



Plan Commission Staff Report
Department of Planning and Building
Town of McCordsville

September 20, 2022

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- Project:** PC-22-009, StorAmerica PUD
- Petitioner:** Real America LLC
- Request:** The petitioner is seeking a favorable recommendation on a rezone from Gateway Crossing PUD to the StorAmerica PUD.
- Staff Review:** This property was zoned Gateway Crossing PUD in 2001. Over the years it has been amended a number of times. The most recent amendment permitted the senior apartments which are currently under construction immediately south of this site. Instead of amending this PUD again, staff suggested to the petitioner to seek a new PUD instead of another amendment, due to the age of the original PUD and the fact it still had references to the County Ordinance.

At the July Plan Commission meeting the Board noted a few concerns with the proposal and elected to continue the petition in order to give the petitioner additional time to address the concerns. The petitioner then requested a continuance in August in order to give themselves more to continue to work on revisions to the site plan.

Existing Land Use & Zoning

The subject parcel is approximately 7 acres and is located at the southeast corner of W Broadway and CR 750N. Adjacent properties are zoned as follows:

- North: Across CR 750N, an undeveloped commercial out-lot zoned Gateway Crossing PUD
- East: Undeveloped agricultural land zoned Boucher (staff can provide additional information on request)
- South: Gardens on Gateway Senior Apartments zoned Gateway Crossing PUD
- West: Commercial out-lots zoned Gateway Crossing PUD

Infrastructure

The subject property is located within the Town's sanitary sewer territory. Sanitary service will be provided via a gravity sewer. Water service is provided by Citizens Energy Group. Vehicular site access will be provided via an entrance CR 750N and via an extension of the existing commercial access drive. A

perimeter sidewalk along W Broadway is in existence. The project will be required to install a multi-use path along CR 750N. Gateway Crossing has a master planned drainage plan, which this development will be required to be consistent with.

Development Proposal

The proposed PUD proposed a mix of commercial uses and self-storage. The out-lot along W Broadway will be permitted only as a commercial out-lot. The frontage along CR 750N, as noted on the Concept Plan shall be permitted only as commercial office suites. The remainder of the site shall be permitted to be developed as self-storage, as generally shown on the Concept Plan.

In keeping with many of the Town’s PUDs the petitioner is proposing a number of specific bulk standards that would apply within the PUD. Highlights of those bulk standards are noted below:

The Development Standards – Commercial Office Suites & Self-Storage

1. Maximum Number of Lots	1
2. Minimum Lot Area	5 acres
3. Minimum Lot Width at Building Line	200 feet
4. Minimum Setbacks:	
a. CR 750N	40 feet
b. East Property Line	20 feet
c. Southeast Property Line	20 feet
d. Southwest Property Line	20 feet
e. Setback Along Private Street	20 feet
f. Building Separation	15 feet
5. Minimum Gross Floor Area (GFA) per Office Suite	1,000 SF
6. Minimum Total Gross Floor Area (GFA) of Office Suites	3,900 SF
7. Maximum Gross Floor Area (GFA) for Storage	91,000 SF
8. Maximum Height-Principal	35 feet
9. Maximum No. of Accessory Structures	Prohibited

The Development Standards – Commercial Out-lot

1. Maximum Number of Lots	1
2. Minimum Lot Area	0.75 acres
3. Minimum Lot Width at Building Line	150 feet
4. Minimum Setbacks:	
a. CR 750N	40 feet
b. W Broadway	50 feet
c. West Property Line	10 feet
d. Setback along Private Street	15 feet
e. Building Separation	15 feet
5. Minimum Gross Floor Area (GFA)	3,800 SF
6. Maximum Height-Principal	35 feet
7. Maximum No. of Accessory Structures	Prohibited
8. Maximum No. of Primary Structures	1

The petitioner's proposal also includes a number of architectural, landscaping, and other design standards, which have been crafted in coordination with town staff. We will not list all those standards in this staff report. Staff normally provides a Comparison Matrix of the proposed standards to that of other approved development in Town; however, there is not a comparable development in Town.

Staff Comments:

In reviewing this proposal, which is primarily a self-storage proposal, staff had two primary considerations. First, that self-storage is not located along the Broadway or 750N frontages. Second, was an analysis of the best land use for the non-frontage portions of the subject site. Our analysis led us to the conclusion there is a very limited number of land-uses that are likely for the site. In staff's opinion the majority of the site is likely to be either self-storage or some form of multi-family residential. There are already multi-family uses to the south and southeast of this site. Directly east is an undeveloped agricultural property that is also appropriate for multi-family. In the future more multi-family uses will be needed in our community but we must be cognizant of how much acreage would be devoted to such uses and the Town must be careful not to place too many multi-family units in one area of the Town. Therefore, staff has determined that self-storage is not only an appropriate land use for the site, but more appropriate than multi-family.

The self-storage portion of the project will be screened from all sides by a perimeter masonry wall on the west, south, and east sides, and the commercial office suites to the north. There will also be landscaping required along all perimeters.

The commercial out-lot and office suites will generally follow the standards of the Town's Zoning Ordinance.

