



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
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PUBLIC HEARING INFORMATION

Case #: PC-22-004

Title: Strategic Capital Partner's request for favorable recommendation of a rezone of +/- 162 acres to I-2

Meeting Date: this petition is currently scheduled to be heard at the March 15th Plan Commission meeting

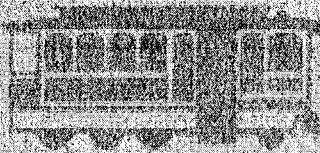
*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".

Statement of Intent

Petitioner: Strategic Capital Partners, LLC

Site: Near the northwest corner of CR 500 N and Mt. Comfort Road (the “Site”)

Petitioner proposes to rezone the approximately 162.5 acre Site to the I-2 district for warehousing and distribution uses (and offices related thereto) and improve the Site with industrial buildings, as approximately depicted on the preliminary site plan filed herewith. The western portion of the Site is not within the town boundaries of McCordsville. In order for the Site to have a uniform zoning classification per the McCordsville Zoning Ordinance, Petitioner also seeks to annex into the Town of McCordsville the approximately 80 acres on the west side of the Site.



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

Zoning Ordinance Section 10.06

Applicant Information

Name: Strategic Capital Partners, LLC

Current Address: 280 E. 96th Street, Suite 250
(Number) (Street)
Indianapolis IN 46240
(City) (State) (Zip)

Phone No.: 317.819.1881 E-mail Address: jcumming@strategiccapitalpartners.com

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

Name: See Owner List filed herewith

Current Address: _____
(Number) (Street)

(City) (State) (Zip)

Phone No.: _____ E-mail Address: _____

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

Name: Brian J. Tuohy, Attorney for Applicant

Current Address: 50 South Meridian Street, Suite 700
(Number) (Street)
Indianapolis IN 46204
(City) (State) (Zip)

Phone No.: 317.638.2400 E-mail Address: btuohy@tbmattorneys.com

Property Information

Current Address: Near the northwest corner of W 500 N and Mt. Comfort Road
(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)

Approx. 162.5 +/- acres near the northwest corner of W 500 N and Mt. Comfort Rd. See attached Exhibit A.
(An Overall Perimeter Legal Description will be filed as an additional exhibit.)

Current Zoning: R-3; CN; County: R2.5

Requested Zoning: I-2

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): See Statement of Intent filed herewith.

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 attached Exhibit B

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 attached Exhibit B

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 attached Exhibit B

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

☐ YES ☒ NO

Please Explain (attach additional pages as necessary): See attached Exhibit B

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

☒ YES ☐ NO

Please Explain (attach additional pages as necessary): See attached Exhibit B

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) Brian J. Tuohy, Attorney for Applicant

2/2/22
(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)

(Date)

(Owner's Signature)

(Date)

Exhibit A

REZONE
LEGAL DESCRIPTION

Parcel Nos: 30-05-01-400-011.000-006
30-05-01-400-012.000-021
30-05-01-400-022.000-006
30-05-01-400-020.000-006

The West Half of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, Buck Creek Township, Hancock County, Indiana, containing 120 acres, more or less.

EXCEPTING THEREFROM:

That part of the above described property conveyed to Hancock County, Indiana, by Warranty Deed, recorded August 26, 1993, as Instrument Number 9309092, in the Office of the Recorder of Hancock County, Indiana, described as follows:

A part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, Buck Creek Township, Hancock County, Indiana, described as follows:

Beginning at a point on the North line of said Quarter Section North 88 degrees 10 minutes 59 seconds West 20.01 feet from the Northeast corner of said Quarter Section, which point of beginning is on the West boundary of County Road 600 West; thence South 00 degrees 04 minutes 40 seconds East 1,337.44 feet along the boundary of said County Road 600 West to the South line of said Quarter Quarter Section; thence North 88 degrees 08 minutes 00 seconds West 10.01 feet along said South line; thence North 00 degrees 04 minutes 40 seconds West 1,337.43 feet to the North line of said Quarter Section; thence South 88 degrees 10 minutes 59 seconds East 10.01 feet along said North line to the Point of Beginning and containing 0.307 acres, more or less.

