

# McCordsville

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## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: February 18, 2025**

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**PETITIONER:** Tom & Margie Alexander

**PETITION:** PC-25-003, R-1 Rezone

**REQUEST:** Petitioner requests a favorable recommendation on a rezone from County R-1 to Town R-1. The subject property is approximately 3 acres.

**LOCATION:** The subject property is located at 5249 W CR 900N.

**ZONING:** As noted above the current zoning is County R-1, which allows single-family residential land-uses. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: Summerton PUD & County R-1	Residential
South: County R-1	Agricultural
East: County R-1	Agricultural
West: County R-1	Agricultural

**STAFF REVIEW:** The petition involves the Alexander homestead. This property is being annexed into Town, along with the land which Alexander Ridge II is proposed upon. However, the owner is seeking simply to keep the homestead zoned R-1.

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### **STAFF COMMENTS/RECOMMENDATION:**

Staff is in support of this petition. This proposal is in keeping our Future Land Use Map and is the highest and best use of the property.

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

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

The Town's current Future Land Use Map recommends *Low Density Residential* in this location. This project, maintains the single-family residential land use, is in keeping with the current Comprehensive Plan. Surrounding uses and context are single-family residential and agriculture. This land use is compatible and fits within the character and context of the surrounding area. This is the highest and best use of the property.

Staff recommends sending a favorable recommendation to the Town Council.



Overview



Legend

-  Corporate Limits
- Roads
  -  I
  -  S
  -  U
  -  <all other values>
-  Parcels

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