

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: February 20, 2024**

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**PETITIONER:** StorAmerica Gateway, LLC

**PETITION:** StorAmerica Development Plan

**REQUEST:** Petitioner requests approval of a Development Plan for a self-storage and office suites project. The plans also encompass an outlot, which will not feature development at this time. The subject property is approximately 7 acres.

**LOCATION:** The subject property is located at the southeast corner of W Broadway and CR 750N.

**ZONING:** As noted above the current zoning is StorAmerica PUD, which allows a mix of commercial uses and self-storage. The zoning and land use for the surrounding area are as noted below:

Zoning

North: Gateway Crossing PUD  
South: Gateway Crossing PUD  
East: Agriculture  
West: Gateway Crossing PUD

Land Use

Undeveloped  
Multifamily/Assisted Living  
Undeveloped  
Neighborhood Commercial

**STAFF REVIEW:** The petition proposes a self-storage and office suites development on Lot 1. Lot 2 is shown in the development plan but will not be developed at this time. The project will extend the private commercial drive, between Gateway Crossing Retail Shoppes and the Gardens at Gateway Senior Apartments, to CR 750N. This private drive will be protected with a common access easement ensuring proper access to both lots, as well as cross access for adjacent properties.

The site will be served by Town's sanitary sewer service and Citizens Energy for water service. Stormwater detention is being provided underground to maximize buildability of the site. This underground detention will be located within the self-storage area of the project and accounts for the future detention needs of the outlot.

The existing sidewalk along W Broadway will remain, and a multi-use trail will be built along the CR 750 frontage of the project. Additionally, the Town's streetlights will be installed along the W Broadway frontage as part of these plans.

Lot & Yard Standards

The following standards apply to the property.

**District A – Office Suites & Self Storage**

1. Maximum Number of Lots	1
2. Minimum Lot Area	5 acres
3. Minimum Lot Width at Building Line	200 feet
4. Minimum Setbacks:	
A. CR 750N	40 feet
B. East Property Line	20 feet
C. Southeast Property Line	20 feet
D. Southwest Property Line	20 feet
E. Setback Along Private Street	20 feet
F. Building Separation	15 feet
5. Minimum Gross Floor Area (GFA) per Office Suite	1,000 SF
6. Minimum Total Gross Floor Area (GFA) for Office Suites*	3,900 SF
7. Maximum Gross Floor Area (GFA) for Self-Storage	91,000 SF
8. Maximum Height-Principal	35 feet
9. Maximum No. of Accessory Structures**	Prohibited

In addition to the bulk standards denoted above, the PUD either includes specific Development Standards or falls back to the McCordsville Zoning Ordinance for Development Standards. Staff has reviewed the plans and finds them in compliance with our standards.

Below are a few aspects of the site design we felt important to highlight.

- A buffer-yard with mounding and plantings is provided along the east perimeter.
- A buffer-yard with plantings is provided along the south perimeter.
- Perimeter landscape areas are provided along the internal commercial drive, as well as along CR 750N.
- Two streetlights will be installed along W Broadway. This will greatly help to add illumination to the intersection of W Broadway and CR 750N. There will also be a streetlight installed at the entrance of the project onto CR 750N.
- The self-storage area is fully enclosed by buildings and masonry walls. The front gate will feature decorative black fencing.
- The plans include a decorative crosswalk featuring a “brick” pattern.

This project has been to TAC and has satisfied TAC comments applicable to the Plan Commission’s review, with the exception of a few minor outstanding details. The petitioner is working to provide the Town details of the trash receptacle enclosure, gate, and masonry wall.

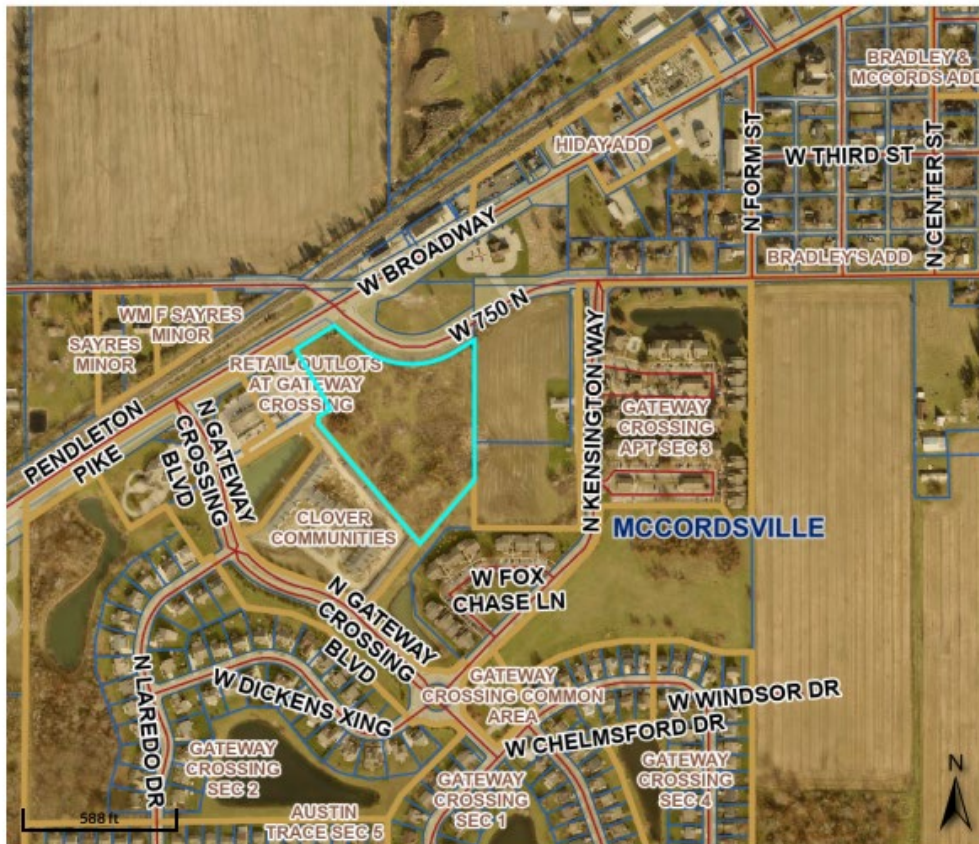
This project has not yet been to the Architectural Review Committee (ARC) and will be required to receive approval from the ARC prior to a building permit being issued for any vertical structures on the site.

