



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

PUBLIC HEARING INFORMATION

Case #: BZA-20-015

Title: Revel & Underwood's request for Special Exception & Development Standard Variances

Meeting Date: this zoning petition is currently scheduled to be heard at the December 2nd Board of Zoning Appeals 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.mcccordsville.org and click on "Agendas & Minutes".

To: Town of McCordsville

From: Rory Underwood

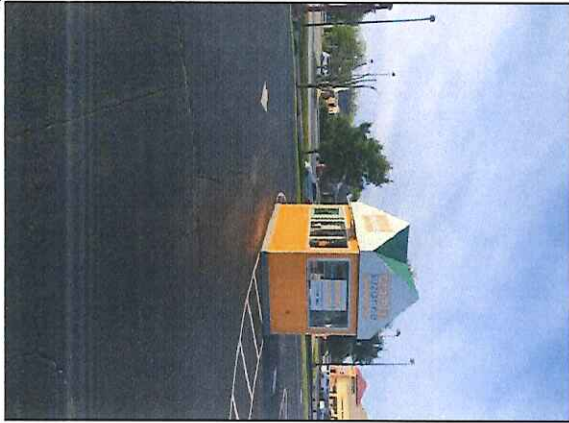
Subject: Chef Suzanne structure variance

Date: November 17, 2020

The purpose of this memo is to provide thoughts regarding the requested addition of a Chef Suzanne freestanding structure on Lot #4 of MCS Shoppes, LLC. We believe this is a desired use for the community for the following reasons:

1. We have owned the in- line center since 2008 and potential food tenants have been extremely reluctant to look at the center.
2. Franchise operations do not like the current demographics and thus have been unwilling to support franchisee requests here. This has been true for food and other uses.
3. Chef Suzanne has been operating successfully (mostly catering) in the area for many years. She has branched out with this concept in the Geist and Ft Benjamin Harrison areas and her numbers are very good.
4. Chef is well capitalized and looking at adding several of these types of operations.
5. Covid is not going away in the near future and the demand for "pick- up" meals will be for the immediate future a large demand area for residents.
6. Even when Covid is under control the dining habits of people will have changed with pick-up/carryout being more popular than before Covid.
7. The building and drive thru function sit on their own lot not interfering with the traffic of the existing center or other lots.
8. The building will be significantly back from Mt Comfort Road and has no adjoining neighbors in any direction.
9. The Owner while attempting to maintain her brand is willing to change the exterior color if needed to match existing center brick or something else more preferred.

Thank you in advance for your consideration of this request.

