

McCordsville

ESTD  1988

INDIANA

Planning & Building Department
6280 W 800N McCordsville, IN 46055
Phone: 317.335.3604
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PUBLIC HEARING INFORMATION

Case #: PC-23-022

Title: Green Touch's request for a favorable recommendation on a rezone from R-1/R-3 to Green Touch PUD, located at the northeast corner Depot Street and N. Railroad Street.

Meeting Date: This zoning petition is currently scheduled to be heard at the January 16th Plan Commission (PC) meeting.

**Meeting agenda, petitioner's packet, and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".*

Statement of Intent

Green Touch Mixed-Use Building – PUD petition

6312 Railroad Street, McCordsville, IN 46055

GT Real Estate LLC is proud to present for consideration a new mixed use building in McCordsville. We are proposing a 2-story 7200 square foot building at 6312 Railroad Street. The first floor will become the new headquarters for Green Touch Services, now located on Broadway Avenue. Green Touch is a full service landscape design, installation and maintenance company. They have been in business since 1995.

The second floor will contain two (2) four-bedroom apartments. The exterior of the building will feature masonry wainscot, architectural metal panel, fiber cement siding and a metal standing seam roof. Special attention was paid to the design of the building to fit the appearance and character of Old McCordsville. The building will be served by a 41-space parking lot with access points on Railroad Street and Depot Street.

The property consists of two tax parcels zoned Residential 1 and Residential 3. The property is also a part of the 600W/Broadway Highway Overlay. A Planned Unit Development (PUD) is being proposed to permit the mixed uses. The Overlay zoning would remain in place. The proposal is consistent with the McCordsville Comprehensive Plan which calls for this area to be mixed use. The proposal will comply with the guidelines of the Overlay District. In terms of development standards, the PUD will default to the standards set forth in the CN Neighborhood Commercial district, with the exception of maximum lot size (CN is 100,000 square feet, the PUD will be 2.5 acres) and front setback (CN is 25 feet, the PUD will be 5 feet).

Sanitary sewer exists along the east and south property lines. Also, to the east is a County regulated drainage ditch. Water will be accessed from the west. In terms of existing land uses, to the north is agricultural, zoned R-1. To the east is agricultural and residential, zoned R-1. To the south is Railroad Street, the CSX railroad tracks, and a clinic, zoned PO Professional Office. And to the west is Depot Street, Trax BBQ and Scarlett Lane Brewing Company, zoned PO.



