



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

**February 16, 2021**

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- Project:** Southwark Metal Manufacturing Company Development Plan & Secondary Plat
- Petitioner:** Kimley-Horn & The Peterson Company
- Request:** Petitioner is seeking approval of their Development Plan (DPR) and Secondary Plat
- Staff Review:** The petition proposes an industrial facility featuring a 350,000 square foot building with manufacturing operations as the primary use. This site was annexed into the Town of McCordsville in 2015 and has featured industrial zoning since at least 2007. In 2020, the Town Council approved an abatement request for the property. This project also includes formal dedication of public right-of-way for a new street to be named Aurora Way.

**Subject Property Zoning & Location**

The property is zoned *Industrial – 2 (I-2) with Commitments* and is located near the southeast corner of CR 600W and CR 600N.

**Surrounding Land-uses & Zoning**

The subject parcel is undeveloped. The surrounding land uses are as follows:

- North: The majority of the acreage is an undeveloped property zoned I-2 with Commitments, and one parcel, zoned I-1, featuring a single-family home
- East: Undeveloped property zoned IBP by Hancock County
- South: Across the right-of-way for Aurora Way lies a property featuring a single-family and barn zoned R-3
- West: Across CR 600W, lies mostly undeveloped property. Those parcels feature one single-family home and various accessory structures. The properties are all zoned R-3.

**Infrastructure**

As proposed this site will have two (2) access points. One access point is located on Mt. Comfort Road (CR 600W), and the other on the to be constructed Aurora Way. The appropriate right-of-way dedication for both Mt. Comfort Road and Aurora is shown on the petitioner's plans. The access point onto Mt. Comfort Rd is required to be a shared access point with the parcel to the north. The

petitioner's Secondary Plat does provide the required access easement documentation. Perimeter trails are also shown on the petitioner's plans. This site is located in Aqua Indiana's sanitary sewer territory and Citizens Energy Group's water territory. Those agencies have dictated their infrastructure requirements. Stormwater infrastructure is being installed in accordance with the Town's Stormwater Management Ordinance. The primary detention facility is located along the eastern property line.

### **Development Standards**

Setbacks: Front, side, and rear yard setbacks are all required to be fifty (50) feet. *This project is in compliance.*

Lot Coverage: The maximum permitted lot coverage is 75%. At build-out the lot coverage will be approximately 69%. *This project is in compliance.*

Building Height: Primary structures are restricted to 55'. *This will be reviewed when the petitioner submits building elevations for architectural review.*

Max # of Primary Structures: There is no maximum number of primary structures for commercially zoned lots. *This project is in compliance.*

Min. Lot Size: The minimum lot size is 3 acre. This project greatly exceeds that lot size. *This project is in compliance.*

Landscaping: Landscaping is required in conformance with the Town's Zoning Ordinance. The petitioner is required to provide the following, which they have done:

- Perimeter landscaping along Mt. Comfort Rd
- Perimeter & interior parking lot landscaping
- Foundation plantings along building facades
- Buffer-yards along the north and south property lines

*This project is in compliance.*

Parking: The Town's Zoning Ordinance does not include a specific parking ratio for industrial uses. Various industrial uses have very different parking needs dependent upon the type of industrial operation. In such cases, per Section 6.05(G) the Zoning Administrator determines the applicable parking ratio. The Zoning Administrator has determined the 350 spaces shown on the site plan are appropriate and will accommodate the needs of this facility. *This project is in compliance.*

Architecture: Industrial buildings shall comply with various architectural requirements. This site is located within the Town's Highway Overlay, so the industrial architectural standards as well as the Highway Overlay architectural standards apply. *The Architectural Review Committee (ARC) has already approved the building design.*

Street Lighting: Street lighting is required along Broadway per the Town's Zoning Ordinance. The petitioner has provided the required street lighting. *This project is in compliance.*

Site Lighting: Lighting standards are included in the Town's Zoning Ordinance and include requirements such as, but not limited to foot-candle limits, height, and fixture housing. The petitioner's site lighting, including both wall-mounted and free-standing lighting, complies with all requirements of the Town's Zoning Ordinance. *This project is in compliance.*

Open Space: 25% Open Space is required. *This project is in compliance.*

Pedestrian Accessibility: In addition to the perimeter sidewalk requirement along W. Broadway, the Zoning Ordinance also includes requirements for an internal sidewalk system. This system must provide sidewalks along all building elevations with customer entrances, as well as a connection to the perimeter sidewalk. The petitioner has provided all sidewalks and crosswalks. *This project is in compliance.*

Signage: Signage has not been submitted and will be reviewed under the sign permit process. Please note the petitioner has identified drive-thru menu board signage. That signage allowance was approved (via variance) by the BZA. The menu boards will still go through the sign permit process.

#### **Technical Advisory Committee (TAC)**

The project went to TAC on January 7<sup>th</sup> and received a number of comments. All comments applicable to the Plan Commission's review have been addressed. The petitioner will continue to work with staff on addressing stormwater and utility comments.

#### **Staff Comments:**

As noted above the proposal features a large industrial building. The use of the building is light manufacturing. The owner manufactures rolled steel into residential HVAC ductwork and associated parts and fittings. Most of the building is consumed by the manufacturing operation. Smaller portions of the building will feature offices, breakrooms, docks, etc. Trucks carrying the raw materials will enter the site at the north entrance, while trucks hauling the finished product will enter and exit from the south entrance.


The building will sit approximately three hundred (300) feet back from the Mt. Comfort Road right-of-way. In accordance, with the Town's Zoning Ordinance the site is heavily landscaped. Additionally, during the abatement process, the Town Council negotiated for a buffer-yard along the north property line. That buffer-yard has been provided. This site meets all requirements of the I-2 District.

Furthermore, the petitioner has dedicated approximately two (2) acres of property for a new public roadway, to be named Aurora Way. This roadway will serve as a collector road for truck traffic for this property and other industrial development in the area. This roadway presents the Town's best opportunity to mitigate impact of the industrial area on surround lesser intense properties. Staff is very pleased with the petitioner's willingness to dedicate this acreage. The Town will be constructing the first quarter mile of Aurora Way this year.

**Recommendation:** Staff finds the proposed Development Plan and Secondary Plat meet the Town's Zoning Ordinance and therefore we recommend approval.

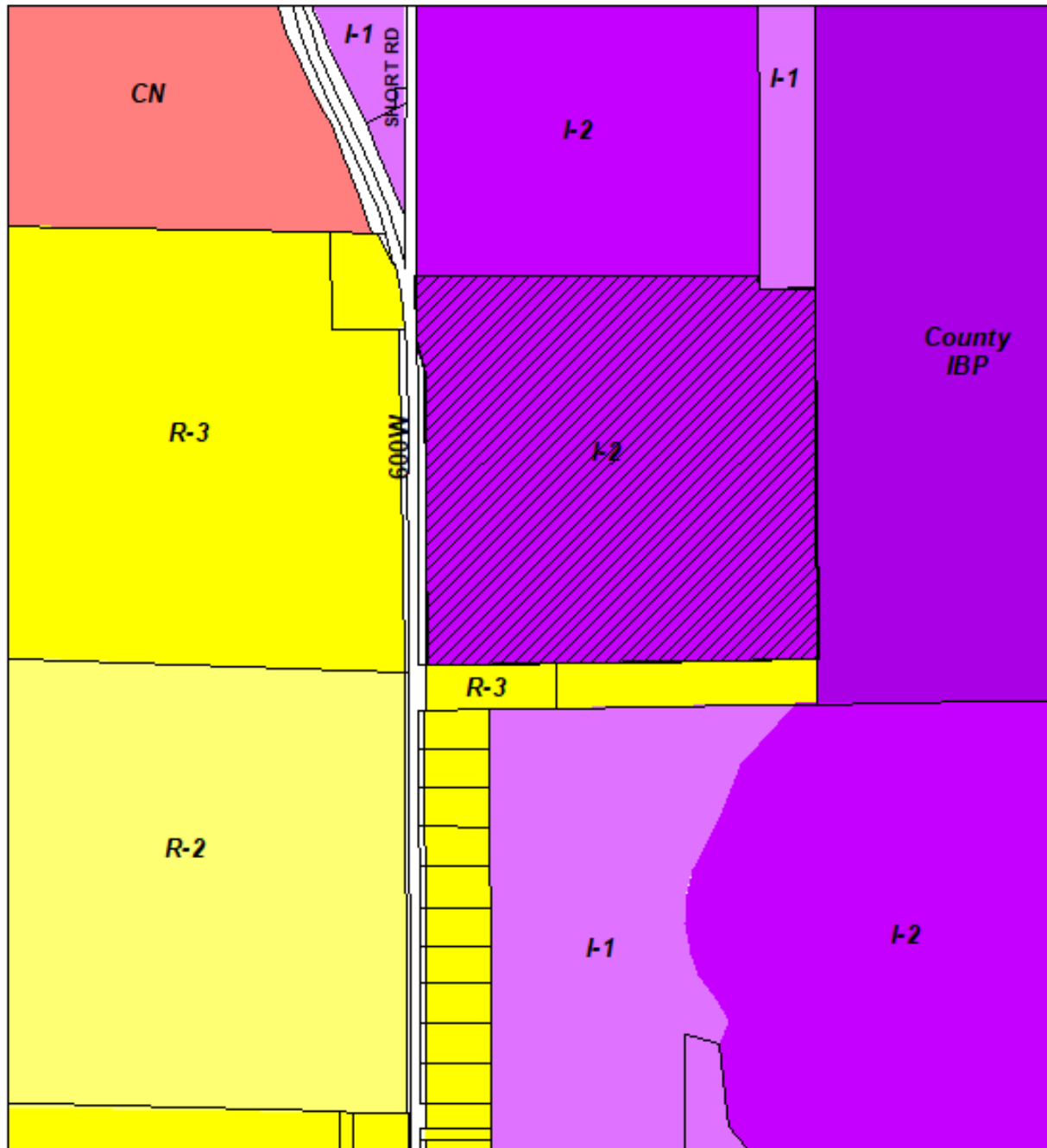
# Existing Conditions




 **Subject Site**



# Zoning



 **Subject Site**

