



Town Council Staff Report
Department of Planning and Building
Town of McCordsville

July 12, 2022

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- Project:** Strategic Capital Partners Industrial Project
- Petitioner:** Strategic Capital Partners (SCP)
- Request:** The petitioner is seeking approval on a zoning petition (with Commitments) from County R2.5, County R-3, County R-4, and County B-2, Town R-2, Town R-3, and Town CN to Industrial-2 (I-2) and Neighborhood Commercial (CN).
- Staff Review:** The eastern 79 acres of the subject property is located within the Town of McCordsville corporate limits, while the remaining 83 acres is not. The petitioner has filed for annexation of the western 83 acres, and a first reading, along with public hearing on the annexation was held by the Town Council on March 8th. The petitioner is seeking industrial zoning for the project and therefore the entire subject property needs to go through the rezone process.

General Size & Location

The property is approximately 162 acres and is located at the northwest corner of 600W and 500N.

Existing Land Use & Zoning

The subject property is currently mostly undeveloped, with some homesteads on the assemblage. Adjacent properties are zoned as follows:

- North: undeveloped property zoned R-3 and single-family homes in the Stansbury neighborhood
- East: Across 600W, predominately single-family homes zoned R-3 or I-1
- South: Across 500N, single-family homes zoned County R2.5 and undeveloped property zoned County IL
- West: Undeveloped agricultural property zoned County R2.5

Infrastructure

The site currently has frontage along CR 600W and CR 500N. The plans anticipate Aurora Way being extended adjacent to the subject property's north property. Access points are anticipated along Aurora Way and CR 500N. A right-in, right-out may be considered along CR 600W. The subject parcel is located within Aqua Indiana's sanitary sewer territory, and Citizens Energy

Group's water territory. If annexed, the Town of McCordsville will control stormwater management.

Staff Comments:

The petitioner's proposal is for a big box industrial site with one commercial out-lot. The preliminary concept plan shows 3 industrial buildings; however, the ultimate breakdown of buildings will be determined by future tenants. The Town's Zoning Ordinance will limit the intensity of the site, by requiring at least 25% open space. Additionally, staff has worked with the petitioner to place additional restrictions on the site as highlighted below:

- Increase in Min. Building Setback from 600W from 50' to 300'
- Min. Parking Setback from 600W is 50'
- Increase in Min. Trailer Parking Setback from 600W from 50' to 400'
- Min. Setback from 500N is 50'
- Min. Building Setback from north property line is 300'
- Min. Trailer Parking Setback from north property line is 190'
- Buffering: The petitioner has committed to specialized buffering as detailed below:
 - North Property Line: Preservation of wooded area adjacent to Stansbury; mounding (6'), plantings, and fencing from wooded area to western access drive; and mounding (5') and plantings from western access drive to 600W
 - South Property Line: Mounding (6') and plantings
 - East Property Line: Mounding (3') and plantings
 - West Property Line: Mounding (3') and plantings
- Land-use Restrictions: The petitioner has committed to additional land use restrictions, as detailed in Exhibit B of the Rezone Ordinance.

The petitioner and staff have also been talking about the importance of the aesthetic value of the streetscape along 600W. The petitioner has committed that any buildings adjacent to 600W will not have docks or overhead doors facing 600W. Additionally, we have discussed the important of architecture for the east facades of these buildings and they have provided an exhibit of a previous building they have constructed. This illustrative exhibit has been included in the commitments.

The petitioner has also committed to providing bi-directional amplification in the buildings. This equipment assists in getting radio signals in and out of large buildings such as these. This was a direct request from our emergency responders, and we greatly appreciate the petitioner agreeing to provide this equipment.

