

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: July 15, 2025

PETITIONER: Town of McCordsville

PETITION: PC-25-025, Zoning Ordinance Amendment

REQUEST: Petitioner seeks approval to amend § 154.162 of the Zoning Ordinance to alter the PUD rezoning process.

STAFF REVIEW: The Town's PUD rezoning process is described in § 154.162 of the Zoning Ordinance. In summary, the process for a PUD rezone, following the receipt of an application, is for the Concept Plan to be reviewed by TAC, the proposed product (homes, buildings, etc) to be reviewed and receive a recommendation from the ARC, have a public hearing and receive a recommendation from the Plan Commission, and finally a 2nd reading and final action by the Town Council.

The proposed change would replace the ARC step with a 1st reading at Town Council, prior to the petitioner being heard by the Plan Commission. This will allow the Council an opportunity to communicate concerns, provide feedback, etc prior to the public hearing and Plan Commission review. Staff feels this will also provide the Plan Commission with further direction on petitions and allow the Plan Commission to work through known issues with the petitioner.

STAFF RECOMMENDATION:

Staff has presented this procedural change to the ARC, and the ARC has indicated they are in support. Staff is in support and recommends sending a favorable recommendation to the Town Council.

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