

Statement of Intent

Ameri-Stor Self Storage, Special Exception petition

8079 North 600 West

Ameri-Stor Self Storage at 8079 North 600 West was developed in 2008. It is a self-storage and office facility. The property also features an outside parking area at the rear for boats, RVs and trailers. The existing site is 6.69 acres in area.

Immediately to the north of this site and south of the James Schultz Ditch, is a parcel of land approximately 3.14 acres in size. The owners of Ameri-Stor are proposing to expand their development with additional office and self-storage facilities on this property.

The three acre property will be split from a larger parcel to the north, then combined with the existing developed parcel. The site is zoned CR Regional Commercial. The Land Use Matrix of the McCordsville Zoning Ordinance shows Self-Storage to be a Special Exception in CR zoning.

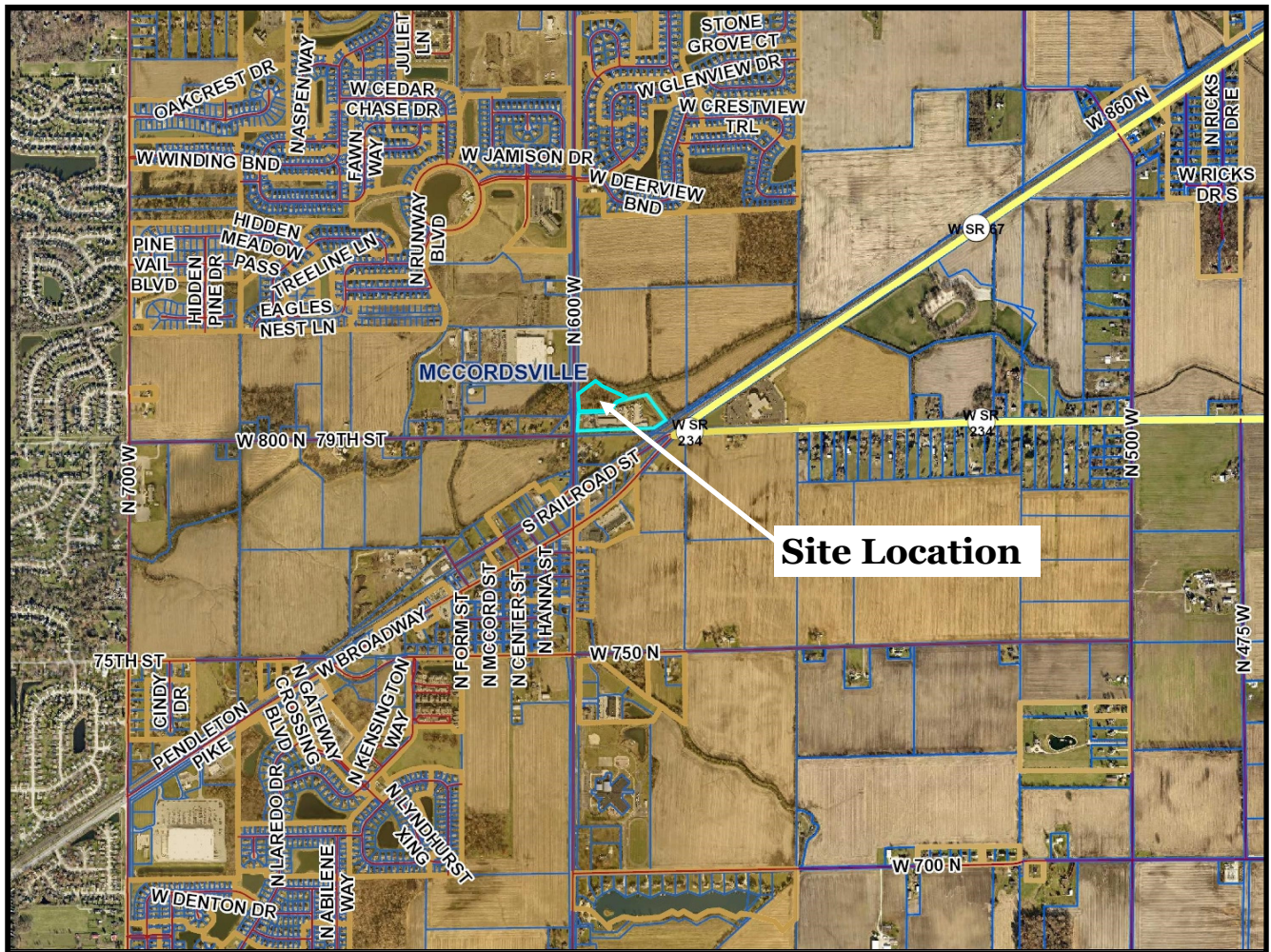
Three buildings are proposed. Building 'X' has approximately 4500 square feet of office and 14,800 square feet of self-storage. Building 'Y' has approximately 4500 square feet of office and 13,300 square feet of self-storage. Building 'Z' will be storage units targeted towards contractors. They will be wider at 12 feet and taller at 14 feet. There will be no offices in Building 'Z'. All buildings are single story. Building 'X' will be constructed in Spring of 2023 as Phase 1 of this project with the other two to follow in Phase 2.

