

THE TOWN OF

McCordsville



Next Stop  McCordsville

Planning & Building Department

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Public Hearing Information

Case #: PC-19-003

Title: Gateway Crossing – Senior Development

Meeting Date: Tuesday, March 19, 2019 at 6:30 p.m. at McCordsville Town Hall

*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, March 15, 2019. Go to www.mccordsville.org and click on “Agendas & Minutes”.

Statement of Intent
Clover Senior Residential Development
Gateway Crossing

Clover Communities has an option to purchase 5.10+/- acres of property from the 12.36+/- acre parcel in the Gateway Crossing Planned Unit Development (PUD). The subject property is located on the east side of North Gateway Crossing Boulevard and is identified as parcel number: 30-01-26-700-014.0001-018. The property is within the Town of McCordsville zoning jurisdiction. Clover is requesting a major PUD modification to allow the construction of an age restricted (55 and over) apartment development on the purchase portion of the property.

Clover Communities is a company that specializes in developing housing opportunities for the senior population. Formed in the 1987, Clover has completed over twenty (20) similar projects in a variety of states including New York, Ohio, and Pennsylvania. There are several new developments planned in these areas, as well as in Kentucky, Indiana, and Michigan. Since their entry into the senior housing market, Clover has not sold a single property. The company develops, constructs, owns, and operates its senior properties long term.

A typical Clover resident comes from a five-mile radius of the proposed development. They are seniors who want to remain in their community, close to family and friends; religious places of worship; medical providers; restaurants; and entertainment venues, but who no longer want the responsibility of owning a home or condominium. The proposed development is not an assisted living facility, memory care center, nursing home, or physical therapy facility. Average age of a Clover resident is 82 years old.

Clover proposes to construct a three-story building with a total of 119 dwelling units. The proposed building has a footprint of approximately 44,300 square feet and totals approximately 133,000 square feet. Besides the apartment units, the proposed development provides interior storage space for the residents, community rooms, and central laundry facilities. The development proposes 85 surface parking spaces and 38 garages for a total of 123 parking spaces. Two driveways are proposed with the development – one along North Gateway Crossing Boulevard and another on the access road serving Outlots #2 & #3. The development proposes 24-30 trips during peak hours.

The proposed building is a 3-story wood framed structure. The facades of the building are designed to provide aesthetically pleasant residential proportions rather than an institutional feel. They boast a combination of heavy-duty vinyl siding and cultured stone on visible elevations done in complementary color schemes. With contrasting, multi-sized gables interplaying with the apartment patios, a pleasant texture to the facades avoids the flat institution feel of similar style developments. The facades are complemented with double-hung windows, many of which are accented with decorative shutters done in a contrasting color. Although the main roof is a 5:12 pitch, gables with a 12:12 pitch are added to emphasize the residential nature of the facility. They are highlighted with an accent colored board and batten siding to add to the texture of the building. Half-round windows and decorative railings highlight the main entrance for ease of

access and the building is topped off with pitched roofs covered in architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents. The proposed building is 39 feet tall.

The building proposes three different types of units for prospective residents, as follows:

- 4 – 1 bedroom / 1-bathroom at 600 square feet in area;
- 91 – 2-bedroom/1-bathroom units at 750 square feet in area; and
- 24 – 2-bedroom/1.5-bathroom units at 890 square feet in area.

Each unit is designed for seniors with lower countertops and wider doorways. Each unit has a kitchen with modern appliances, laundry facilities, and pull cords in the bathrooms for emergencies. Each floor of the facility has central laundry facility (for larger items) and trash collection.

Additional amenities for residents include a community room on the first floor that feature a kitchen for resident use (no commercial dining), library, and sitting area with a common patio area adjacent. The second level of the building provides a community family room and a beauty salon for residents. While the third level provides a resident game room. The building also has a fitness center. The development provides active and passive recreational spaces around the site and includes a courtyard. A patio is provided for the residents and is intended for outdoor seating and resident dining opportunities. Clover also plans activities for residents which include trips to local attractions, community outings, parties, movie nights, and other social activities.

In order to allow the proposed development, an amendment to the Gateway Crossing PUD is required. Clover intends to purchase a portion of the area behind Outlot #2 & #3. The Gateway Crossing Development was originally approved in 2001 and the original development plan identifies this area consists for a retail strip center anchored by a 12,000 square foot retail tenant and portion of the 60,000 square foot retail building. This area also includes the associated parking lot for the commercial development.

In addition to the plan amendment, the following modifications are requested from Exhibit “B” of Ordinance 031301:

- #3 – Increasing the overall density to dwelling units per acre for the development. Clover proposes a density of 23.34 units per acre.
- #6 – The multifamily restrictions, specifically:
 - To increase the maximum height from two stories to three stories.
 - To increase the maximum units per building to 119 units.
 - To reduce the amount of first floor masonry used on the building.

