

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: March 18, 2024**

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**PETITIONER:** The Ridge Group (TRG)

**PETITION:** Kensington Gardens Development Plan

**REQUEST:** Petitioner requests approval of a Development Plan for a 128-unit multi-family residential development on approximately 8 acres.

**LOCATION:** The subject property is located along the eastside of Kensington Way, south of Wellington Way, within the Gateway Crossing development.

**ZONING:** The current zoning is Gateway Crossing PUD, which is a mixed-use PUD. The zoning and land use for the surrounding area are as noted below:

Zoning

North: Gateway Crossing PUD

South: Gateway Crossing PUD

East: Hampton Walk PUD

West: Gateway Crossing PUD

Land Use

Multi-family

Single-family

Under construction

Multi-family

**STAFF REVIEW:** The subject property was zoned as a part of the Gateway Crossing PUD in 2001. Gateway Crossing, from the outset was a mixed-use PUD, which includes multi-family, single-family, and commercial development. This parcel is part of the original acreage which was permitted to have a multi-family residential land use. The remainder of the multi-family acreage was constructed years ago, leaving these 8 acres undeveloped.

This petition proposes 128 apartment units, within 8 buildings. The project also includes a number of garages, a mail kiosk, and clubhouse/amenity area. The PUD includes standards applicable to multi-family development, while also falling back to the old McCordsville Overlay and/or our current Zoning Ordinance for other standards. Staff has worked with the developer and our legal counsel over the last few months to identify the applicable standards. Below is a summary of the applicable standards, which apply to the project, and acknowledges the four (4) variances approved by the Board of Zoning Appeals (BZA) for this project earlier this year.

The site will be served by Town’s sanitary sewer service and Citizens Energy for water service. Stormwater detention is provided via the Gateway Crossing master stormwater plan.

Lot & Yard Standards

1. Maximum Number of Units	128
2. Minimum Setbacks:	
A. Kensington Way	20 feet
B. East Property Line	40 feet
C. South Property Line	30 feet
D. North Property Line	15 feet
E. Internal Setbacks	15 feet
F. Building Separation	20 feet
3. Maximum Height-Principal	2 Stories
4. Maximum Units per Building	16

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, with the following items that we are still working with the petitioner on:

- Mounding height along the south property line;
- Streetlight spacing along Kensington Way;
- The footcandles at the south property line are limited to 0.1. There is an area near the southeast corner of the site that exceeds this limit;
- Trash enclosure detail; and
- Pool fence detail.

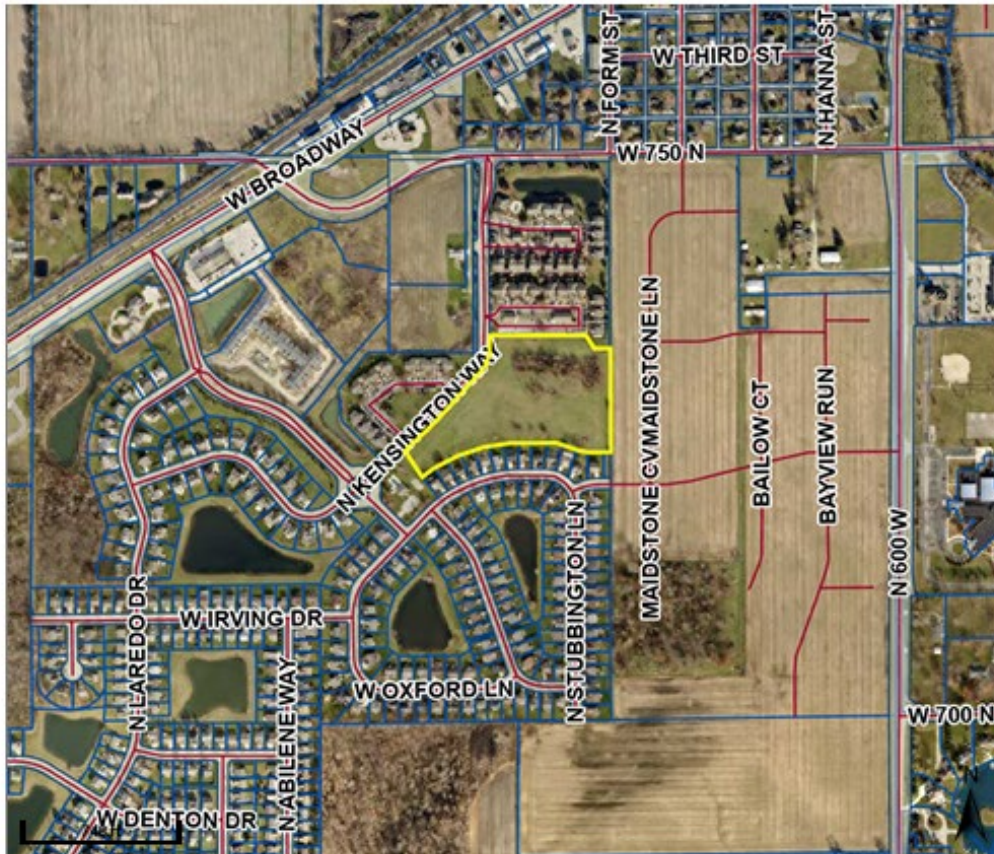
This project is going before the Architectural Review Committee (ARC) at 5:30p on March 18<sup>th</sup>. Staff will be prepared to provide a summary of the ARC’s review and any action at the Plan Commission meeting.

