



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

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**October 20, 2020**

<b>Project:</b>	PC-20-015, Gateway Crossing Senior Apartments
<b>Petitioner:</b>	Clover Development
<b>Request:</b>	The petitioner is seeking a favorable recommendation on a PUD Amendment to the Gateway Crossing PUD for approximately 5 acres. The property is generally located east of SR 67 and south of CR 750N, between the existing Gateway Crossing retail and apartments.
<b>Staff Review:</b>	The petitioner received approval for one, three-story senior apartment building, featuring 119 units in 2019. Since, the approval the petitioner has continued to move through other approval processes, all of which have been approved by the Town. However, the petitioner's title company has some concerns with the applicability of language from the original PUD Ordinance. In order to appease the title company, the petitioner is requesting some language tweaks which further clarify the applicable standards for the proposed project.
<b>Staff Comments:</b>	<p>Ultimately, the proposed language tweaks will have no effect on the built environment of the proposed site following its development. Therefore, staff is supportive of the proposed changes.</p> <p>This petition will require a public hearing and following the public hearing and discussions from staff and the petitioner, the Commission can motion to provide (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.</p> <p>At the time of this report, staff has not received any formal remonstrance.</p>

## Site Map

THE TOWN OF  
M<sup>C</sup>CORDSVILLE



Next Stop  McCordsville



# Zoning Map

THE TOWN OF  
M<sup>C</sup>CORDSVILLE



Next Stop  McCordsville

