

McCordsville

ESTD  1988

INDIANA

Board of Zoning Appeals Staff Report Meeting Date: April 12, 2023

PETITIONER: GM Development

PETITION: BZA-23-010, McCordsville Police Station

REQUEST: Petitioner requests approval of multiple Development Standards Variances to allow a police station land use on this property.

LOCATION: The property is located at 7520 Civic Drive.

ZONING: The property is zoned R-1.

Zoning

North: McCord Square PUD

South: R-2

East: Bay Creek at Geist

West: McCord Square PUD

Land Use

Currently undeveloped

Single-family home & Agriculture

Single-family home & Agriculture

Common Area

STAFF REVIEW: The petitioner seeks a number of variances from the McCord Square PUD and Town Zoning Ordinance. This PUD was written prior to the decision to seek a police station land use for the property. An institutional use like this has unique needs in terms of building and site design, and therefore, a number of variance requests should be anticipated.

Variance #1 – Parking Lot Visibility

Section 2(6) seeks to limit the visibility of parking lots in both the Mixed-use District and Village District. This site is located in the Village District. This District was originally intended for townhomes, and therefore limiting the visibility of parking for such a use made sense. If approved, the proposed Police station and the stormwater park will consume all of the Village District. Additionally, one of the intentions of the front parking lot for the Police station is for it to be used as event overflow parking, and therefore visibility and accessibility is helpful.

Variance #2 – Side-yard Setback

Section 4(C)(4) requires a minimum 10-foot side-yard setback in the Village District. The concept of 10-foot side-yard setbacks made sense when the primary land use of the District would be townhomes. Additionally, this lot lacks depth from CR 750N. In order to make this lot usable for a Police Station, it is necessary to make the most of the space north to south. Finally,

the Police station building has unique needs as building. The proposed building needs to be the depth it is shown in order to house the various needs of the Police Department, thus making the variance a need.

Variance #3 – Perimeter Landscaping

Section 4(E)(1)(b) requires a certain number of plantings along CR 750N. A number of utility easements are already present along the CR 750N right-of-way. Those easements consume the majority of the front-yard setback and prevent the planting of trees. A variance is sought as an alternative to moving the building further north. Staff prefers the building remain in the proposed location, as a larger front-yard setback is not preferred in a town center type of development pattern. Additionally, as mentioned above, the building's depth is necessary for the uses that must occur inside. Finally, a significant amount of landscape is expected to be placed around the lift station to act as screening and to enhance the entrance to McCord Square.

Variance #3 – Parking Lot Landscaping

Section 4(E)(1)(i) requires certain plantings along the perimeter of parking lots. The petitioner seeks to allow alternative plantings, in the form of evergreen tree plantings, along the west parking lot perimeter, and reduced plantings along certain portions of the north parking lot perimeter due to easement conflicts and space issues. This site is adjacent to common area, which will feature an abundant amount of greenspace. The reductions or alterations sought for this site make sense and will not otherwise be harmful to surrounding lots and/or McCord Square overall.

Variance #5 – Fencing

Section 4(I)(10) limits fencing to no more than six (6) feet in height and does not allow for chain-link fencing. A Police station land use needs a "secured" parking lot. The petitioner seeks to accomplish this with a decorative, wrought-iron style fence that will be greater than six (6) feet in height, but no taller than ten (10) feet in height. Additionally, a portion of the existing lift station, will need to be enclosed with chain-link fencing. This fencing would be limited to the north and west perimeters of the lift station, will be vinyl coated, include vinyl slats, and be screened with landscaping. The south and east perimeters of the lift station will be screened with a decorative wall. That wall is currently under-design.

Variance #6 – Foundation Sidewalk Width

Section 4(F)(8) requires foundation sidewalks to be no less than eight (8) feet wide. This requirement was targeting commercial land uses. Eight (8) foot wide sidewalks for a destination, single-user land use as a Police station is not necessary.

Variance #7 – Trail Material

Section 4(F)(1) requires the trail along CR 750N to be constructed of concrete. Again, as mentioned above, townhomes fronting CR 750 were the original intended use for this area. Townhomes, fronting a street, in a town center development pattern, should be accompanied

by a concrete trail. However, this area, if approved, be consumed by common area (stormwater park) and the Police station. An asphalt path is acceptable.

Variance #8 – Wall Signage

Section 7.08(c) of the Zoning Ordinance limits wall signs to one (1) per frontage. The petitioner is seeking one (1) additional wall sign along the east façade (facing Civic Drive). This is an institutional land use, and we support additional signage for identification and community pride purposes.

Variance #9 – Ground Signage

Section 7.08(b) of the Zoning Ordinance requires ground signs to be located no closer than ten (10) feet to the right-of-way. In a typical suburban setting such a setback not only makes sense, but it adds to safety as it leads to less clutter close to travel lanes. In this particular case, the site is located in a town center area, with roadways intended to be traveled at very low speeds. Additionally, the presence of utility easements limit the placement of signage, and the lift station location will limit visibility.

Variance #10 – Window Detailing

Exhibit C(5) of the McCord Square Architectural Standards require all windows facing a public street shall have window grids, shutters, or mullions. This standard was written with the intention that it would apply to townhome buildings, not an institutional building.

Variance #11 – Exterior Materials

Exhibit C(9) of the McCord Square Architectural Standards states exterior materials are limited to brick, stone, EIFS, fiber cement, wood, and stucco. The petitioner is seeking approval for metal panels. These panels will be painted to blend in with the building design and not intended to cheapen the look of the building. These panels are more durable and longer lasting than fiber cement, which would be the alternative product if metal is not approved.