○ **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



○ **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



○ **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



○ **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



INSPIRATIONAL BUILDINGS



Metal Roof



Fiber Cement Siding



PEMB Wall Panels

NEW CONSTRUCTION
GREEN TOUCH
RAILROAD STREET & DEPOT STREET
NCCORDSVILLE, INDIANA
MACDOUGALL PIERCE CONSTRUCTION

PRELIMINARY PLANNING

09/2023

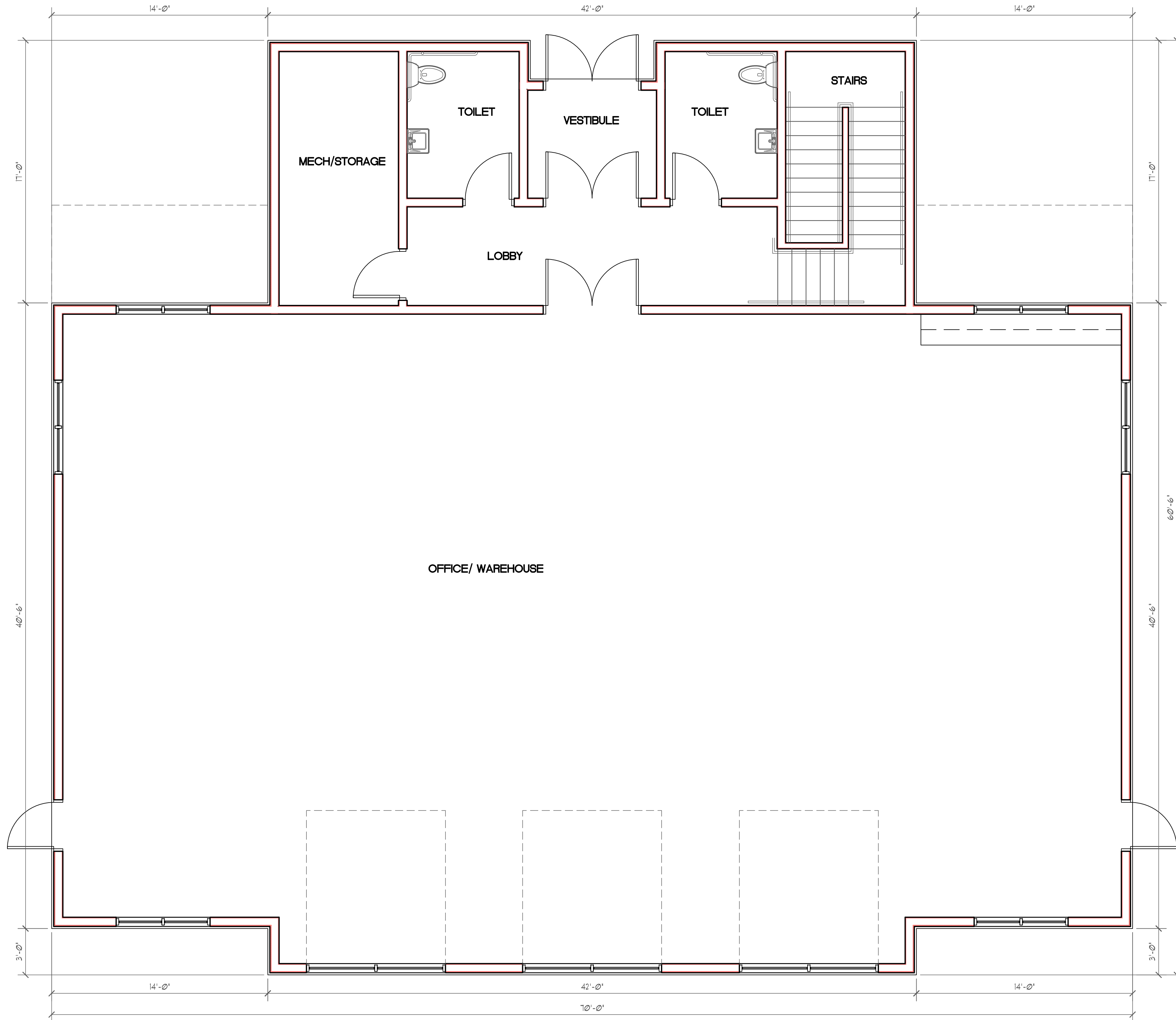
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PLOT DATE: 2023-05-12
DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 23-0056

EXTERIOR ELEVATIONS

A201

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 **PRELIMINARY FLOOR PLAN 01**
SCALE: 1/4" = 1'-0"