Support for the requested amendments:

- When Gateway Crossings was approved, the real estate market was friendly to retail developments. In the past 18 years the retail market has “cooled” as retailers are looking to capitalize on smaller stores and online transactions.

- The proposed use provides a transitional buffer between the established single family and multifamily residential areas and the existing and commercial uses along West Broadway (US 36) and to the east of the proposed development.
- Clover has low trip generation, usually 24-30 trips during peak hours. Traffic associated with this use will generate less trips than the proposed commercial development approved on previous plans.
- Unlike a general apartment development where activity can happen at all hours of the day, Clover's residents are typically retired and can set their own hours of when they need to leave the facility.
- The proposed development is for the senior population and requires residents to be age 55 and over. Clover has found many of their residents are widowed. While the density is greater than permitted, the units are typically occupied by single occupants. Whereas in a general apartment development, the units could be occupied by singles, young couples, or families.
- The use of larger and taller building allows Clover to build up and not out. This allows them to conserve open space on the property. Clover uses a single footprint for a building due to the type of user and the building has an elevator.

Clover believes the site on North Gateway Crossing Boulevard is an excellent location for independent senior housing. Given the mix uses on the surrounding properties we feel this project is compatible with the adjoining neighborhood. Our team looks forward to discussing the project with Town of McCordsville, and respectfully requests approval as proposed.



1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 3/8" = 1'-0"

LEGEND - EXTERIOR MATERIALS	
1	2x4 VINYL SIDING MANUFACTURER: HEATHSPRING SERIES: EXTERIOR PORTFOLIO COLOR: CITRUS
2	2x4 VINYL SIDING MANUFACTURER: HEATHSPRING SERIES: EXTERIOR PORTFOLIO COLOR: CLAY
3	VINYL SIDING - CEDAR SHINGLE MANUFACTURER: HEATHSPRING SERIES: EXTERIOR PORTFOLIO COLOR: CANYON
TRIM NOTES:	
1. ALL VERTICAL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSIDE OR EQUAL, COLOR BY OWNER.	
2. ALL HORIZONTAL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSIDE OR EQUAL, COLOR: WHITE.	
4	STONE VENEER MANUFACTURER: BORGAL SERIES: VERDETTA STONE STYLE: LUDWIGS COLOR: FLIPS CREEK
5	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURER: TARGO STYLE: HERITAGE 30-YEAR ARCHITECTURAL COLOR: CHERRY GREY
6	SHUTTERS - 8"X6" BY RAISED PANEL COLOR: BLACK
LEGEND - LIGHT FIXTURES	
D	FIXTURE DA - HANPTON BAY H10027-05, OUTDOOR LIGHT COLOR: BLACK
DN	FIXTURE DN - HANPTON BAY B17048-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E - HANPTON BAY H10027-05, OUTDOOR LIGHT COLOR: BLACK