-AND-

Parcel No. 30-05-01-400-015.000-021

The land is situated in the County of Hancock, State of Indiana, as follows:

The Southeast Quarter of the Southeast Quarter of Section One (1) Township Sixteen (16) North, Range Five (5) East, containing Forty (40) acres, more or less.

EXCEPT FOR:

A Southwest division of the Southeast Quarter of the Southeast Quarter of Section One (1) Township Sixteen (16) North, Range Five (5) East, described as follows, to-wit:

Commencing at a point on the South line of the Southeast Quarter of the Southeast Quarter, 1068.35 feet West of the Southeast corner thereof; thence West on said South line, 288.6 feet, and to the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North on the West line thereof, 187 feet; thence East parallel with the South line of said Southeast Quarter of Southeast Quarter, 288.6 feet; thence South, 187 feet to the place of beginning, containing 1.24 acres, more or less.

AND EXCEPT FOR:

A part of the southeast quarter of the southeast quarter of Section 1, Township 16 north, Range 5 east, described as follows:

Beginning at a point on the south line of the southeast quarter of the southeast quarter section 288.6 feet east of the southwest corner thereof; thence east on said south line 10 feet; thence north parallel with the west line of said quarter quarter section 187 feet; thence west parallel with the south line thereof 10 feet; thence South 187 feet to the place of beginning, containing 0.04 of an acre, more or less.

AND EXCEPT FOR:

A part of the Southeast Quarter of Section 1, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana, said part being more particularly described as follows:
Beginning at a brass monument marking the Southeast corner of said Southeast Quarter; thence North 88 degrees 03 minutes 52 seconds West (assumed bearing) along the South line of said Southeast Quarter a distance of 206.22 feet to a Mag nail; thence North 00 degrees 04 minutes 40 seconds West parallel with the East line of said Southeast Quarter a distance of 206.88 feet to a 5/8 inch capped rebar; thence South 88 degrees 03 minutes 52 seconds East, parallel with the South line of said Southeast Quarter a distance of 206.22 feet to the East line of said Southeast Quarter; thence South 00 degrees 04 minutes 40 seconds East along said East line a distance of 206.88 feet to the Point of Beginning, containing 0.979 acres more or less.

EXCEPT: There is excepted out of the afore described 0.979 acre tract of land that portion of said 0.979 acre tract conveyed to Hancock County, Indiana, per Instrument No. 93-9069 in the Office of the

Recorder of said Hancock County; said exception being more particularly described as follows:

Commencing to a brass monument marking the Southeast corner of said Southeast Quarter, thence North 00 degrees 04 minutes 40 seconds West (assumed bearing) along the East line of said Southeast Quarter a distance of 16.51 feet; thence North 88 degrees 03 minutes 52 seconds West, parallel with the South line of said Southeast Quarter, a distance of 20.01 feet to the Southeast corner of aforesaid Instrument No. 93-9069 (the next three (3) calls are along the Southerly and the Westerly boundaries of said Instrument No. 93-9069); (1) thence North 88 degrees 03 minutes 52 seconds West, parallel with the South line of said Southeast Quarter a distance of 110.07 feet; (2) thence North 67 degrees 10 minutes 40 seconds East a distance of 92.17 feet; (3) thence North 00 degrees 04 minutes 40 seconds West, parallel with the East line of said Southeast Quarter a distance of 151.78 feet to a 5/8 inch capped rebar on a line that is parallel with and 206.88 feet distant Northerly, measured along the East line of said Southeast Quarter, from the South line of said Southeast Quarter; thence South 88 degrees 03 minutes 52 Seconds East, parallel with the South line of said Southeast Quarter a distance of 25.01 feet to the Easterly boundary of aforesaid Instrument No. 93-9069; thence South 00 degrees 04 minutes 40 seconds East along Easterly boundary and being parallel with the East line of said Southeast Quarter a distance of 190.37 feet to the Point of Beginning, Containing 0.147 acres more or less. (Containing after said exception 0.832 acres more or less).

AND EXCEPT FOR:

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, described as follows:

Beginning at a point on the East line of the Southeast Quarter of the Southeast Quarter of Section 1, a distance of 200 feet South of the Northeast corner thereof; thence South on said East line 160 feet; thence West parallel with the North line of the Southeast Quarter of the Southeast Quarter 230 feet; thence North parallel with the East line thereof 160 feet; thence East 230 feet to the place of beginning, containing 0.844 of an acre, more or less.

AND EXCEPT FOR:

A part of the Southeast Quarter of the Southeast Quarter of Section One (1) , Township Sixteen (16) North, Range five (5) East, described as follows:

Beginning at a Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section One(1); thence West on the North line thereof 200 feet; thence South parallel with the East line of said Southeast Quarter of Southeast Quarter, 150 feet; thence East parallel with the North line thereof, 200 feet, and to the East line of the Southeast Quarter of the Southeast Quarter; thence North on said East line 150 feet to the place of beginning, containing 0.69 of an acre, more or less.

AND EXCEPT FOR:

A part of the Southeast quarter of Section 1, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of said Southeast quarter; thence South 00 degrees 04 minutes 40 seconds East (assumed bearing) along the East line Of said Southeast quarter a distance of 150.00 feet to the Southeast corner of a 0.69 acre tract of land per Deed Book

128, page 461 in the Office of the Recorder of said Hancock County and said point being the Point of Beginning of this description; thence South 00 degrees 04 minutes 40 seconds East along the East line of said Southeast quarter a distance of 50.00 feet to the Northeast corner of a tract of land per Instrument No. 98-10299; thence North 88 degrees 03 minutes 32 seconds West along the Northerly boundary of said Instrument No. 98-10299 a distance of 230.00 feet to the Northwest corner thereof; thence North 00 degrees 04 minutes 40 seconds West a distance of 50.00 feet to the Southwest corner of a 0.1033 acre tract of land per Deed Book 139, Page 637 in the Office of said Recorder; thence South 88 degrees 03 minutes 32 seconds East along the Southerly boundary of said 0.1033 acre tract and along the Southerly boundary of aforesaid 0.69 acre tract a distance of 230.00 feet to the Point of Beginning. Containing 0.264 acres, more or less.

EXCEPT: There is excepted out of the afore described 0.264 acre tract of land part of a tract of land conveyed to Hancock County, Indiana per Instrument No. 93-9069, in the Office of the Recorder of said Hancock County; said exception being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of said Southeast quarter; thence South 00 degrees 04 minutes 40 seconds East (assumed bearing) along the East line of said Southeast quarter a distance of 150.00 feet to the Northeast corner of a 0.69 acre tract of land per Deed Book 128, page 461 in the Office of the Recorder of said Hancock County; thence North 88 degrees 03 minutes 30 seconds West along the Southerly boundary of said 0.69 acre tract a distance of 20.01 feet to the Easterly boundary of said tract of land per Instrument No. 93-9069; thence South 00 degrees 04 minutes 40 seconds East along said Easterly boundary a distance of 50.00 feet to the Northerly boundary of a tract of land per Instrument No. 98-10299 in the Office of said Recorder; thence North 88 degrees 03 minutes 32 seconds West along said Northerly boundary a distance of 10.01 feet to the Westerly boundary of aforesaid Instrument No. 93-9069; thence North 00 degrees 04 minutes 40 seconds West along said Westerly boundary a distance of 50.00 feet to the Southerly boundary of aforesaid 0.69 acre tract; thence South 88 degrees 03 minutes 32 seconds East along said Southerly boundary a distance of 10.01 feet to the Point of Beginning. Containing 0.012 acres, more or less. Containing after said exception 0.252 acres, more or less.

AND EXCEPT FOR:

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, described as follows:

Beginning at a point on the North line of the Southeast Quarter of the Southeast Quarter 200 feet West of the Northeast corner thereof; thence West on said North line 30 feet; thence South parallel with the East line of the Southeast Quarter of the Southeast Quarter 150 feet; thence East parallel with the North line thereof 30 feet; thence North 150 feet to the place of beginning, containing 0.1033 of an acre, more or less.

