

McCordsville

ESTD  1988

INDIANA

Board of Zoning Appeals Staff Report
Meeting Date: February 7, 2024

PETITIONER:	TRG (The Ridge Group)		
PETITION:	BZA-24-002		
REQUEST:	Petitioner requests approval of several development standard variances for a multi-family project in the Gateway Crossing neighborhood.		
LOCATION:	The subject property is located along the eastside of Kensington Way, south of Wellington Way.		
ZONING:	The property is zoned Gateway Crossing PUD.		
	<u>Zoning</u>	<u>Land Use</u>	
	North: Gateway PUD	Multifamily Apartments	
	South: Gateway PUD	Single-family Residential	
	East: Hampton Walk PUD	Mixed-Residential	
	West: Gateway PUD & Boucher Zoning	Multifamily Apartments & agricultural	

STAFF REVIEW: The proposed project, as noted above, is a multi-family development. The petitioner, TRG, does not own the existing apartments. They are proposing to build 8 apartment buildings (+/- 1 club house/pool) on the parcel (+/- 8.69 acres). The subject property is zoned as part of the Gateway Crossing PUD (originally adopted in 2001), and multi-family residential development is a permitted use on the property.

The proposed unit count is 128 units. This brings the total unit count for the existing and proposed apartments (excluding senior apartments) to 288. The apartments (existing and proposed) are placed on a little over 26 acres, which keeps the overall apartment development under the maximum density of 11.31 acres (per the Gateway Crossing PUD). The senior apartments were carved out under a PUD Amendment and do not apply to the density/unit calculations.

The petitioner has worked with staff to design buildings which share the general feel and massing of the existing apartment buildings, while also being updated with a bolder color scheme and fiber cement siding. Staff is pleased with how the proposed

apartment buildings will fit it in with the existing apartments, but hopefully also encourage the owner of the existing apartments to make some updates. The petitioner has also included amenities in their proposal, which include a clubhouse and pool specifically for the residents of the proposed apartments. This is viewed very favorably by staff for two main reasons: (1) it does not further stretch the existing amenities, enjoyed by the current residents of Gateway Crossing and (2) we believe amenities help to drive long-term value in the product due to increase interest/demand.

The petitioner seeks two (2) variances related to exterior materials. The Gateway Crossing PUD includes a requirement, for multi-family buildings, that 100% of the first floor, excluding windows and doors, be brick or stone. The petitioner is seeking relief from this for their inset rear porches, the rear storage areas, side utility closets, and front entries. Staff has some concern over the front entries and rear storage areas. We are currently working with the petitioner to address this, will include suggestions in our conditions of approval, and seek to continue the discussion at the meeting. The other material related variance is for the clubhouse. The PUD doesn't include any specific requirements for amenity buildings, so the Town's Zoning Ordinance and Overlay apply. The petitioner has reviewed those ordinances and is seeking relief from the requirement for elevations facing another property to be at least 50% brick or stone. The petitioner's plans show a clubhouse that does not meet that requirement on the south and east elevations (which both face the single-family area of Gateway Crossing). The petitioner cites a brick coverage of 40% on the south and 45% on the east. It appears the petitioner is counting the brick columns as part of this percentage. This is not something that the Town has counted in such a calculation before.

The petitioner has also worked extensively with staff on the site plan. The PUD is not overly clear on setback requirements in some instances. For example, the PUD states front-yard setbacks shall be as shown on the preliminary plan. The preliminary plan is not readable, so staff consulted with legal counsel and determined to use the front-yard setback distance of the existing apartments as the required setback. The petitioner has met this requirement. The PUD does not provide for side or rear setbacks, nor specific buffer-yards. Therefore, staff has applied the requirements of the Zoning Ordinance. The Zoning Ordinance would require a thirty (30) foot setback along the north and south property lines, with a twenty (20) buffer-yard within the setback along the south property line. The petitioner's site plan shows the 30-foot setbacks and they are not requesting a variance from the buffer-yard requirement. The Zoning Ordinance would require a fifty (50) foot setback along the rear (east) property line. The petitioner is seeking a variance for a 40-foot setback to allow more space between buildings, and staff is in support. A small buffer-yard will apply along this property line as well, and the petitioner has not requested a variance from that requirement.

The petitioner plans propose 270 parking spaces, which is 2.1 spaces per unit. Our Zoning Ordinance requires 2.5 spaces per unit. The Town has consistently approved, either via variance or PUDs, reduced parking ratios for multi-family development.

Data

generally shows that 2.5 spaces per unit is more than what is necessary to park such products. This is likely a standard that we will update in our next large scale code update. The petitioner is committing to a minimum of 256 spaces (inclusive of garages).

Summary of Variance Requests:

1. Rear-yard Setback reduction from fifty (50) feet to forty (40) feet.
2. Parking quantity reduction from 2.5 spaces per unit to no less than 2 spaces per unit.
3. Seeking relief from the 100% first floor masonry requirement for apartment buildings (per the Gateway Crossing PUD).
4. Seeking relief from the 50% brick/stone requirement for elevations facing another property on the clubhouse building.