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**STAFF 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

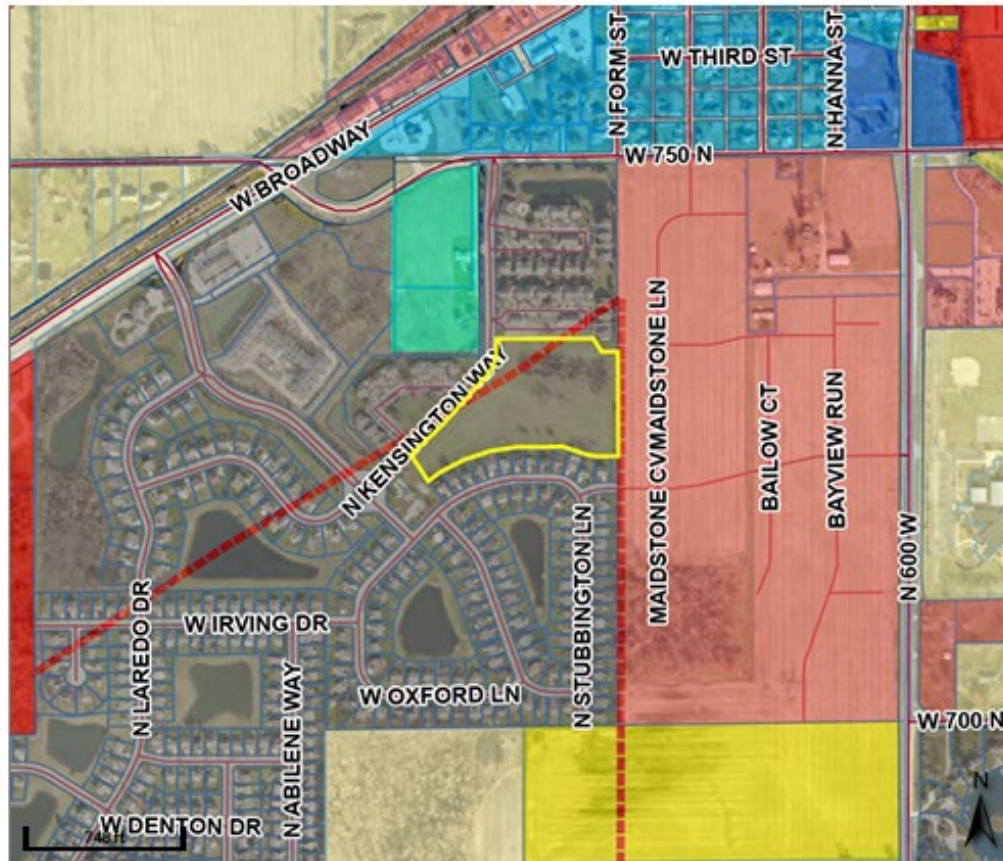
- Corporate Limits
- Roads
  - I
  - S
  - U
  - <all other values>
- Rights of Way
- Parcels

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)				

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