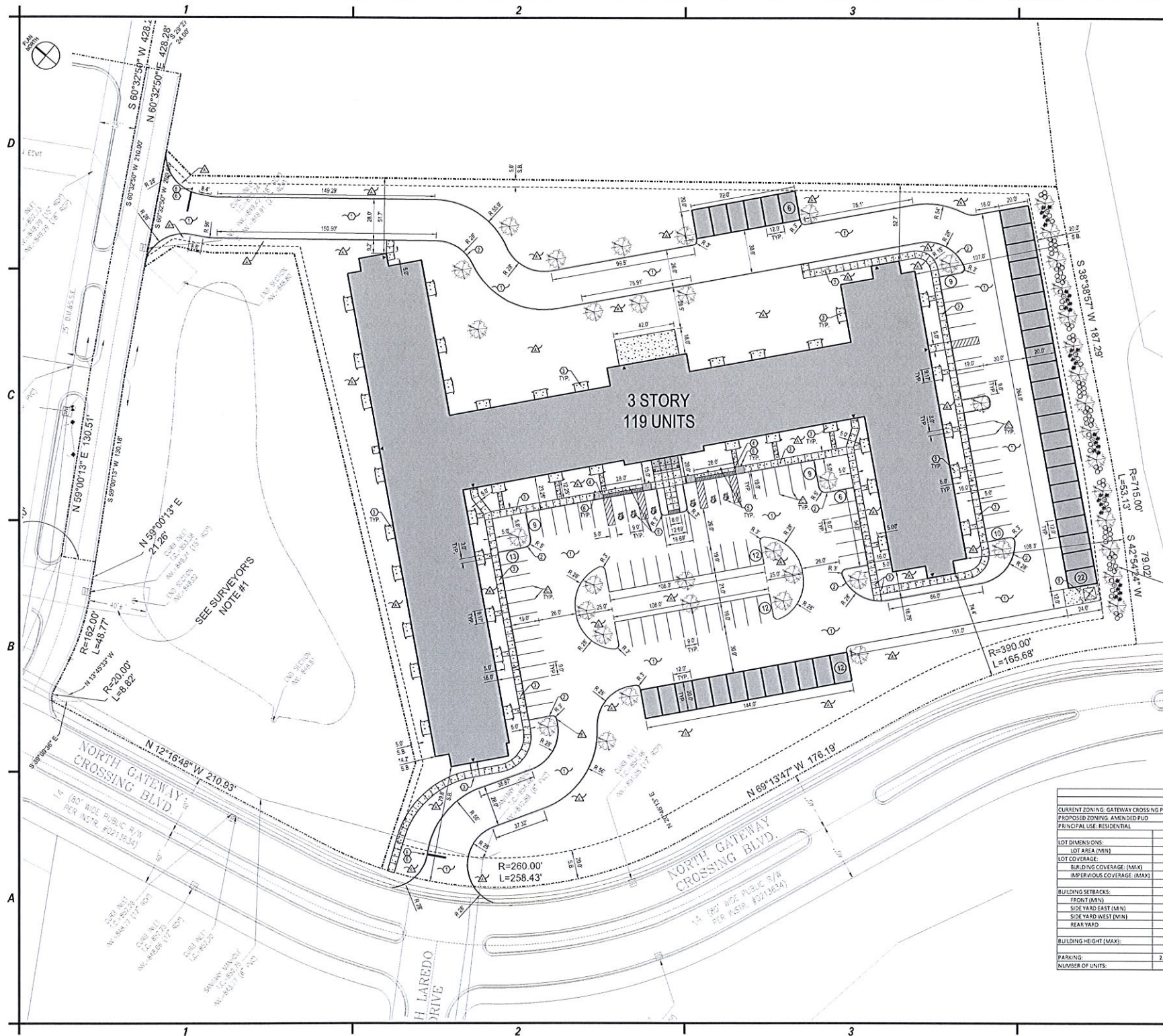
Gateway Crossing - Senior Housing

McCordsville, IN

#219018
01/30/19



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- GENERAL NOTES**
1. SURVEY INFORMATION WAS PROVIDED BY COOR CONSULTING & LAND SERVICES CORPORATION DATED 10-19-04. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
 3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
- PROPOSED LEGEND**
- PROPERTY LINE
 - PROPOSED SIGN
 - PROPOSED CONCRETE PAVEMENT/SIDEWALK
 - PROPOSED CURB
 - NUMBER OF PARKING SPACES
 - DOOR LOCATION
 - E.P. EDGE OF PAVEMENT
 - LIGHTING FIXTURES
 - SAW CUT LINE
 - DETECTABLE WARNING SURFACE
- NOTE LEGEND**
- 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN.
 - MATCH EXISTING CURB OR RUN OUT IN 4'-0"
 - 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
- DETAIL LEGEND**
- STANDARD DUTY ASPHALT
 - CONCRETE CURB
 - CONCRETE SIDEWALK
 - ACCESSIBLE CURB RAMP
 - ACCESSIBLE SIGNS & MARKINGS
 - SIGN POST
 - LIGHT POLE FOUNDATION
 - STOP BARSTOP SIGN
 - DUMPSTER ENCLOSURE

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20' LANDSCAPE BUFFER

SITE DATA		
CURRENT ZONING: GATEWAY CROSSING PUD		
PROPOSED ZONING: AMENDED PUD		
PRINCIPAL USE: RESIDENTIAL		
LOT DIMENSIONS:	REQUIRED	PROVIDED
LOT AREA (SQ. FT.)	N/A	220,379.01 +/- ACRES
LOT COVERAGE:		
BUILDING COVERAGE (MAX)		24.45%
IMPERVIOUS COVERAGE (MAX)		55.89%
BUILDING SETBACKS:		
FRONT (MIN)	20'	74.4'
SIDE YARD EAST (MIN)	20'	107'
SIDE YARD WEST (MIN)	5'	14.2'
REAR YARD	5.0'	51.7'
BUILDING HEIGHT (MAX):		3 STORIES (MAX)
PARKING:	2.5 PER UNIT (218 SPACES)	1.01 PER SPACE (120 SPACES)
NUMBER OF UNITS:	N/A	119



C&S COMPANIES

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CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F33.321.001		
DATE: 10-10-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE PLAN

C101