

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: February 18, 2025

PETITIONER: D & D Vail Trust

PETITION: PC-25-005, D & D Vail Trust Rezoning

REQUEST: Petitioner requests a favorable recommendation on a rezone from County Agriculture to Town R-1, with Commitments. The subject property is approximately 159 acres.

LOCATION: The subject property is located at the northwest corner of CR 500W & CR 600N, with frontage on both streets.

ZONING: As noted above the current zoning is County Ag. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: County Ag	Residential & Agricultural
South: County IBP	Residential & Agricultural
East: County Ag	Residential & Agricultural
West: Woodhaven Zoning	Residential

STAFF REVIEW: The petitioner is not proposing development on this property. This rezoning is simply being brought to the Plan Commission, because the property is being annexed into the Town of McCordsville's corporate limits. The R-1 zoning district allows single-family residential land-use at a maximum density of 1 unit per acre, by right. It allows a few other uses, via Special Exception, namely agriculture.

The property currently features no homes and is purely used as agricultural fields. Those uses would be considered legal, non-conforming and be permitted to continue without the need for a Special Exception. However, the Town, working with the petitioner have proposed a zoning commitment as part of the rezone to make those ag uses permitted uses. This clears up any future confusion over the permitted uses for the property and maintains the current ag uses as permitted by right.

STAFF COMMENTS/RECOMMENDATION:

Staff is in support of this petition as it extends the Town's jurisdiction and our land use controls. R-1 zoning is an appropriate zoning district for the location.

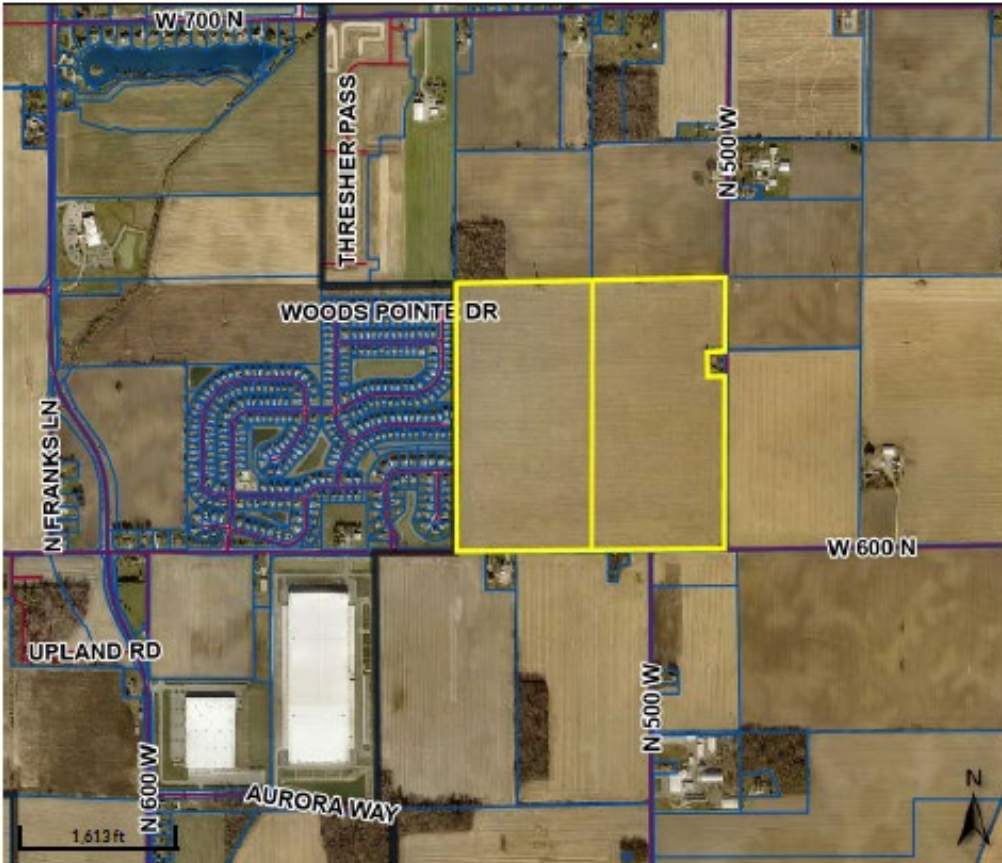
The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing.

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 did not include this area. However, as no development is proposed and this zoning district is the most similar Town zoning district to the current County zoning district, this rezoning is appropriate. 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 zoning will not result in changes to the property and therefore will conserve property values in the area. This proposal meets intent for responsible growth and development, as it furthers the Town's corporate boundaries and furthers the Town's land use controls, which include high development standards and land use expectations.







Staff recommends sending a favorable recommendation to the Town Council.



Overview



Legend

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

Parcel ID	30-01-36-400-012.000-016	Alternate ID	30-01-36-400-012.000-016	Owner Address	Vail, D & D Trust
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		6419 W 800 N
Property Address	W 600 N	Acreage	n/a		McCordsville, IN 46055
	McCordsville				
District	VERNON TOWNSHIP				
Brief Tax Description	E SW 36-17-5 80AC				
	(Note: Not to be used on legal documents)				

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