

# McCordsville

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## INDIANA

Planning & Building Department  
6280 W 800N McCordsville, IN 46055  
Phone: 317.335.3604  
Email: [building@mccordsville.org](mailto:building@mccordsville.org)

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### **PUBLIC HEARING INFORMATION**

Case #: BZA-24-002

Title: TRG's (The Ridge Group) request for several Development Standards Variances for a proposed multi-family residential project, located along the eastside of N Kensington Way and south of Wellington Way.

Meeting Date: This zoning petition is currently scheduled to be heard at the February 7<sup>th</sup> Board of Zoning Appeals (BZA) meeting.

*\*Meeting agenda 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](http://www.mccordsville.org) and click on "Agendas & Minutes".*

THE TOWN OF  
McCordsville



Next Stop  McCordsville

## McCORDSVILLE BOARD OF ZONING APPEALS

### VARIANCE APPLICATION

Zoning Ordinance Section 10.03

#### Applicant Information

Name: TRG Development, LLC

Current Address: 3225 Hoyt Avenue  
(Number) (Street)

Muncie IN 47302  
(City) (State) (Zip)

Phone No.: 260-479-7878 E-mail Address: tbowers@TRGCorporation.com

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

Name: L & R Acquisitions, LLC

Current Address: 34 W. Rampart Street  
(Number) (Street)

Shlebyville IN 46176  
(City) (State) (Zip)

Phone No.: 317-753-9461 E-mail Address: rjbowden1031@gmail.com

#### Property Information

Current Address: \_\_\_\_\_  
(Number) (Street)

Subdivision Name (if applicable): \_\_\_\_\_

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

Legal description attached - Exhibit A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### **Administrative Officer Use Only:**

Existing Zoning: \_\_\_\_\_

Future Land Use: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

Docket No.: \_\_\_\_\_

Present Use of Property: Vacant - Undeveloped Land

Size of the Lot/Parcel in Question: 8.69 acres

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:

N/A

**Variance Information**

Describe the variance requested: Variance request to (1) reduce required parking ratio from 2.5:1 to 2.0:1, Site plan shown on Exhibit E (2) relief from the 100% first floor masonry requirement at select locations shown in Exhibit C. (3) relief from the clubhouse 50% masonry on all sides facing adjacent properties - shown in Exhibit D.

Development Standards Variance Requested:

- |   |  |
|---|--|
| <input type="checkbox"/> Building Height  | <input type="checkbox"/> Entrance / Drive        |
| <input type="checkbox"/> Building Setback   | <input type="checkbox"/> Sight Visibility        |
| <input type="checkbox"/> Lot Coverage   | <input type="checkbox"/> Fence and Wall          |
| <input type="checkbox"/> Lot Width  | <input type="checkbox"/> Landscaping             |
| <input type="checkbox"/> Lot Area   | <input type="checkbox"/> Buffering and Screening |
| <input checked="" type="checkbox"/> Parking   | <input type="checkbox"/> Exterior Lighting       |
| <input type="checkbox"/> Loading  | <input type="checkbox"/> Sign                    |
| <input checked="" type="checkbox"/> Other (please specify): <u>Architectural Standard</u> |  |

Describe reasons supporting the variance requested: See attached Exhibit B

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**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): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Applicant's Signature**

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

*Tyler Bowers*

\_\_\_\_\_

(Applicant's Signature)

1/23/2024

\_\_\_\_\_

(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.