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

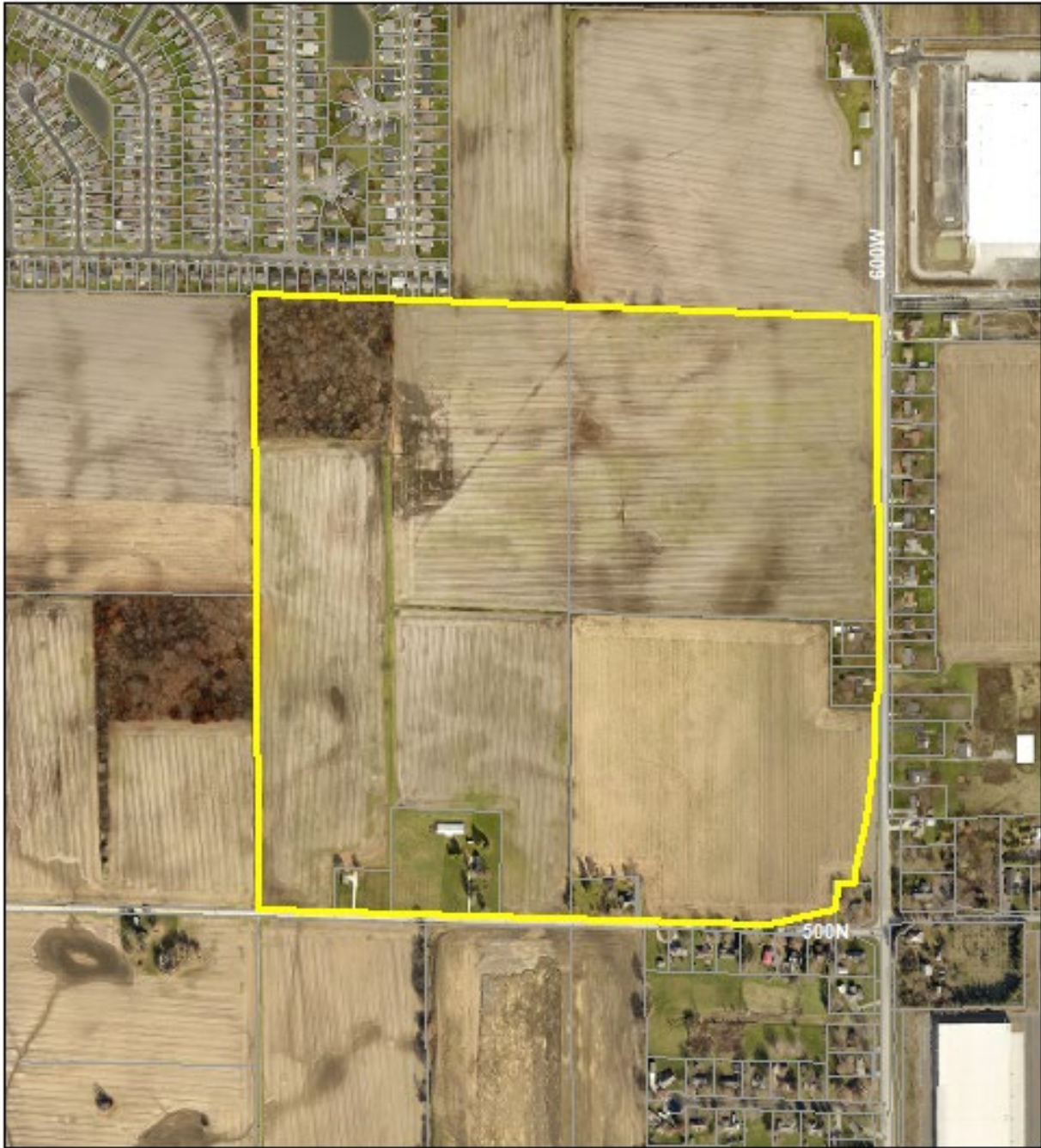
5. Responsible growth and development


The Future Land Use Map envisions *Commercial Regional* and *Light Industrial* land use categories on the portions of this property currently within Town limits. According to the Comprehensive Plan *Regional Commercial* is intended as a broad land use category and is planned to include those uses which would not be appropriate in a neighborhood commercial center or within the core of the Town Center. This area is most appropriate for larger commercial buildings and those uses which produce heavier amounts of vehicular traffic. *Light Industrial* is intended for conventional light industrial uses typically include manufacturing and/or processing, fabrication, assembly, packaging, incidental storage, sales, and distribution of products or parts made from previously prepared materials (i.e. cloth, plastic, paper, metal, or wood); wherein operations occur within buildings, requiring no outdoor storage, and generating limited amounts of truck or rail traffic. The phrase “light industrial” is often synonymous with industries that are free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare or other pollutants.

