

McCordsville

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Plan Commission Staff Report
Meeting Date: November 19, 2024

PETITIONER: Town of McCordsville

PETITION: PC-24-010, Road Impact Fee (RIF) Ordinance and Zone Improvement Plan

REQUEST: Town is seeking a favorable recommendation on a Road Impact Fee Ordinance. Prior to any action on the Road Impact Fee Ordinance, the Plan Commission must approve the accompanying Zone Improvement Plan as part of the Town's Comprehensive Plan. A public hearing is required on both items.

STAFF REVIEW: The Plan Commission will receive a detailed presentation, led by our consultant A & F Engineering, at the meeting. In advance of that discussion some basics on road impact fees and the process we have gone through are highlighted below:

- Road Impact Fees apply to all new development, unlike Park Impact Fees which only apply to new residential development.
- Road Impact Fees are based upon calculations, which will be detailed by A & F Engineering, and are applied to new development at a "per trip" rate.
- The Town has spent over a year working on the Zone Improvement Plan and Road Impact Fee Study. As part of the process, and as required by state law, A Steering Committee was formed to provide input and guidance as well as a recommendation to the Plan Commission.
- The Town can utilize Road Impact Fee funds to fund new roadway infrastructure which adds capacity to our roadway system.
- If adopted, the Town will be responsible for updating the Road Impact Fee Study/Ordinance every 5 years.
- The Town is also responsible for curing any current deficiencies below the proposed level of service (LOS) noted in the study, from non-impact fee funds.