



**Plan Commission Staff Report  
Department of Planning and Building  
Town of McCordsville**

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**January 19, 2021**

**Project:** PC-20-020, Southwarks Metal Manufacturing Company Primary Plat

**Petitioner:** Kimley-Horn

**Request:** The petitioner is seeking approval of a Primary Plat for a subdivision of parcel into one (1) lot and one (1) block.

**Staff Review:** This property was zoned industrial by the County in 2007. It was annexed into the Town in 2014. A zoning amendment to closer align the Town's industrial zoning to the County's industrial zoning was approved in 2015. In 2020, the Town Council approved a tax abatement for the project.

**General Size & Location**

The subject property is approximately 62 acres and is located near the southeast corner of CR 600W and CR 600N. The property and its location is further described on the Primary Plat.

**Existing Land Use & Zoning**

The subject property is zoned Industrial – 2 (I-2) with Commitments and is currently undeveloped. Adjacent properties are zoned as follows:

- North: Across CR 600N, single-family home lots zoned either Neighborhood Commercial (CN) or Woodhaven
- East: A single family residence zoned Industrial – 1 (I-1) and an undeveloped parcel zoned (County) Industrial Business Park (IBP)
- South: A single-family residence zoned R-3
- West: Across CR 600W and/or Short Rd, parcels zoned I-1, R-3, and CN

**Infrastructure**

The site will receive sanitary sewer service through Aqua Indiana. Water service will be provided Citizens Energy Group. The site has two planned access points, one on CR 600W and one on the to be constructed roadway, Aurora Way. The entrance on CR 600W is required to be shared with the future user(s) of Block A.

**Development Proposal**

The primary plat shows a single lot of approximately 28 acres, one block of approximately 29 acres, and dedicated right-of-way for the future Aurora Way on

approximately 3 acres. The following bulk standards apply to any primary plat on property zoned I-2:

- Min. Lot Area: 3 acres
- Min. Lot Width: 150 feet
- Min. FY Setback: 45 feet (local), 50 feet (all others)
- Min. SY Setback: 50 feet
- Min. RY Setback: 50 feet

In addition to the bulk standards denoted above, all primary plats must show right-of-way to be dedicated (at time of final plat) in accordance with the Town's Thoroughfare Plan, existing easements, proof of access to a public thoroughfare, and delineations of any anticipated or known future easements. Also, this primary plat, also denotes the required cross access easement for the shared access point (between Lot 1 and Block A) onto CR 600W.

All other standards relating to lot specific requirements, development standards, design standards, etc are reviewed at subsequent stages.

**Staff Comments:**

The purpose of primary plats is to ensure the minimum basic standards of the applicable zoning district are met, and that all proposed lots/parcels have access to public right-of-way, utilities, and other necessary services. In other words, the primary plat is ensuring that all lots/parcels/blocks are legal, conforming lots/parcels/blocks as required by the Town's Zoning Ordinance. This primary plat, as submitted, is in compliance.

Following the public hearing, the Commission may vote on this petition. Staff finds that the petition meets all of the requirements for a primary plat within this PUD zoning and therefore staff recommends approval.

As of the writing of this report, staff has not received any comments from the public regarding this petition.

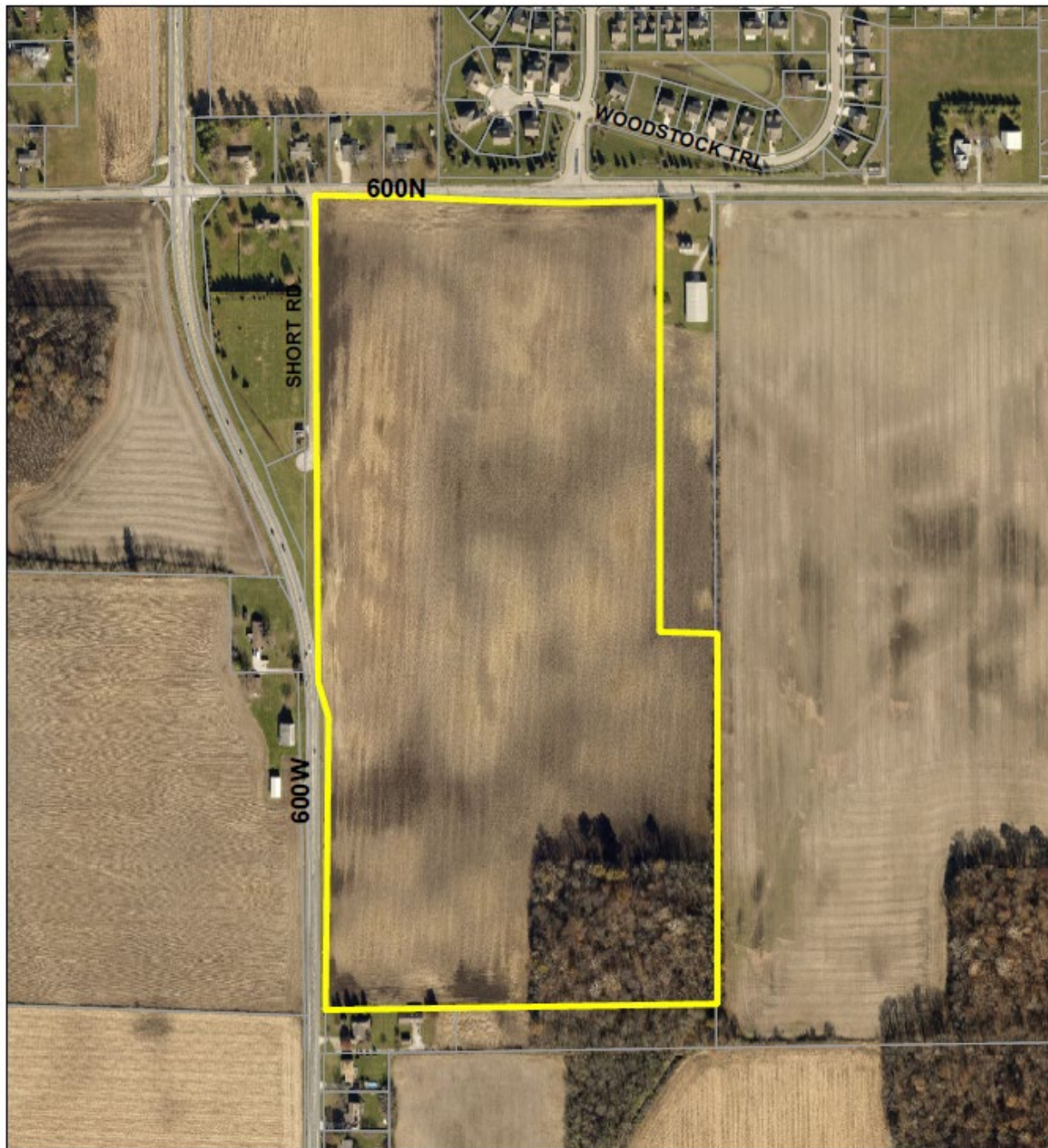
This petition will require a public hearing and following the public hearing and discussions from staff and the petitioner, the Commission can motion to provide (a) approval, (b) continuance, or (c) denial.

# Existing Conditions

THE TOWN OF  
McCORDSVILLE



Next Stop:  McCordsville



Subject Site

