

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: April 29, 2024**

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**PETITIONER:** Green Touch Services

**PETITION:** GT's Mixed-use Building Development Plan & Secondary Plat

**REQUEST:** Petitioner requests approval of a Development Plan & Secondary Plat for a two (2) lot mixed-use development on approximately 2.5 acres.

**LOCATION:** The subject property is located at the northeast corner of Depot Street and N. Railroad Street.

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

Zoning

North: R-1

South: CN

East: R-3

West: CN

Land Use

Agricultural/undeveloped

Vacant lot & comm office

Single-family

Restaurant & brewery

**STAFF REVIEW:** The subject property was rezoned in 2023 to the Green Touch PUD for this specific project. The PUD encompasses both lots included by the proposed Secondary Plat. However, Lot 2, which currently features a single-family home, proposes no improvements. All proposed improvements are proposed on Lot 1, which will feature a two-story mixed-use building. The ground floor will feature a commercial land use, as permitted in the PUD, and the second floor will feature multi-family residential, as permitted in the PUD. The building is accompanied by the required parking, landscaping, lighting, drainage, and other improvements required by the Town's Ordinances.

The site will be served by Town's sanitary sewer service and Citizens Energy for water service. Stormwater detention is provided on-site and will outlet to the adjacent legal drain. Lot 2 will be accessible from N. Railroad Street and Depot Street. Lot 1 will be accessed from Depot Street.

The PUD includes a number of specific Lot & Yard and Bulk Standards. The applicable standards are denoted below:

1. Maximum Number of Lots	2
2. Minimum Lot Area	0.70 acre
3. Minimum Lot Width	
a. Mixed-use/Commercial	150 feet
b. Single-family Dwelling	15 feet
4. Minimum Front Yard Setback	
a. Mixed-use/Commercial (Depot St)	15 feet
b. Mixed-use Commercial (Railroad St)	10 feet
c. Single-family dwelling	20 feet
5. Minimum Side Yard Setback (East Perimeter)	10 feet
6. Minimum Side Yard Setback (North Perimeter)	25 feet*
7. Minimum Side Yard Setback (West Perimeter)	25 feet
8. Minimum Side Yard Setback (between Lots)	10 feet
9. Minimum Second Floor/Upper Level Dwelling Unit Size (Livable Area)	700 square Feet
10. Maximum Lot Coverage	
a. Mixed-use/Commercial	65%
b. Single-family dwelling	45%
11. Maximum Height-Principal	
a. Mixed-use/Commercial	45 feet
b. Single-family dwelling	35 feet
12. Maximum Commercial Floor Area	4,500 square feet
13. Maximum No. of Second Floor/Upper Level Dwelling Units	4
14. Maximum No. of Single-family Dwelling Units	1
15. Maximum No. of Accessory Structures per Lot	1**

\*This setback may include trail and trail easement.

\*\*For the purposes of this requirement, future trash enclosures and existing accessory structures shall not count towards the limitation.

In addition to the Lot & Yard and 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 mostly in compliance with our standards. Staff is working through a few minor items related to lighting and trash enclosure details with the petitioner.

Lastly, staff would like to point out that one of the future off-road multi-use trail routes, identified on the Town's Bike & Ped Master Plan, crosses this property. Staff and the petitioner worked through this during the rezone process and came to the determination the route through the property was best located along the north property line of Lot 1. The petitioner's plans include this route and an easement is being dedicated for it. The trail will not be built at this time, but the area is preserved for its future construction by the Town.

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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 anticipates revisions addressing the outstanding items will be received prior to the meeting or at the meeting. Once those are received, staff would support approval of the Development Plan and Secondary Plat.

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

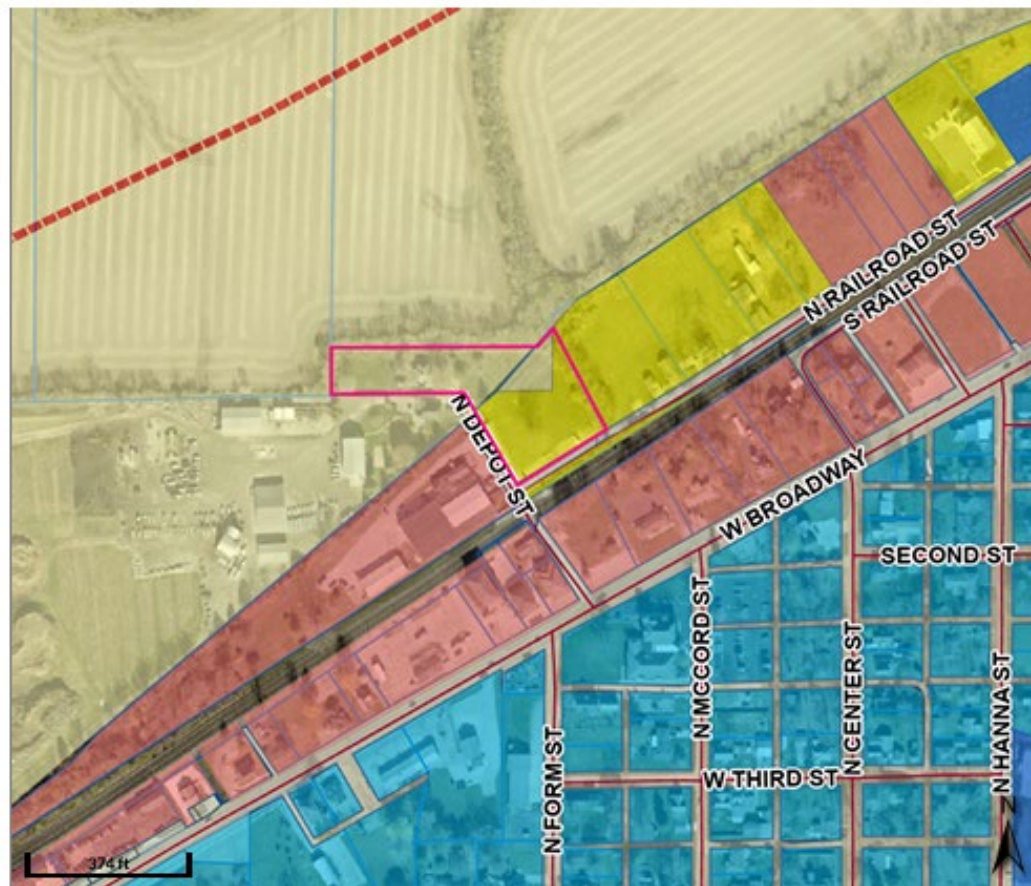
Parcel ID	60	Alternate ID	n/a	Owner Address	n/a
Sec/Twp/Rng	n/a	Class	n/a		
Property Address		Acreage	n/a		
District	n/a				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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