

Plan Commission Meeting Minutes April 19, 2022

Call to Order and Roll Call

MEMBERS PRESENT: Devin Stettler, Tom Strayer, Brianne Schneckenberger, Scott Shipley, Chad Gooding, Jennifer Herrmann

MEMBERS ABSENT: Steve Duhamell

Oath of Office

Mr. Morelock administered the oath of office to Jennifer Herrmann.

Agenda Consideration

None

Approval of Minutes

A motion to approve the March 15, 2022, minutes as presented was made and seconded. The motion passed 4/0/2. Ms. Hermann and Mr. Gooding abstained.

Old Business

PC-22-002 Shadow Trace Rezone Request (Formally Shadow Gove)

Caitlin Dopher presented on behalf of Silverthorne Homes. Ms. Dopher gave a brief overview of the project, noting that it has been revised slightly after meeting with surrounding residents and Staff and that the proposed models and elevations have been reviewed by the Architectural Review Committee.

The subdivision will have 235 lots that are 75-85' wide, with a density of 1.8 units per acre. The developer will keep the woodlands in northwest corner and amenities will include a connected trail system with two access points off of CR 650 N and one off of CR 500 N, perimeter pathways, and a central amenity area. Landscaping features include boulevard entrances and landscape buffers and moundings along CR 600 W and a buffer along CR 650 N.

Mr. Crum presented the Staff report, noting that Staff the subdivision is context sensitive, and the proposed density fits into the surrounding areas. He noted that the lots adjacent to CR 600 W will have homes that face the road. He also noted that the lot sizes mesh well with the newly approved Hampton Walk subdivision to the north. Staff recommends approval

Mr. Strayer noted that the elevations presented by Silverthorne are a good representation of what the Town wants to see.

Floor open for public comment

Kevin Smith discussed how zoning code for rear elevations are reviewed, approved, and enforced.

David Demaree asked how drainage will be addressed, noting that his property floods in heavy rain.

Floor Closed

Mr. Crum addressed the question about code requirements for rear elevations, noting that there is a difference between enforcement and legislation. He stated that the zoning coded includes rear elevation standards for the interior lots in subdivisions as well as perimeter lots. However, PUD ordinances over the last several years have not included rear elevation requirements for interior lots. Staff can only enforce what is in the PUD. He stated that in the last few years, PUDs have required architectural standards for more visible lots.

Mr. Strayer noted that when he had pushed for rear architectural standards, he was told that buyers do not want the expense of details on the backs of homes. He does not want to legislate things that people don't want.

Ms. Schneckenberger noted that the compromise was to have standards along the perimeter lots and the more visible corner lots, where it is a Town issue, not just a homeowner issue.

Mr. Witsman addressed the drainage question, stating that the Town is aware of the drainage issue along CR 650 N on both sides. He believes the plans will eliminate the drainage issues on the north side of road and minimize on the southside by re-routing any drainage that goes south. He stated that the developer is not touching the southside of the road, but that by re-routing drainage, any issues should be minimized.

Ms. Schneckenberger made a motion to make a favorable recommendation. Mr. Shipley seconded. The motion passed 6/0.

PC-22-004 Strategic Capital Partners Request for a Rezone of Multiple Zoning Classifications to I-2

Brian Touhy and John Cumming appeared on behalf of the petitioner. The proposal consists of 162 acres at CR 600 W and CR 500 N. Half the site will need to be annexed into Town and the process is currently underway. The southeast corner of the property will stay zoned as commercial. Mr. Touhy presented the proposed site plan, which includes a tree preservation area, seven to eight acres between homes on the northern edge of the property and the building line, and berms and landscaping to shield homes. He also presented the commitments and architectural standards the developer has agreed to.

Mr. Stettler noted that he appreciated that the developer made changes based on comments made in the previous meeting.

Mr. Strayer stated that he would like to see some sort of buffering on the western edge of the property so it does not fall on the next developer. Mr. Touhy agreed to add a 25' wide landscaped area with a 5' berm or match what is on the eastern side of the property.

Floor opened to the public

No comments

Floor closed to the public

Mr. Crum presented the Staff report, noting that this property will likely become the southern gateway into McCordsville and the proposed commercial out lot on the south east corner will help create a good transition into McCordsville. Staff is in support of a favorable recommendation.

Mr. Shipley made a motion for a favorable recommendation on the condition that the west property line is landscaped as the east property line is landscaped. Ms. Herrmann seconded the motion. The motion passed 6/0.

New Business

Premier Land Company Rezoning Request

Mr. Crum presented the petitioners request for a continuance, stating that this is the first request and that Staff is in support of the request. The petitioner appeared in front of the Architectural Review Committee earlier and should be ready for a hearing next month.

