



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

April 20, 2021

Project: Breedlove Dobbs Development Plan

Petitioner: P & H Engineering

Request: Petitioner is seeking approval of their Development Plan (DPR).

Staff Review: The petition proposes a 3,000 square feet commercial structure. This structure includes both office and warehouse space to serve as the company's headquarters. The full plan set is included in the petitioner's packet.

Subject Property Zoning & Location

The property is zoned *Breedlove Dobbs PUD* and is located at 6080 N. Railroad St. The parcel is immediately west of the Gillium Chapel Cemetery.

Surrounding Land-uses & Zoning

The subject parcel is undeveloped. The surrounding land uses are as follows:

- North: Undeveloped agricultural property zoned R-1.
- East: Gillium Chapel Cemetery and a resident lot featuring a garage.
- South: Across N. Railroad St are undeveloped lots zoned Neighborhood Commercial (CN)
- West: Undeveloped lot zoned Neighborhood Commercial (CN)

Infrastructure

As proposed this site will have one (1) access points on N. Railroad Street. One access point is located on W. Broadway (SR 67). This access point is right-in/right-out only. This access point will need approval by INDOT. A perimeter sidewalk within the right-of-way) will be extended across the property, ending at the two parking spaces that were preserved for the cemetery. In the future the Town will determine how and when to extend the sidewalk further to create a pedestrian connection to a future multi-use path along Mt. Comfort Road. The site will not be required to detain stormwater on-site but will have to outlet its stormwater to the north via a field tile. The project will also connect to sanitary sewer at the rear of the property. Water will be provided by Citizens Energy.

Development Standards

Setbacks: The minimum front-yard setback is 40' (35' for ROW jog for cemetery parking), with a minimum 15' side-yard, and a minimum 30' rear-yard setback. *This project is in compliance.*

Lot Coverage: Lot coverage shall not exceed 65%. *This project is in compliance.*

Building Height: Primary structures are restricted to 35'. The proposed building is 26'. *This project is in compliance.*

Max # of Primary Structures: There is a maximum of one (1) primary structures in this PUD. *This project is in compliance.*

Min. Lot Size: The minimum lot is 1 acre, and this project features one lot that is approximately 1.06 acres. *This project is in compliance.*

Landscaping: Landscaping is required in conformance with the PUD. The landscaping requirements include perimeter landscaping, parking lot landscaping, foundation plantings, and modified buffer-yard plantings. *This project is in compliance.*

Parking: The Town's Zoning Ordinance would require a minimum of 10 parking spaces for this project. This project proposes 14 parking spaces. *This project is in compliance.*

Architecture: The PUD was crafted specifically for this project and therefore included its own set of architectural standards. The building features a first-floor stone veneer around the office portion of the building, while the warehouse portion features a stone wainscot. The remainder of the east, south and west facades will be an insulated finish system with a traditional EIFS appearance. The north façade is permitted to feature vertical seam metal siding. *Staff finds this in compliance, but it will also be reviewed by the ARC.*

Exterior Lighting: A free-standing entrance light is required at the entrance into the site. Additionally, a decorative wall-mounted light is required on the building near main building entrance. The free-standing light has been provided. The wall mounted light will be reviewed for by the ARC. *This project is in compliance.*

Open Space: 25% Open Space is required. *This project is in compliance.*

Pedestrian Accessibility: In addition to the perimeter sidewalk requirement along N. Railroad St. there are requirements for internal sidewalks. The building must feature a foundation sidewalk along the office portion of the west façade, and that sidewalk shall be connected to the perimeter sidewalk. *This project is in compliance.*

Signage: Signage has not been submitted and will be reviewed under the sign permit process.

Technical Advisory Committee (TAC)

The project went to TAC on March 4th and received a number of comments. All comments applicable to the Plan Commission's review have been addressed. The petitioner will continue to work with staff on finalizing stormwater design and will be required to execute an easement prior to the release of plans.

Staff Comments: Staff is pleased with the proposed project. The lots along N. Railroad Street have a limited number of potential land-uses due to lot size and limited visibility/access. The proposed project is a good use of the property. It brings additional commercial assessed value to the Town and brings a new small business into our community. The proposed site plan has been designed in a manner that would allow this business to expand over time on this site, allowing the company a good amount of flexibility to flourish.

