

McCordsville

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PUBLIC HEARING INFORMATION

Case #: BZA-24-011

Title: Taco Bell of America's request for Development Standards Variances to allow a fast food restaurant along the southside of W Broadway, approximately 1/10 of a mile east of Commons Drive.

Meeting Date: This zoning petition is currently scheduled to be heard at the October 2nd Board of Zoning Appeals (BZA) meeting.

**Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".*

To: McCordsville, IN Board of Zoning Appeals

Application Made By: Taco Bell of America, LLC

Agent: GPD Group – Contact: Josh Graber ; 330.572.3521 ; jgraber@gpdgroup.com

Statement of Intent and Narrative

The intent of this application is to obtain a special exception for use of a drive thru restaurant establishment and request variances from the zoning ordinance for a proposed Taco Bell restaurant with drive thru, to be located within McCordsville Square Pavillion, LLC - PID: 30-01-25-200-010.100-018. The parcel in question is the proposed furthest west secondary plat, generally located south of West Broadway, just east of McCordsville Commons.

The site plan has been discussed with Ryan Crum, Assistant Town Manager, to determine potential variances and implement town standards and feedback, where possible. The following are a list of variances requested and the reasoning for request:

1. Per the zoning ordinance, a 10' required side yard buffer is required to edge of curb. Due to site shape constraints in relation to required site size constraints required of the overall development, we proposed to provide reduced buffers at both the south and north property boundaries.
2. Per the zoning ordinance, the dumpster enclosure location and setback are not allowed. Due to the same constraints outlined in item #1, we propose to place the enclosure as shown on the site plan, with an extended drive curb cut.
3. Per the zoning ordinance, 5' foundation plantings must be provided at the building. Due to the same constraints outlined in item #1, we propose reduced foundation planting at the entrance side of the building. One the drive thru side foundation plantings will be provided at each corner of the building and along exposed building edges.
4. Per the zoning ordinance, the monument sign height limit for this parcel is 6'. As a result of the site constraints outlined in item #1, the property line of this parcel is pushed away from the ROW line. As a result, the setbacks for the ground signage on this parcel are approximately 74.7' further back than adjacent properties. As such, we are requesting that the monument sign height allowance for only the monument sign at the West Broadway frontage be increased to 16', as is the maximum allowed for freestanding unified development signs, or some otherwise determined height greater than 6'.
5. Per the zoning ordinance, an 8' sidewalk is required. We have accommodated this distance along the building frontage, except at the corner of the outdoor canopy. Due to the same constraints outlined in item #1, we propose reduced sidewalk widths to at least 6' elsewhere.

Please see enclosed documentation for all plans and information.