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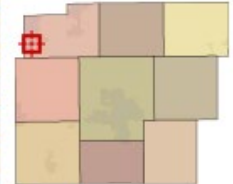
**STAFF COMMENTS/RECOMMENDATION:**

Staff generally finds the proposed Development Plan in compliance with Town Ordinances, with the exception of a few missing details, as noted above. Staff would support approval of the Development Plan contingent upon those details being provided and staff finding those details in compliance with the Town's requirements prior to a release for site construction.

The Plan Commission can approve, deny, continue, or approve with conditions.







#### Overview



#### Legend

##### Roads

-  PRIVATE
-  PRIVATE
-  I, PUBLIC
-  S, PUBLIC
-  U, PUBLIC
-  <all other values>

##### Subdivisions

##### Rights of Way

##### Parcel Search

Parcel ID 30-01-26-700-014.101-018

Sec/Twp/Rng n/a

Property Address

District n/a

Brief Tax Description SE 26-17-5 3.924ac

(Note: Not to be used on legal documents)

Alternate ID n/a

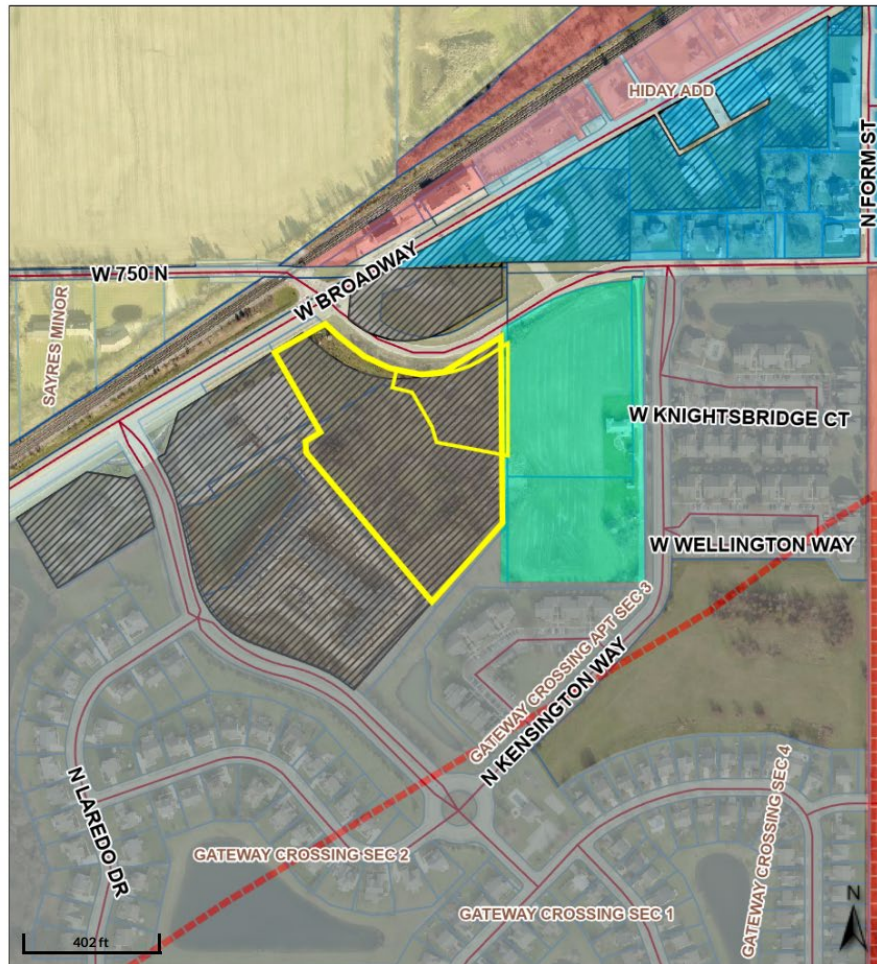
Class n/a

Acreage n/a

Owner Address M C Gateway Land LLC

9102 N Meridian St Ste 230

Indianapolis, IN 46260



Overview



Date created: 11/16/2023  
Last Data Uploaded: 11/16/2023 5:57:54 AM

Developed by  **Schneider**  
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