

## Statement of Intent for Variance of Development Standards for McCordsville Police Department Building

GM Development Companies, LLC. (applicant) requests variances of development standards established in the McCord Square PUD Ordinance as well as The Town of McCordsville Zoning Ordinance for the construction of the Town of McCordsville Police Department. The site, which is positioned within the McCord Square Village District, is located at 7520 Civic Drive. It is located at the northwest corner of CR 750 N and Civic Drive. Civic Drive does not currently exist but will be constructed as a new public street along with the construction of the site. The site is described as Lot 4 in the Secondary Plat of McCord Square, an Addition to the Town of McCordsville, Indiana, Hancock County, Indiana, recorded August 23, 2022, Plat Cabinet D, Slide 203, in the Office of the Recorder Hancock County, Indiana. The site is zoned Regional Commercial, CR, within the 600W Highway Overlay District and Village District of the McCord Square PUD Ordinance. CR 750 N is defined as a collector road; Civic Drive is defined as a local road.

The following Variances of Development Standards are requested for the construction of the Proposed Police Department as shown on the Preliminary Site Plan:

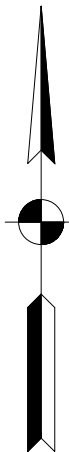
- Surface Parking Lot Variance: Per **Section 2 of the PUD ordinance**, line-item no. 6 states: “Surface parking is relegated to being placed behind buildings, and not visible from the primary, internal, or perimeter thoroughfares, except in the Gateway District.” A variance from the above restriction to allow the police headquarters parking to be visible from both CR 750N and Civic Drive is requested.
- Side yard Setback Variance: Per **Section 4, sub-section C of the PUD Development Standards**, Line-item no. 4 states the side yard setback shall be 10 feet in the Village District. A variance to allow portions of the trash enclosure as well as the north driveway to be placed within the required north side yard setback is requested.
- Landscape Standards Variance: Per **Section 4, sub-section E of the PUD Development Standards**, paragraph 1b states that one (1) deciduous canopy tree and two (2) ornamental trees per 100 linear feet of perimeter yard shall be planted along perimeter landscape strips. A variance to allow for fewer trees along CR750N is requested due to conflicts with numerous existing and proposed utility lines. Additionally, paragraph 1i states that parking lots shall be screened with 1 tree per 50 linear feet of parking perimeter and 1 shrub for every 3 feet of parking lot perimeter. A variance to allow fewer trees and shrubs than dictated in the PUD standards for parking lot perimeters is requested due to the proximity of an existing drainage easement along the west property line and the narrow landscape strip along the north property line.
- Perimeter Fencing Variance: Per **Section 4, sub-section I of the PUD Development Standards**, paragraph 10 states that no fencing shall exceed six (6) feet in height. A variance to allow installation of an eight (8) foot fence around the non-public parking area is requested. Additionally, paragraph 10 states that all fencing shall be wrought-iron style. A variance is requested to allow the lift station’s west and north enclosure fencing to be vinyl coated chain-link.

- Foundation Sidewalk Variance: Per **Section 4, sub-section F8 of the PUD Development Standards**, sidewalks no less than 8' in width shall be provided along building facades featuring customer entrances. A variance to allow 6' sidewalks is requested.
- Trail Material: Per **Section 4, sub-section F1 of the PUD Development Standards**, the trail along CR 750N is required to be concrete. A variance is requested to allow this trail to be asphalt.
- Wall Signage: Per **Section 7.08, sub-section C of the McCordsville Zoning Ordinance** wall signs are limited to no more than 1 per frontage façade. A variance is requested to allow a second wall sign on the east building façade.
- Ground Signage: Per **Section 7.08, sub-section B of the McCordsville Zoning Ordinance** ground signs are required to be no closer than 10' from a public right-of-way. A variance is requested to allow a ground sign along Civic Drive to be no closer than 2' from a public right-of-way.
- Window Detailing: Per **Exhibit C – Village District, sub-section 5 of the Architectural Standards** all windows facing a public street shall have window grids, shutters, or mullions. A variance is requested to allow windows without such features.
- Exterior Materials: Per **Exhibit C – Village District, sub-section 9 of the Architectural Standards** exterior materials are limited to brick, stone, EIFS, fiber cement, wood, and stucco. A variance is requested to allow metal panels as an exterior material.