AND EXCEPT FOR:

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, Hancock County, Indiana, described as follows: Commencing at the Southeast Quarter corner of said Section; thence North 0 degrees 04 minutes 40 seconds West 16.51 feet along the East line of said Section to the prolonged North boundary of County Road 500 North; thence North 88 degrees 05 minutes 01 second West 20.01 feet along the prolonged boundary of said County Road 500 North to the point of beginning of this description, which point is where the West boundary of County Road 600

West meets the North boundary of County Road 500 North; thence continuing North 88 degrees 05 minutes 01 second West 110.07 feet along the boundary of said County Road 500 North; thence North 67 degrees 10 minutes 40 seconds East 92.17 feet; thence North 0 degrees 04 minutes 40 seconds West 260.00 feet; thence North 2 degrees 47 minutes 05 seconds East 100.12 feet; thence North 0 degrees 04 minutes 40 seconds West 200.00 feet; thence North 2 degrees 47 minutes 05 seconds East 100.12 feet; thence North 0 degrees 04 minutes 40 seconds West 200.00 feet; thence North 2 degrees 47 minutes 05 seconds East 61.95 feet to a North line of the owners' land; thence South 88 degrees 08 minutes 00 seconds East 11.91 feet along said North line to the West boundary of County Road 600 West; thence South 0 degrees 04 minutes 40 seconds East 960.93 feet along the boundary of said County Road 600 West to the point of beginning and containing 0.481 acres, more or less.

-AND-

Parcel No. 30-05-01-400-017.000-021

A part of the Southeast Quarter of the Southeast Quarter of Section One (1), Township Sixteen (16) North, Range Five (5) East, described as follows:

Beginning at a Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section One (1); thence West on the North line thereof 200 feet; thence South parallel with the East line of said Southeast Quarter of Southeast Quarter, 150 feet; thence East parallel with the North line thereof, 200 feet, and to the East line of the Southeast Quarter of the Southeast Quarter; thence North on said East line 150 feet to the place of beginning, containing 0.69 of an acre, more or less.

EXCEPT that portion deeded to Hancock County, Indiana in Warranty Deed recorded August 26, 1993 as Instrument No. 93-09095, described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, Hancock County, Indiana, described as follows:

Beginning at a point on the North line of said Quarter-Quarter Section North 88 degrees 08 minutes 00 seconds West 20.01 feet from the Northeast corner of said Quarter-Quarter Section, which point of beginning is on the West boundary of County Road 600 West; thence South 00 degrees 04 minutes 40 seconds East 150.00 feet along the boundary of said County Road 600 West to the South line of the owners' land; thence North 88 degrees 08 minutes 00 seconds West 10.01 feet along the South line; thence North 00 degrees 04 minutes 40 seconds West 150.00 feet to the North line of the owners' land; thence South 88 degrees 08 minutes 00 seconds East 10.01 feet along said North line to the point of beginning and containing 0.034 acres, more or less.

AND

A part of the Southeast Quarter of Section 1, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Southeast Quarter; thence South 00 degrees 04 minutes 40 seconds East (assumed bearing) along the East line of said Southeast Quarter a distance of 150.00 feet to the Southeast Corner of a 0.69 acre tract of land per Deed Book 128, page 461 in the Office of the Recorder of said Hancock County and said point being the Point of Beginning of this description; thence South 00 degrees 04 minutes 40 seconds East along the East line of said Southeast Quarter a distance of 50.00 feet to the Northeast Corner

of a tract of land per Instrument No. 98-10299; thence North 88 degrees 03 minutes 32 seconds West along the Northerly boundary of said Instrument No. 98-10299 a distance of 230.00 feet to the Northwest Corner thereof; thence North 00 degrees 04 minutes 40 seconds West a distance of 50.00 feet to the Southwest Corner of a 0.1033 acre tract of land per Deed Book 139, page 637 in the Office of said Recorder; thence South 88 degrees 03 minutes 32 seconds East along the Southerly boundary of said 0.1033 acre tract and along the Southerly boundary of aforesaid 0.69 acre tract a distance of 230.00 feet to the Point of Beginning. Containing 0.264 acres, more or less.

