


Memorandum

DATE: April 10, 2023
AUTHOR: Larry Longman 
CC: Tim Gropp, Ryan Crum, Mark Witsman
RE: Resident Comments about Dunkin Donuts & Culver's

I posted on social media some of the salient points of the above development. I am double-booked on Wednesday evening with a Republican Caucus in Greenfield, IN to vote for a replacement of the County Assessor. Due to that, I filtered the feedback to meaningful statements, and I wanted to share resident comments to be read into the record via this memorandum in case these people either don't contact Staff directly or show up to the Public Meeting:

RESIDENT - Karma Holland:

I wanted to write to you about my concern with the development of Culver's and Dunkin at the corner of Olivo/67/Broadway/Mt. Comfort/600/Pendleton Pike (insert any other name for these roads I left out). I saw you had shared the plans for development.

First, I'd like to give you my background. I am nearing a decade of residency and employment in McCordsville. My husband and I moved here to start a family 10 years ago this summer. We love this community and look forward to watching it grow.

While I am no longer employed as an Urban Planner, I worked for a few years in the field after graduating from BSU. I now work as a Veterinary Nurse at McCordsville Veterinary Hospital. I have been employed there for over 11 years.

For all of those years I have selfishly wanted the land next to the clinic to be developed. A food establishment would be wonderful, especially coffee! I was excited to hear about the land being purchased by two developers looking to invest in McCordsville. The growth of the town could support these businesses and return they would provide a boost to taxes for the town. It's a win-win if that's all you think about.

However, looking at these land uses and how they will negatively affect the existing issues with infrastructure at that corner, worries me. I drove through that intersection multiple times a day. I live just north of that intersection in district 3. It should take me no more than 5 minutes to make it to work. If am 1 minute late leaving, my commute time can double/triple. Now 10 minutes is not a long commute and I'm not writing to complain about my commute times. I'm only trying to point out that during morning commute times the traffic heading south on Olivo/Mt Comfort is more than our current roads can handle. The railroad alone has caused the town and its residents enough headaches.

Now let's add to the traffic those wanting to pick up coffee in the mornings. Where are all those extra



cars going to go? What about drive through wait times? What happens when the drive-through line is back out to Olio. This hasn't even considered the cars turning into the lots from Broadway. (Both right and left turns). This has the potential to cause a traffic nightmare. This is just morning rush hour. The same issues will arise for the evening commute and dinnertime at Culver's.

I can tell you that by 7:15-7:20 am, traffic can be backed up from the light at Broadway/Mt. Comfort to the light at 900 N/Olio. The same thing happens in the evening heading north on Mt Comfort, just south of the light on Broadway. One train coming through town at the right time really causes traffic congestion.

Now I am sure that you are familiar with this intersection at all times of the day. It's hard to live in McCordsville and not drive through that light at least once a day. But if you haven't, I encourage you to spend some time driving through while all the surrounding systems schools are in session (Both HSE and Mt Vernon). Then, if you haven't already, visit the Culver's location at Olio/136th during their peak business hours and Dunkin at 116th/Brook school. I've been to both several times. Lines at Dunkin have wrapped around the entire strip mall. Lines at Culver's are just as bad and employees park on an abandoned road. There's still not enough parking to handle the number of patrons.

Now while you are out driving pull into and out of the veterinary hospital from all directions. Then try to exit the from alley between the bait shop and veterinary hospital turning left. (Side note, it's difficult to see around the new signage of the bait shop without pulling into traffic). Now imagine the back up if cars are allowed to exit left from Dunkin/Culver's onto Broadway.

I know the town is doing its best to try to accommodate all growth happening. However, I think we would be doing a disservice to the community by allowing drive-through businesses to develop on that land. The amount of traffic turns over for those establishments is more than that corner should handle. Not only for traffic congestion but traffic safety.

I know the developers still need BZA approval to allow for drive thru. Unfortunately, I have a prior commitment and cannot make that rescheduled BZA meeting. I do hope you can share my concerns with the rest of the town council and BZA members.

Longman Response: Thank you so much for these genuine concerns. I commuted that way morning & evening from 2019 to 2022 so I share your perspective. Dr. Harbin has also provided valuable input with his perspective & needs as well. I really appreciate you messaging me and I will relay these points to our planner & the developer.

