

McCORDSVILLE TOWN COUNCIL
ORDINANCE NO. 081225

AN ORDINANCE AMENDING THE ZONE MAPS OF THE TOWN OF
McCORDSVILLE, INDIANA

WHEREAS, the Town of McCordsville, Indiana ("Town") adopted the McCordsville Zoning Ordinance, which provides for the administration of zoning regulations within the Town;

WHEREAS, a proposal to amend the Town's zone maps was initiated by Holy Cross Lutheran Church;

WHEREAS, the Town's Plan Commission published notice of a public hearing, in accordance with Indiana Code § 5-3-1, on the aforementioned zone map amendment, and subsequently held a public hearing under Ind. Code § 36-7-4-604 and Ind. Code § 36-7-4-608 on July 15, 2025;

WHEREAS, during the July 15, 2025 meeting, the Town's Plan Commission certified its findings and made a favorable recommendation to the Town Council for said amendment to the Town's zone maps;

WHEREAS, the Town, through its Town Council, has found that it is in the best interests of the health, welfare, and safety of the Town's citizens to amend the Town's zone maps as indicated below;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL FOR THE TOWN OF McCORDSVILLE, INDIANA THAT:

- (1) The above recitals are incorporated herein by reference.
- (2) The land described in Exhibit "A", namely +/- 40 acres of real property located near the southwest corner of W SR 234 and N 475 W, Parcel # 30-02-30-200-001.001-016, shall be rezoned from Hancock County Residential R1.0 (R1.0) to Residential-One (R-1), as that zoning classification is defined in the Zoning Ordinance, and shall be subject to all conditions and requirements applicable to the R-1 zone. Exhibit "A" is incorporated into this Ordinance by reference.

(3) Prior provisions of the Zoning Ordinance are repealed only to the extent inconsistent with the terms of this Ordinance. Provisions consistent with this Ordinance and not repealed remain in full force and effect.

(4) This Ordinance shall take effect upon adoption in accordance with Indiana law.

ADOPTED BY THE COUNCIL OF THE TOWN OF McCORDSVILLE, INDIANA
this ____ day of _____, 2025.

Gregory J. Brewer, President

Scott Jones, Vice President

Dr. Bryan Burney, Member

Chad D. Gooding, Member

Dr. John Price, Member

ATTEST:

Stephanie Crider, Clerk Treasurer

This Ordinance was prepared by: Beth Copeland, Copeland Law LLC; 11650 Olio Rd., Suite 1000-184, Fishers, IN 46037; Telephone: (317) 691-6461

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Beth Copeland

Exhibit A

Parcel A

A part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana, described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence on and along the North line of said Quarter South 89 degrees 30 minutes 24 seconds West a distance of 655.38 feet to THE POINT OF BEGINNING; thence continuing on and along said North line South 89 degrees 30 minutes 24 seconds West a distance of 655.38 feet to the Northwest corner of a tract of land as described in Instrument Number 070011431; thence on and along the West line of said tract South 00 degrees 07 minutes 49 seconds East a distance of 1324.29 feet to the Southwest corner of said Tract; thence on and along the South line of said tract North 89 degrees 26 minutes 53 seconds East a distance of 668.23 feet to a point that measures 655.38 feet West of the East line of said Quarter; thence parallel with said East line North 00 degrees 41 minutes 11 seconds West a distance of 1323.59 feet to THE POINT OF BEGINNING.

Containing in all 20.11 Acres, more or less.

Parcel B

A part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana, described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter; thence on and along the East line of said Quarter South 00 degrees 41 minutes 11 seconds East a distance of 1322.92 feet to the Northeast corner of a tract of land as described in Instrument Number 130001611; thence on and along the North line of said tract South 89 degrees 26 minutes 53 seconds West a distance of 655.38 feet to a point that measures 668.23 feet East from the Southwest corner of a Tract of land as described in Instrument Number 070011431; thence parallel with said East line North 00 degrees 41 minutes 11 seconds West a distance of 1323.59 feet to the North line of said Quarter; thence on and along said North line North 89 degrees 30 minutes 24 seconds West a distance of 655.38 feet to THE POINT OF BEGINNING.

Containing in all 19.91 Acres, more or less. |