Mr. Strayer made a motion to approve the continuance request. Ms. Schneckenberger seconded the motion. The motion passed 6/0.

Vernon Township Fire Territory Request for Approval of a Development Plan for a Fire Station

Matthew Maple, HWC Engineering, presented the development plan and Jameson Sills presented the proposed elevations. He noted that they had just received comments from the Architectural Review Committee at the previous meeting and will be taking those comments into consideration.

Mr. Crum presented the Staff report, noting that the site is tight, but well designed and that it meets all Town standards. Staff recommends approval.

Ms. Schneckenberger made a motion to approve the Development Plan. Mr. Shipley seconded. The motion passed 6/0.

Platinum Properties Request for Approval of the Development Plan and Secondary Plat for Colonnade Sec. 1

Tim Walter of Platinum Properties presented on behalf of the petitioners. He described Section 1, noted that they are continuing to work with Staff on some drainage issues, but that it generally meets Town standards.

Mr. Crum presented the Staff Report and explained the drainage issues the petitioner referenced. He asked that if the members made a motion to approve, that it be conditioned on the petitioner continuing to work with staff on the drainage issue.

Ms. Schneckenberger made a motion to approve the Development Plan and Secondary Plat on the condition that the petitioners continue working with staff on the drainage issues. Ms. Herrmann seconded the motion. The motion passed 6/0.

Silverthorne's Request for Approval of the Development Plan and Secondary Plat for Haven Ponds Sec. 1

Bill Evans presented on behalf of the petitioners, noting that they would like to start working in June and that they are working with Mr. Witsman on stormwater coordination.

Mr. Crum presented the Staff Report, noting that open space amenities for the subdivision are included in future sections and that the lift station will be screened with a privacy fence instead of the normal chain link fence because of how visible it is.

Mr. Witsman noted that there are some complications with utilities, but the developer is working with Staff and the developer for the proposed adjacent subdivision to resolve those issues.

Mr. Shipley made a motion to approve the Development Plan and Secondary Plat. Ms. Schneckenberger seconded. The motion passed 6/0.

Mt. Comfort Road Overlay District

Mr. Crum summarized the document, stating that no action is needed tonight; it will be brought back at the next meeting for action. (Document attached to meeting agenda)

Mr. Crum stated that this document was created in collaboration with communities along CR 600 W to create consistent standards along 600. This overlay would replace the current McCordsville Highway Overlay. It is currently centered on 600 W and includes a mile on either side of 600. That encompasses all of McCordsville, and Mr. Crum stated he is working to have that modified. More restrictive standards will apply and McCordsville will not get rid of any current zoning.

Mr. Crum said that the Industrial, Commercial, and Institutional standards are McCordsville's standards with a few adjustments. The Residential standards are minimal because the underlying zoning will apply, and McCordsville standards already meet or exceed the standards in the overlay. Assuming Cumberland and Greenfield adopt, it creates higher, consistent standards all along the Mt. Comfort Corridor.

Mr. Crum gave an overview of a few specific standards and said that the committee is continuing to tweak the standards as feedback from other groups is received.

Mr. Strayer asked for language to be clear that this overlay is on top of existing standards.

Mr. Crum stated that this Overlay proposal will be brought to the Plan Commission for recommendation in May and presented to the Town Council in June. Mr. Shipley noted that even if McCordsville approves and adopts the Overlay, the other communities may not.

Floor open to the public

None

Floor closed to the public

New Business from Floor

Mr. Crum asked the members if they wanted to include a public comment period, not related to specific agenda items, on the floor at every meeting. After discussion, the members agreed to include a public comment period on future agendas.

Announcements

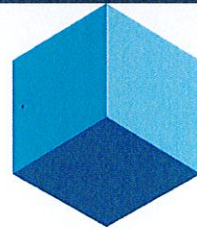
The next meeting will be May 17, 2022, if needed.