Resident - Matt Ewing:

Will the concrete median on 600 prevent southbound traffic from turning east into Family Express?

Longman Response: I have not seen a graphic representation of this new element, but due to the limitations in the width of the existing roadway it will most likely eliminate that turning movement into Family Express.



I would be against this. We go to Family Express frequently and there's not a great alternative to get there.

Longman Response: All of these ideas are hypothetical at this stage, but I believe that you could use still use Railroad Street to access the northeast entrance driveway to Family Express. I encourage everyone to attend the public zoning hearing on Wednesday, 4/12/23 @ 6:30 PM at the Town Hall.

Resident – Misty Ewing:

That's horrible! This will affect their business in a negative way. Maybe that corner isn't the best idea for two busy restaurants.

Longman Response: Same as above

Resident – Kimberly Thomas:

It's definitely not the right location.

Railroad Street is tiny & not sufficient for a large amount of traffic.

There is not room for this development on that corner. It's insane they are even considering it. More important is fixing the current traffic flow issues & the 2 hour+ long shutdowns due to trains stopping on the tracks. Would possibly support it if it was moved down towards the Town Center development.

Longman Response: Thank you for the feedback. I will share these comments with our Staff and Board of Zoning Appeals.

Dr. John Price
6896 Cardinal Dr.
McCordsville, IN 46055
April 7, 2023

McCordsville BZA
c/o Ryan Crum via email
Town of McCordsville
6280 W 800 N
McCordsville, IN 46055

I'm writing this letter of remonstrance for the special exception and development standard variance request BZA-23-002 from Culver's. I believe there's been a lack of public notification regarding the proposed variances. My other concerns are documented below:

1. The intersection of county road 600 West and West Broadway has to be the worst intersection in the town of McCordsville. At rush hour the traffic is often backed up on south bound beyond where the old hangar for the Airport was located. Wednesday April 5, 2023 at 10:45 am I had to wait through two traffic lights to travel southbound on 600 West at Broadway.
2. With traffic safety in mind, why is consideration being given to cramming two businesses in the property at 600 W and Broadway. One business would minimize most of the issues with this request.
3. Unless there has been a recent change, the developer is not providing any road improvements to alleviate some of the traffic concerns, 600 West and West Broadway. There is no right turn lane on southbound Broadway to enter the proposed retail stores nor is there an extension of the left turned lane on North Broadway developers. The developers of subdivisions are often required to improve the roads at the entrance of their subdivisions.
4. There are no plans for the town to improve the intersection of 600W And Broadway until 2025 or 2026. The citizens of McCordsville will have to deal with the traffic situation for years until the roads are improved.
5. The developer should be required to pay for any modifications to the existing properties to reduce the impact on the existing business adjacent to the proposed development. Whether it's moving utility poles or resurfacing the surface and access drive.
6. The town staff is insisting to shift the earlier proposed project fifteen feet to the south to increase safety. Fifteen feet is equivalent to a single car length. If fifteen feet is going to improve the safety, the entire project safety is questionable and should be reconsidered.

7. I also have concerns about the lack of public notification of this project. The existing business owner was only notified free days before the town council meeting on March 14. The developer has been working with the town for over 12 months. Why wasn't this information shared with all relevant parties earlier in the process?
8. I have concerns about the lack of public notification on this BZA request. I went to the town website on April 7th at 10:45 AM and no details were posted considering the request. There are no attachments to the agenda. The link to the website for additional information does not contain any details of the variations being requested, only a site diagram.
9. I also oppose the vacating of existing town roads and alleys without any compensation for the property from the developer.
10. I have concerns about the sheer amount of traffic the two combined businesses would result. If you have ever been to the Culver's at 136th and Olio Road during the evening mealtime, traffic has many times been backing out of the parking/drive thru into adjacent roads. These adjacent roads are unoccupied county roads, unlike McCordsville where it would be on two major thoroughfares.
11. I believe the proposal as it currently stands will have a negative effect on the adjacent business property that has been operated in McCordsville for over 30 years. We must give existing businesses as much, if not more, consideration than newcomers to our town.

I request that any decision on this BZA be deferred to next month's BZA to allow public review of the request. I would like the incorporation of these two businesses in the town of McCordsville. Unfortunately, the location of both businesses does not fit in the long-term needs of the town due to traffic concerns and the impact to a long-term local business.

Sincerely,

Dr. John Price