

McCordsville

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Plan Commission Staff Report
Meeting Date: May 20, 2025

PETITIONER: Town of McCordsville

PETITION: PC-25-007, Comprehensive Plan

REQUEST: Petitioner requests favorable recommendation on a new Comprehensive Plan for the Town's planning area.

LOCATION: Town planning area, generally bounded by CR 1000N to the north, CR 400W to the east, CR 500N to the south, and CR700W/800W to the west.

STAFF REVIEW: The Comprehensive Plan was presented to the Plan Commission, the first time in March. At the time we noted a few portions of the plan that were still being fine-tuned. Since that review, the Plan Commission and Town Council have provided comments on the plan, which have been incorporated. Some of the more meatier updates are highlighted below:

- Open spaces/potential park locations have been fine-tuned and edited to be more general in location. The goal with the locations is to denote general areas and proximity to Town population concentrations where parks should be located but not identify specific parcels.
- The population projections, in the Appendices, have been updated. The previous project simply applied a growth percentage increase annually until the horizon year of the plan. This produced build-out populations that were not realistic. The updated projections have assumed some basic densities, per Place Type Category, on the Development Patterns (Future Land Use) Map. We have calculated the acreage of each of those categories and applied the census multiplier to each unit. This when added to our existing population and all approved housing units, provides a build-out population. We then applied various annual growth percentage increases to determine when the Town would achieve build-out. Following the adoption of a UDO, which will delineate densities for each zoning district, this population project should be updated.
- The Indianapolis Airport Authority (IAA) is in the process of updating its master plan for Indianapolis Regional Airport. While the IAA has not released the plan, staff did meet with the IAA to gain a better understanding of the likely

outcomes/goals/vision of the master plan, and how that may affect the Town in the future. We have expanded the airport section of the comprehensive plan and added an action item to update this comprehensive plan following adoption and release of the airport's master plan.

- The impacts of the state legislature's adoption of SEA-1 this year will have impacts on the Town. Those impacts are not fully known as fiscal analysis of the new legislation are on-going. We have updated the plan to account for this and noted that an update may be needed in the near future to address the impacts.

Again, the bullet-points above are not inclusive of all updates. Staff will be prepared to take a deep dive on all aspects of the Plan. Finally, the Plan has been put into its final formatting.

STAFF RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Town Council following a re-opening of the public hearing.