

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report

Meeting Date: April 29, 2024

PETITIONER: The Ridge Group

PETITION: Kensington Gardens Secondary Plat

REQUEST: Petitioner requests approval of a Secondary for one (1) lot for a multi-family residential development. The subject property is approximately 8.5 acres.

LOCATION: The subject property is located along the eastside of Kensington Way, south of Wellington Way.

ZONING: The current zoning is Gateway Crossing PUD, which allows multi-family, single-family, and commercial land uses. However, the Real Estate encompassed by this Plat only allows multi-family residential land uses. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: Gateway Crossing PUD	Multi-family residential
South: Gateway Crossing PU	Single-family residential
East: Hampton Walk PUD	Undeveloped, under-construction
West: Boucher Zoning	Single-family home and ag/undeveloped

STAFF REVIEW: This property was rezoned to the Gateway Crossing PUD in 2001, and has allowed multi-family residential on the subject parcel since its inception. This property was primary platted sometime in the 2000s. The Plan Commission approved a Development Plan, to make way for a multi-family residential project, on this Real Estate last month.

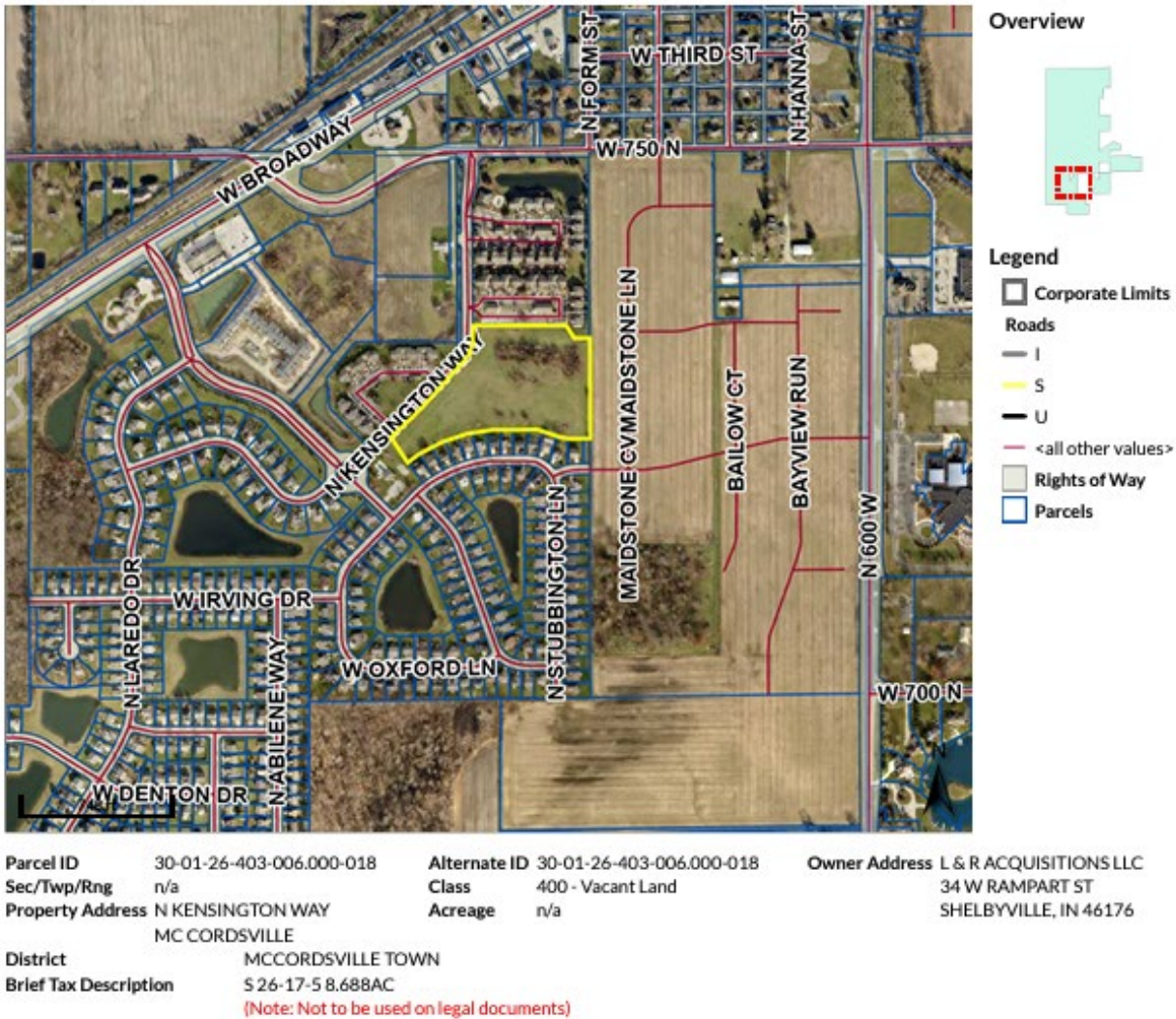
The proposed lot has direct access to Kensington Way, and proper access to public utilities. The applicable setbacks, for the project have been provided, in accordance with the requirements of the PUD, and the BZA's conditions of approval.