This north expansion area is buffered to the north by an existing treeline along the legal drain. Consequently, most of the rear portions of the new buildings will not be visible, northbound or southbound, from County Road 600.

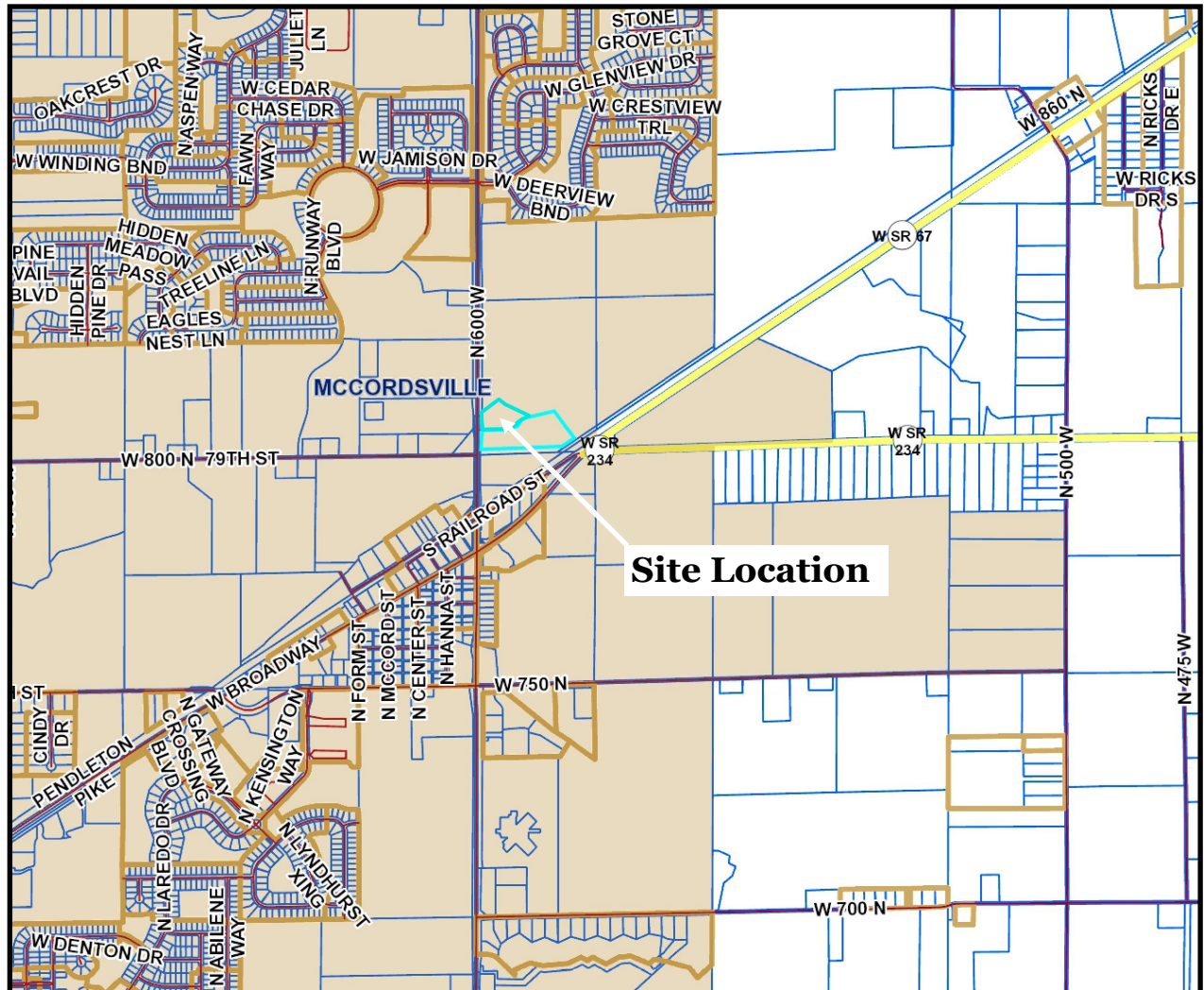
Lastly, we are asking for an expansion of the existing outside parking area on the back part of the existing parcel, to the east side of the property. An additional 29 spaces are being proposed.

We believe this will be a positive venture for McCordsville, and respectfully seek approval of the Special Exception.

