

McCordsville

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INDIANA

Plan Commission Staff Report
Meeting Date: March 18, 2025

PETITIONER: Town of McCordsville

PETITION: PC-25-008, McCordsville Community Center PUD

REQUEST: Petitioner requests a favorable recommendation on a rezone of approximately 0.8 acres from Old Town (OT) to PUD

LOCATION: 7580 Form Street

ZONING: The property is currently zoned OT. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: OT	Commercial
South: OT	Single-family residential
East: OT	Single-family residential
West: OT	Commercial

STAFF REVIEW: This Real Estate was previously the old McCordsville Volunteer Fire Station and obviously has a long history in the Town as a respected public asset. The Town was able to acquire the property last year and would like to continue to keep the property as a useful public asset by transforming the building into a community center.

The community center, as proposed, will consist of two meeting rooms of differing size, a catering kitchen, general storage, historic displays, modern restrooms, and office and storage space for the Parks Department.

The existing firefighter memorial will remain on the site. The vast majority of the exterior building envelope is anticipated to remain in order to preserve the character and history of the building, but the Town will look to create opportunities for the building to better engage the outdoor plaza/gathering area and generally open up the east façade of the building to more natural light and easy accessibility. These elements can be seen in the building rendering attached to the PUD.

In addition to the building changes, the site will also receive a significant amount of investment. The Town will transform the current gravel parking lot into paved surface, along with investments in site lighting, landscaping, proper trash receptacle screening, and an outdoor plaza/gathering area.

The current conceptual plan also shows improvements to the small lot immediately north of the fire station parcel. The Town is in the process of acquiring this parcel, and while it has not been finalized, we have been planning for how the two parcels would interact and benefit each other and the community. Therefore, we have shown this on the Concept Plan, but this parcel is not currently with the Real Estate covered by the proposed PUD. If we are successful in acquiring the property, we will come back through this rezone to add this parcel into the PUD.

Infrastructure

The community center lot will be accessed from Form Street, as generally shown on the Concept Plan. Sanitary sewer service is provided by Town and water service by Citizen's Energy Group.

Development Standards

The PUD includes its own Bulk Standards, as well as a host of Development Standards, including, but not limited to architecture, landscaping, lighting, and signage.

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 Future Land Use Map envisions the *Old Town* development pattern on this property. According to the Comprehensive Plan *Old Town* is a mixed-use neighborhood featuring commercial, residential, and civic uses.

The petitioner's plans are consistent with the Future Land Use Map. The project will preserve the character of the current building and continue the property's commitment to serving its community.

STAFF RECOMMENDATION:

Staff is supportive of this petition, and following a public hearing, would recommend sending a favorable recommendation to the Town Council.

The full of list of actions available to the Commission are: (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.