*Ronald Bowden*

\_\_\_\_\_

(Owner's Signature)

1/23/2024

\_\_\_\_\_

(Date)

\_\_\_\_\_

(Owner's Signature)

\_\_\_\_\_

(Date)

## Exhibit A

### LAND DESCRIPTION

INSTRUMENT NO. 100008172  
L&R ACQUISITIONS

Part of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, Hancock County, Indiana,  
more particularly described as follows:

Commencing at the Southeast corner of the West Half of the said Southeast Quarter Section; thence North 00 degrees 52 minutes 49 seconds East along the East line of the said Half Quarter Section 1,244.84 feet to the POINT OF BEGINNING; thence North 89 degrees 07 minutes 11 seconds West 100.97 feet; thence North 76 degrees 55 minutes 01 seconds West 59.26 feet; thence North 70 degrees 31 minutes 35 seconds West 102.34 feet; thence North, 89 degrees 07 minutes 11 seconds West 214.46 feet; thence South 81 degrees 51 minutes 08 seconds West 122.67 feet; thence South 72 degrees 10 minutes 44 seconds West 126.92 feet; thence South 62 degrees 30 minutes 21 seconds West 126.92 feet; thence South 52 degrees 49 minutes 57 seconds West 63.46 feet; thence North 34 degrees 47 minutes 21 seconds West 143.93 feet; thence North 45 degrees 09 minutes 23 seconds East 499.45 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 44 degrees 50 minutes 37 seconds West 175.00 feet from said point; thence northeasterly along said curve 135.23 feet to the point of tangency of said curve, said point being South 89 degrees 07 minutes 11 seconds East 175.00 feet from the radius point of said curve; thence North 00 degrees 52 minutes 49 seconds East parallel to the said East line 61.01 feet; thence South 89 degrees 07 minutes 11 seconds East 452.01 feet; thence South 32 degrees 57 minutes 28 seconds East 70.03 feet; thence South 89 degrees 07 minutes 11 seconds East 67.12 feet to a point on the East line of the said half Quarter Section; thence South 00 degrees 52 minutes 49 seconds West along the said East line 485.30 feet to the place of beginning. Containing 8.688 acres, more or less.

## **Exhibit B**

### **Statement of Intent**

The proposed development of 8.69 acres along N. Kensington Avenue is comprised of 128 multifamily units, made up of 1 and 2-bedroom apartment units. The development will consist of eight, 2-story apartment buildings and a clubhouse with leasing offices, tenant amenities, and a pool. The property will have surface parking available to all tenants, as well as private garages for lease. The exterior of the buildings is proposed to be a combination of masonry and fiber cement lap and panel siding. Based on the current PUD, overlay, and zoning requirements, the below variances are being requested:

1. Parking Variance:

Current zoning requires 2.5:1 parking ratio, requiring the development to maintain 320 parking spaces. Based on regional and national multifamily parking statistics, we are requesting a reduction in the current parking requirement from 2.5:1 to 2.0:1 to have a minimum available parking of 256 spaces. Based on data provided by the National Apartment Association (NAA) the average garden style multifamily development maintains a 1.50:1 parking ratio. We believe, based on national data, as well as our own data from existing properties, that a parking reduction from 2.5:1 to 2.0:1 will provide adequate parking spaces for the property. Site plan with current parking shown in Exhibit E.

2. 100% First Floor Masonry – Apartment Buildings Variance:

The Gateway Crossing PUD requires all multifamily structures to have 100% masonry across the first floor with the exception of bays, windows, and doors. We request relief from the requirement in select locations (shown in Exhibit C), primarily located at unit entry, first floor patio areas, and utility rooms not facing Kensington Avenue. We believe the deviation from first floor masonry in these select locations gives texture and depth to the elevation of the building.

3. Clubhouse – 50% Masonry on sides facing adjacent properties:

The McCordsville Overlay and Architectural Standards require all clubhouse sides facing adjacent properties to maintain 50% Masonry. We request a variance for relief of the 50% requirement on the south and east facing sides of the clubhouse. We request a reduction from 50% to 40% on the south facing side and a reduction from 50% to 45% on the east facing side of the building. (Exhibit D)

## EXHIBIT C

### **Building A**

Request for relief of masonry requirement at location shown below. Inset balconies at the rear of the buildings, utility closets at end of buildings (non-Kensington facing utility closets), storage closets at rear first floor balconies, and unit entry points at front of buildings.



## **Building B**

Request for relief of masonry requirement at location shown below. Inset balconies at the rear of the buildings, utility closets at end of buildings (non-Kensington facing utility closets), storage closets at rear first floor balconies, and unit entry points at front of buildings.



