

# McCordsville

ESTD  1988

## INDIANA

### Board of Zoning Appeals Staff Report

Meeting Date: November 5, 2025

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**PETITIONER:** McCordsville Community Church

**PETITION:** BZA-25-011

**REQUEST:** The petitioner's request seeks a special exception to allow a Religious Place of Worship in the Neighborhood Commercial zoning district, along with Development Standards variances relating to signage, landscaping, and parking. The property is also within the Mt. Comfort Road and Broadway Overlay District (MCR-OL).

**LOCATION:** The property is located at 7724 Depot St, McCordsville, Vernon Township.

**ZONING:** The property is zoned Neighborhood Commercial (CN), with the following surrounding land uses and zoning:

Zoning

North: R-1  
South: CN/PUD  
East: PUD  
West: R-1

Land Use

Contractor's Storage Yard  
Commercial  
Mixed-Use  
Agriculture

**STAFF REVIEW:** The subject property is an unplatted 3.813-acre lot located in Neighborhood Commercial zoning of Old Town. It contains a warehouse-style structure originally built for industrial use that has most recently functioned as a shared space for a restaurant (Trax BBQ) and brewery. The brewery vacated the building in late 2024, while the restaurant continues to operate in the east portion of the structure, with plans to vacate to a new building in June 2026. A detached storage shed is also located on the property.

The petitioner's letter of intent reads that they have outgrown their current location and believes this location will allow them to continue fulfilling their mission.

The petitioner is leasing a portion of the property for its respective use, with the intention to purchase the entire property within two years from the date that the restaurant vacates the property. Staff has advised that compliance with Town Ordinance is required regardless of ownership status. However, the Town has worked with other nearby property owners in similar situations to allow certain ordinance

requirements to be met through phased or conditional improvements, provided the overall intent of the standards is achieved and subject to BZA approval.

While the current request allows the property to be occupied and function in the near term, staff anticipates that a Planned Unit Development (PUD) zoning approach may ultimately provide a more comprehensive and coordinated framework for long-term use of the site. A PUD would allow the Town and property owner to address building design, site circulation, and aesthetic elements in a manner consistent with the Mt. Comfort Road and Broadway Overlay District.

No exterior site plan has been submitted at this time. Site improvements, including parking, landscaping, and signage, will be addressed through the associated variance requests and subsequent permitting. The interior building plan is included as Exhibit A.

The petitioner seeks approval of one (1) Special exception as detailed below.

#### Appendix A: Official Schedule of Uses

*Religious Place of Worship* requires Special exception approval in CN Zoning

Land Use Matrix														
Primary Use	Zoning District													
	R1	R2	R3	R4	R5	MF 1	MF 2	CN/TC	CO	CR	I1	I2	P	OT
Recreational Vehicle Storage, Outdoor											S	P		
Religious Place of Worship	S	S	S	S	S	S	S	S	P	P	P	S	P	S
Research & Development									S		S	S		

#### **STAFF RECOMMENDATION – special exception:**

Staff has reviewed the petitioner’s request for a special exception to allow a Religious Place of Worship in CN zoning in Old Town. Based on the submitted materials and staff’s analysis of the required findings of fact, staff finds that the proposed use is compatible with surrounding development and consistent with the intent of the Old Town district.

The subject site is located along Depot Street, an area characterized by a mix of residential, light industrial, and small-scale commercial uses. The reuse of the existing structure for a religious use represents a reasonable transition in land use and is consistent with the development pattern of Old Town. The proposed use does not appear to create adverse impacts related to traffic, noise, or lighting, provided that site improvements (parking, landscaping, signage, and buffering) are addressed in accordance with Town Ordinance and any variances approved by the BZA.

If the Board is inclined to approve the special exception, the Department recommends the following conditions:

1. All required site improvements, including but not limited to parking, landscaping, signage, and buffering, shall be completed in accordance with Town Ordinance or as otherwise approved through associated variances.
2. The petitioner shall complete exterior improvements to the existing structure, including repainting and general façade enhancements, within the first twelve (12) months of occupancy. These improvements shall be reviewed and approved by Town staff to ensure the building maintains a well-kept appearance consistent with the intent of CN zoning in Old Town.
3. The existing detached storage shed shall be used for storage purposes only. No occupancy, classroom, or other types of assembly use shall occur within the structure.
4. Any future expansions or changes in use of the primary structure shall require review and approval by the Town, as applicable.
5. The petitioner shall obtain all applicable state and local permits prior to occupancy.
6. The Special exception shall be limited to, and run with the petitioner, or an assignee or affiliate of the petitioner in which the petitioner has and maintains a controlling interest. Otherwise, the Special exception shall not be transferrable to any other petitioner, person or entity.
7. The BZA reserves the right to revoke the special exception at a public hearing if the land use is demonstrated to constitute a public nuisance and/or does not comply with the terms of this special exception.

The BZA may include additional conditions of approval, and if so, these conditions should be incorporated into the record. They may be amended, added to, or removed by the BZA. The petitioner also has the right to request them to be amended, added to, or removed until the time the BZA has made a motion on the conditions.

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**STAFF RECOMMENDATION – Variances:**

The petitioner is requesting eight (8) variances, several of which relate to deferred site improvements. Because the petitioner is currently leasing a portion of the property, with plans to purchase the entire site within the next two years, staff has determined that the compliance period for these deferred improvements should begin upon issuance of the Certificate of Occupancy. This provides a clear and measurable starting point for staff to track progress, rather than tying compliance to tenancy changes or separate construction phases.

Staff recommends that all deferred site improvements be completed within two (2) years of the Certificate of Occupancy. In recognition of the petitioner's leasing arrangement, staff further recommends that the Board authorize the Zoning Administrator to grant a one-time, twelve (12) month extension if the property has not been purchased within that initial two-year compliance period. This approach is consistent with Town practice and ensures that projects demonstrating continued momentum toward compliance are allowed to proceed while maintaining accountability to the standards of the McCordsville Zoning Ordinance.

**Variance #1 – 154.114(E)(2)**

Driving Surfaces: Town Ordinance requires "all parking areas, including parking spaces, interior drives, and ingress/egress into parking areas must be paved with asphalt, concrete, or porous pavement material ... to the nearest paved street ... and that all parking areas shall be clearly

marked to show each parking space.” The petitioner acknowledges Town Ordinance regarding paved parking and shares that vision. As the petitioner is leasing a portion of the structure with plans to purchase the entire property within two (2) years of the Certificate of Occupancy, **staff is in support of this variance with the following conditions:**

1. Parking shall be paved within two (2) years from the date the petitioner receives their Certificate of Occupancy.
2. If the petitioner has not purchased the property within that two-year period, the BZA authorizes the Zoning Administrator to grant a one-time extension of up to twelve (12) months to allow completion of the required paving improvements.

**Variance #2 – 154.114(E)(5)**

Minimum Number of Spaces: Appendix D of the Official Parking Schedule requires one (1) parking space for every three (3) seats in a Gathering space (church), plus one (1) parking space for each employee working on the largest shift. The interior building plan shows 208 seats, which would require 70 parking spots, plus employees. Staff recommends that a minimum of seventy-five (75) parking spaces at full build-out should be sufficient based on the interior building plan provided. The petitioner has indicated that the site will be able to meet these needs when paved. Given the planned delay in paving, **staff is in support of this variance with the following conditions:**

1. An interim parking plan shall be submitted to the Zoning Administrator for review and approval prior to occupancy.
2. Bumpers shall be installed in the interim to indicate parking spaces.
3. ADA accessible parking spaces shall be provided and clearly marked prior to occupancy.

**Variance #3 – 154.119(B)(2)**

Foundation Plantings: The petitioner is requesting a variance from the Town’s foundation plantings requirements along all sides of non-residential buildings. The request aligns with the petitioner’s anticipated two-year compliance timeline associated with site paving and parking improvements. Because the petitioner is leasing the property and has requested to defer all foundation plantings until future site improvements, staff cannot support full deferral. Staff instead recommends partial compliance at this time to improve the site’s appearance and soften its visual impact along Depot Street. Full compliance will be required at the time of paving. **Staff is in support of this variance with the following conditions:**

1. Foundation plantings, in compliance with Town Ordinance, shall be installed along the south and west elevations in locations where grassy areas exist (see inset below with red lines indicating areas where foundation plantings are expected), and along Depot Street, to be coordinated with the transition period when Trax BBQ vacates the premises.
2. Remaining foundation plantings shall be installed at the time the parking lot is paved or within two (2) years from the date the petitioner receives their Certificate of Occupancy.



#### **Variance #4 – 154.119(B)(4)**

Interior Parking Lot Plantings: The petitioner is requesting a variance from the Town’s interior parking lot landscaping requirements. The request aligns with the petitioner’s anticipated two-year compliance timeline associated with paving and site improvements. Because the parking surface will remain gravel during this interim period, installation of permanent interior plantings would not be practical at this time. Staff supports this variance with the understanding that full compliance will be required once the parking lot is paved. **Staff is in support of this variance with the following conditions:**

1. Temporary planters or edge landscaping shall be installed near primary building entrances to soften the site’s appearance during the interim period.
2. Interior parking lot landscaping, including required islands and trees, shall be installed at the time the parking lot is paved or within two (2) years from the date the petitioner receives their Certificate of Occupancy.

#### **Variance #5 – 154.121**

Exterior Lighting: The petitioner is requesting a variance from the Town’s exterior lighting standards at this time. The request aligns with the petitioner’s anticipated two-year compliance timeline associated with paving and site improvements. The church anticipates occasional evening use of the building for services and community activities, and adequate lighting is necessary to ensure the safety of congregants and visitors during those hours. While the petitioner has indicated that full site lighting upgrades will occur with future improvements and property acquisition, staff recommends limited interim lighting to provide safe, visible access until full compliance can be achieved. **Staff is in support of this variance with the following conditions:**

1. Building-mounted lighting shall be installed prior to occupancy to provide adequate illumination of entrances and parking areas, consistent with Town lighting standards.
2. A free-standing light fixture shall be installed near the entrance drive off Depot Street to provide adequate illumination during evening events. The fixture may be temporary and shall not be required to meet full decorative standards until the parking lot is paved; however, the fixture type, height, and placement shall be reviewed and approved by the Town prior to installation to ensure compatibility with adjacent properties and the character of the area.
3. All lighting fixtures shall be downcast and shielded to prevent glare onto adjacent properties or public rights-of-way.
4. Full site lighting compliance, including any pole-mounted or parking area lighting, shall be achieved at the time the parking lot is paved or within two (2) years from the date the petitioner receives their Certificate of Occupancy.

**Variance #6 – 154.148(A)(3)**

Wall Sign: The petitioner is requesting a variance from the Town's sign standards to allow a wall sign on an elevation not facing a public roadway frontage, specifically at the southwest corner of the primary structure. The proposed placement is closer to the primary entrance for the tenant space the petitioner is leasing. The proposed location faces the adjacent railroad tracks and backs to other buildings and parking areas, resulting in minimal visibility impacts to nearby properties. **Staff is in support of this variance with the following conditions:**

1. The wall sign shall comply with all applicable design, size, and illumination standards of the Town's Sign Ordinance.
2. A sign permit shall be reviewed and approved by the Town prior to installation.

**Variance #7 – 5.4(D)(5)(a)(2) (uncodified Overlay citation)**

Foundation Plantings/Sidewalk: The MCR-OL includes a requirement for 12' wide area along all front facades and facades featuring parking to accommodate foundation sidewalks and planting beds. The area along Depot St is currently occupied by Trax BBQ, which is not expected to vacate until June 2026. In addition, the petitioner does not anticipate purchasing the property for approximately two years. Consistent with Town code and long-range planning objectives for the Old Town area, a sidewalk connection along this frontage is required and should be incorporated with future site improvements. While immediate installation is not feasible, staff supports this variance with the understanding that the sidewalk will be installed as part of the broader site compliance phase. **Staff is in support of this variance with the following conditions:**

1. A sidewalk connection and planting beds shall be installed along Depot Street concurrent with the paving of the parking lot or within two (2) years from the date the petitioner receives their Certificate of Occupancy.
2. If the petitioner does not purchase the property within that two-year period, the BZA authorizes the Zoning Administrator to grant a one-time extension of up to twelve (12) months for completion of the required sidewalk connection and planting beds.

**Variance #8 - 5.4(D)(5)(c) (uncodified Overlay citation)**

Crosswalks: The MCR-OL requires that all drive aisles include a defined pedestrian crossing constructed of pavers, stamped pavement, or other decorative materials. The petitioner is requesting a variance from this requirement at this time. Because the petitioner is leasing a portion of the property and does not anticipate purchasing the site for approximately two years, installation of a permanent crosswalk would not be practical until the parking lot is paved and final circulation patterns are established. Staff supports this variance with the understanding that a standard striped crosswalk will be installed as part of the future paving phase, consistent with what has been required of other developments along Mt. Comfort Road. **Staff recommends approval of this variance with the following conditions:**

1. A striped pedestrian crosswalk shall be installed across the primary drive aisle at the time the parking lot is paved or within two (2) years from the date the petitioner receives their Certificate of Occupancy.
2. If the petitioner has not purchased the property within that two-year period, the BZA authorizes the Zoning Administrator to grant a one-time extension of up to twelve (12) months for completion of the required crosswalk installation.

The BZA may include additional conditions of approval, and if so, these conditions should be incorporated into the record. They may be amended, added to, or removed by the BZA. The petitioner also has the right to request them to be amended, added to, or removed until the time the BZA has made a motion on the conditions.

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## RECOMMENDED FINDINGS FOR APPROVAL:

If the Board is inclined to approve the **special exception** use, then staff recommend the following findings:

### Special exception:

1. The special exception shall be permitted by this chapter:  
***Finding:*** *The proposed use — a religious place of worship — is listed in Appendix A: Official Schedule of Uses as a Special exception in the Old Town zoning district. Therefore, the request is permitted by this chapter, subject to BZA approval.*
2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities:  
***Finding:*** *The site is an existing developed parcel in Old Town currently served by public utilities and established drainage infrastructure. The property has direct access to Depot Street, and the existing driveway can adequately accommodate the expected traffic volume. Any required site improvements related to parking or drainage will be addressed as part of the petitioner's variance requests and subsequent permitting. The site can therefore be adequately served with existing and proposed facilities.*
3. The special exception shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the development standards of this chapter:  
***Finding:*** *The proposed use will occupy an existing structure that will be reviewed for a change of occupancy under the State of Indiana Building Code. This process ensures all life-safety and accessibility standards are met prior to occupancy. The religious use is low-intensity and will primarily generate activity during limited hours, creating no adverse impacts related to noise, light, or traffic. The use will comply with the development standards of the McCordsville Zoning Ordinance, as modified by any approved variances.*
4. The special exception shall be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties:  
***Finding:*** *The existing warehouse-style structure will retain its current orientation on the site, which is consistent with nearby industrial and commercial buildings. Landscaping improvements, including those required under the Town's buffering and screening standards, will help soften the transition between this use and the surrounding residential properties. The result will be a visually compatible and appropriately scaled reuse of the existing structure.*
5. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood:



***Finding:*** The adaptive reuse of the existing structure for a religious use maintains the area’s mixed-use character and prevents the building from remaining vacant. Planned landscaping, signage, and façade improvements will enhance the appearance of the site and provide a visual impression consistent with nearby development along Depot Street. The use will not alter the overall character of the Old Town environment.

6. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood:

***Finding:*** Access to the site is provided by a single driveway connection to Depot Street. While a detailed parking layout has not been provided, the petitioner has indicated that parking will be organized on-site to accommodate expected attendance. Final parking configuration and compliance with applicable standards will be reviewed through the associated variance requests and permitting process. Given the low-intensity and scheduled nature of the proposed use, the special exception is not expected to generate traffic congestion within the neighborhood.

7. The special exception shall preserve the purpose of this subchapter:

***Finding:*** The request supports the purpose of the Old Town district by facilitating reinvestment in an existing structure while maintaining the small-scale, community-oriented character of the area. A religious use is compatible with Old Town’s mixed-use intent and contributes to the vitality of the community. The proposal aligns with the Town’s long-term goals of adaptive reuse and incremental redevelopment in Old Town.

The BZA has four (4) options in considering this request; the Board may approve, approve with conditions, deny, or continue the petition.

***Denial:*** If the Board is inclined to deny the requested special exception, then staff recommends denying, and then tabling the adoption of findings until the Board’s next meeting with direction to staff to prepare the findings pursuant to the public hearing evidence and Board discussion.

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## RECOMMENDED FINDINGS FOR APPROVAL:

If the Board is inclined to approve the **variance(s)**, then staff recommend the following findings:

### Variance #1 – 154.114(E)(2) - Driving Surfaces

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** The requested variance would allow deferred paving of parking and drive areas for a period of two (2) years following issuance of the Certificate of Occupancy. The site will continue to operate safely during this interim period with gravel surfacing, defined parking bumpers, and controlled circulation. The requirement to pave within two years of the Certificate of Occupancy ensures that the long-term intent of the ordinance is met. The variance therefore will not be injurious to the public health, safety, morals, or general welfare.

2. The use and value of the area adjacent to the property included in the variance will not be affected



in a substantially adverse manner:

***Finding:*** *The variance represents a temporary delay in paving, not a permanent exemption. Surrounding properties, many of which have similar gravel conditions, will not be adversely impacted. Once paving is complete, the site will be visually and functionally consistent with nearby development, thereby maintaining property values.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *Because the petitioner is leasing the property and does not yet have ownership authority, immediate paving would impose an unnecessary financial burden and coordination challenge. Allowing a two-year compliance period provides a practical solution while still ensuring full compliance within a reasonable timeframe.*

#### **Variance #2 – 154.114(E)(5) - Minimum Number of Parking Spaces**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The requested variance will allow the petitioner to operate with an interim number of parking spaces prior to paving. The church's use pattern includes limited, scheduled attendance and off-peak activity, minimizing parking demand during normal hours. Safety, circulation, and accessibility will be maintained through the interim parking plan and ADA compliance, ensuring no injury to public health or welfare.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *The variance will not adversely affect the use or value of nearby properties. The gravel parking area is adequately screened from adjoining uses, and interim measures—such as the installation of bumpers and the installation of ADA spaces—ensure orderly site function. Upon full build-out, the site will provide the appropriate number of spaces consistent with Town standards.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *Strict application of the ordinance would require the petitioner to construct a fully paved parking lot immediately, despite not owning the site and operating under a short-term lease. This presents a practical difficulty. Allowing phased compliance enables the petitioner to meet operational needs while progressing toward full ordinance compliance at the time of paving.*

#### **Variance #3 – 154.119(B)(2) - Foundation Plantings**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The variance would allow partial deferral of required foundation plantings. The petitioner will install landscaping along visible frontages to soften the visual impact of the building and enhance streetscape character, minimizing any effect on community aesthetics or welfare.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *The proposed foundation plantings along Depot Street and the south and west elevations*

*will improve site appearance relative to existing conditions, providing a positive visual buffer to adjacent properties. Deferred portions will be completed with the paving phase, ensuring compatibility over time.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *Because the petitioner is leasing the property and does not control the full site, strict application of the ordinance would require improvements that cannot yet be coordinated across the parcel. Phased installation represents a practical approach that achieves ordinance intent without imposing undue hardship.*

#### **Variance #4 – 154.119(B)(4) - Interior Parking Lot Plantings**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The variance will allow deferral of interior parking lot plantings until the parking area is paved. During the interim period, the petitioner will provide temporary planters or edge landscaping, which will maintain adequate visual relief and site safety, avoiding injury to public welfare.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *The variance will not substantially affect adjacent properties. The existing tree lines and proposed temporary landscaping will maintain a compatible appearance, and the requirement for full compliance at paving ensures long-term consistency with neighboring development.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *Installation of permanent islands or trees in gravel areas would be impractical and subject to damage or relocation during future construction. Allowing the petitioner to defer interior plantings avoids unnecessary cost and site disruption, constituting a reasonable accommodation of practical difficulties.*

#### **Variance #5 – 154.121 - Exterior Lighting**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The variance will not be injurious to the public welfare. The church's occasional evening use of the building necessitates adequate illumination for safety, and the required interim lighting—including building-mounted fixtures and a reviewed light at the entrance—will provide sufficient visibility until full site lighting is installed.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *Interim lighting reviewed and approved by the Town will maintain visual compatibility with surrounding properties and prevent glare or excessive illumination. Future compliance with full lighting standards will further enhance the site's appearance and cohesion with the surrounding properties.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the

use of the property:

***Finding:*** *Requiring full lighting upgrades prior to paving would create unnecessary cost and result in potential rework once permanent site improvements occur. Allowing partial compliance now and full compliance upon paving provides a practical solution that ensures safety and maintains the ordinance's intent.*

#### **Variance #6 – 154.148(A)(3) - Wall Sign**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The variance will not be injurious to the public health, safety, morals, or general welfare. The proposed sign will be mounted to the building and oriented toward the railroad corridor and internal parking of adjoining sites, minimizing visual clutter and distractions to motorists.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *The sign's placement will not negatively affect the use or value of adjacent properties. Its orientation away from residential areas and compliance with the Town's size and illumination standards ensures visual harmony with surrounding buildings.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *The building's existing configuration and tenant entrance location present a practical difficulty in complying with the ordinance's requirement for signage on a roadway-facing façade. Allowing a wall sign at the petitioner's primary entrance is a reasonable accommodation consistent with site function.*

#### **Variance #7 – 5.4(D)(5)(a)(2) (Uncodified Overlay Citation) - Foundation Plantings/Sidewalk**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The variance allows deferral of a required 12-foot foundation sidewalk and planting area along Depot Street until site paving occurs. This temporary delay will not create any public hazard, as the area is currently developed and safely accessible from existing drives.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *The variance will not adversely affect surrounding properties. Installation of the sidewalk and plantings during the next phase will improve connectivity and appearance, advancing Town planning goals and enhancing adjacent property value.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *Strict enforcement at this stage would require substantial work within an area still occupied by another business tenant and not under the petitioner's ownership. Phased implementation resolves this practical difficulty while ensuring full compliance in coordination with paving.*

#### **Variance #8 – 5.4(D)(5)(c) (Uncodified Overlay Citation) – Crosswalks**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

***Finding:*** *The variance will not be injurious to the public welfare. The church's operations are low-traffic and primarily pedestrian-oriented. While the defined crosswalk will not be installed until the lot is paved, the current site configuration provides safe and limited vehicle movement adequate for interim use.*

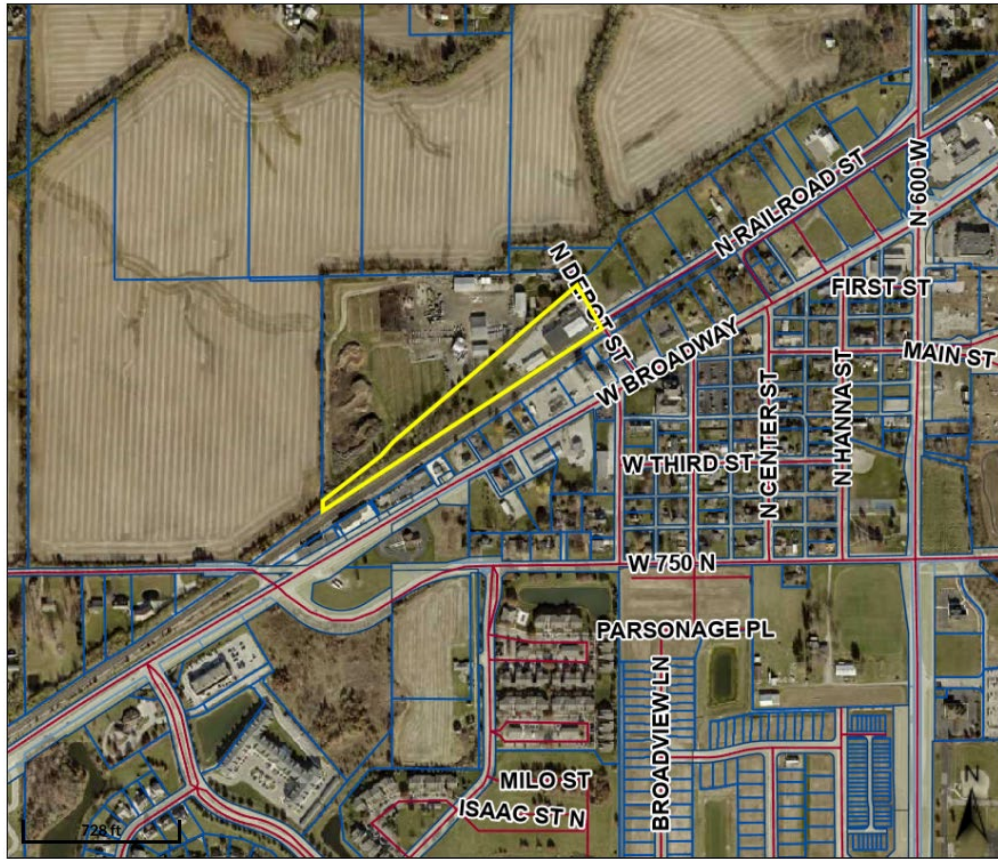
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

***Finding:*** *Deferring the crosswalk installation until the lot is paved will not adversely impact adjacent properties or public use. Future installation of a striped pedestrian crossing will enhance site organization and safety consistent with other surrounding developments.*

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

***Finding:*** *Requiring crosswalk materials within a temporary gravel lot would create an impractical and unsustainable condition. Allowing the crossing to be installed at the time of paving provides a reasonable and coordinated approach that maintains compliance with the ordinance's intent once the site reaches its permanent condition.*

## Neighborhood Aerial



### Overview



### Legend

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

Parcel ID	30-01-26-100-003.001-018	Alternate ID	30-01-26-100-003.001-018	Owner Address	Depot Street Holdings LLC
Sec/Twp/Rng	n/a	Class	430 - Restaurant, Cafeteria or Bar		7724 Depot St
Property Address	7724 Depot St McCordsville	Acreage	n/a		McCordsville, IN 46055
District	MCCORDSVILLE TOWN				
Brief Tax Description	NE 26-17-5 3.813AC (Note: Not to be used on legal documents)				

Date created: 10/29/2025

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## Exhibit A

