

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report

Meeting Date: March 18, 2024

PETITIONER: StorAmerica Gateway, LLC

PETITION: StorAmerica Secondary Plat

REQUEST: Petitioner requests approval of a Secondary for two (2) lots. Lot 1 is planned for an office suites and self-storage development, and Lot 2 is slated as a commercial out-lot. 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:

<u>Zoning</u>	<u>Land Use</u>
North: Gateway Crossing PUD	Undeveloped
South: Gateway Crossing PUD	Multifamily/Assisted Living
East: Agriculture	Undeveloped
West: Gateway Crossing PUD	Neighborhood Commercial

STAFF REVIEW: This property was Primary platted with the original Gateway Crossing development in the early 2000s. The parcel was part of a PUD Amendment in 2023, to allow the proposed uses. This petition proposes to split the existing parcel into two (2) parcels.

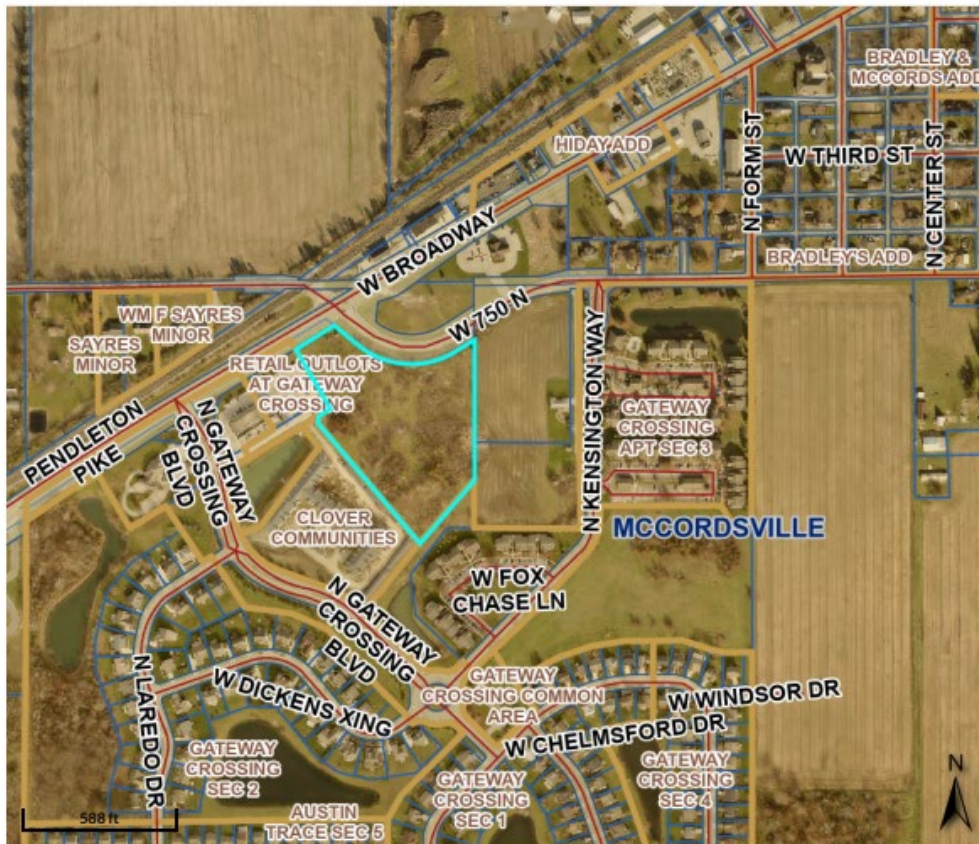
The subject lots have access to utilities and transportation infrastructure. Both lots will be accessed from an internal, shared access drive. This drive is protected with a cross access easement. Likewise, public utilities are protected by utility easements. The applicable building setback lines have been incorporated into the plat. The existing rights-of-way for CR 750N and W Broadway are in compliance with the Town's Thoroughfare Plan and therefore additional right-of-way dedication is not required as a part of this plat.

This project has been to TAC and has satisfied TAC comments applicable to the Plan Commission's review.

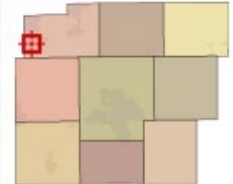
STAFF RECOMMENDATION:

Staff generally finds the proposed Secondary Plat in compliance with Town Ordinances and recommends approval.

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

Brief Tax Description SE 26-17-5 3.924ac

(Note: Not to be used on legal documents)

Alternate ID n/a

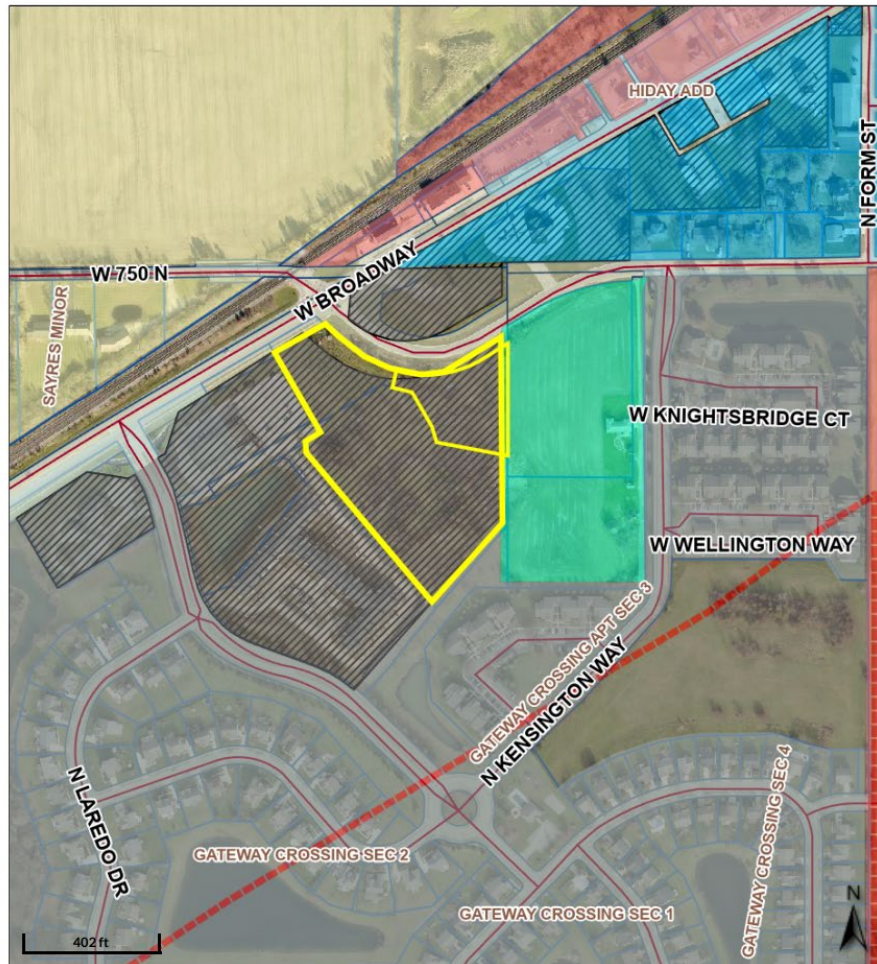
Class n/a

Acreage n/a

Owner Address M C Gateway Land LLC

9102 N Meridian St Ste 230

Indianapolis, IN 46260



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