

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: January 16, 2024**

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**PETITIONER:** Kert Toler

**PETITION:** PC-24-002, Toler Soccer Park PUD

**REQUEST:** Petitioner requests a favorable recommendation on a rezone to the Toler Soccer Park PUD.

**LOCATION:** The subdivision is located 5365 W SR 67. The subject property is +/- 30 acres.

**ZONING:** The property is currently zoned County R-1. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: County R-1	Agricultural
South: County R-1	Agricultural
East: County R-1	Agricultural
West: CN	Agricultural

**STAFF REVIEW:** The petitioner is the current owner and operator of the existing soccer park. The petitioner has filed this petition because he would like to be annexed into the Town, have access to our sanitary sewer system, and adjust the zoning to allow for some development on the property.

This property is unique in that it is a privately owned soccer park. It also has some history in terms of land uses in the past, including but not limited to an old track that was once used for various racing purposes. The petitioner would like to continue to use the majority of the Real Estate as a soccer park, while incorporate some commercial allowances. To that end, staff and the petitioner have developed a PUD Ordinance that divides the property into two (2) districts, a commercial district and a park district.

The commercial district is located along the SR 67 roadway frontage and the park district encompasses the remaining property. The park generates a lot of traffic, especially on evenings and weekends. The petitioner is also getting interest from commercial development. At this time, there is a potential daycare operator interested in a piece of the property. A conceptual site plan for this daycare is shown on the

Concept Plan. At this time, there are no other known commercial projects proposed for the property; however, the staff is in agreement with the petitioner that the frontage of the property is suitable and appropriate for commercial use.

The PUD includes permitted land uses, development standards, etc for both districts in the PUD. Staff will be prepared to delve into the details of those uses and standards at the meeting, but for the purposes of this staff report, feel it important to convey the concept of each district. The commercial district is fairly self-explanatory, it is intended to allow commercial uses that are complimentary to a recreational sports facility. The park district is intended to remain predominantly a recreational sports facility but does allow some other uses which are aligned with recreational sports and/or community/civic in nature.

Below are a few aspects of the proposal we would like to highlight:

- The front entrances of the future commercial buildings in the commercial district will face inward towards the soccer park. This is an intentional decision to create a feeling of connectedness with the soccer park, while also creating better opportunities for shared parking.
- The PUD specifically allows a number of accessory structures to be constructed in the park district, without the need for a primary structure. We anticipate such buildings could be storage, concessions, restroom facilities, etc. These facilities would not be required to meet the Town's architectural requirements, which is typical, but we have included a few architectural requirements due to the fact that we anticipate numerous such structures could be constructed.

For all rezones, Indiana Code Section 36-7-4-603 states that reasonable regard shall be paid to the following items:

1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

Staff finds this proposal to be in keeping with the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map calls for commercial uses on this property. The intentional use of the commercial district to allow commercial land use, while complimenting the soccer park shows clear alignment with the Future Land Use Map, as well as goals within the Comprehensive Plan for open space. For these same reasons, the proposed uses are desirable lands uses for the area and will continue to add to the diversification of land uses in McCordsville. This proposal represents a sensible extension of the Town

boundaries and allows for responsible growth and development of the property, while maintaining quality open space and recreational opportunities.

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**STAFF RECOMMENDATION:**

Staff sees a qualitative value in bringing this property into our incorporated limits. The property will continue to fulfill a recreation sports facility need in the area, and by bringing the property into the Town and adjusting the zoning to allow commercial uses (that are complimentary to the soccer fields), we see a potential quantitative value to both the Town and the petitioner. Staff is in support of this petition and recommends sending a favorable recommendation to the Town Council.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.



Overview

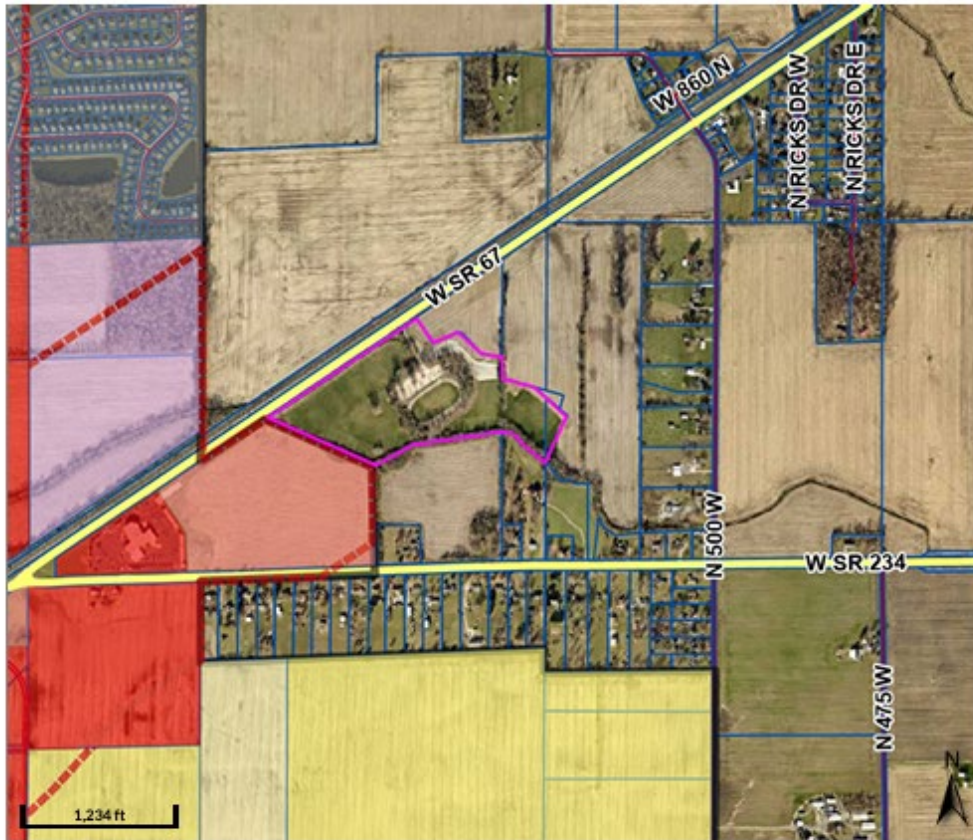


Legend

-  Corporate Limits
- Roads
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  -  S
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  -  <all other values>
-  Rights of Way
-  Parcels

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