

# McCordsville

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**Plan Commission Staff Report**  
**Meeting Date: June 17, 2025**

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**PETITIONER:** Town of McCordsville

**PETITION:** McCordsville Community Center Development Plan

**REQUEST:** Petitioner requests approval of a Development Plan on +/- 0.83 acres

**LOCATION:** 7580 Form Street

**ZONING:** The property is currently zoned McCordsville Community Center PUD. 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:** The subject property was previously home to the 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 completed a rezone of the property earlier this year with the intent of transforming the property into a community center. This enables the property to continue being a useful public asset in service to the community.

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.

### Infrastructure

The building is currently on the Town's sanitary sewer service and Citizens water service. Those services will remain. The site's runoff will discharge to a nearby existing storm drain. The existing gravel parking lots, north and south of the building, will be improved and become asphalt surface with curbing, as shown on the site plan. The site will have 3 vehicular access points onto Form St.

### Landscaping

The project includes perimeter and interior parking lot landscaping, as required by the PUD. This landscaping is generally focused along Form Street and along the south property line. Staff is concerned that ornamental grasses are proposed instead of shrub plantings, and we have requested the landscape architect revise the plans. The PUD requires building foundation plantings along the east building façade, and those plantings have been provided and are interwoven into the plaza area, creating an inviting outdoor public space. Perimeter landscaping along the west property line is only required if a privacy fence is not provided. This project will include a privacy fence.

### Lighting

The project includes four (4) free-standing parking lot light fixtures, four (4) wall mounted exterior lights, and one (1) streetlight. The parking lot lights, and wall mounted lights are full recessed lights meeting the specifications in the PUD. The streetlight is the same streetlight the Town is using along W Broadway and in McCord Square.

### Parking

As noted above, all parking areas will be asphalt. The gravel lot to the north of the building will be significantly expanded with this project. The site features 41 parking spaces, which meets the minimum requirements of the zoning. The Town is in discussions with adjacent landowners in the hopes of securing additional parking.

### Pedestrian Connectivity

This project will construct a 5' concrete sidewalk across the frontage of this parcel, as well as the parcel to the north, which the Town recently acquired. We anticipate further pedestrian enhancements on the adjoining parcel to the north. Building foundation sidewalks have also been provided on the north, east, and south building facades, as required.

### Architecture

The exterior building renovations are less significant than the interior building renovations and site enhancements. The exterior building renovations included replacement of the existing horizontal siding with fiber cement siding, replacement of the existing awnings, replacement of the overhead doors with aluminum and glass storefront, and a semi-translucent resin display panel to be located over the existing fire station signage at the southeast corner of the building.

### Signage

The Town is still working through signage details and will seek sign permits prior to the installation of any ground or wall signage, as required by code.

Miscellaneous

The existing firefighter memorial will remain on the site and will become part of the outdoor plaza area. The plaza area will also feature decorative lighting, landscaping, hardscapes, and seating areas.

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**STAFF RECOMMENDATION:**

Staff is supportive of this petition and finds it meets the requirements of the PUD, and recommends approval of the Development Plan.

The full of list of actions available to the Commission are: (a) approve, (b) deny, (c) approve with conditions or (d) continue the petition.



Overview



Legend

Roads

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S

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<all other values>

Parcels

Parcel ID	30-01-26-100-011.000-018	Alternate ID	30-01-26-100-011.000-018	Owner Address	Town of McCordsville
Sec/Twp/Rng	n/a	Class	630 - Exempt, Township		6280 W 800 N
Property Address	7580 Form St	Acreage	n/a		McCordsville, IN 46055
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	SW NE 26-17-5.829AC				
	(Note: Not to be used on legal documents)				