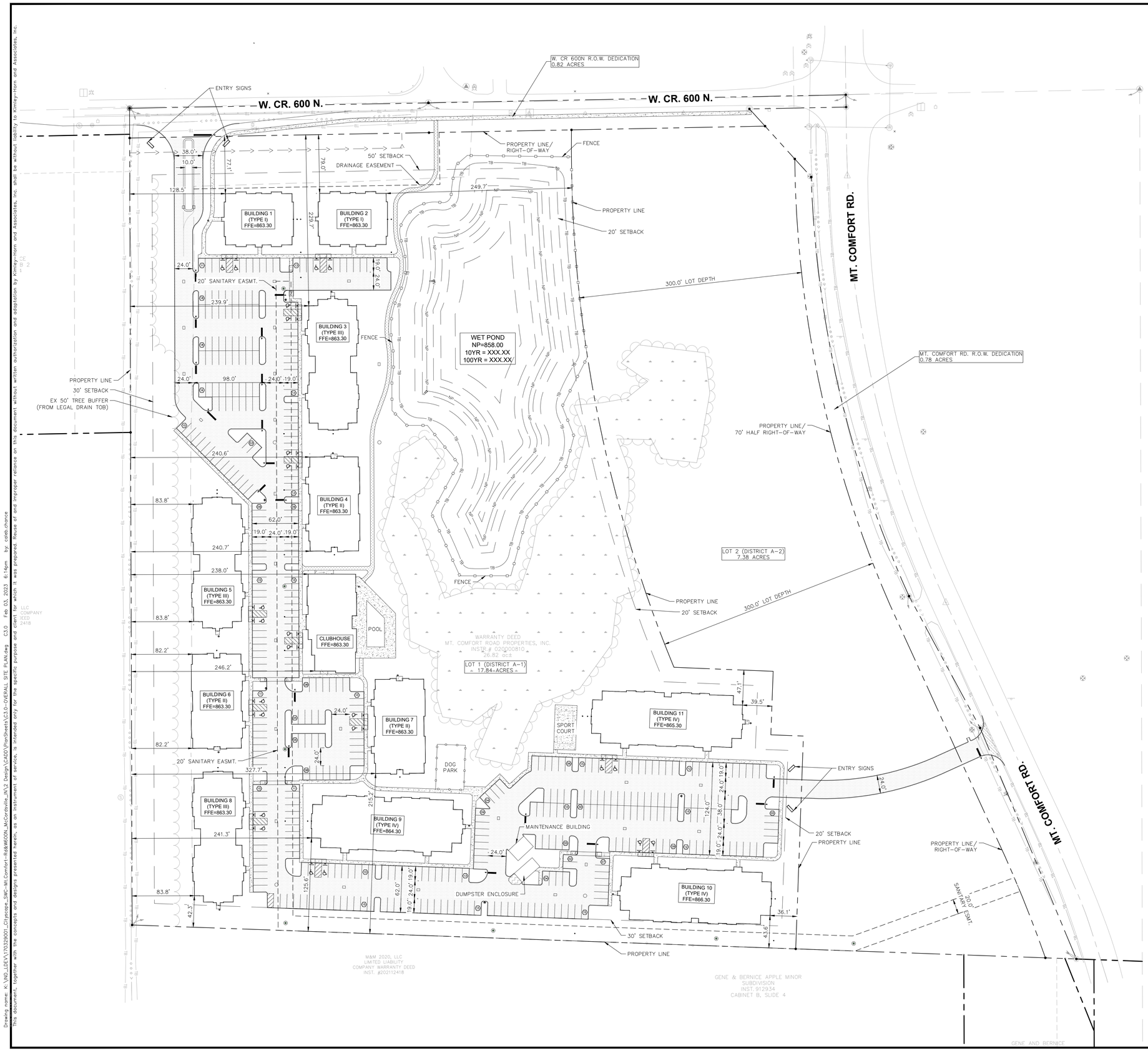
Statement of Intent

Archview Proerties, LLC (c/o Cityscape Residential), a local developer of luxury multi-family residential projects, has proposed to develop approximately 17.84 acres of real estate located on the southwest corner of W 600 N and Mount Comfort Road to provide for a Class "A" apartment complex with approximately 256 multi-family units. The proposed development, named BroadAcre Apartments, is a part of a greater Planned Unit Development that was approved unanimously by the McCordsville Town Council on December 13th, 2022.

