

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report

Meeting Date: April 29, 2024

PETITIONER: Culvers

PETITION: Swan Subdivision Secondary Plat

REQUEST: Petitioner requests approval of a Secondary for two (2) lots. Lot 1 is currently under construction for a Culvers restaurant. Lot 2's user is unknown and to date, no plans have been filed with the town for development of the lot. The subject property is approximately 2.5 acres.

LOCATION: The subject property is located at the northwest corner of W Broadway and CR 600W.

ZONING: The current zoning is Neighborhood Commercial (CN). The zoning and land use for the surrounding area are as noted below:

Zoning

North: CN, R3, PUD, & P

South: OT

East: CN

West: CN

Land Use

Undeveloped, commercial contractor, cemetery

Gas station

Gas station

Veterinary office

STAFF REVIEW: This property was originally platted in the 1800s, as part of the original Plat of McCordsville. In 2023, the primary plat for lots 5-20 of the original plat were re-platted into two (2) lots. This Secondary Plat is consistent with the Re-plat of the Primary Plat. Additionally, as part of a separate process, the rights-of-way for the two alleys and Ohio Street which were separating the old lots, have been vacated by the Town Council.

The subject lots have access to utilities and transportation infrastructure. Both lots will share one access point onto W Broadway, this access point is protected via an ingress/egress easement, which is denoted on the Plat. The applicable building setback lines, as modified by the Board of Zoning Appeals (BZA), via variance, have been incorporated into the plat. Additional right-of-way for CR 600W is being dedicated to the Town, in compliance with the Town's Thoroughfare Plan, and additional right-of-way for W Broadway is being provided in compliance with the Subdivision Control Waiver previously approved by the Plan Commission. The petitioner is also dedicating existing pedestrian access easement along W Broadway to allow more flexibility for

future road improvements on W Broadway.

This Plat has been to TAC and has satisfied most of the TAC comments; however, there are a few elements that we are still working with the petitioner. Those comments are denoted below and we are hopeful the petitioner can provide a revised plat prior to the Plan Commission meeting.

1. The right-of-way dedication for S. Railroad Street shall be described from the centerline of the roadway.
2. The side and rear-yard setbacks for Lot 2 shall be shown.
3. The wester side-yard setback for Lot 1 shall be shown.
4. There is language on Sheet 2 that seems more appropriate for a residential subdivision with an HOA.

STAFF RECOMMENDATION:

Staff will provide a recommendation to the Plan Commission at the meeting, pending receipt of the above noted outstanding comments.

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

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