MCCORDSVILLE  
POLICE STATION

Variance Request Summary  
Exhibit

Date: March 15, 2023



SCALE: 1" = 30'

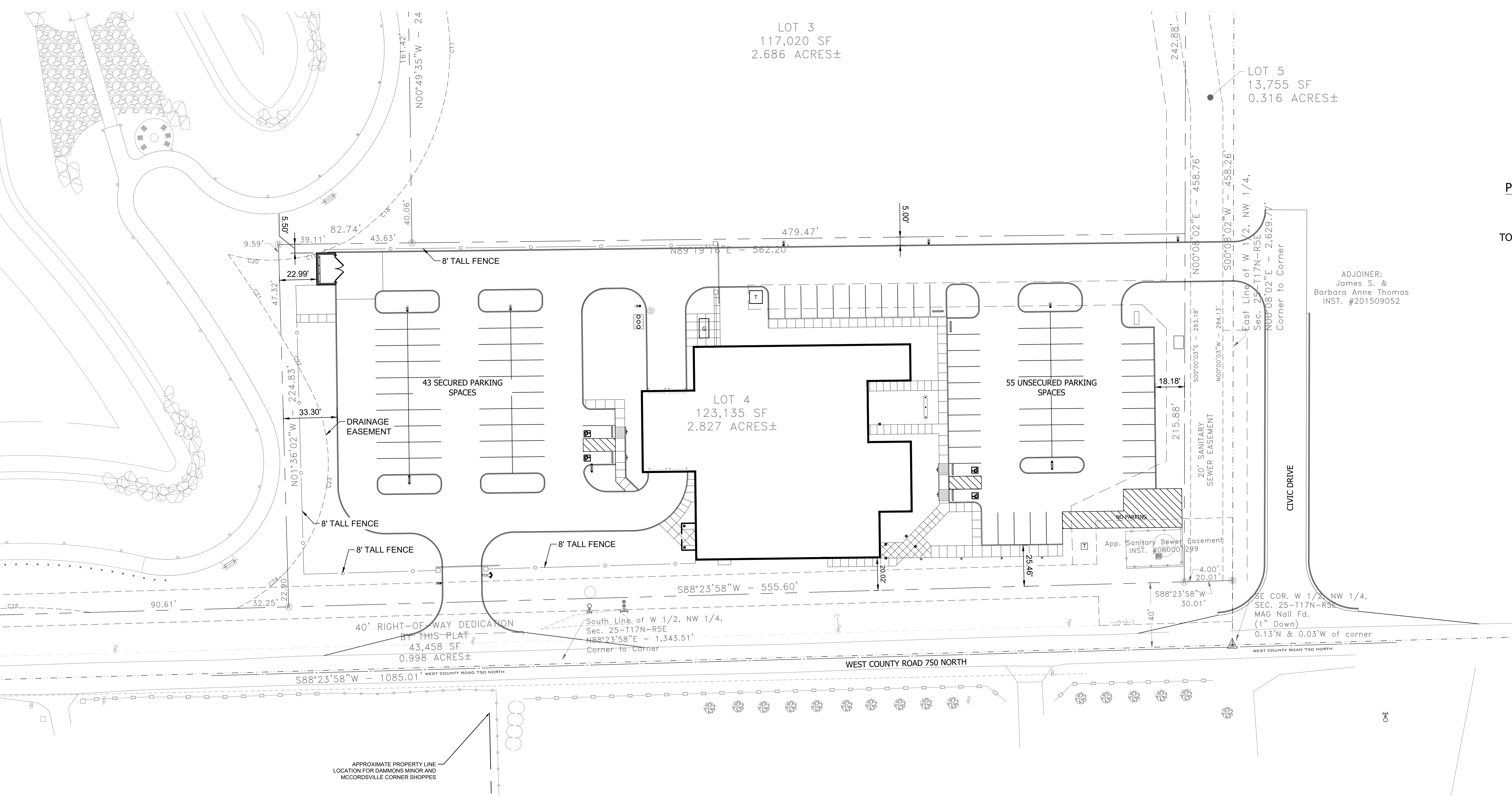
PROPERTY COVERAGE 67%

LOT SF = 123,135 SF

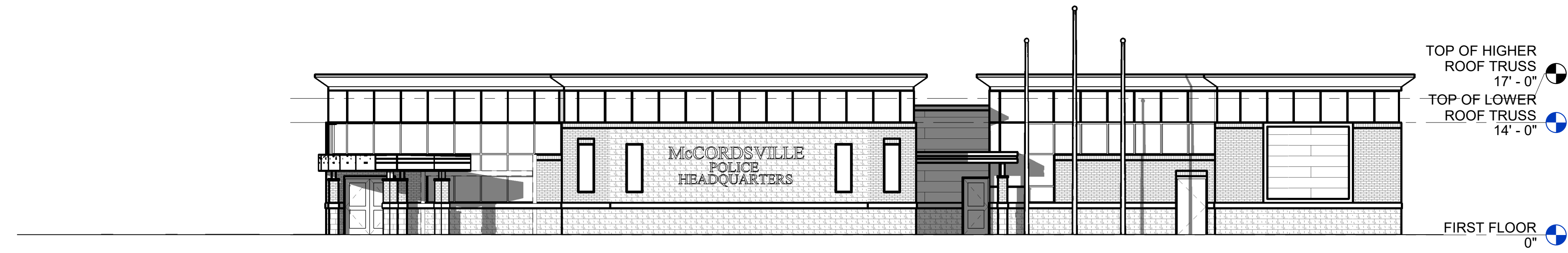
TOTAL LOT COVERAGE = 83,305 SF