The site features modified buffer-yards along the east and north property lines. The property line mostly abuts the Gillium Chapel Cemetery, but a small portion does abut a residentially zoned parcel. In the future we would anticipate a non-residential use for that parcel. There are tree planting requirements in the east buffer and the building is situated so that all on-site activity is shielded from the cemetery. This should allow for a quiet experience for those visiting the cemetery. The north buffer features mounding and tree plantings. There is small portion at the northeast corner where mounding is not possible due to drainage needs. The site also features perimeter parking lot plantings and foundation plantings, along the west, south, and east building facades.

Recommendation: Staff finds the proposed Development Plan meets the Town's Zoning Ordinance and therefore we recommend approval.

Existing Conditions

THE TOWN OF
M^CCORDSVILLE



Next Stop:  McCordsville



Subject Site

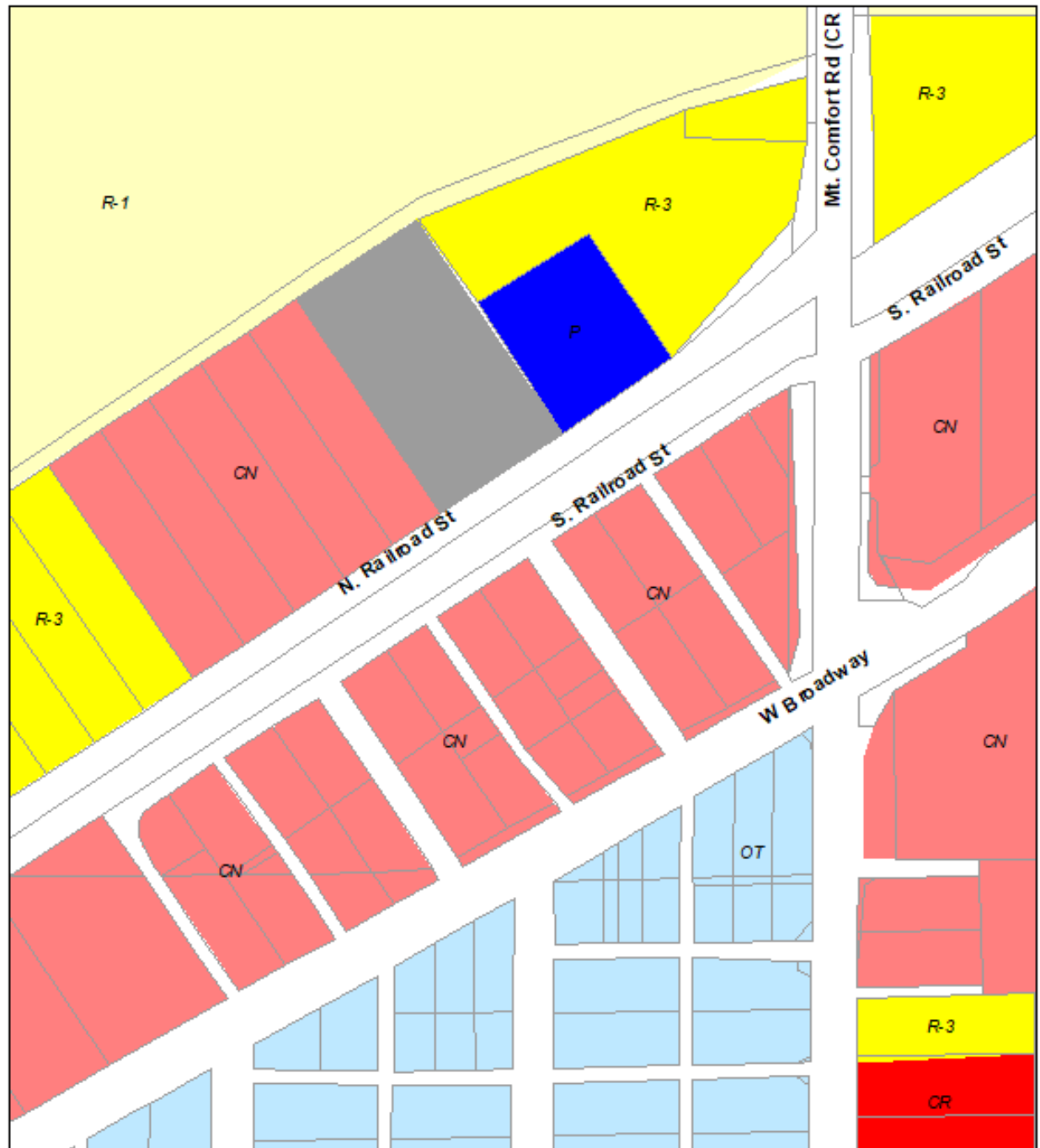



Zoning

THE TOWN OF
McCORDSVILLE



Map No. 2022-001



 Subject Site