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peterSONarchitecture.com

NEW CONSTRUCTION
GREEN TOUCH
RAILROAD STREET & DEPOT STREET
NCCORDSVILLE, INDIANA
MACDOUGALL PIERCE CONSTRUCTION

PRELIMINARY PLANNING

08/2023

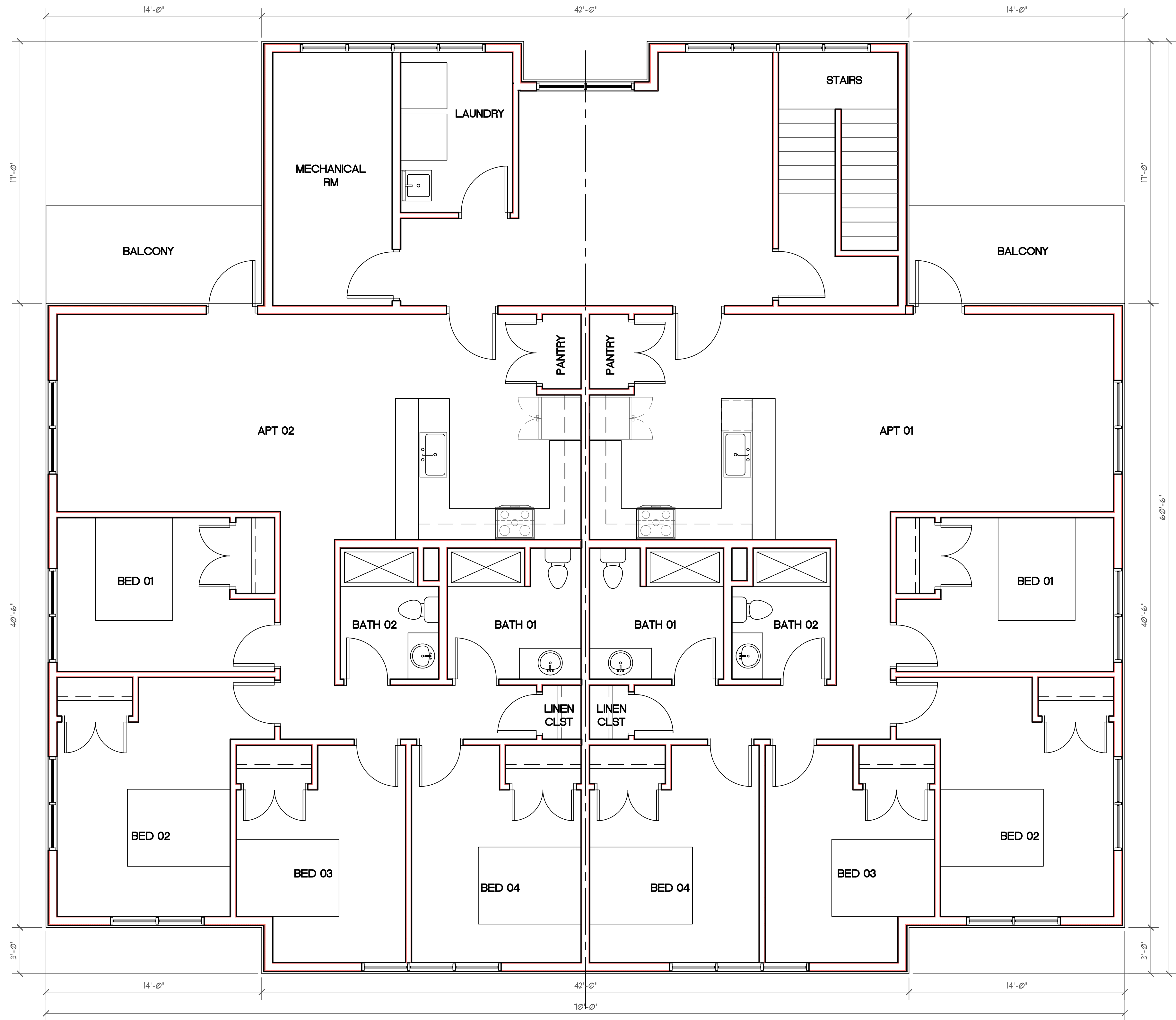
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5	REVISION DATE

PLOT DATE:	2023-05-12
DRAWN BY:	TANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0056

ARCHITECTURAL FLOOR PLAN

A101

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 **PRELIMINARY FLOOR PLAN 02**
SCALE: 1/4" = 1'-0"