ADDRESS: 7520 CIVIC DRIVE,  
MCCORDSVILLE, IN 46055

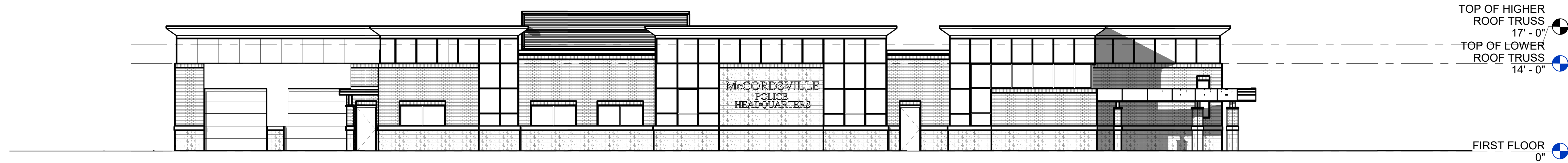
ADJOINER:  
James S. &  
Barbara Anne Thomas  
INST. #201509052



PREPARED BY



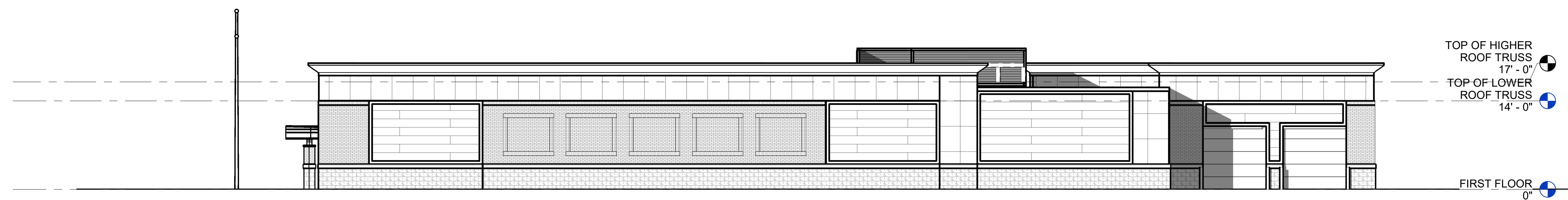
**1 EAST BUILDING ELEVATION**  
1" = 10'-0"



