

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: October 28, 2025**

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**PETITIONER:** Patch McCordsville, LLC

**PETITION:** Patch McCordsville, LLC - McCordsville Commerce Park, Secondary Plat

**REQUEST:** Petitioner requests approval of a Secondary Plat

**LOCATION:** The subject property is located at the northwest corner of CR 600W and CR 500N.

**ZONING:** The subject property is zoned Planned Unit Neighborhood (PUD) and is currently undeveloped. Zoning and land use for the surrounding area are as noted below:

Zoning

North: I-2

South: HCZO R2.5 and IL

East: R-3, I-1, & I-2

West: I-2

Land Use

Agricultural

Single-family Res & Agricultural

Single-family Residential

Agricultural

**STAFF REVIEW:** The petitioner is developing a commercial and light industrial business park. The development is divided into three (3) Districts. District A encompasses the southern portion of the CR 600W frontage. District B is the northern portion of the CR 600W frontage, and District C is the remaining acreage to the west. Commercial uses will be focused and primarily permitted in District A, but will also be permitted in District B. Less intense and smaller light industrial land uses are permitted and encouraged to be located in District B. District C will feature the larger, light industrial land uses which do not need visibility on CR 600W and may be larger buildings.

Infrastructure

All lots and blocks will be accessed internally via either public streets or private drives. Stormwater has been master-planned for the development. Sanitary sewer service will be provided by Aqua Indiana and water service will be provided by Citizen's Energy Group.

Lot & Yard Standards

The following bulk standards apply to the property:

#### District A – Neighborhood Commercial

- Minimum Lot Area: 1 acre\*
  - \*Up to two lots may be less than 1 acre, but no lot shall be less than 32,670 square feet
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback:
  - 50' on Mt. Comfort Rd
  - 40' on 500N
  - 25' all others
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet
- Maximum Lot Coverage: 75%
- Maximum Height-Principal: 40 feet

#### District B – Flex Industrial/Office

- Minimum Lot Area: 1 acre
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback:
  - 50' on Mt. Comfort Rd
  - 40' on 500N
  - 25' all others
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet
- Maximum Lot Coverage: 75%
- Maximum Height-Principal: 40 feet
- Maximum Structure Size: 40,000 square feet

#### District C – Light & Medium Industrial

- Minimum Lot Area: 2 acres
- Minimum Lot Width at Building Line: 100 feet
- Minimum Front Yard Setback:
  - 50' on Mt. Comfort Rd
  - 40' on 500N
  - 25' all others
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 10 feet
- Maximum Lot Coverage: 85%
- Maximum Height-Principal: 60 feet
- Maximum Structure Size: 100,000 square feet

#### Landscaping, Buffering and Screening

The site will comply with the Town's Ordinances, including the Highway Corridor Overlay, for landscaping, buffering, and screening, with some exceptions as detailed in the PUD.

#### Pedestrian Connectivity

A ten (10) foot multi-use trail will be installed along the perimeter of CR 500N and Mt. Comfort Rd in the ROW for the width of the frontage of the project. The trail system will be installed as each lot within the District is developed. A sidewalk, constructed a minimum of five (5) feet in width will be installed along the east and west side of the proposed future public road running north and south, and along the north and south sides of the future public road running east and west. The sidewalks will be constructed as each lot is developed. Connector sidewalks will also be installed from the perimeter or street path/sidewalk system to building façade sidewalks, in Areas A and B.

#### Parking

Parking shall follow the Town of McCordsville Zoning Ordinance Parking requirements for each District, with some exceptions as detailed in the PUD.

#### Lighting

The Town's exterior lighting standards apply to this site. At a minimum, all site lighting is required to meet the following standards:

- Any building fronting Mt. Comfort Rd, in District A, will feature accent lighting along its façade facing Mt. Comfort Rd.
- All buildings in District A, B, and C will have pole lighting fixtures that are consistent in style and quality.

#### Technical Committee

The Technical Advisory Committee (TAC) reviewed this project on August 21, 2025. All comments related to TAC review have been satisfied.

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

Staff has reviewed the proposed Secondary Plat for Patch McCordsville, LLC's commercial & industrial business park and finds it to be consistent with the approved Primary Plat and the applicable development standards of the PUD and the Town of McCordsville Zoning Ordinance. All technical review comments have been addressed to the satisfaction of the Town's staff. The plat establishes the necessary rights-of-way, easements, and lot configurations to support the intended commercial and light industrial development envisioned for this area. Staff views this project as a positive addition to the Town's employment base and an important step in advancing development opportunities consistent with the Town's long-term economic development vision.