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PRELIMINARY PLANNING

08/2023

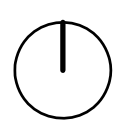
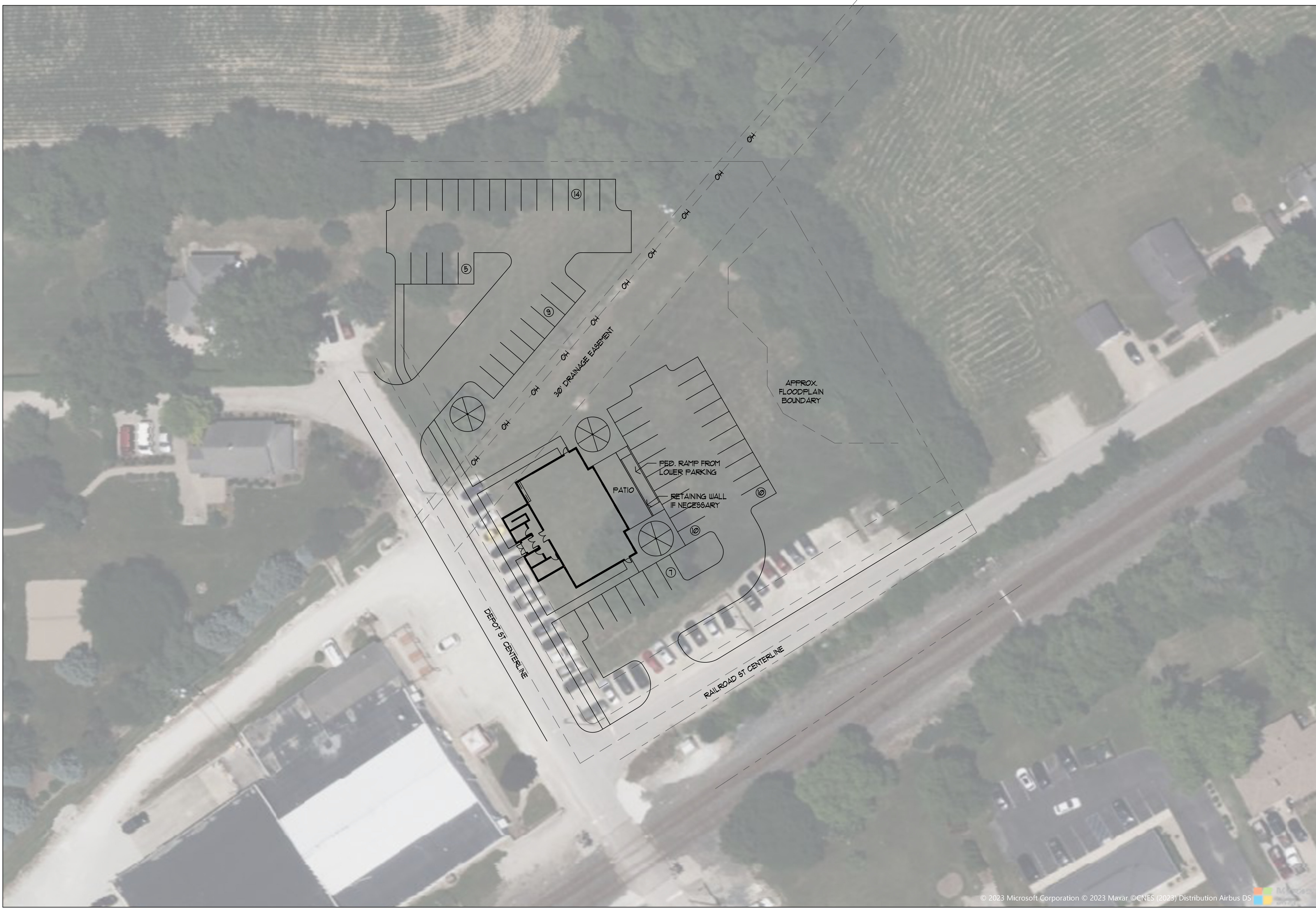
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5	REVISION DATE
6	REVISION DATE

PLOT DATE:	2023-05-12
DRAWN BY:	TANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0056

ARCHITECTURAL FLOOR PLAN

A102

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PRELIMINARY SITE PLAN

SCALE: 1/32" = 1'-0"

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NEW CONSTRUCTION GREEN TOUCH RAILROAD STREET & DEPOT STREET NCCORDSVILLE, INDIANA MACDOUGALL PIERCE CONSTRUCTION

PRELIMINARY PLANNING

09/2023

REVISIONS:
1. REVISION
DATE
2. REVISION
DATE
3. REVISION
DATE
4. REVISION
DATE
5. REVISION
DATE

PLOT DATE: 2023-08-11
DRAWN BY: T.JANKER
CHECKED BY: -
PROJECT NUMBER: 23-0056

ARCHITECTURAL SITE PLAN

A100

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