Adjournment

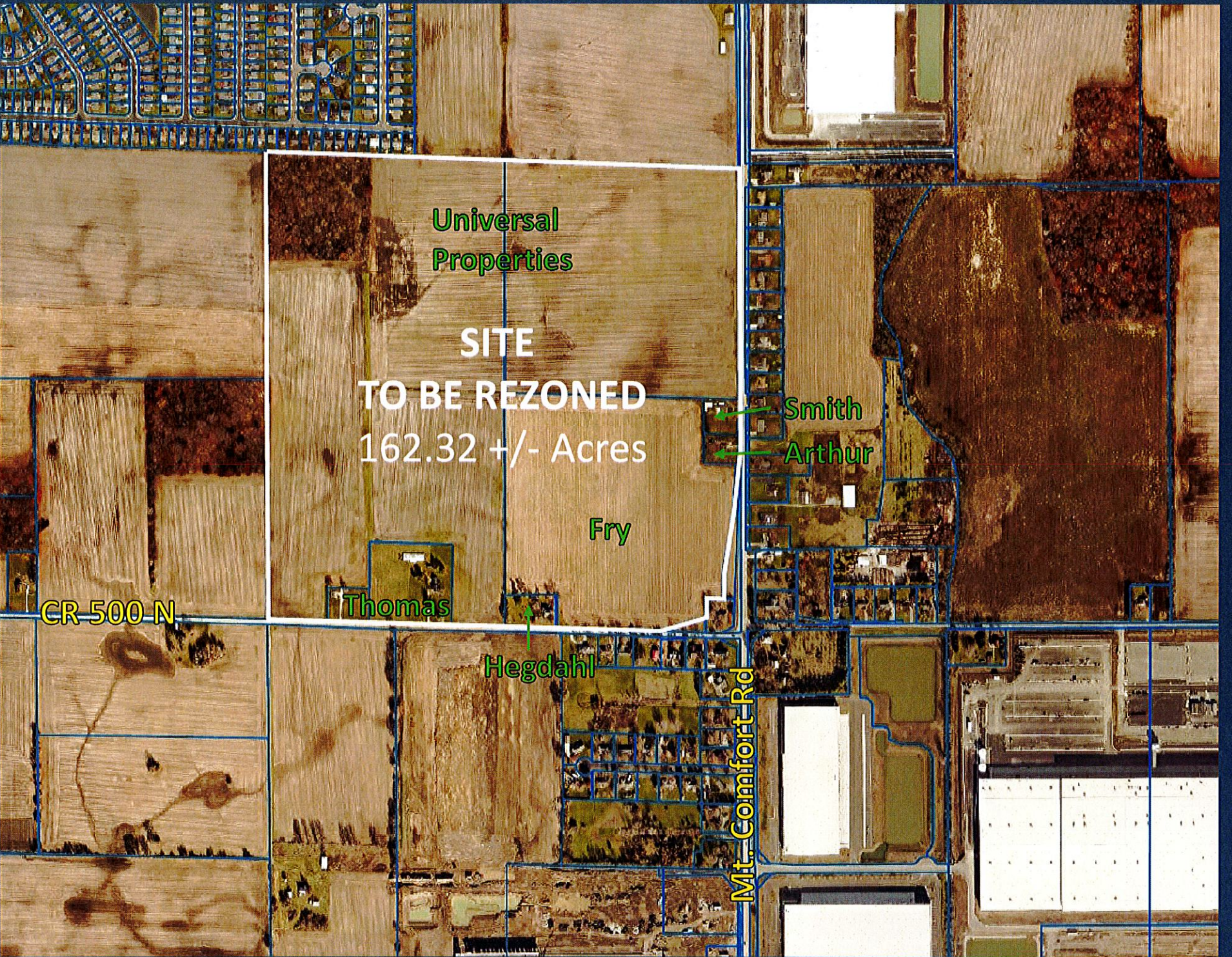
There being no further business, the meeting was adjourned.

