

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: July 15, 2025**

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**PETITIONER:** Holy Cross Lutheran Church

**PETITION:** PC-25-022, Holy Cross Lutheran Rezoning

**REQUEST:** Petitioner requests a favorable recommendation on a rezone from County R1.0 to Town R-1, with Commitments. The subject property is approximately 40 acres.

**LOCATION:** The subject property is located on the south side of SR 234 between CR 500W and CR 475W, with frontage on all three streets.

**ZONING:** As noted above the current zoning is County R1.0. The zoning and land use for the surrounding area are as noted below:

<u>Zoning</u>	<u>Land Use</u>
North: County R1.0	Residential & Agricultural
South: County R1.0	Agricultural
East: County Ag	Agricultural
West: Jacobi Farms PUD & County R2.5	Residential & Agricultural

**STAFF REVIEW:** The petitioner is requesting a rezone from Hancock County R1.0 to Town of McCordsville R-1 to facilitate the annexation of the subject property into the Town's corporate limits. No development is proposed at this time; however, the petitioner anticipates future development of the site as an expansion of their school campus. When that occurs, a rezone to a Planned Unit Development (PUD) will be pursued.

Because active development is not yet being planned, the Town's R-1 zoning is appropriate at this time. It allows for single-family residential land-uses by right at a maximum density of 1 unit per acre and permits a few other uses, namely agriculture, by Special Exception.

The site currently includes a farmstead home and is primarily used for agricultural purposes. Agricultural uses would be considered legal non-conforming under the R-1 district and be permitted to continue without the need for a Special Exception. However, to avoid confusion and support continuity of current operations, a zoning commitment has been proposed as part of the rezone to allow existing agricultural uses

as permitted uses by right. This ensures those uses can continue without the need for a Special Exception.

Additionally, the petitioner has requested approval for temporary signage to display their ownership, share ministry announcements, and preview long-term plans for the property. Under the Town's current Sign Standards (§154.145), temporary signs may be permitted for up to one (1) year, with an administrative extension available for an additional year. The petitioner is requesting a longer timeframe—up to five (5) years or until development begins, whichever occurs first.

To accommodate this request, a second zoning commitment is proposed to allow:

- One double-sided vinyl banner and/or a semi-permanent double-sided sign
- Maximum area: 32 square feet
- Maximum height: 8 feet
- Duration: Up to five (5) years from the issuance of a valid temporary signage permit
- Condition: Signage must be maintained in good condition and accompanied by a landscape buffer consistent with Town standards

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#### **STAFF COMMENTS/RECOMMENDATION:**

Staff supports the proposed rezone. It brings the property under the Town's jurisdiction and land use controls, while assigning a zoning classification consistent with the surrounding uses. The R-1 zoning district is the most comparable Town zoning district to the current County R1.0 zoning district.

The petitioner has appeared before the Town Council for Introduction and First Reading of the annexation. No concerns were noted by the Council members.

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 newly adopted Future Land Use Map (FLUM) identifies this area as Boundary Neighborhood, a pattern intended to feature neatly arranged homes with tree-lined streets, landscaped entryways, and central gathering spaces such as parks and open spaces. These neighborhoods are envisioned to be walkable and well-connected, with an emphasis on community character through an integrated street and trail network. A future school campus on this site would be consistent with these expectations and aligns well with the long-term land use vision. While no development is proposed at this time, the requested R-1 zoning is the most appropriate Town district to apply, as it closely mirrors the current Hancock County R1.0 designation. The surrounding area is primarily single-family residential and agricultural in nature, and this rezoning preserves that context. It will not result in physical changes to the property in the near term and will help maintain nearby property values. Overall, the proposal represents responsible growth by bringing the property into the Town's jurisdiction and under the Town's development standards and land use expectations.








Staff recommends forwarding a favorable recommendation to the Town Council.



#### Overview



#### Legend

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

<b>Parcel ID</b>	30-02-30-200-001.001-016	<b>Alternate ID</b>	30-02-30-200-001.001-016	<b>Owner Address</b>	Holy Cross Lutheran Church of Indianapolis, Inc 8115 Oaklandon Road Indianapolis, IN 46236
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	101 - Cash Grain/General		
<b>Property</b>	7890 N 475 W	<b>Acreage</b>	Farm		
<b>Address</b>	McCordsville		n/a		
<b>District</b>	VERNON TOWNSHIP				
<b>Brief Tax Description</b>	NE NW 30-17-6 40.000AC				
	(Note: Not to be used on legal documents)				

Date created: 7/11/2025

Last Data Uploaded: 7/11/2025 6:15:04 AM

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## Future Land Use Map