This Plat has been to TAC and has satisfied all TAC comments.

STAFF RECOMMENDATION:

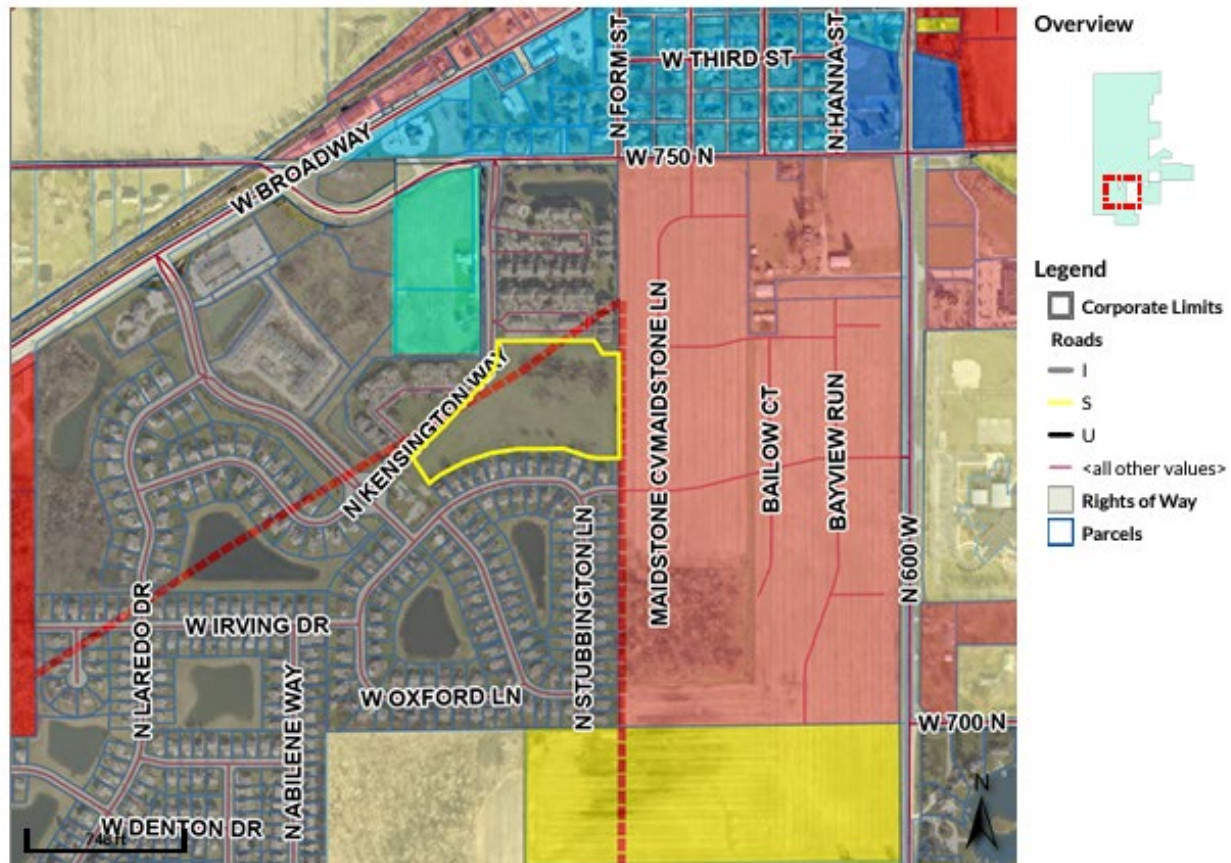
Staff recommends approval of this Secondary Plat.

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



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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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