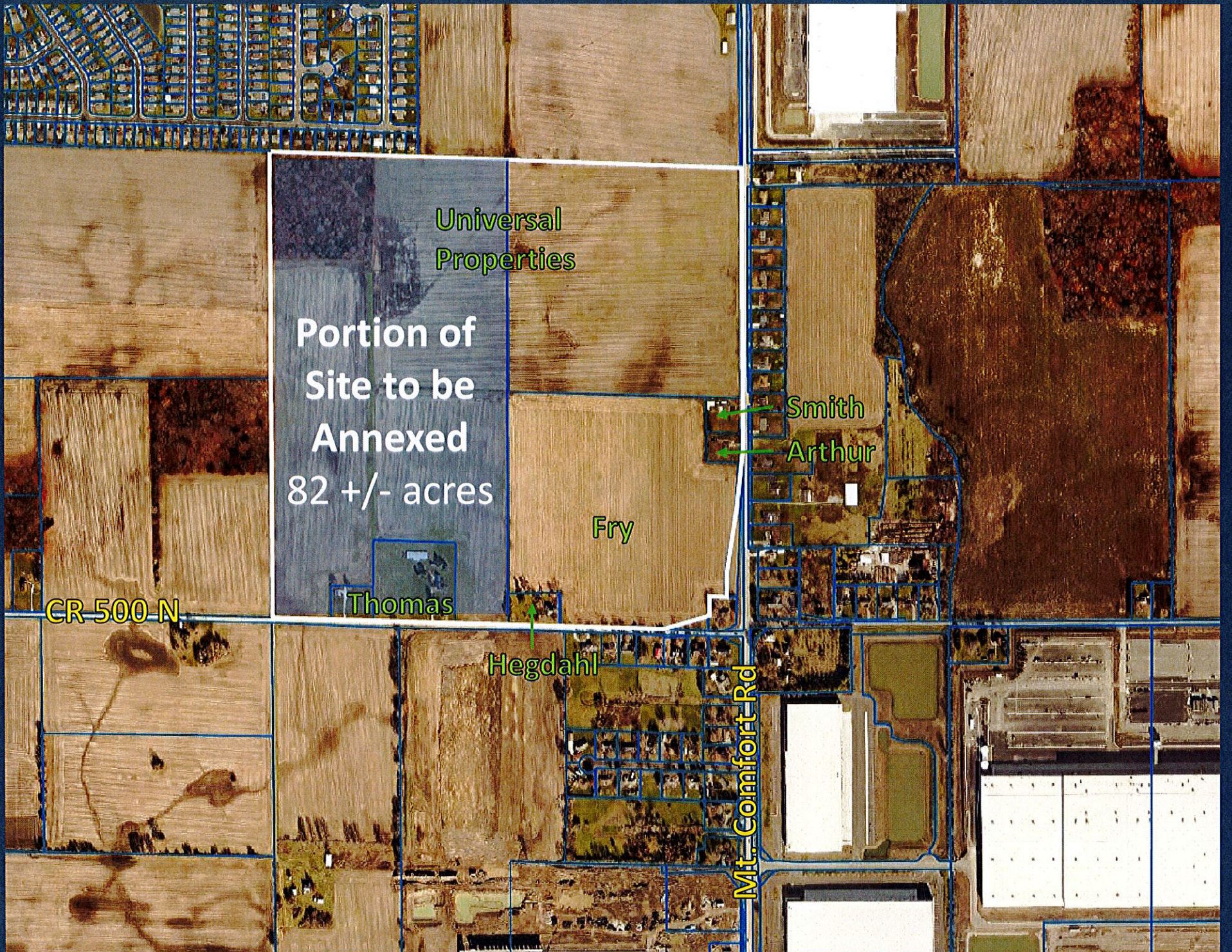
Proposed Annexation and Rezoning

Site near the Northwest Corner of W
500 N and Mt. Comfort Road

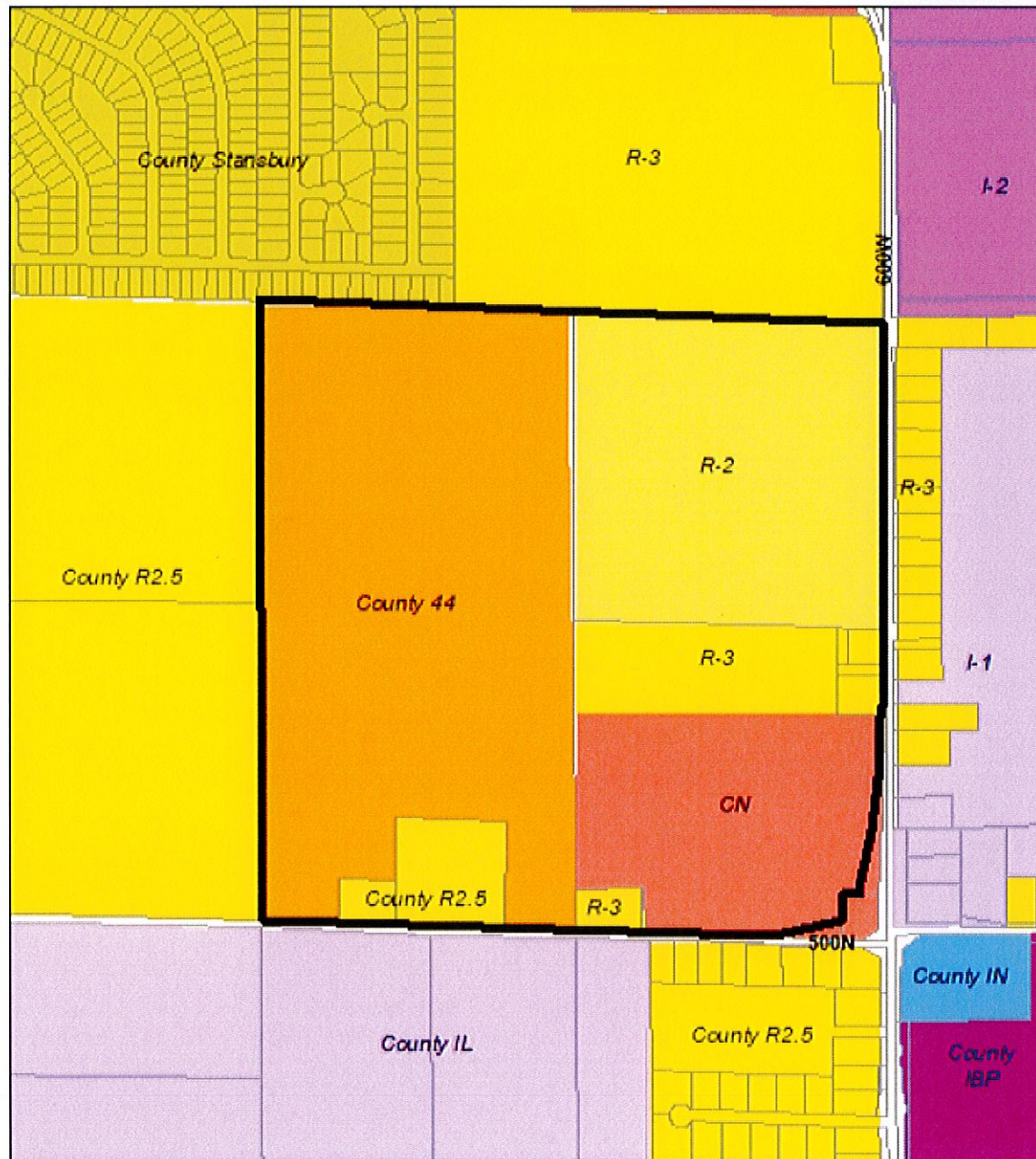


STRATEGIC CAPITAL
P A R T N E R S





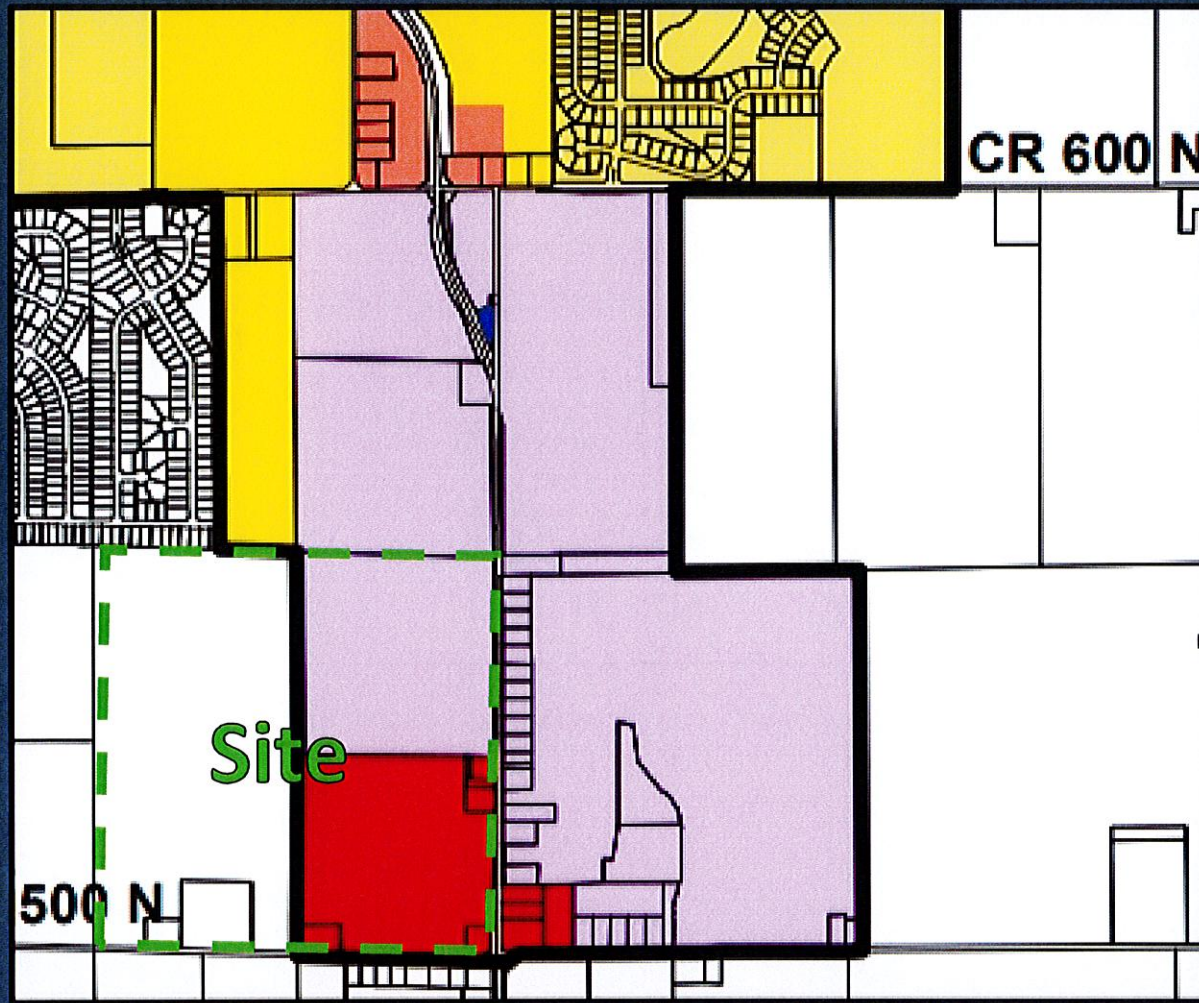
Zoning Map



Subject Property



Town of McCordsville Future Land Use Map



Legend

- Corp_Limits_New
- Town Sewer Territory
- Pending Annexation
- Low Density Residential
- Low-Medium Density Residential
- Rural Residential
- Mixed-Use
- Medium Density Residential
- Public_Semi-public
- Professional Office
- Park_Open Space
- Neighborhood Commercial
- Regional Commercial
- Light Industrial
- Medium Industrial

Preliminary Concept Plan

6' Landscaped Berm

5' Landscaped Berm

Existing Tree Stand to be Preserved (Approx. 4 acres)