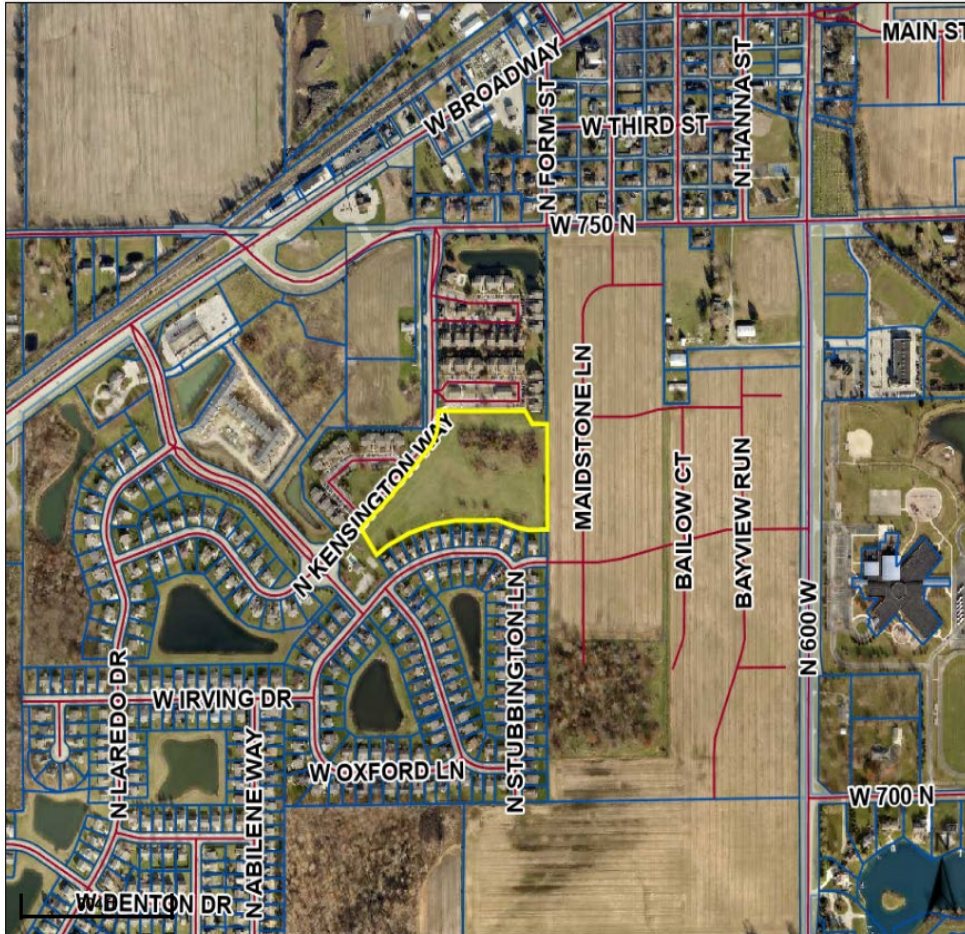
Staff Suggested Conditions of Approval:

1. Exterior materials shall be limited to brick, stone, and fiber cement siding.
2. Any projecting storage/utility closets, located on a side elevation facing Kensington Way shall be 100% masonry, excluding doors and gables.
3. All corner, window, and door trim, not adjacent to brick or stone, shall be a minimum of 1" x 6" (nominal).
4. All porch columns shall be a minimum of 8" x 8" (nominal), with decorative trim elements at the top and base.
5. All windows on a front elevation, or a side elevation facing Kensington Way shall feature shutters or grids.
6. A brick wainscot, to the bottom of the windows, shall be provided along the east and south elevations of the clubhouse.
7. The entry areas on both building styles shall include transoms above the doors, as shown on the updated elevations. Additionally, the projecting entries shall feature either a brick wainscot or other architectural feature, as determined by the ARC.
8. Streetlights shall be installed along Kensington Way. These streetlights shall be consistent with the style installed along the perimeter of the existing apartments but shall be black in color and may utilize a metal pole. Spacing shall also be consistent with the spacing utilized for the existing apartments. These streetlights are not required to meet the BUG ratings adopted by the Town due to the need to match the existing lights.
9. The minimum mound height for the buffer-yard along the south property line shall be four (4) feet.
10. The general layout of the site shall be as shown on the site plan.
11. The general architectural design, character, and aesthetic shall be as shown on the building elevations, including, but not limited to thicker porch columns and transom windows on front entries.
12. All fencing around the pool area shall be black, decorative wrought-iron, aluminum, or similar material.

STAFF RECOMMENDATION:

Staff is in full support of this project, as it is in keeping with the permitted land use of the parcel and has integrated its site plan and building design into the context of the surrounding area. In addition to our suggested conditions of approval above, we would also like to see discussion around the exterior material on the rear elevation first floor storage areas. If there is an opportunity to increase the setback (and therefore mounding height) along the south property line, staff would view that favorably.








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



Overview



Legend

-  Corporate Limits
- Roads
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Parcel ID	30-01-26-403-006.000-018	Alternate ID	30-01-26-403-006.000-018	Owner Address	L & R ACQUISITIONS LLC
Sec/Twp/Rng	n/a	Class	400 - Vacant Land		34 W RAMPART ST
Property Address	N KENSINGTON WAY	Acreage	n/a		SHELBYVILLE, IN 46176
	MC CORDSVILLE				
District	MCCORDSVILLE TOWN				
Brief Tax Description	S 26-17-5 8.688AC				
	(Note: Not to be used on legal documents)				