Per the requirements defined in the PUD under "The Development Standards - District A-1 -Apartments", a minimum front-yard setback is required to be "equal to height of building, or 30' whichever is less". A "front-yard setback shall be measured from the closest façade (or portion thereof) to the nearest street curb, parking lot curb, or internal sidewalk". This 30' internal setback requirement does not reflect what was illustrated in the site plan and building renderings that were reviewed and approved by the Advisory Plan Commission and Town Council, and would significantly hinder the design of the buildings, the layout of the community, and the feasibility of the development.

Cityscape Residential is requesting a variance to the internal setback minimum in the existing PUD ordinance. The requested variance would change the minimum front-yard setback from thirty feet (30') to five feet (5'). This would allow for the development to align with the site plan and renderings illustrated in the approved PUD. The perimeter setbacks and building separation requirements would not deviate from the original PUD, as the requested variance would only pertain to the minimum front-yard setbacks as previously described.



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
PARCEL ACREAGE	=	26.04	AC.±
LOT 1 (A-1)	=	17.84	AC
LOT 2 (A-2)	=	7.38	AC
W. 600 N. R.O.W. DEDICATION	=	0.82	AC
MT. COMFORT RD. R.O.W. DEDICATION	=	0.78	AC
MAX BUILDING HEIGHT	=	56' FT	
MIN BUILDING HEIGHT	=	24' FT	
BUILDING HEIGHT:			
TYPE I	=	32'-9"	
TYPE II	=	32'-1"	
TYPE III	=	31'-11"	
TYPE IV	=	51'-6"	
CLUBHOUSE	=	27'-6"	
UNITS:			
TYPE I	=	16	
TYPE II	=	48	
TYPE III	=	48	
TYPE IV	=	144	
TOTAL UNITS	=	256	
PARKING SPACES REQUIRED (1.75/UNIT)	=	448	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	9	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	430	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	24	SPACES
TOTAL PARKING SPACES PROVIDED	=	454	SPACES
OPEN SPACE REQUIRED	=	40%	
OPEN SPACE PROVIDED	=	50%	

EXISTING LEGEND

BOLLARD, CONTROL BENCHMARK, ROW MONUMENT, FLAG POLE, MAIL BOX, UTILITY POLE, POST, SOIL BORING, HANDICAP SYMBOL, SIGN, CABLE MANHOLE, CABLE PEDESTAL, TELEPHONE PEDESTAL, TELEPHONE HAND HOLE, TELEPHONE MARKER, TELEPHONE MANHOLE, FIBER OPTIC MAKER, MISC LID, MONITOR WELL, GAS MARKER, GAS METER, GAS VALVE, AC UNIT, AREA LIGHT, ELECTRICAL BOX, ELECTRICAL HAND HOLE, ELECTRICAL METER, ELECTRICAL MANHOLE, ELECTRICAL MARKER, ELECTRICAL TRANSFORMER, GUY POLE/WIRE, POWER POLE, TRAFFIC SIGNAL POLE, TRAFFIC MANHOLE, YARD LIGHT, SANITARY CLEANOUT, SANITARY MANHOLE, VENT PIPE, STORM CURB INLET, STORM INLET, STORM ROOF DRAIN, STORM DRAIN MANHOLE, STORM YARD DRAIN, FIRE DEPT CONNECTION, FIRE HYDRANT, IRRIGATION VALVE, POST INDICATOR VALVE, WELL, WATER METER, WATER VALVE, TREE / STUMP

SWALE, FENCE LINE, SANITARY SEWER, STORM DRAIN, WATER LINE, TREE LINE, TOE OF SLOPE, TOP OF BANK, UNDERGROUND FIBER OPTIC, OVERHEAD ELECTRICAL, UNDERGROUND GAS, UNDERGROUND TELEPHONE

BENCHMARKS

SITE BENCHMARKS:
ORIGINATING BENCHMARK:
THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING GeoId18.