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 this area to be developed as *Neighborhood Commercial*. According to the Comprehensive Plan the *Neighborhood Commercial* category is described as a commercial area that should be developed to serve adjacent neighborhoods. These areas are located immediately adjacent to residential areas and should be designed at the human scale. The purpose is to reduce the number of trips taken on the community's primary arterial and collector streets, rather than to replace centrally located commercial developments. While self-storage is generally considered to be an industrial use by our Zoning Ordinance, self-storage would appear to serve adjacent residential uses. This proposal appears to be consistent with the spirit and intent of future land uses called for in the Comprehensive Plan.

At the July Plan Commission meeting the Board noted the following concerns:

- Internal drive and entrance alignment and connection point onto CR 750N
- Lack of on-site detention
- Concerns over the detail of the site plans and building renderings

The petitioner has worked to address all three primary concerns. The concept plan has been revised to create a better entry alignment. The Town Engineer has stated the alignment is sufficient for a Concept Plan, but staff will continue to work with the petitioner on the entry design at the Development Plan stage. The Concept Plan also includes a little bit more detail than previously shown. Finally, the petitioner is proposing underground detention. The detention will be provided under parking and not under buildings according to a note on the Concept Plan.

Since the last meeting staff has identified one additional potential concern. This site is directly adjacent to senior apartments, nearby to traditional single-family, and there is likely a future residential use immediately to the east. We would like to discuss the anticipated hours of operation for this business. Our primary concern is the level of noise that could occur overnight by moving vehicles coming in and out of the development.

Following a satisfactory resolution to the comment noted above, staff is in support of this petition and following the public hearing and confirmation that the petitioner has addressed the Board's previous concerns, would recommend 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.

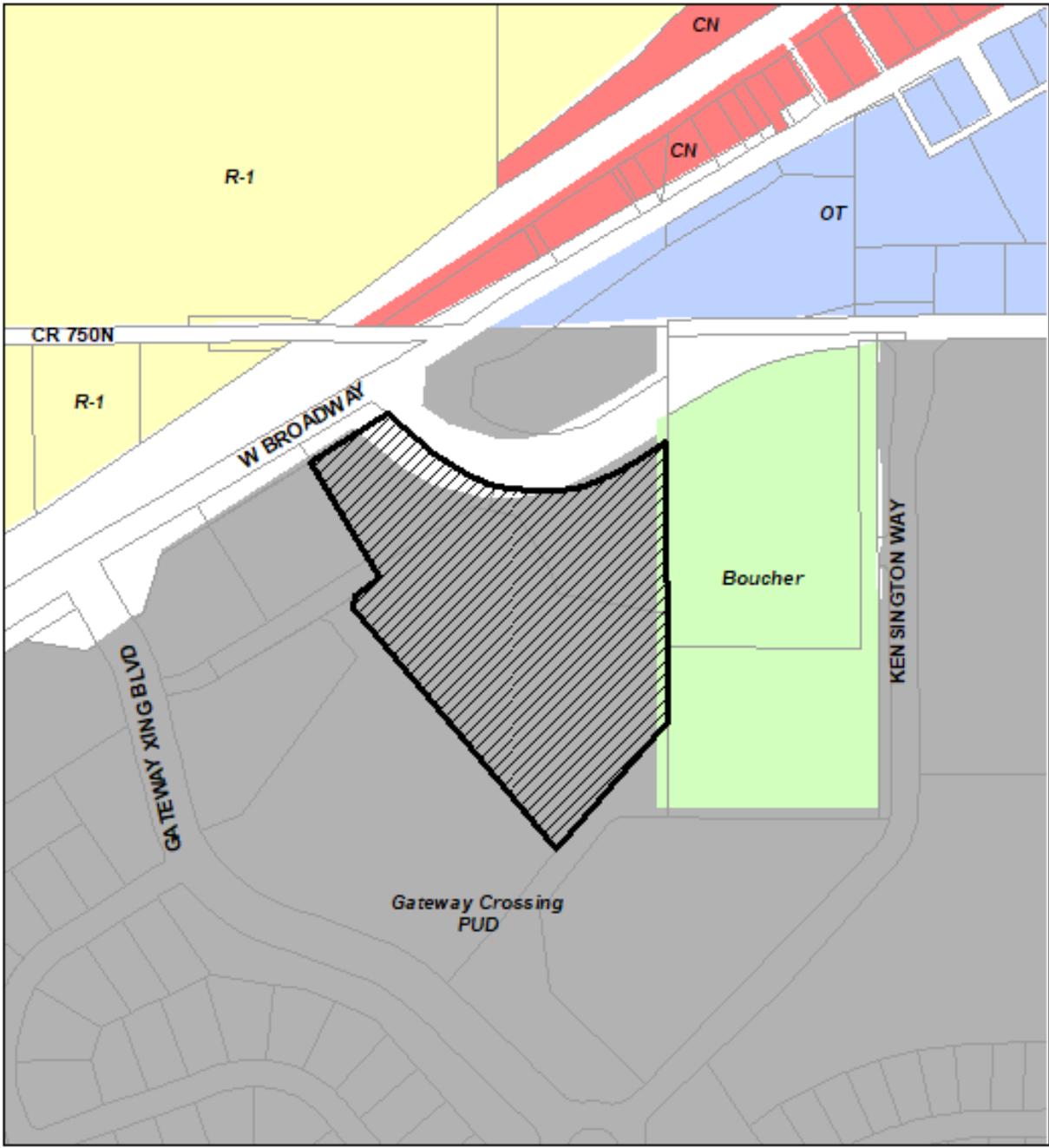
Existing Conditions



 Subject Property



Zoning



 Subject Property

