

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: October 17, 2023

PETITIONER: Jim Swan (Culver's)

PETITION: Culver's Restaurant Development Plan

REQUEST: Petitioner requests approval of a Development Plan for one (1) lot on approximately 2.3 acres.

LOCATION: The subject property is located at the northwest corner of CR 600W and W Broadway.

ZONING: The subject property is zoned Commercial Neighborhood (CN) and is currently undeveloped. Zoning and land use for the surrounding area are as noted below:

Zoning

North: PUD, R-3, P & CN
South: OT
East: CN
West: CN

Land Use

Single-family, HVAC, & cemetery
Fuel station and business
Fuel station
Agricultural

STAFF REVIEW: The petition proposes a 4,600 square feet single-tenant restaurant building. The restaurant features a drive-thru, which has received a Special Exception from the Board of Zoning Appeals (BZA). The BZA also approved a number of variances, some of which relate to site design.

Infrastructure

The site will receive sanitary sewer service through the Town. Water service will be provided Citizens Energy Group. The petitioner is also required to detain stormwater and release at rates in accordance with the Town's Stormwater Management Ordinance. The petitioner's detention facility will be a dry facility and located between the parking lot and CR 600W. It does include a retaining wall and staff is seeking additional details regarding the aesthetic appearance of this wall as it will be highly visible from the busiest intersection in Town.

The site has two (2) entrances, as well as a connection to S. Railroad St. The entrance on W Broadway will be full access, while the entrance on CR 600W will be limited to a right-in/right-out. The locations of the entrances have been carefully selected by Town staff,

in consultation with INDOT and our traffic consultants, based upon traffic circulation, queuing, and safety. The W Broadway entrance will be required to be shared with future development on the undeveloped lot to the west. As part of the conditions set forth by the BZA, the petitioner will be widening S. Railroad St for the width of their lot to ensure it can handle two-way traffic, and re-aligning a portion of the road in order to provide a safer intersection with CR 600W. The petitioner’s plan do not show the widening all the way to the west lot line, but it is staff’s understanding that revision will be provided before the meeting.

Lot & Yard Standards

The following bulk standards (as modified by the BZA) apply to the property:

- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback – 600W: 25 feet
- Minimum Front Yard Setback – Broadway: 17 feet
- Minimum Front Yard Setback – Railroad St: 5 feet
- Minimum Side Yard Setback: 5 feet
- Maximum Lot Coverage: 65%
- Maximum Height-Principal: 45 feet

Landscaping

The Town’s requirements for parking lot landscaping (internal and perimeter), foundation plantings, outdoor dining area plantings, connector sidewalk, and CR 600W perimeter tree plantings (via the new Overlay) apply to this project. The BZA did grant a variance to only require perimeter parking lot shrubs plantings along the north parking lot perimeter and to approve the foundation planting beds as presented. The BZA also added a requirement for landscaping between the building and the drive thru lanes, and a decorative fence near the intersection. The petitioner’s plans comply with these standards with the exception of the outdoor dining area plantings and perimeter tree plantings along CR 600W. The petitioner is working to make this addition and we expect to have it prior to the meeting.

Pedestrian Connectivity

The Town’s Ordinances require perimeter pedestrian infrastructure in the form of a 10’ wide multi-use path along CR 600W and a 5’ wide sidewalk along W Broadway. The Ordinances also require foundation sidewalks and a sidewalk connecting the foundation sidewalk to the perimeter pedestrian facilities. Crosswalks shall feature pavers, or stamped and colored asphalt or concrete. This project is in compliance with these requirements, with the exception of the crosswalks. The petitioner is working to make this addition and we expect to have it prior to the meeting.

Parking

The petitioner received a variance for parking, with the BZA granting a variance that no less than seventy-three (73) parking spaces be provided. The petitioner's plans provide 77 parking spaces. For reference, this quantity of parking is greater than most Culver's restaurants in the area. Additionally, the BZA applied a condition that the petitioner must use all commercially reasonable efforts to enter into a shared parking agreement with the future developer of the undeveloped lot to the east.

Lighting

The Town's exterior lighting standards apply to this site. All site lighting is required to meet the following standards:

- Maximum height of twenty-five (25) feet (from grade)
- All free-standing fixtures, posts, and components shall be black
- Fully recessed fixtures for all sight and building lighting, except for architectural accent lighting

The site is also required to provide streetlighting along both CR 600W and W Broadway. The Town has requested the petitioner include this in their plans and utilize the same streetlight the Town is using in McCord Square. The petitioner is working with their lighting consultant to make revisions to their lighting plan to address the streetlighting, maximum site lighting height and confirm fixture specs/details. We expect to have these revisions prior to the meeting.

