

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: September 16, 2025

PETITIONER: Town of McCordsville

PETITION: PC-25-029, Amendment to the Community Center PUD

REQUEST: Petitioner requests a favorable recommendation on an amendment to the Community Center PUD

LOCATION: 7580 Form Street & 6315 W Broadway

ZONING: The property is currently zoned Community Center PUD & OT. The zoning and land use for the surrounding area are as noted below:

Zoning

North: CN

South: OT

East: OT

West: Cigar Bar PUD

Land Use

Commercial

Single-family residential

Single-family residential & institutional

Commercial

STAFF REVIEW: The Town rezoned 7580 Form Street earlier this year from OT to the Community Center PUD. Following that approval, the Town was able to finalize the acquisition of the parcel directly north, 6315 W Broadway, and now seeks to add this parcel to the PUD. In making this change, the Town is also proposing a number of text changes to the PUD to enable the Town's vision for the property. The proposed PUD amendment ordinance would replace the existing PUD in its entirety.

6315 W Broadway, referred to in the PUD as the North Parcel, has been operated for years as a used car-lot. Prior to its use as a car-lot the property was once a barber shop and rumored to be the Town's original post office. The Town would like to transform this property into a museum that would feature history from the Town and other artifacts. The property would also be used to set a new streetscape along W Broadway and provide additional parking for the Community Center.

A concept plan for the parcel has been prepared and is included in the PUD amendment ordinance. This concept plan has been incorporated into the Community Center site,

which in the PUD amendment ordinance is referred to as the South Parcel. This overall plan presents a seamless transition between the two parcels.

Infrastructure

The North Parcel will be accessed from Form Street, through the South Parcel. Sanitary sewer service is provided by Town and water service by Citizen's Energy Group.

Development Standards

The PUD includes its own Bulk Standards, as well as a host of Development Standards, including, but not limited to architecture, landscaping, lighting, and signage. A number of the standards have been adjusted from the original PUD to account for changes needed to enable the redevelopment of the North Parcel.

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

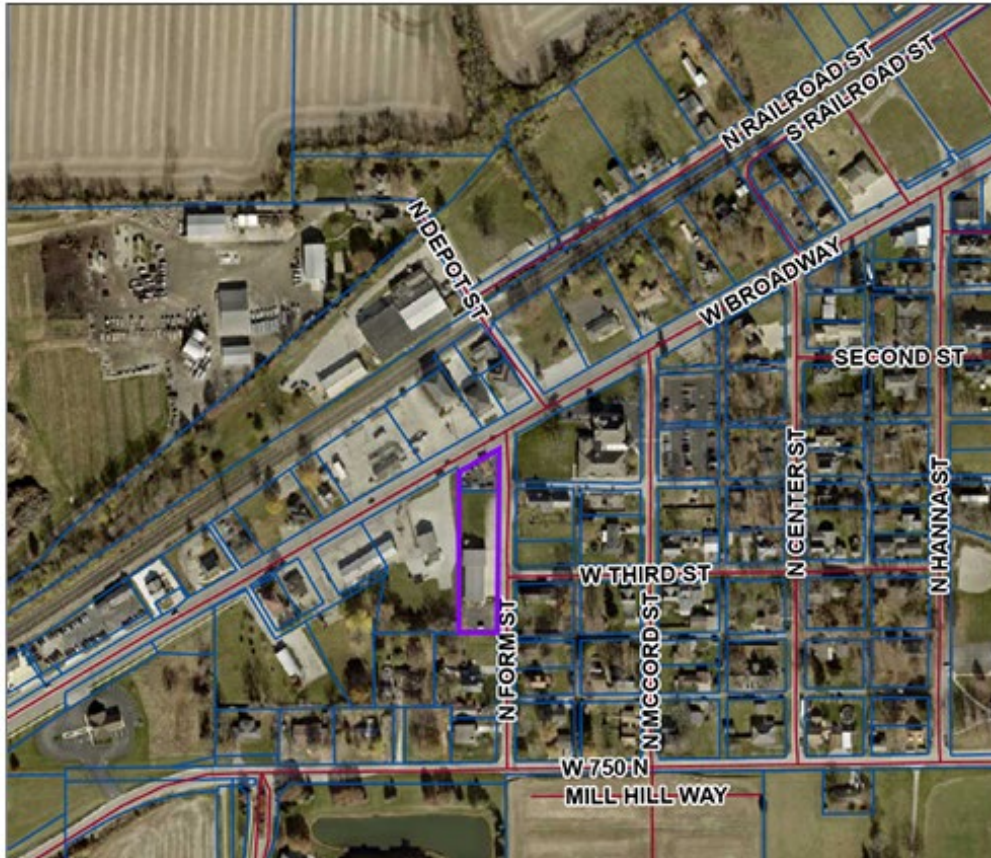
The Future Land Use Map envisions the *Old Town* development pattern on this property. According to the Comprehensive Plan *Old Town* is a mixed-use neighborhood featuring commercial, residential, and civic uses.

The petitioner's plans are consistent with the Future Land Use Map. The project will preserve the character of the property and advance the Town's vision for celebrating its history and heritage.

STAFF RECOMMENDATION:

Staff is supportive of this petition, and following a public hearing, would recommend sending a favorable recommendation to the Town Council.

The full of list of actions available to the Commission are: (a) a favorable recommendation, (b) no recommendation, (c) unfavorable recommendation, or (d) continue the petition.



Overview



Legend

- Roads
- I
 - S
 - U
 - <all other values>
- Parcels



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