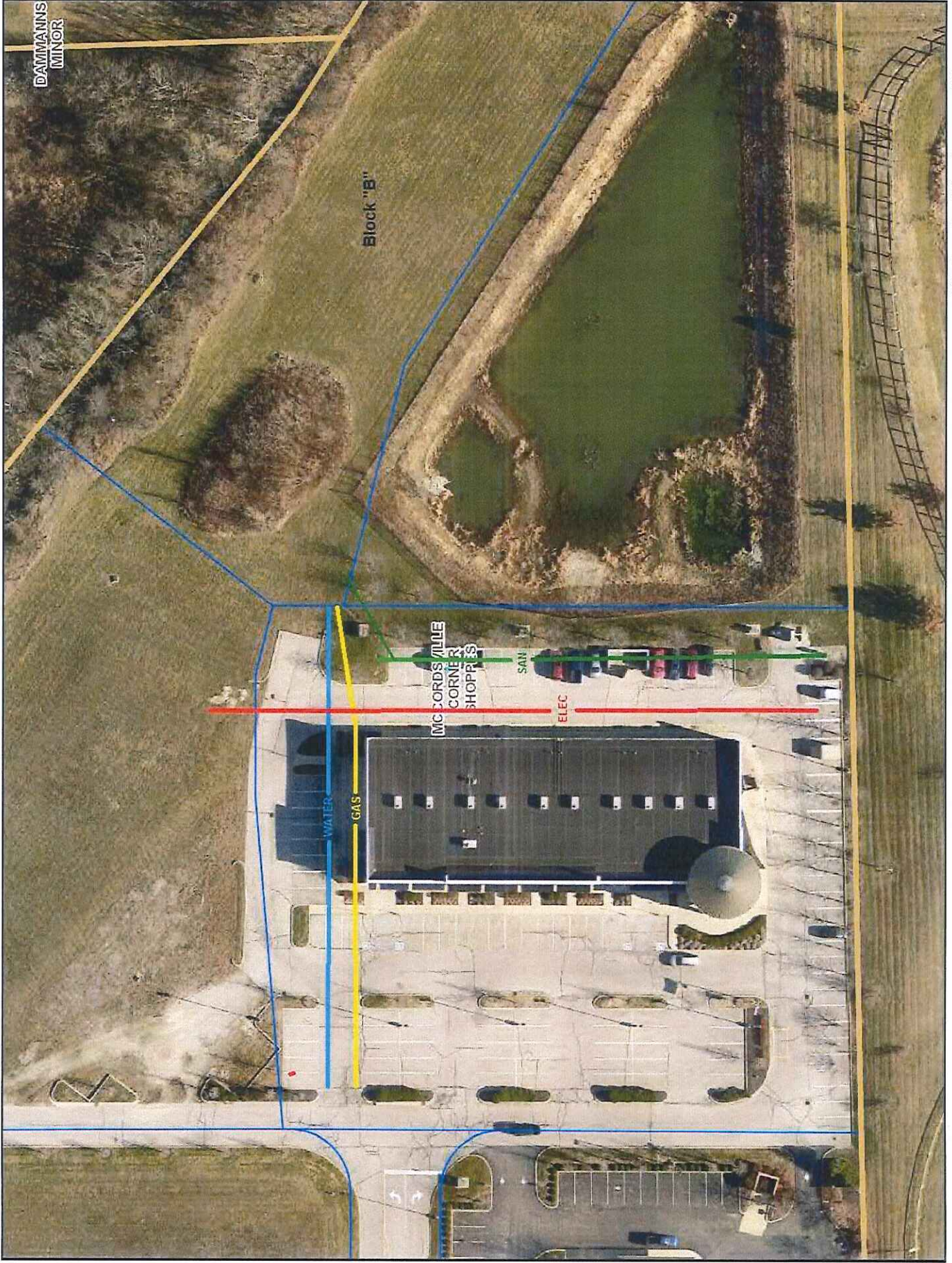


MCS Shoppes, LLC
Chef Suzanne

NEW CONSTRUCTION MASTER PLAN

McCORDSVILLE CORNER SHIOPPE

CLINICAL REVIEW	
APRIL 19, 2019	
REVISIONS	*****
Δ REVISION	*****
Δ REVISION	*****
Δ REVISION	*****
Δ REVISION	*****
Δ REVISION	*****
Δ REVISION	*****
DATA IN	Δ REVISION
CHECKED BY	D. FETTERSON
PROJECT MANAGER	R. KAPLAN
	B-6075
DATE PLAIN	
L101	



McCordsville Corner Shoppes
Approx. Location of Utilities - Block "B"
11-11-20

Block "B"



BREAKLINE "A"

6' HIGH CHAIN
LINK FENCE

20' B.S.L.

42 LF OF 6"
LATERAL @ 2+34

FENCE GATE TO
ACCESS RAMP

4" C900 WATER SERVICE LINE

241' OF 8" SDR 35 PVC @ 0.45%

20' B.S.L.