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.

Staff is in support of this petition.

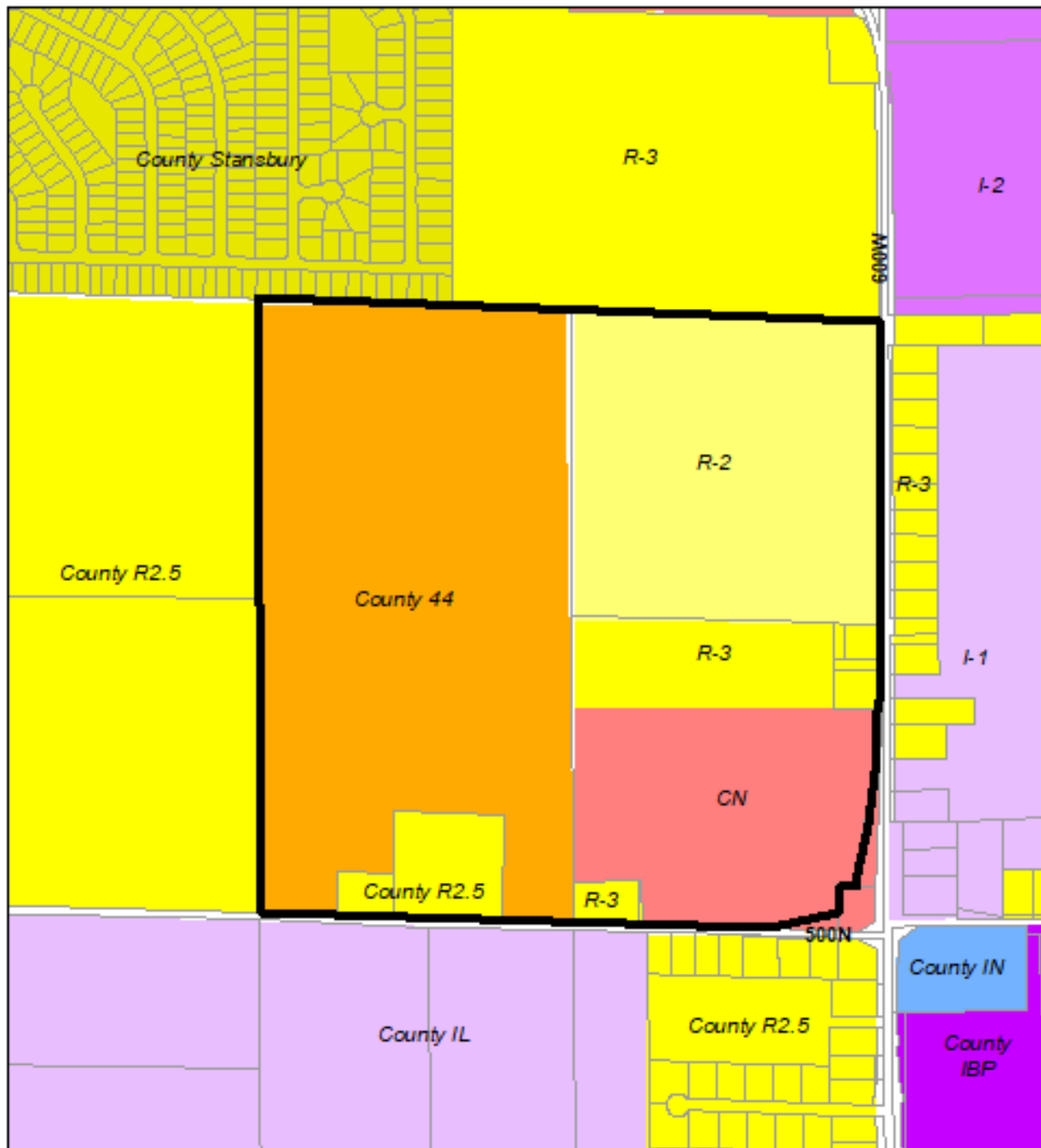
Existing Conditions




 Subject Property



Zoning



 Subject Property