3' Landscaped Berm

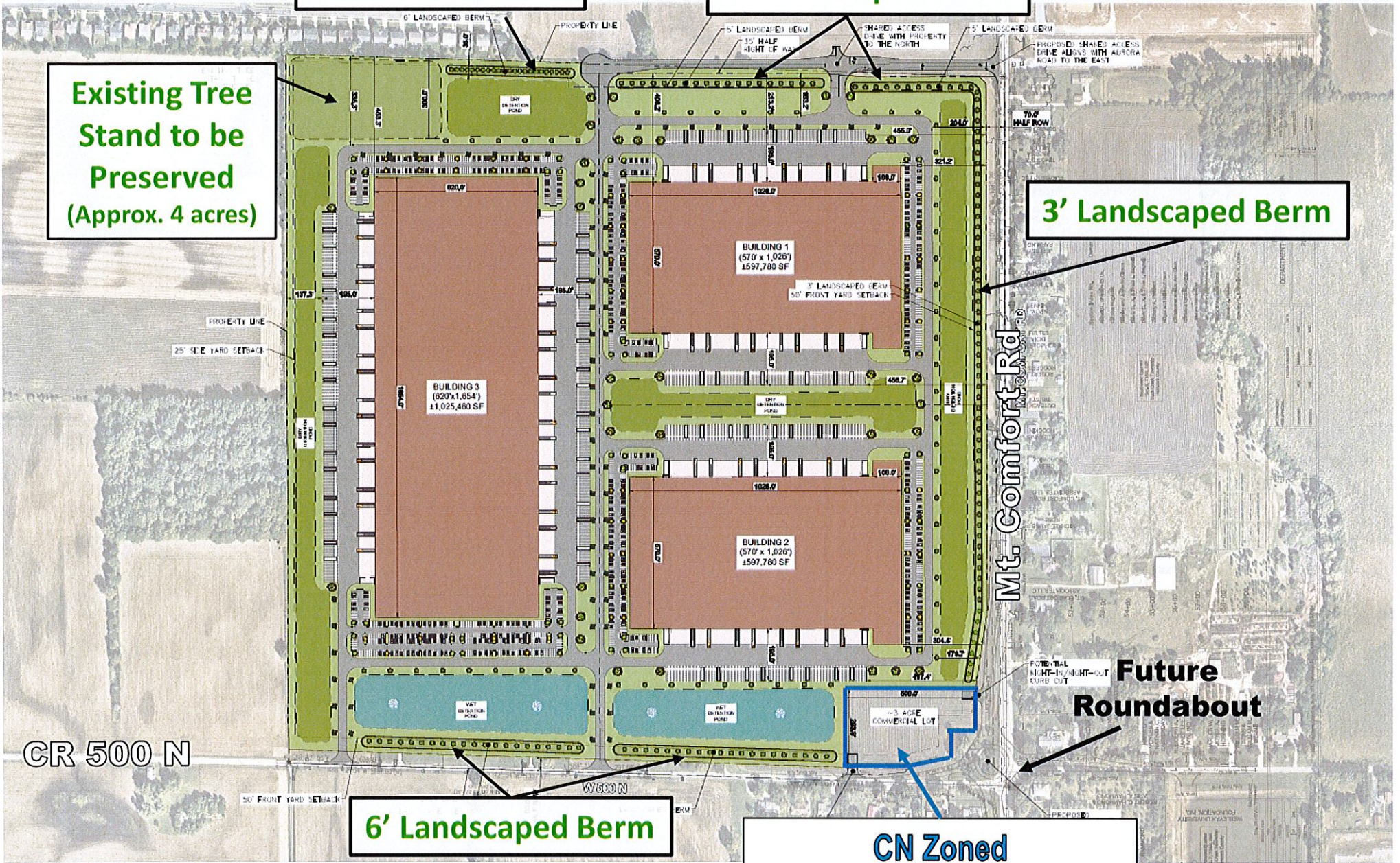
6' Landscaped Berm

CN Zoned
3 acre +/- Commercial Lot

CR 500 N

Mt. Comfort Rd

Future Roundabout



Preliminary Concept Plan Northwest Corner of Site



Airpark East

Nashville,
Tennessee



Springdale Commerce Park

Springdale,
OH



Proposed Commitments

STATEMENT OF COMMITMENTS:

1. The following uses (as described or defined in the Town of McCordsville Zoning Ordinance) shall be prohibited on the Subject Property:
 - a) Agricultural, farm implement sales or service. Storage, shipment, and distribution of agricultural parts and equipment is permitted. *
 - Auto, Parts Store. Storage, shipment, and distribution of auto parts is permitted. *
 - Auto, Major Service
 - Auto, rental
 - Auto, sales or lease
 - Auto, storage
 - Auto, truck or bus rental, sales, or service. Storage, shipment, and distribution of parts is permitted.
 - Boat or boat trailer sales or service
 - Boat storage, outdoor
 - Bottling, beverages
 - Collection Point, recycling
 - Collection Point, Donations; permitted if fully enclosed.
 - Dry cleaning &/or Laundry, Commercial or Industrial. Storage, shipment, and distribution of supplies and materials is permitted in conformance with applicable environmental regulations.
 - Financial Institution, Payday Loan; provided a bank, credit union or other similar Financial Institution shall be permitted.
 - Lumber yard. Enclosed fabrication, storage, and shipment of building components is permitted.
 - Parking as primary use
 - Penal or correctional facility
 - Post office with on-store storage of delivery vehicles
 - Retail Print Shop or Copy Center; Prohibited such as FedX, Kinko's, PIP, etc. Commercial or Industrial, or wholesale printing permitted if enclosed.
 - RV sales or service
 - RV storage, outdoor
 - Place of worship
 - Sexually Oriented Business
 - Tattoo and/or piercing parlor
 - Truck Stop – a refueling and/or retail store that is designed to cater to semi-trucks. These facilities are typically designed to allow for truck turning movements and have dedicated truck fuel pumps.
 - Outdoor storage of any material, equipment, product, inventory, or the like is strictly prohibited. Outdoor storage shall mean the storage of anything outside of a 100% enclosed structure; provided, however, outdoor storage of operable and plated vehicles, trucks, and trailers shall be permitted in association with a distribution or warehouse land use.

AGREED

Proposed Commitments

AGREED

2. The following use shall be permitted only as a Special Exception on the **I-2 zoned portion of the** Subject Property:

- Contractor, commercial
- Manufacturing, medium
- Self-storage or mini-warehouse
- Utility facility
- Other uses specifically identified as Special Exceptions in the I-2 Zoning District as of the date of adoption of these commitments, except for any use specifically prohibited above.