VICINITY MAP - AMERI-STOR SELF STORAGE

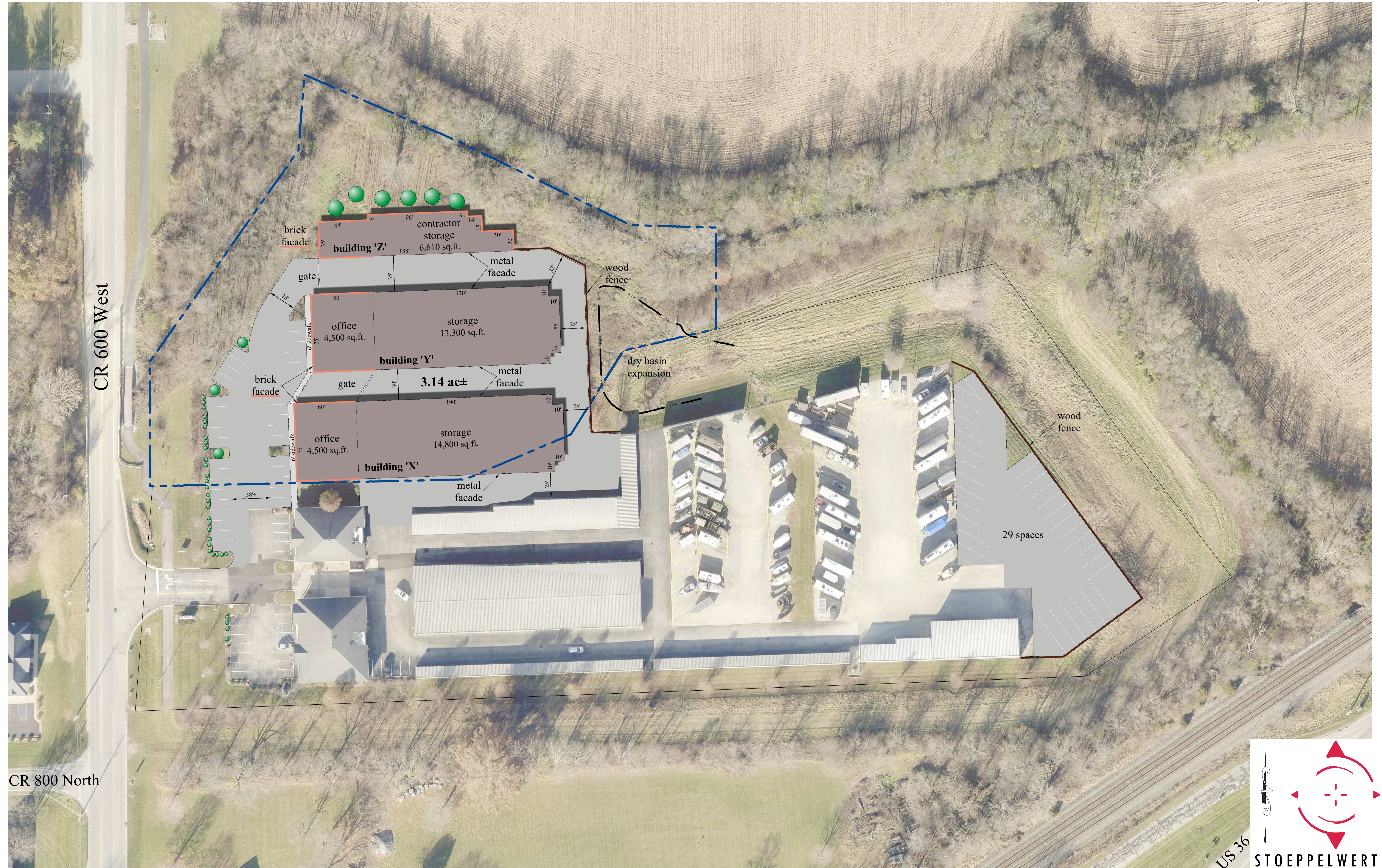


VICINITY MAP - AMERI-STOR SELF STORAGE



Ameristor

McCordsville, Indiana





NEW CONSTRUCTION

Ameristor McCordsville

McCordsville INDIANA

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



McCORDSVILLE BOARD OF ZONING APPEALS SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: Aspen Self Storage LLC

Current Address: 910 North Shadeland Avenue #6

(Number) (Street)

Indianapolis

IN

46219

(City)

(State)

(Zip)

Phone No.: 317.727.0850

E-mail Address: jperine@aspenmanagementcompany.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Wesleyan Investment Foundation Inc

Current Address: 13300 Olio Road, Suite 380

(Number) (Street)

Fishers

IN

46037

(City)

(State)

(Zip)

Phone No.: _____ E-mail Address: _____

Property Information

Current Address: 8079 North 600 West, McCordsville, IN 46055

(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Special Exception Requested

I am requesting a special exception as listed by Section Appendix A of the Zoning Ordinance to allow the following:

Self-storage and office

Special Exception Criteria

The McCordsville Zoning Ordinance establishes specific criteria that must be met in order for a special exception to be approved. Please answer each question below and if the response is "NO", describe why the special exception use requested does not meet the required criteria.

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Applicant's Signature


The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

10/31/2022
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

11/1/2022
(Date)

(Owner's Signature)

(Date)