SBM #1 CP 100 – CAPPED REBAR SET
ELEVATION=862.0

SBM #2 CP 101 – MAG NAIL SET
ELEVATION=865.8

SBM #3 CP 102 – MAG NAIL SET
ELEVATION=862.74

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CDC
DRAWN BY: TNH
CHECKED BY: BAS

BRYAN ALLEN SHUMARD, REGISTERED PROFESSIONAL ENGINEER, STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION
Bryan Shumard

OVERALL SITE PLAN

CITYSCAPE BROADACRE

ORIGINAL ISSUE: 01/XX/2023
KHA PROJECT NO. 170329001
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170329001_Cityscape_SWC-MtComfort-Rd&W600N_JxCorsivite_IN\2 Design\CADD\Plan Sheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Feb 03, 2023 6:14pm by: caleb.chance
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

THE TOWN OF McCORDSVILLE

Next Stop McCordsville

McCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: Evan Bryant c/o Archview Properties, LLC

Current Address: 10 W Carmel Drive, Ste 200
(Number) (Street)

Carmel IN 46032
(City) (State) (Zip)

Phone No.: (317) 574-1600 E-mail Address: ebryant@cityscaperesidential.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Mt Comfort Road Properties Inc

Current Address: 12004 Hollyhock Dr.
(Number) (Street)

Fishers IN 46037
(City) (State) (Zip)

Phone No.: (317) 558-6800 E-mail Address: dick@dickrichwine.com

Property Information

Current Address: N/A
(Number) (Street)

Subdivision Name (if applicable): N/A

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

SW Corner of Mount Comfort Road and W 600 N.

Parcel Number 30-05-01-100-007.000-021

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: Vacant Land/ Farm Land

Size of the Lot/Parcel in Question: 26.825

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

In December 2022, following a positive recommendatoin from the APC, the Town Council adopted Ordinance No. 110922D, a Planned Unit Development Ordinance on the supject property.

Variance Information

Describe the variance requested: Achview Poperties, LLC c/o Cityscape Residential is requesting a variance to the internal setback minimum in the existing PUD ordinance. The requested variance would change the minimum front-yard setback from thirty feet (30') to five feet (5').

Development Standards Variance Requested:

- ☐ Building Height
- ☑ Building Setback
- ☐ Lot Coverage
- ☐ Lot Width
- ☐ Lot Area
- ☐ Parking
- ☐ Loading
- ☐ Other (please specify): _____
- ☐ Entrance / Drive
- ☐ Sight Visibility
- ☐ Fence and Wall
- ☐ Landscaping
- ☐ Buffering and Screening
- ☐ Exterior Lighting
- ☐ Sign

Describe reasons supporting the variance requested: The requested variance would allow for the proposed development to align with the site plan and renderings illustrated in the approved PUD. The perimeter setbacks and building separation requirements would not deviate from the PUD, as the requested variance would only pertain to the minimum front-yard setbacks. The existing 30' internal setback requirement does not reflect what was illustrated in the site plan and building renderings that were reviewed and approved by the Advisory Plan Commission and Town Council, and would significantly hinder the design of the buildings, the layout of the community, and the feasibility of the development.

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

☑ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

☑ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

_____

_____

Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

☐ YES ☑ NO, Please Explain (attach additional pages as necessary): _____

The application of the requested ordinance would be a minor change to a recently approved PUD, and would not result in a practical difficulty in the use of the property.

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Evan Bryant _____ 2/08/2023 _____

(Applicant's Signature) (Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

_____ _____

(Owner's Signature) (Date)

_____ _____

(Owner's Signature) (Date)

VARIANCE PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.03 Variance)

The following shall be included in the Variance Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Variance Application Checklist:

- ☑ Pre-Application Meeting (required)
- ☑ Variance Application
- ☑ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☑ Copy of Deed for Property Involved, including any covenants or commitments, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☑ Filing Fee
- ☑ Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following (where appropriate)
    - ☑ Site Plan (signed, dated, drawn to scale and/or fully dimensioned and clearly showing entire layout of property and all features relevant to the variance request).
    - ☑ Statement of Intent