AGREED

3. **In addition to the Permitted and Special Exception uses of the CN Zoning District, the following uses shall be Permitted or Special Exception, as indicated below, for CN zoned portion of the Subject Property:**

~~commercial out lot, shown at the southeast corner of the Subject Property, shall be limited to the Permitted or Special Exceptions land uses in the Neighborhood Commercial (CN) Zoning District, with the following exceptions:~~

- Conference Center shall be Permitted
- Medical hospital, center or complex 10,000 SF or greater (GFA) shall be permitted via Special Exception
- Pharmacy, stand-alone shall be Permitted
- Research and Development Facility (including laboratories) shall be Permitted
- Restaurant, Eat-in shall be Permitted
- Restaurant, Fast Food shall be Permitted

AGREED

4. No semi-trucks/trailers shall be parked/**stored** closer than 400 feet from the west right-of-way line of CR 600 W.

AGREED

5. No primary structure may be located closer than 300 feet from west right-of-way line of CR 600 W.

AGREED

- 6. No primary structure may be located closer than 300 feet from the north property line.**

AGREED

- 7. No semi-trucks/trailers shall be parked/stored closer than 190 feet from the north property line.**

AGREED

8. The half-width rights-of-way for CR 600W, as identified in the Town's Thoroughfare Plan, is 70 feet. This shall be dedicated to the Town.

AGREED

9. The half-width rights-of-way for CR 500N, as identified in the Town's Thoroughfare Plan, is 50 feet. This shall be dedicated to the Town.

Proposed Commitments

AGREED

10. The half-width rights-of-way for Aurora Way, as identified in the Town's Thoroughfare Plan, is 35 feet. Any portion of this rights-of-way, located upon the subject property shall be dedicated to the Town.

AGREED

11. Buffering/screening shall be required as detailed below:

a. Along the south property line an undulating mound, no less than six feet in height, shall be provided. Buffer plantings consistent with those required for a large buffer-yard shall be provided.

b. Along the north property line, from the west property line to the western access road, as shown on Exhibit C, mounding no less than six feet in height shall be provided. This mounding shall also feature a six-foot-tall privacy fence (on top of the mounding) and plantings consistent with those required for a large buffer-yard. Any portion of the above-described buffer that is placed in a tree preservation easement, and said easement is at least 250 feet in depth and preserves an existing mature wooded area, shall not be required to meet the buffer-yard requirements. Additionally, along the north property line, from the western access road, as shown on Exhibit C, to Mt. Comfort Road, undulating mounding no less than five feet in height shall be provided. Buffer plantings consistent with those required for a large buffer-yard shall be provided.

c. Along the east property line an undulating mound, no less than three feet in height shall be provided. Buffer plantings consistent with those required for a small buffer-yard shall be provided.

AGREED

12. Any wet detention/retention facility shall that is visible from a perimeter roadway shall include an illuminated fountain.

AGREED

13. B-directional amplification shall be required for all buildings to aide in emergency response radio signals in and out of the buildings. The petitioner commits to working with the Town of McCordsville and Buck Creek Fire Department on the details of this system.

AGREED

14. Any building adjacent to CR 600W shall not have overhead doors or docks directly facing CR 600W.

AGREED

15. Road access points shall be as generally shown on Exhibit C. No additional road cuts shall be allowed on CR 600W, unless approved by the McCordsville Town Council.

AGREED

16. Road improvements, as identified by the Town Engineer, shall be required on CR 500N. These improvements may be phased in conjunction with the construction of road cuts for this development onto CR 500N.

AGREED

17. The east façade of any building(s) directly adjacent to CR 600W shall have window fenestration and wall plane articulation that is equal to or greater than shown on Exhibit D, as determined by the Architectural Review Committee (ARC).

Proposed Additional Commitments

18. Petitioner agrees that it shall not petition for industrial rezoning north of the Aurora Way extension.
19. Petitioner agrees that it will not extend Aurora Way west of the site's proposed western entrance from Aurora Way as approximately depicted on the Preliminary Concept Plan.

Excerpts from Staff Report

The petitioner's plans are consistent with the *Light Industrial* classification. While they are not consistent with the *Regional Commercial* classification staff no longer believes large scale commercial use is the best use for this property. Large scale brick and mortar commercial/retail is being significantly limited due to e-commerce. In fact, one could probably argue that these large scale distribution and warehouse buildings are a more modern example of large commercial buildings. While there is still some large scale "traditional" commercial development occurring in central Indiana, we do not feel that the intersection of 600W and 500N is an appropriate or feasible location.

Since the last meeting staff has worked with the petitioner to further define, clarify, and regulate the site and land uses. Those updates are redlined in the proposed zoning commitments. Following a public hearing, staff recommends sending a favorable recommendation to the Town Council. The full set of actions available to the Commission are: (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

Summary

- Annexation and development of site results in a substantial increase to Town of McCordsville's tax base.
- Development of site results in creation of new jobs.
- Proposed development is compatible with McCordsville Comprehensive Plan.
- Petitioner met with neighboring property owner and has committed to extensive tree preservation and installation of landscaped berms in the area adjacent to the residential neighborhood.
- Staff recommends sending a favorable recommendation to the Town Council.