Architecture

The building features primarily a brick and EIFS building. The petitioner has incorporated a significant amount of fenestration, vertical and horizontal articulation, decorative window awnings, and a three-dimensional cornice. The architectural design is being presented to the ARC on Tuesday, Oct. 17th. Staff will provide an update at the Plan Commission meeting.

Signage

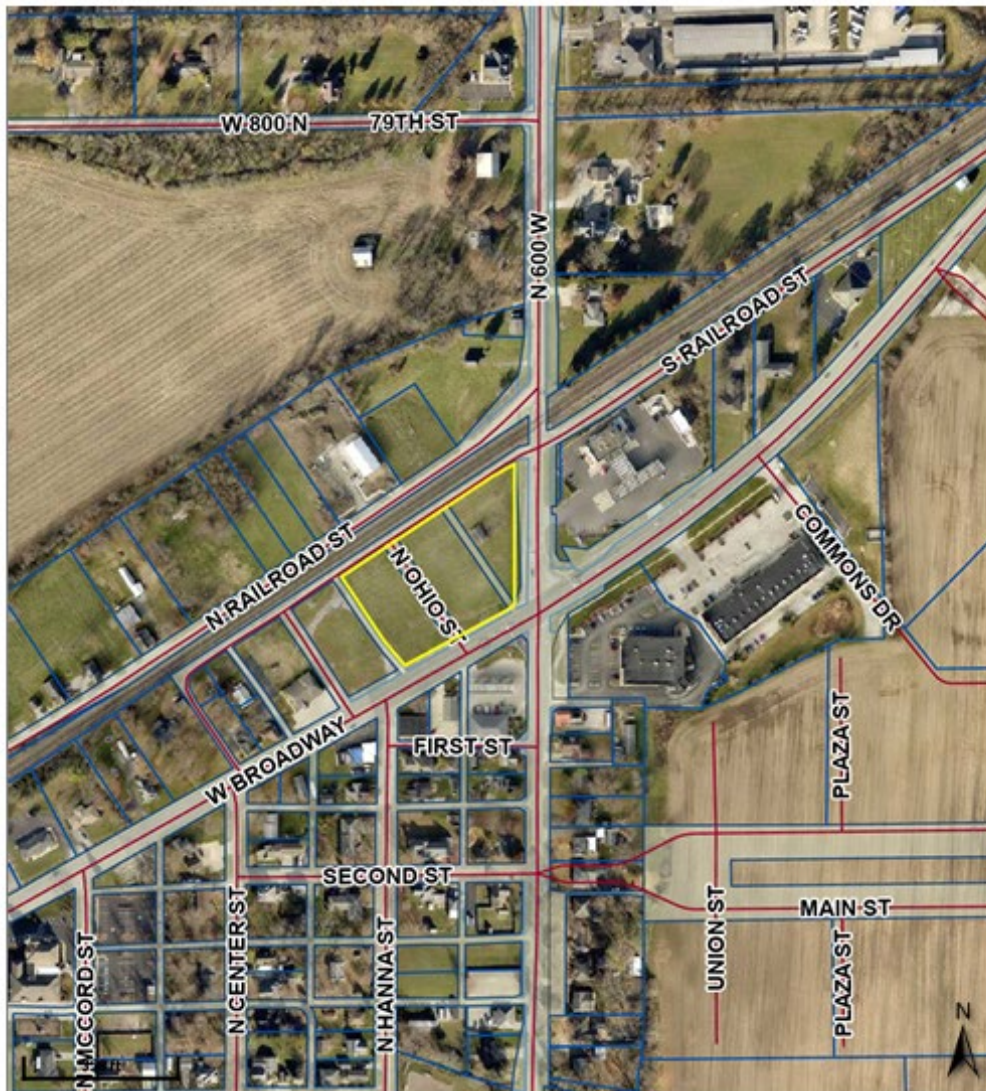
The BZA approved a number of variances related to wall, ground, and drive-thru signage. All signage is required to go through a site permit process which is separate from the Development Plan process. Staff will be happy to provide further detail on the BZA variances at the meeting if requested.

The project went to TAC on October 5th and received a number of comments. The petitioner has addressed all comments applicable to the Plan Commission's review except for the items noted above. Staff has provided this list to the petitioner and we anticipate revised plans prior to the meeting. Staff will be prepared to answer any detailed questions regarding these requirements at the meeting.

STAFF COMMENTS/RECOMMENDATION:

Staff finds that the proposed project is a high-quality addition to the Town and will provide a needed fast-food option for residents and visitors.

The Plan Commission can motion to provide (a) approval, (b) continuance, or (c) denial of the Development Plan. Following resolution of the items noted above, staff recommends approval of this Development Plan.



Overview



Legend

- Roads**
- I
 - S
 - U
 - <all other values>
- Rights of Way**
- Parcels**

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