THE TOWN OF McCORDSVILLE

Next Stop McCordsville

Town Council Staff Report **February 9, 2021**
Department of Planning and Building
Town of McCordsville

Project: PC-20-018, Rezone of 5890 W. Broadway

Petitioner: Roger Heir

Request: The petitioner is seeking approval for a rezone from Residential – 3 (R-3) to professional Business Office (CO).

Staff Review:

History
This property has been zoned R-3 since the Town took over Planning & Zoning authority from the County in 2011. The single-family home has been on the property for decades.

General Size & Location
The property is located on the northside of W. Broadway approximately 1/10 of a mile east of CR 600W. The Real Estate described in this petition is approximately 0.6 acres. The area is more particularly described in the attached map and in the legal description attached to the Ordinance.

Existing Land Use & Zoning
The property currently features a single-family home with a large, detached garage behind the home. The surrounding land uses are as follows:

- North: Across S. Railroad St. and the railroad tracks are two residential properties zoned R-1 & R-3. These properties each feature a single-family home. One property features two large garage buildings.
- East: A residential property zoned R-3 featuring a single-family home.
- South: Across W. Broadway is the McCordsville Commons commercial development. The property is zoned Neighborhood Commercial (CN) and features a multi-tenant retail center and a pharmacy.
- West: A commercial property zoned CN featuring a fuel station and convenience store.

Infrastructure
Sanitary sewer service will be provided by the Town and water service will be provided by Citizens Energy Group. Currently the driveway is gravel and appears to be accessed from W. Broadway, which is under the jurisdiction of INDOT. As the property is transitioned to a commercial use, INDOT will make the decision as to whether or not the site can be access from W. Broadway. If

they do not permit access from W. Broadway, the Town would allow access from S. Railroad St.

Future Land Use
This site is located along a major transportation thoroughfare. Broadway is a State Road with an Average Daily Traffic (ADT) count in excess of 12,000 vehicles. We expect to see interest in this corridor as the market continues to recover from the recession, and as the Town continues to develop its plans for a Town Center nearby. The Future Land Use Map identifies this property as *Neighborhood Commercial*. The Comprehensive Plan describes *Neighborhood Commercial* as human scaled commercial development that serves the adjacent neighborhoods. They are often located immediately adjacent to residential areas. They are usually limited to small shopping centers or free-standing buildings which provide convenience retail or services.

Staff Comments: Professional Business Office (CO) is considered a less intense zoning district that the Neighborhood Commercial (CN). CN allows small and medium retail uses, while the CO District is more aligned to office and some commercial services. The petitioner's current plans are to convert both the existing residence and detached garage into office space. This site, only being modified to renovate the existing structure does not lend itself to retail uses. The building itself is not set up for a retail space, nor would staff anticipate the ability to add the necessary parking and other site elements that would be required for a retail use. Since the CN classification allows retail uses staff has suggested, and the petitioner has concurred, that the CO District is more appropriate at this time. In the future if there is complete tear down of this structure and/or a combining of adjacent parcels for a larger scale development, a rezone to CN could be appropriate.

The Town's Zoning Ordinance includes a number of development and design standards that apply to commercial development. So long as the existing building stays in place, only some of those standards apply. For instance, any elements or materials of the building(s) themselves in existence today that would not comply with a commercial standard (from our Zoning Ordinance) would, following rezone make the building(s) a legal, non-conforming structure(s). This means they can remain as is, so long as the non-conformity is not increased or expanded. There are some other limitations/restrictions for non-conforming buildings or structures listed in Article 9 of the Zoning Ordinance.

Listed below are some of the development or design standards that would apply to this site following a rezone to commercial utilizing the existing structure for a commercial use:

- Foundation plantings
- Parking lot landscaping
- Perimeter landscape screening along the east property line
- Exterior lighting
- Signage
- Parking spaces
- Driveway & parking will be required to be hard surface
- Sidewalk/trail

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

Staff finds the petition addresses all five of the above noted criteria. The change in zoning is consistent with the Comprehensive Plan, the land use is desired and appropriate, the current structure is being maintained and will be converted and brought up to commercial code, and it is consistent with the growth guidelines in the comprehensive plan.

At the time of this report, staff has not received any remonstrance from the public.

On January 19th, the Plan Commission voted 6-0 to send a favorable recommendation to the Town Council.

Existing Conditions Map

Zoning Map

TH ST
N 600 W
W
S RAILROAD ST
SUBJECT SITE
MCCORDS ADD
MCCORDSVILLE COMMONS SEC 1
OHIO ST
FIRST ST
ID ST
TA SMITHS