The Plan Commission may motion to provide (a) approval, (b) continuance, or (c) denial.

Aerial Map

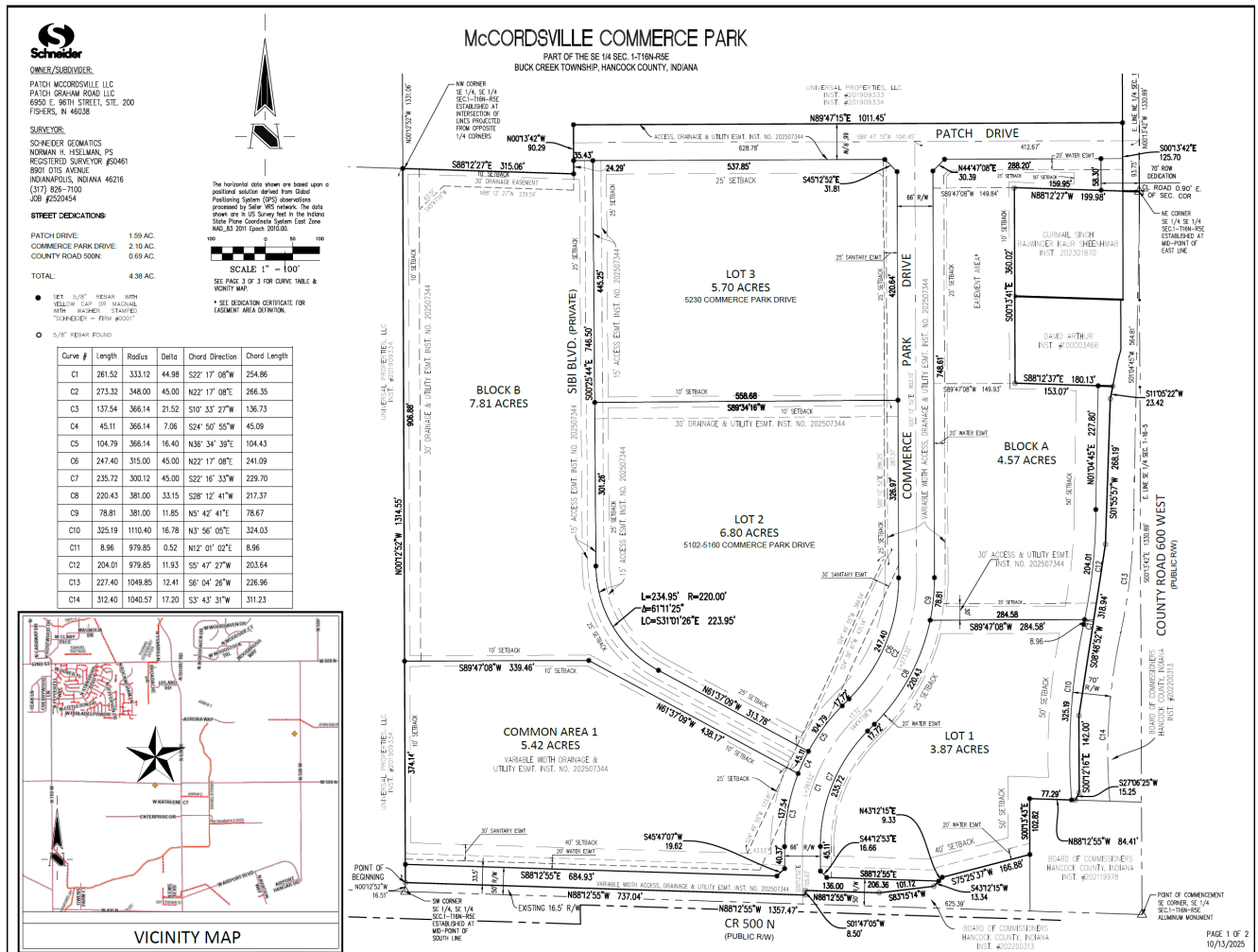


Parcel ID	30-05-01-300-019.002-006	Alternate ID	30-05-01-300-019.002-006	Owner Address	Wake Development LLC
Sec/Twp/Rng	n/a	Class	100 - Vacant Land		8827 Spinnaker Ct
Property Address	N 700 W	Acreage	n/a		Indianapolis, IN 46256
	McCordsville				
District	BUCK CREEK TOWNSHIP				
Brief Tax Description	S SW SW 1-16-5 1AC				
	(Note: Not to be used on legal documents)				

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Developed by SCHNEIDER  
GEO SPATIAL

## Secondary Plat



PART OF THE SE 1/4 SEC. 1-T16N-R5E  
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA

