

# **Statement of Intent – McCordsville Corner Shoppes Variance Petition**

**7473 North County Road 600 West**

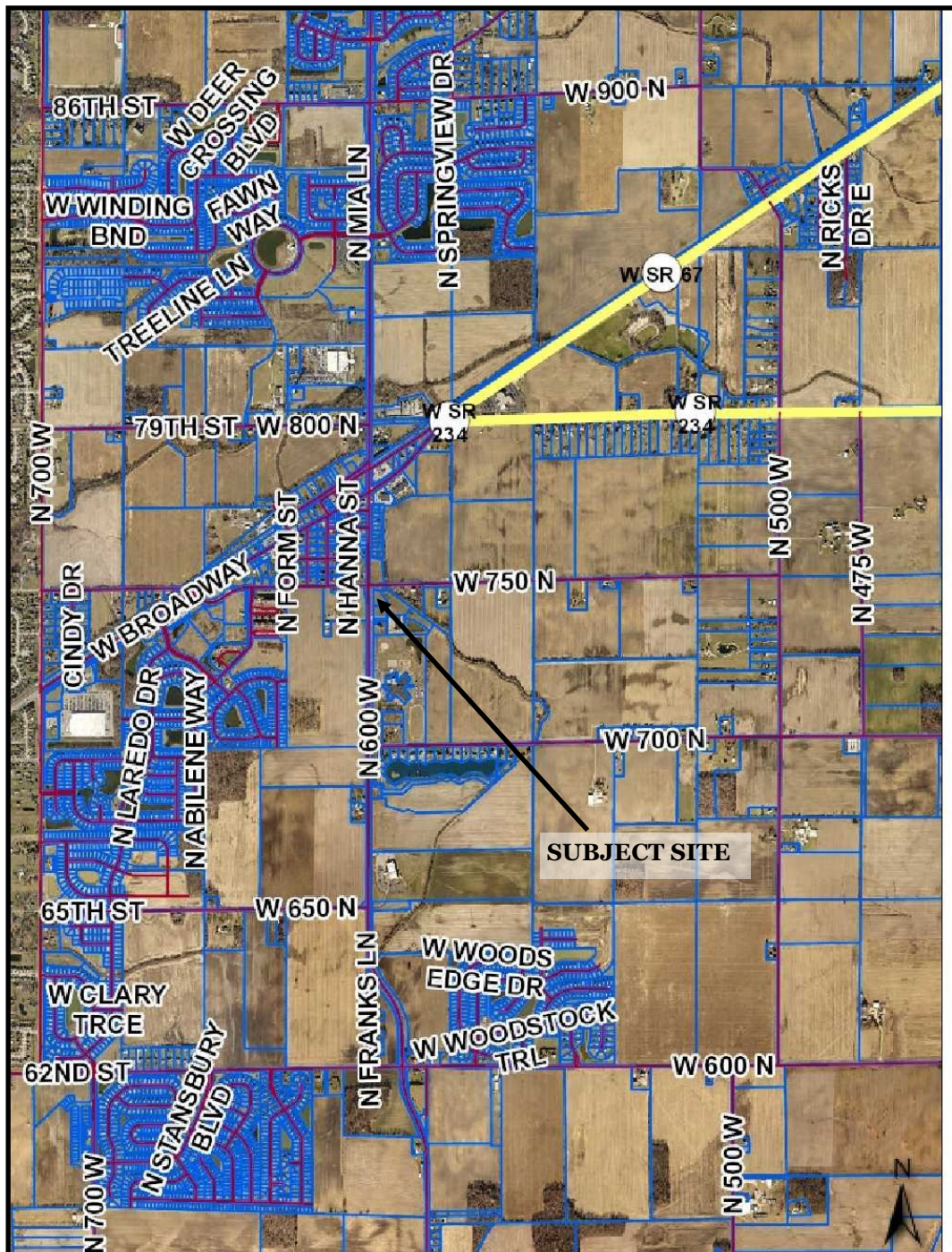
Real estate developers Revel & Underwood are proud to introduce a proposed dental office, McCordsville Family Dentistry, to be located at the southeast corner of Mount Comfort Road and County Road 750 North. This will be a two-story 2907 square foot building designed in a Craftsman style with a pitched roof and stone and brick exterior. We are seeking three development standards variances in order to proceed with what we believe to be a very attractive design that will enhance the visual appeal of this part of McCordsville.