**2 SOUTH BUILDING ELEVATION**  
1" = 10'-0"

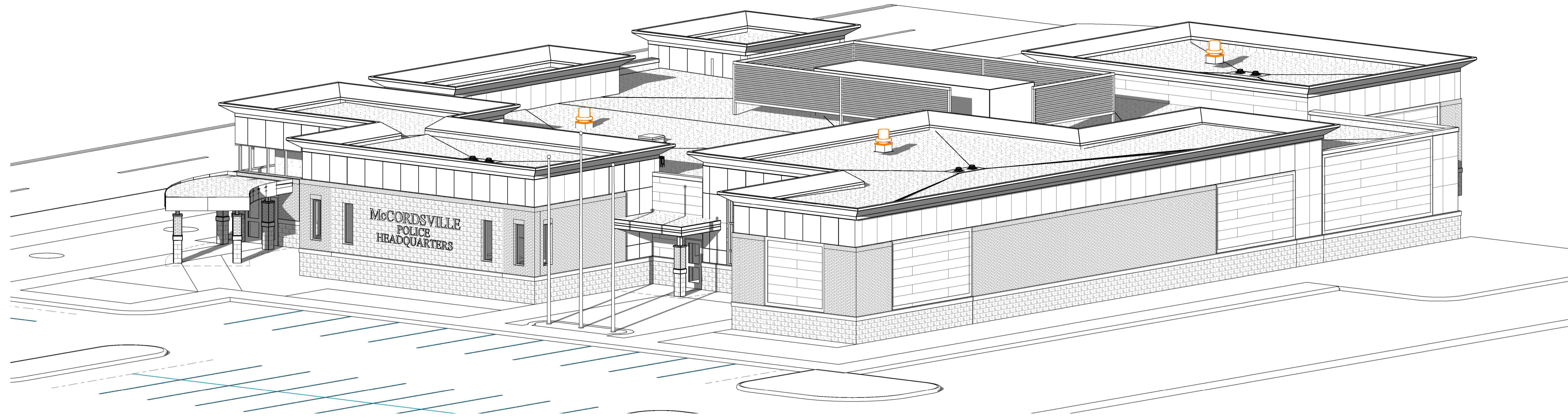


**4 WEST BUILDING ELEVATION**  
1" = 10'-0"

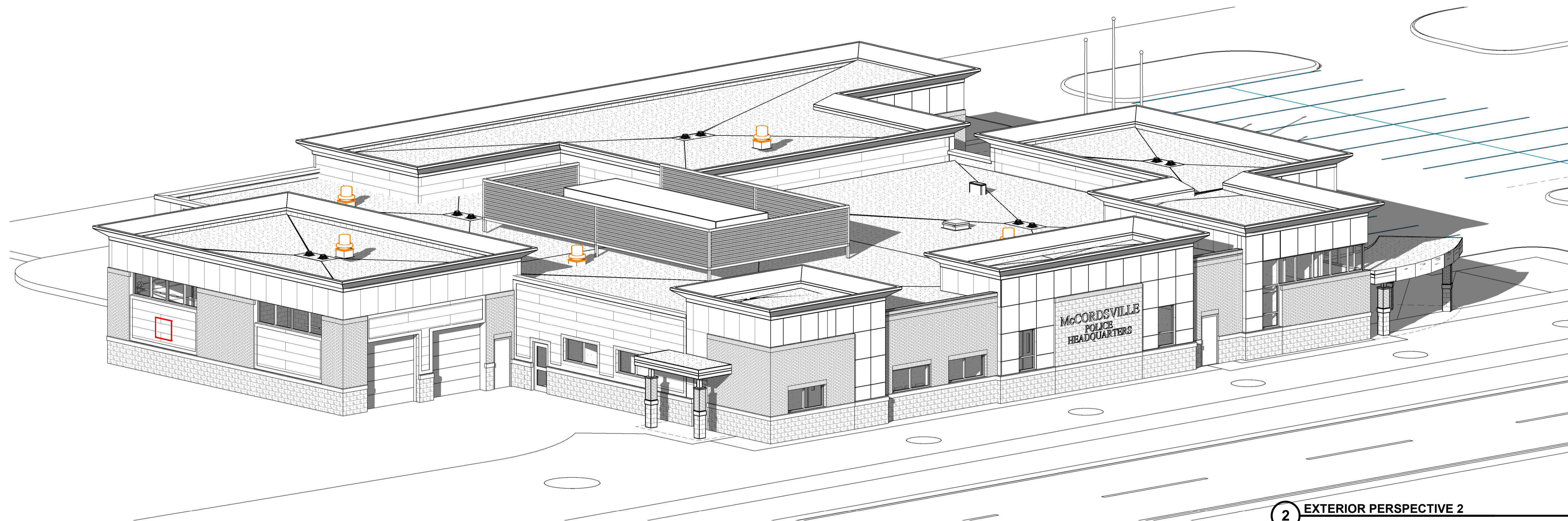


**3 NORTH BUILDING ELEVATION**  
1" = 10'-0"





1 EXTERIOR PERSPECTIVE 2



2 EXTERIOR PERSPECTIVE 2





1 3D View 4



3 3D View 6



2 3D View 5



4 3D View 7