in place of Block A, with the other lots, blocks, and commons areas remaining unchanged. Divisions of a block into lot(s) is common in commercial subdivisions, and in fact is the purpose behind denoting land as blocks during an initial platting process. It allows for efficient and clearly identified subdivision of the block into lot(s) with either a Secondary Plat or Re-plat of a Secondary Plat. The most critical review element in the case of block subdivision is ensuring that all proposed lots can have proper and legal access to utilities and infrastructure (ie. roads). Staff has reviewed this project and finds that it meets all the applicable Town standards. Staff is recommending approval of this re-plat.