The reduction in internal sidewalk width from 8 feet to 6 feet is appropriate for the dental office proposed. It will provide adequate access to all building entry points. The reduced width will increase the green space on the lot and improve the overall appearance from the public and private streets that it fronts.

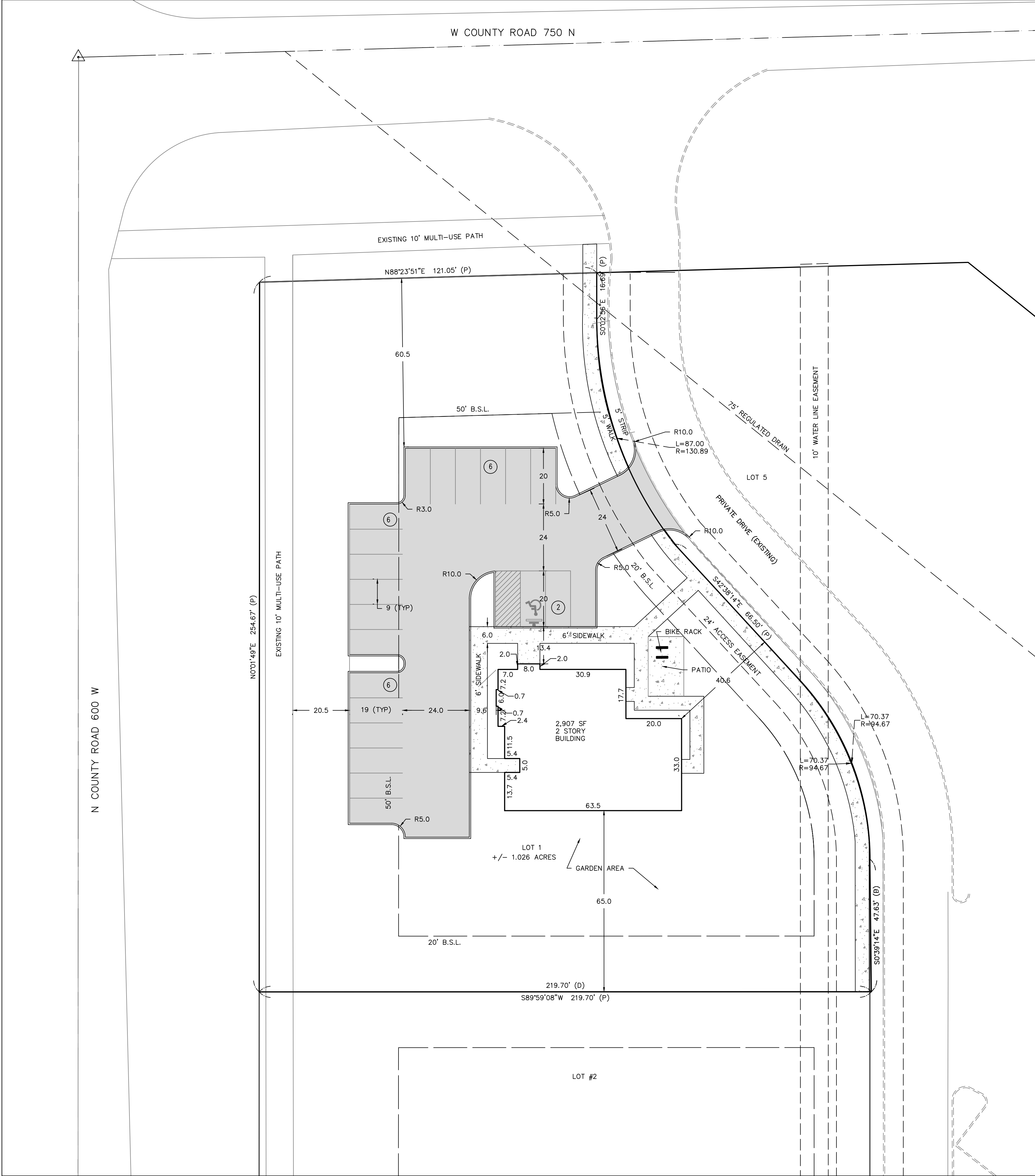
The reduction in parking lot setback from 50 feet to 20 feet applies to twelve (12) parking spaces proposed along Mount Comfort Road (County Road 600 West). This lot has frontage on two public roads and one private road. This leaves limited area to place accessory parking spaces. The twelve spaces will be approximately 85 feet from the edge of pavement of Mount Comfort Road. The parking lot will be fully landscaped, meeting all Town standards. The overall affect will be visually balanced and appealing.