STAFF RECOMMENDATION:

Staff is in support of all eleven variance requests. This is a unique land use, and the existing zoning was not written with the intention to apply to an institutional land use or building. Staff does have a number of suggested conditions of approval. These conditions are intended to provide “guardrails” to the project and ensure that what has been presented is exactly what will be constructed. We are very sensitive to fact that this is a public building, and the public should be given clear expectations for the building and site design.

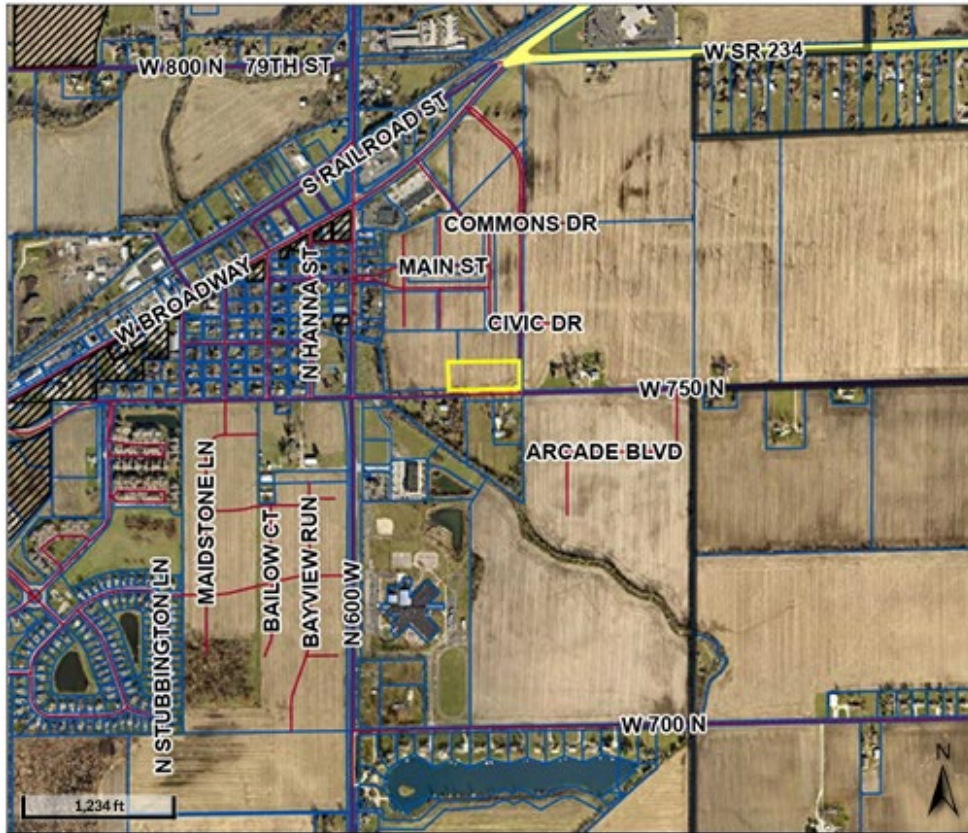
Suggested Conditions of Approval

1. The side-yard setback reduction shall only apply to the north property line and shown be no less than four (4) feet.

2. The fence around the secured parking lot shall be of a decorative, wrought-iron style (black aluminum or similar). This fence shall be no taller than necessary to secure the facility, and under no circumstance shall it be taller than 10-foot in height. The fence around the lift station shall be permitted to be black vinyl-coated chain-link. This fence shall be no taller than 8-foot in height and limited to the west and north perimeters of the lift station area. The east and south perimeters shall feature a decorative fence or wall which may be as tall as necessary to screen the lift station.
3. The perimeter plantings along CR 750N may be reduced from the required three (3) trees per one hundred lineal feet. However, these plantings shall be required along the perimeter adjacent to the secured parking area and may be required to be in addition to perimeter parking lot plantings.
4. The perimeter Parking Lot Plantings requirement shall be altered to allow the petitioner to provide the necessary plantings or an alternative, in the form of evergreen trees, along the western perimeter of the secured parking area. Additionally, the perimeter parking lot plantings along the north property line may be reduced, as determined by the Zoning Administrator based upon the final proximity of the parking lot/drive aisle to the north property line.
5. The foundation sidewalk shall be no less than six (6) feet wide.
6. A ground sign shall not be closer than two (2) feet to a right-of-way line.

The BZA may include conditions of approval noted above, and if so, those conditions should be incorporated into the ballots. They may be amended, added to, or removed by the BZA. The petitioner also has the right to request them to be amended, added to, or removed until the time the BZA has made a motion on the conditions.

The BZA has four (4) options in considering this request; the Board may approve, approve with modifications, deny, or continue this petition.



Overview



Legend

- Commercial within PUDs
 - Bay Creek Commercial
 - Berkshire Commercial
 - Gateway Crossing Commercial
 - Old Town Commercial
 - Villages at Brookside Commercial
- Corporate Limits
- Roads
 - I
 - S
 - U
 - <all other values>
- Rights of Way
- Parcels

Parcel ID	30-01-25-200-010.004-018	Alternate ID	30-01-25-200-010.004-018	Owner Address	Pride Rebar McCord Square LLC
Sec/Twp/Rng	n/a	Class	500 - Vacant - Platted Lot		8700 North St, Ste 120
Property Address	7520 Civic Dr	Acreage	n/a		Fishers, IN 46038
	McCordsville				

District MCCORDSVILLE TOWN
Brief Tax Description McCord Square Lot 4

(Note: Not to be used on legal documents)

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Developed by Schneider
GEOSPATIAL