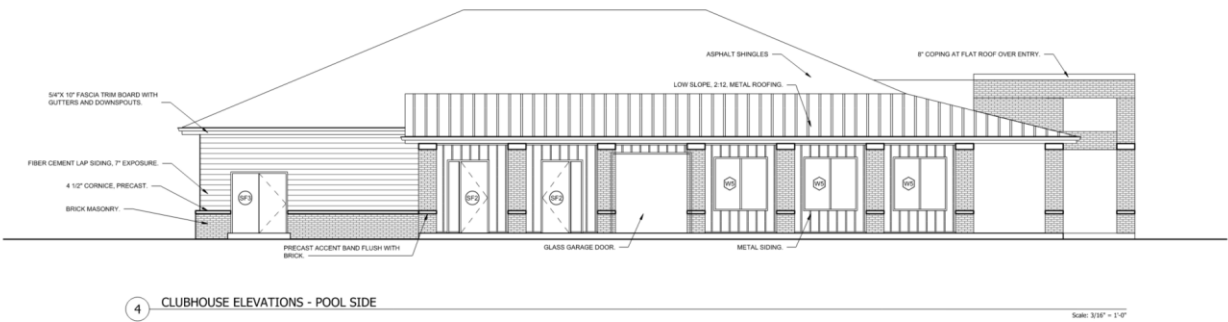


Exhibit D

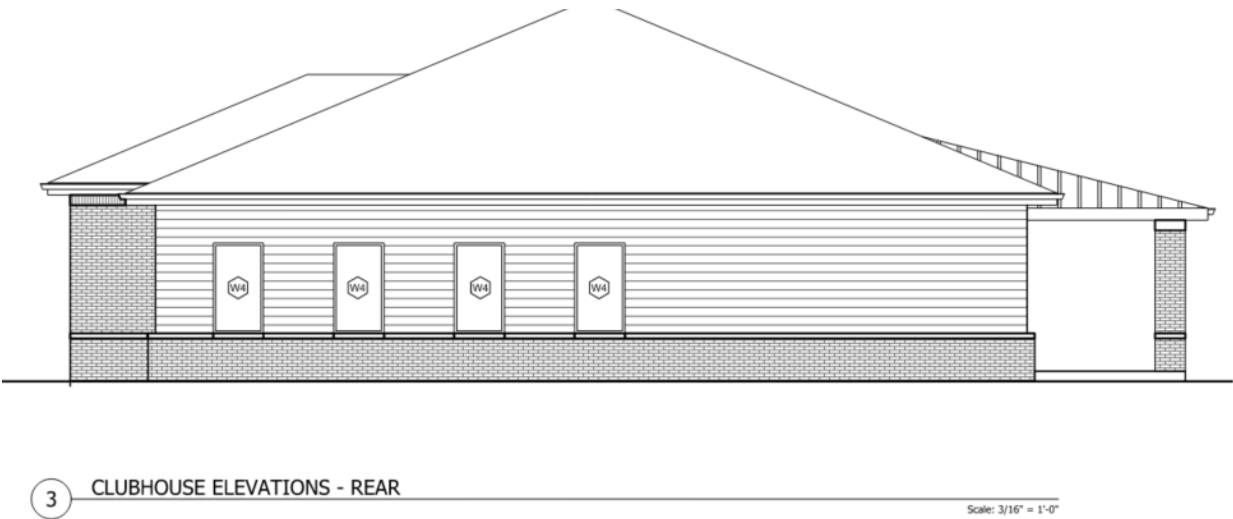
Clubhouse

Request for relief of 50% Masonry requirement for sides facing adjacent properties. The south and east facing sides of the clubhouse are designed with less than the 50% masonry requirement for sides facing adjacent properties. The south facing side is comprised of 40% masonry and the east, pool facing side is comprised of 45% masonry.

East: (pool facing side)



South facing side:



Aerial of Clubhouse:

