



Planning & Building Department  
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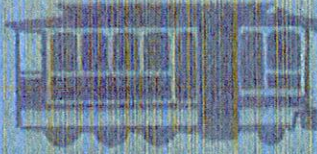
### **PUBLIC HEARING INFORMATION**

Case #: PC-18-001

Title: Daniel's Vineyard Commitment Modification

Meeting Date: this petition has been continued a number of times, please refer to the most current Plan Commission agenda for its most-up-to-date status.

\*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the third Tuesday of every month. Go to [www.mccordsville.org](http://www.mccordsville.org) and click on "Agendas & Minutes".



**McCORDSVILLE PLAN COMMISSION  
REZONING / ZONING MAP AMENDMENT APPLICATION**

Zoning Ordinance Section 10.06

**Applicant Information**

Name: Daniel's Vineyard

Current Address: 9061 N. 700 W.  
(Number) (Street)

McCordsville IN 46055  
(City) (State) (Zip)

Phone No.: 317-248-5222 E-mail Address: team@danielsvineyard.com

**Property Owner Information** (the "owner" does not include tenants or contract buyers)

Name: Daniel Cook

Current Address: 11455 Fairport Circle  
(Number) (Street)

Indianapolis IN 46236  
(City) (State) (Zip)

Phone No.: 317-248-5222 E-mail Address: team@danielsvineyard.com

**Notification Information** (list the person to whom all correspondence regarding this application should be directed)

Name: Jessica Pontius

Current Address: 9061 N. 700 W.  
(Number) (Street)

McCordsville IN 46055  
(City) (State) (Zip)

Phone No.: 317-248-5222 E-mail Address: team@danielsvineyard.com

**Property Information**

Current Address: 9061 N. 700 W. McCordsville, IN 46055  
(Number) (Street)

**Administrative Officer Use Only:**

Existing Zoning: \_\_\_\_\_

Future Land Use: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

Docket No.: \_\_\_\_\_

Subdivision Name (if applicable): \_\_\_\_\_

**OR** General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description)

700 W & 900N

Current Zoning: \_\_\_\_\_

Requested Zoning: \_\_\_\_\_

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): See Attachment 1.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Rezoning / Zoning Map Amendment Criteria**

The Indiana Code and the McCordsville Zoning Ordinance establishes specific criteria to which both the Plan Commission and legislative body must *pay reasonable regard* to when considering a rezoning request. The criteria are listed below; please explain how this request will address each criterion.

Will the rezoning support the *McCordsville Comprehensive Plan* and other applicable, adopted planning studies or reports?

YES       NO

Please Explain (attach additional pages as necessary): See Attachment 2

\_\_\_\_\_

Will the rezoning be compatible with *surrounding current conditions* and the character of current structure and uses?

YES       NO

Please Explain (attach additional pages as necessary): See Attachment 3

\_\_\_\_\_

Will the rezoning result in the property being used for the *highest and best use* for which land in each district is adapted?

YES       NO

Please Explain (attach additional pages as necessary): see attachment 4

Will the rezoning affect *property values* throughout the Town's planning jurisdiction?

YES       NO

Please Explain (attach additional pages as necessary): see attachment 5

Will the rezoning result in *responsible growth and development*?

YES       NO

Please Explain (attach additional pages as necessary): see attachment 6

**Applicant's Signature**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
(Applicant's Signature)

3/29/18  
\_\_\_\_\_  
(Date)

**Owner's Signature** (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

  
\_\_\_\_\_  
(Owner's Signature)

3/29/18  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

Daniel's Vineyard is honored to be part of the McCordsville Community and is committed to provide an exceptional agritourism destination contributing to the economic development of the town.

Within the short 11 months Daniel's Vineyard has been open to the public, our concept has evolved and grown with the community. Our initial concept of a small tasting room, with wine production has very quickly transformed into a business hub that all patrons and participants are proud to visit. With over 45,000 visitors from May-December of 2017, Daniel's Vineyard has been a sought after destination in the McCordsville community.

In 2018 our intent is to provide a meaningful customer experience to every patron that walks in the door and educate them on the production and agriculture aspect of our business. It is our goal to increase awareness about Daniel's Vineyard, McCordsville and the community In 2018, we are hoping to exceed 100,000 visitors to the community.

Daniel's Vineyard currently employees over 15 full time employees and 40 part time employees. Our events provide additional income revenue to over 100 local vendors.

Our public events increase revenue that will in turn increase revenue for the economic development of the community.



## DANIEL'S VINEYARD: STATEMENT OF INTENT // 1

In the year 2017, we raised over \$10,000 for local charities with our Pour it Forward series. In 2018 we have a very ambitious goal of more than \$50,000 to raise for the series.

In addition to offering a gathering place for the community, Daniel's Vineyard is a family run and family friendly establishment. Often times we are hosting events specifically targeting to families with school aged children. It is our intention to provide an atmosphere that every age enjoys.

In the midst of our continued growth the community has dictated many of our advancements. The local residents seek out Daniel's Vineyard as a gathering place, an educational agritourism destination and event venue. The amount of requests for additional products and services including beer and spirits has been overwhelming. Our current demographic is expanding and the community has expressed their desire in partaking in a one of a kind customer experience at Daniel's Vineyard with food and beverage for every palate.

Our intent for this rezoning application is to include a distillery and allow use of our three way alcohol license in our current facility.



# DANIEL'S VINEYARD: MCCORDSVILLE COMPREHENSIVE PLAN // 2

In the McCordsville, Comprehensive plan from January 2011, on page 22 it states," Goal #2: Promote a balance of land uses that secures the fiscal well being of the Town and its tax base. A.

Evaluate the economic impact of each development to ensure that current residents and businesses are not overly burdened with the cost of new development. B. Arrange land uses so as to capitalize on existing infrastructure. C. Use the future land use map to identify large, contiguous areas for future commercial and industrial developments. D. Encourage developments that also provide public amenities such as recreational areas and gathering spaces."

Daniel's Vineyard is growing and our concept is evolving into an agritourism hub not only for the McCordsville community but the State. Capitalizing on our unique demographic and increasing revenue with more products and services will increase revenue for the town's development and provide recreational areas and gathering spaces for every demographic and unique palate.



# DANIEL'S VINEYARD: SURROUNDING CURRENT CONDITIONS// 3

Daniel's Vineyard expansion into distilling will be branded equally with our current structure and uses. Our facility will change the floorplan inside, but no additional structural changes will be required. Families of all ages can gather, celebrate milestones, accomplishments and enjoy the experience offering quality products for all.

Our production facility will increase in popularity with more demographics interested in tours and educational aspect of production.

Our restaurant conditions would only change with the addition of spirits for the better. It is not Daniel's Vineyard intent to become a "bar" but a destination that everyone can enjoy and partake in community events and gatherings.





## DANIEL'S VINEYARD: USE OF LAND // 4

Daniel's Vineyard expansion into distilling and offering spirits will increase the land value by increasing assets and more revenue to the venue. Agrotourism is a top priority, and with the distilling it is Daniel's Vineyard goal to source products locally to stay consistent with our products quality.

Utilizing the current facility and strategically placing the equipment will leave more space for outdoor activities, tours and future expansion for revenue generating businesses that will in turn contribute to the towns economic development.



# DANIEL'S VINEYARD: PROPERTY VALUES // 5

It is Daniel's Vineyard opinion that expanding our profile of products and services for all demographics, to include wine, beer and spirits along with our quality food and service will have a profound impact on residential property values. The amount of time, energy and investment that has and will continue to be invested in the Daniel's Vineyard estate will increase property values within the community.



# DANIEL'S VINEYARD: RESPONSIBLE GROWTH AND DEVELOPMENT// 6

Daniel's Vineyard concept and community involvement is guided by the local impact of our business. Within the 11 months we have been operating to the public, our views and business decisions have been heavily impacted by the community. Our family values are instilled in our mission to provide an experience for all families and friends.

It is our mission to provide an sophisticated experience with quality products and services in upscale but casual environment. We want to be the neighbor that everyone is proud of, and wants to bring their friends and family to. We are dedicated to the community and hope to continue to increase revenue for the benefit of our neighborhood development.

Daniel's Vineyard continues to be a part of the McCordsville communities vision by increasing awareness of the agritourism to the locality and region.