The increase in percentage of parking between the front building façade and the street from 80% to 100% is another function of this lot having three frontages. Proposed parking is sufficient for the proposed use, yet parking spaces total only 21. When fully landscaped and combined with the building design, the view from the perimeter will be pleasing to the eye.

We respectfully request the Board of Zoning Appeals approvals on these petitions.







DEVELOPMENT SUMMARY

SITE INFORMATION :

TOTAL SITE AREA = 0.55 AC.+/-( 24,052 S.F.)  
DISTURBED AREA = 0.49 AC. / (20,900 S.F.)  
ADDED IMPERVIOUS AREA = 0.30 AC. (13,500 S.F.)

SITE ZONING = CO

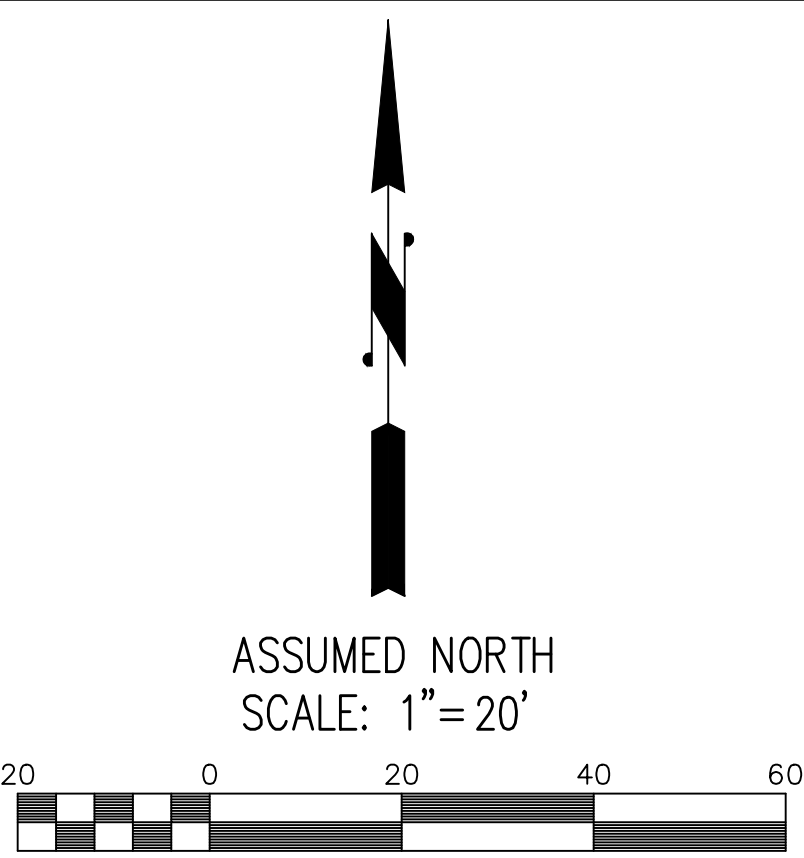
PROPOSED BUILDING = 2907 S.F.

PARKING CALCULATION :  
ON-SITE PARKING SPACES PROVIDED = 20 SPACES  
ACCESSIBLE SPACES PROVIDED = 1 SPACES  
TOTAL PARKING SPACE PROVIDED = 21 SPACES

PARKING REQUIRED (2,907 S.F./250) = 12  
PLUS ONE PER EACH EMPLOYEE (8) = 8  
20 SPACES

BOUNDARY DESCRIPTION

LOT 1 IN MCCORDSVILLE CORNER SHOPPES, THE PLAT THEREOF IS RECORDED IN PLAT CABINET D, SLIDE 112 AS INSTRUMENT NUMBER 202012665, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY,INDIANA, CONTAINING 1.03 ACRES, MORE OR LESS.



LEGEND

- ⑭ NUMBER OF PARKING SPACES
- HATCHING DENOTES NEW ASPHALT
- HATCHING DENOTES NEW CONCRETE



AREA MAP  
ASSUMED NORTH  
SCALE: 1"=2,000'

**ROGER WARD  
ENGINEERING  
INCORPORATED**

CIVIL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS  
6555 CARROLLTON AVENUE  
INDIANAPOLIS, INDIANA 46220  
(317) 251-1738 (FAX) 251-1923  
www.rw-engineering.com

**CURSORY SITE PLAN**

DRAWN BY: CAP  
DATE: 08/10/2021  
BY: NAME: RUI/007/DWG/SITE PLAN  
REV: 1-  
2-  
3-  
4-

**NEW DENTIST OFFICE  
@ MCCORDSVILLE CORNER SHOPPES  
7473 NORTH CR 600 WEST  
MCCORDSVILLE, INDIANA**

BY:

DATE: 08-10-2021

SHEET  
1  
OF  
1

JOB#: RUI.007

**peterSON**ARCHITECTURE  
298 South 10th Street Suite 500  
Mooresville, IN 46060  
P 317.770.9714  
F 317.770.9718  
peterSONarchitecture.com

NEW BUILDING  
**McCordsville Family Dentistry**  
1413 N 600 W  
MCCORDSVILLE, INDIANA  
MCCORDSVILLE CORNER SHOPPES

OWNER REVIEW PLANS

JULY 21, 2021

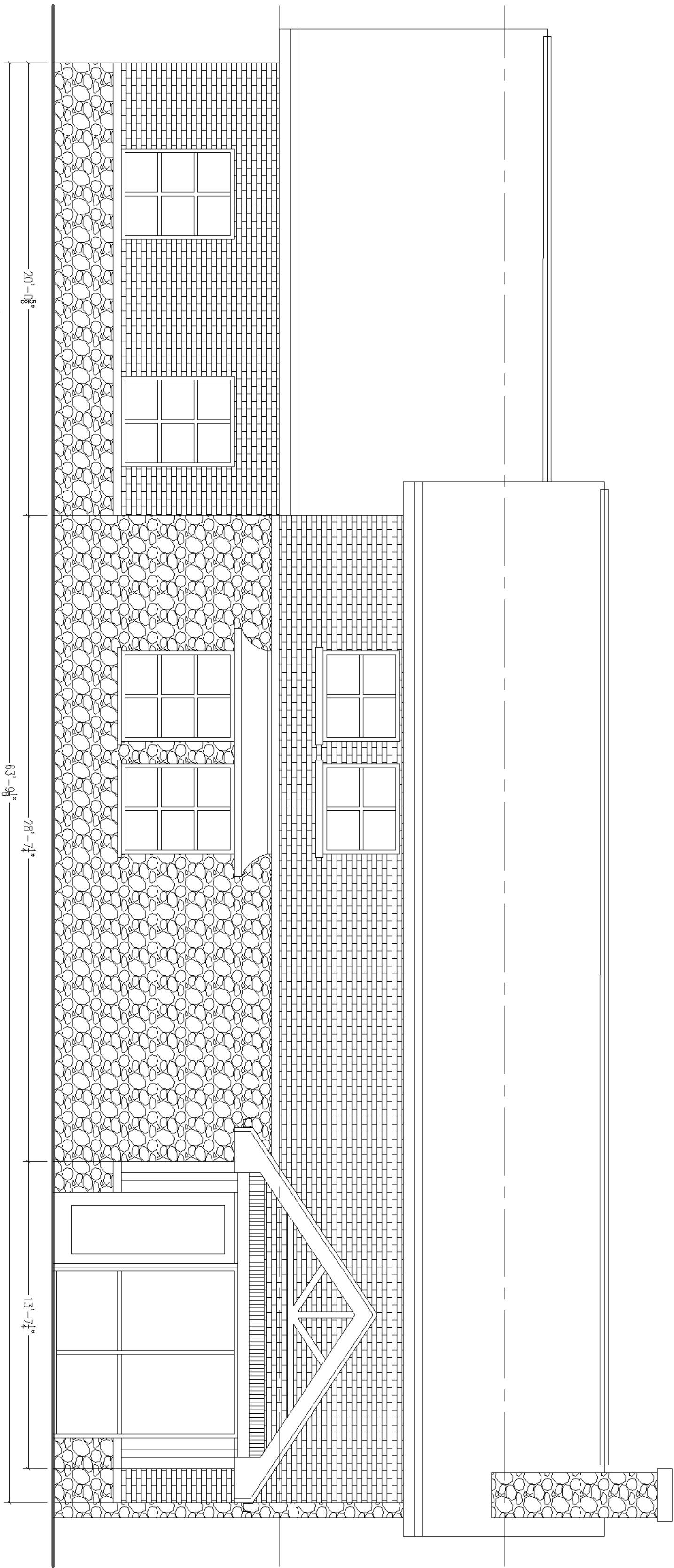
- REVISIONS:
- 1. REVISION
  - 2. REVISION
  - 3. REVISION
  - 4. REVISION
  - 5. REVISION

PLOT DATE: 10/11/2020  
DRAWN BY: TAKER  
CHECKED BY: -  
PROJECT NUMBER: 20-0193

BUILDING ELEVATIONS

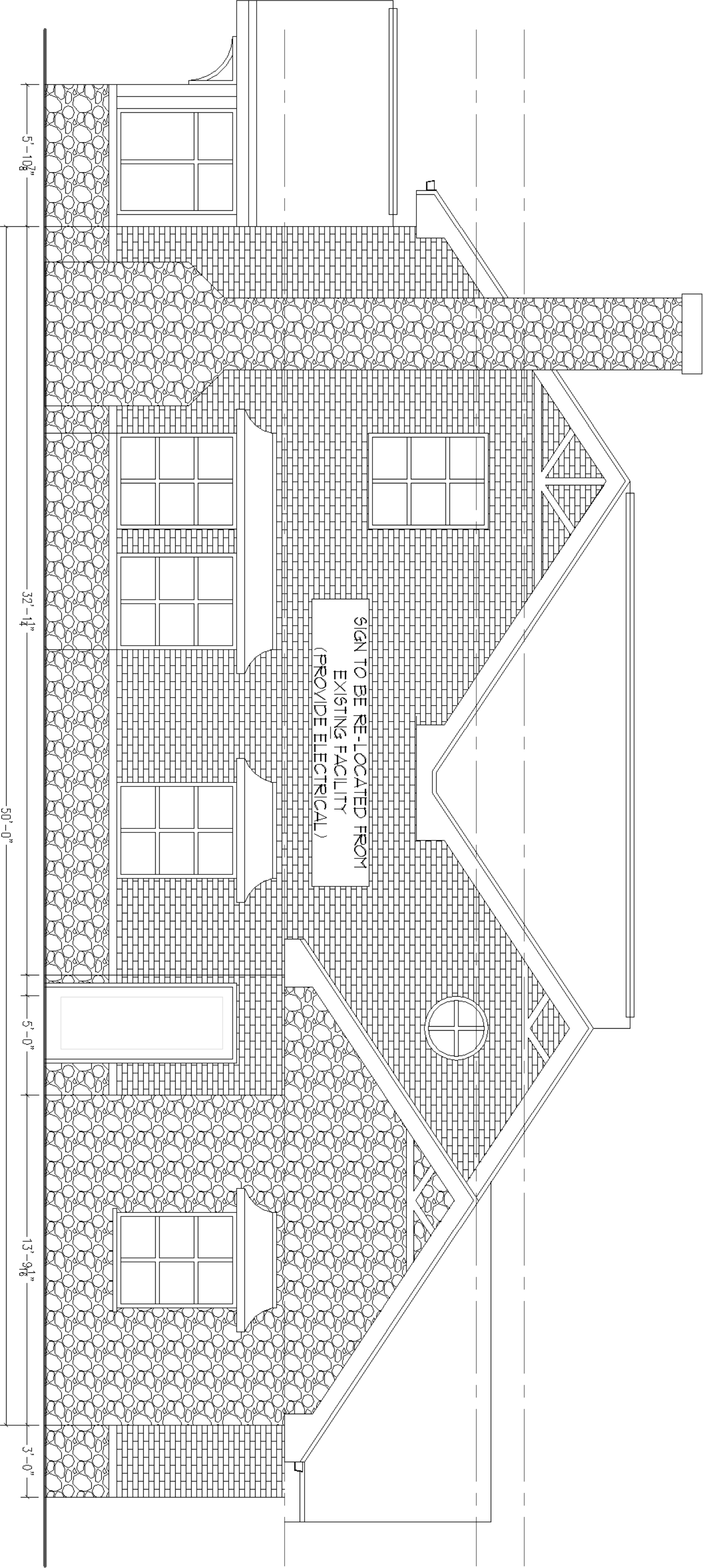