IRREGULAR
D & U
EASEMENT

T.C. = 856.05
INV. = 852.16

2" DUAL
METER PITS
(REFER TO
ARCH. PLANS
FOR DETAILS)

16,400 SF

211' OF 6" SDR 35 PVC @ 1.00%

(SEE ARCH.
PLANS FOR
DETAIL)

T.C. = 856.05
INV. = 850.04

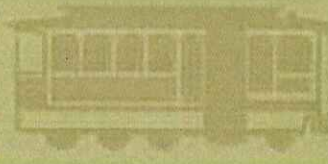
40' D & U

COMMON AREA
+/- 1.73 ACRES

N.P. ELEV. = 848.00
100YR ELEV. = 852.72

381' OF 8" SDR 35 PVC @ 0.45% (8" SAN. GRAVITY MAIN FOR
377' OF 4" SDR 21 PVC @ 0.00%

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McCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION

Zoning Ordinance Section 10.04

Applicant Information

Name: McCordsville Corner Shoppes, LLC
Current Address: 15481 Union Chapel Rd. Suite 100
(Number) (Street)
Noblesville IN 46060
(City) (State) (Zip)
Phone No.: 317-578-9400 E-mail Address: runderwood@revelunderwood.com

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

Name: McCordsville Corner Shoppes, LLC
Current Address: 15481 Union Chapel Rd. Suite 100
(Number) (Street)
Noblesville IN 46060
(City) (State) (Zip)
Phone No.: 317-578-9400 E-mail Address: runderwood@revelunderwood.com

Property Information

Current Address: 7397 N. 600 W.
(Number) (Street)

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

Lot 4 See Attached

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Special Exception Requested

I am requesting a special exception as listed by Section Exhibit B of Zoning Commitment of the Zoning Ordinance to allow the following:

Addition of free standing Chef Suzanne
drive thru pick ups. See Attached

Special Exception Criteria

The McCordsville Zoning Ordinance establishes specific criteria that must be met in order for a special exception to be approved. Please answer each question below and if the response is "NO", describe why the special exception use requested does not meet the required criteria.

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

☒ YES

☐ NO, Please Explain (attach additional pages as necessary): _____

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

☒ 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.

Rory Unruh
(Applicant's Signature)

11/17/2020
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing 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.

Rory Unruh
(Owner's Signature)

11/17/2020
(Date)

(Owner's Signature)

(Date)

SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

The following shall be included in the Special Exception Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Special Exception Use Application Checklist:

- ☒ Special Exception Application
- ☒ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☒ Copy of Deed for Property Involved, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☒ Filing Fee
- ☒ Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following where appropriate
 - ☒ Site Plan (signed, dated and clearly showing entire layout of property and all features relevant to the special exception request).
 - ☒ Statement of Intent
 - ☒ Fiscal Impact Study (if applicable)

MCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: McCordsville Corner Shoppes, LLC

Current Address: 15481 Union Chapel Rd Suite 100
(Number) (Street)

Noblesville IN 46060
(City) (State) (Zip)

Phone No.: 317 578 9400 E-mail Address: runderwood@revelunderwood.com

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

Name: McCordsville Corner Shoppes, LLC

Current Address: 15481 Union Chapel Rd Suite 100
(Number) (Street)

Noblesville IN 46060
(City) (State) (Zip)

Phone No.: 317 578 9400 E-mail Address: runderwood@revelunderwood.com

Property Information

Current Address: 7397 N 600 W
(Number) (Street)

Subdivision Name (if applicable): N/A

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

Lot 4

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: Vacant
Size of the Lot/Parcel in Question: 2.20 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:

Variance Information

Describe the variance requested: addition of a Free Standing drive thru structure vs. a Permanent Structure. See Attached plans

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 type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Other (please specify): <u>Free Standing Drive Thru Structure.</u> | |

Describe reasons supporting the variance requested: See attached letter from owner Representatives.

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.


(Applicant's Signature)

11/17/2020
(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.


(Owner's Signature)

11/17/2020
(Date)

(Owner's Signature)

(Date)

VARIANCE PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.03 Variance)

The following shall be included in the Variance Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Variance Application Checklist:

- ☒ Pre-Application Meeting (required)
- ☒ Variance Application
- ☒ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☒ Copy of Deed for Property Involved, including any covenants or commitments, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Filing Fee
- ☒ Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following (where appropriate)
 - ☒ Site Plan (signed, dated, drawn to scale and/or fully dimensioned and clearly showing entire layout of property and all features relevant to the variance request).
 - ☒ Statement of Intent