**A201**

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NORTH BUILDING ELEVATION

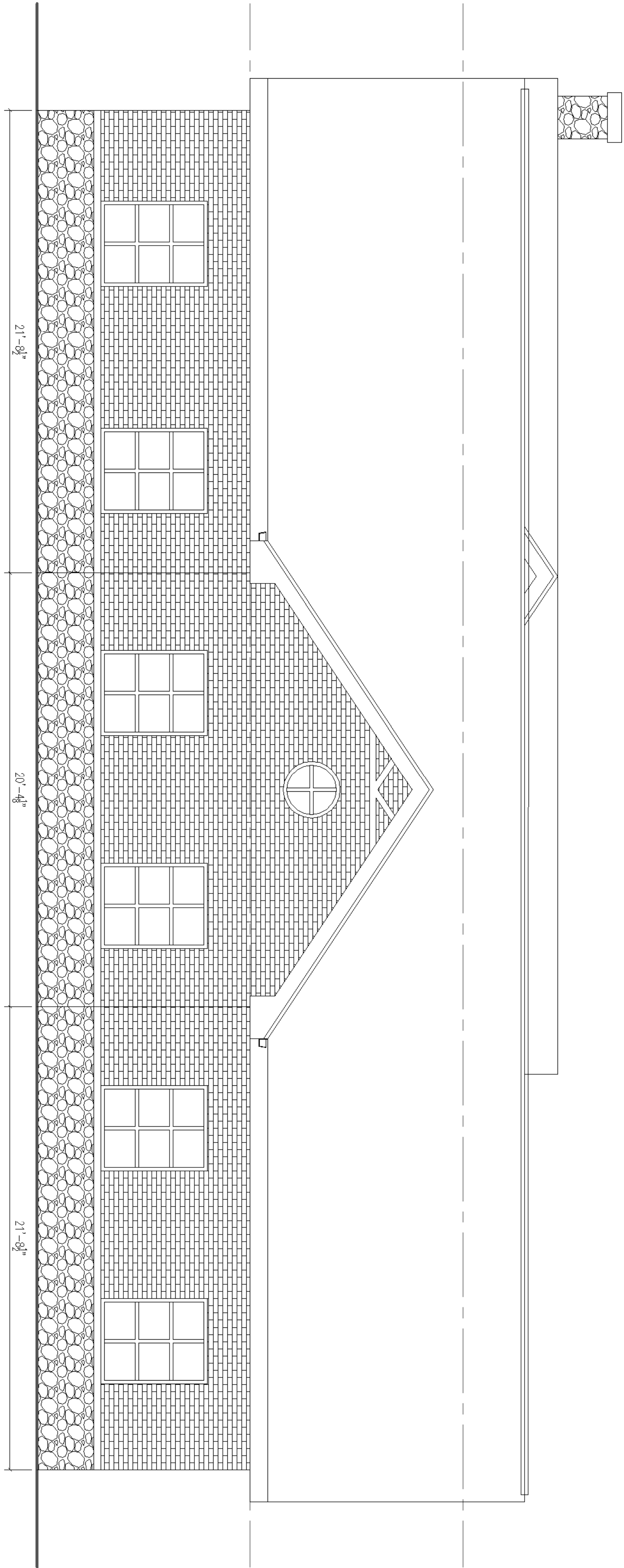
SCALE: 1/4" = 1'-0"



WEST BUILDING ELEVATION

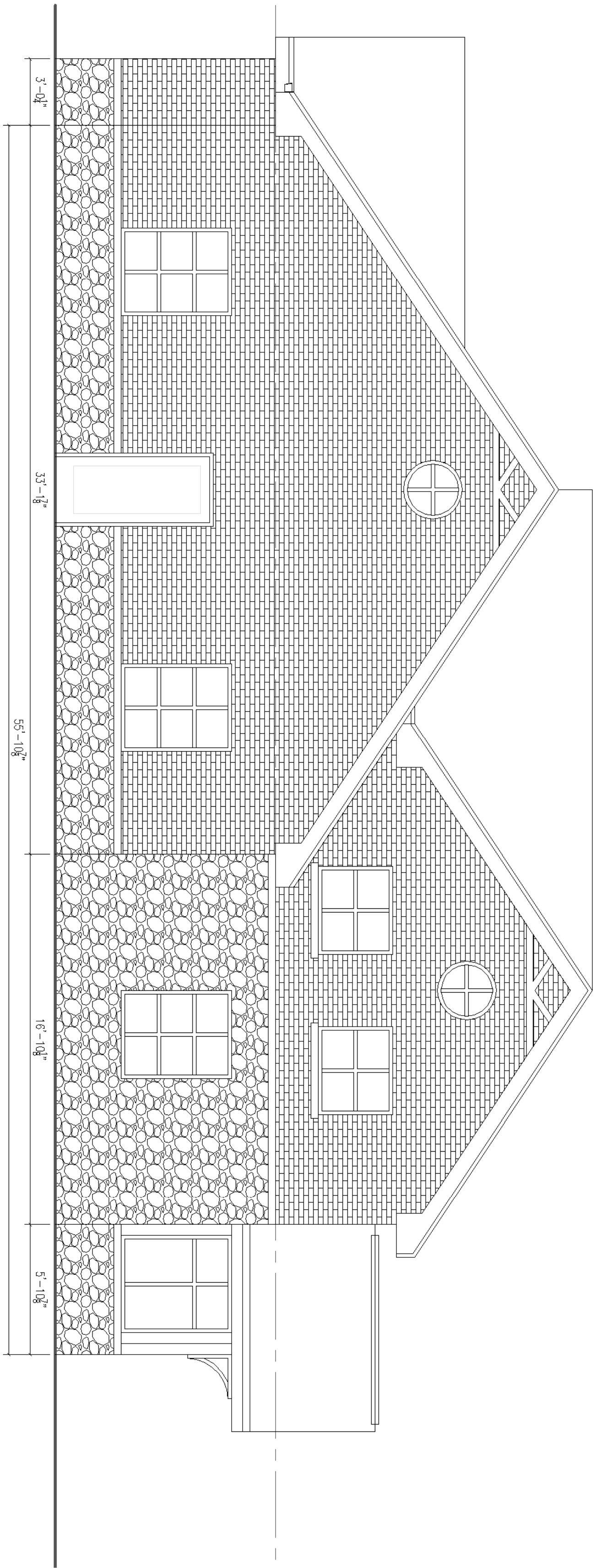
SCALE: 1/4" = 1'-0"

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SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

NEW BUILDING  
**McCordsville Family Dentistry**  
1413 N 600 W  
MCCORDSVILLE, INDIANA  
MCCORDSVILLE CORNER SHOPPES

OWNER REVIEW PLANS

JULY 21, 2021

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

PLOT DATE: 2021-07-01  
DRAWN BY: TAKER  
CHECKED BY: -  
PROJECT NUMBER: 20-0193

BUILDING ELEVATIONS

**A202**

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