EXCEPT: There is excepted out of the afore described 0.264 tract of land part of a tract of land conveyed to Hancock County, Indiana per Instrument No. 93-9069, in the Office of the Recorder of said Hancock County; said exception being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Southeast Quarter; thence South 00 degrees 04 minutes 40 seconds East (assumed bearing) along the East line of said Southeast Quarter a distance of 150.00 feet to the Southeast Corner of a 0.69 acre tract of land per Deed Book 128, page 461 in the Office of the Recorder of said Hancock County; thence North 88 degrees 03 minutes 30 seconds West along the Southerly boundary of said 0.69 acre tract a distance of 20.01 feet to the Easterly boundary of said tract of land per Instrument No. 93-9069; thence South 00 degrees 04 minutes 40 seconds East along said Easterly boundary a distance of 50.00 feet to the Northerly boundary of a tract of land per Instrument No. 98-10299 in the Office of said Recorder; thence North 88 degrees 03 minutes 32 seconds West along said Northerly boundary a distance of 10.01 feet to the Westerly boundary of aforesaid Instrument No. 93-9069; thence North 00 degrees 04 minutes 40 seconds West along said Westerly boundary a distance of 50.00 feet to the Southerly boundary of aforesaid 0.69 acre tract; thence South 88 degrees 03 minutes 32 seconds East along said Southerly boundary a distance of 10.01 feet to the Point of Beginning. Containing 0.012 acres, more or less. Containing after said exception 0.252 acres, more or less.

AND

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, described as follows:

Beginning at a point on the North line of the Southeast Quarter of the Southeast Quarter 200 feet West of the Northeast Corner thereof; thence West on said North line 30 feet; thence South parallel with the East line of the Southeast Quarter of the Southeast Quarter 150 feet; thence East parallel with the North line thereof 30 feet; thence North 150 feet to the place of beginning, containing 0.1033 of an acre, more or less.

-AND-

Parcel No. 30-05-01-400-018.000-021

A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, in Hancock County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of the Southeast Quarter of Section 1, a distance of 200 feet South of the Northeast corner thereof; thence South on said East line 160 feet; thence West parallel with the North line of the Southeast Quarter of the Southeast Quarter 230 feet; thence North parallel with the East line thereof 160 feet; thence East 230 feet to the place of beginning.

EXCEPT: A part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, in Hancock County, Indiana, described as follows:

Commencing at the Northeast corner of said Quarter Quarter Section; thence South 0 degrees 04 minutes 40 seconds East 200.00 feet along the East line of said Section to the Northeast corner of the owner's land; thence North 88 degrees 08 minutes 00 seconds West 20.01 feet along the North line of the owner's land to the West boundary of County Road 600 West and the point of beginning of this description; thence South 0 degrees 04 minutes 40 seconds East 160.00 feet along the boundary of said County Road 600 West to the South line of the owner's land; thence North 88 degrees 08 minutes 00 seconds West 11.91 feet along said South line; thence North 2 degrees 47 minutes 05 seconds East 38.17 feet; thence North 0 degrees 04 minutes 40 seconds West 121.81 feet to the North line of the owner's land; thence South 88 degrees 08 minutes 00 seconds East 10.01 feet along said North line to the point of beginning.

-AND-

**Parcel Nos. 30-05-01-400-023.000-021
 30-05-01-400-024.000-021**

A Southwest Division of the Southeast Quarter of the Southeast Quarter of Section 1, Township 16 North, Range 5 East, described as follows:

Commencing at a point on the South line of the Southeast Quarter of the Southeast Quarter 1068.35 feet West of the Southeast corner thereof; thence West on said South line 288.6 feet, and to the Southwest corner of the Southeast Quarter of the Southeast Quarter; thence North on the West line thereof 187 feet; thence East parallel with the South line of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter 288.6 feet; thence South 187 feet to the place of beginning, containing 1.24 acres, more or less.

AND ALSO,

A part of the southeast quarter of the southeast quarter of Section 1, Township 16 north, Range 5 East, described as follows:

Beginning at a point on the south line of the southeast quarter of the southeast quarter section 288.6 feet east of the southwest corner thereof; thence east on said south line 10 feet; thence north parallel with the west line of said quarter quarter section 187 feet; thence west parallel with the south line thereof 10 feet; thence south 187 feet to the place of beginning, containing 0.04 of an acre, more or less.

Exhibit B

Rezoning / Zoning Map Amendment Criteria

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

The McCordsville Future Land Use Map contemplates Regional Commercial and Light Industrial Uses for the Site. The rezoning will allow for the development of industrial buildings for warehousing and distribution uses on the site, which industrial uses are compatible with the Land Use Map's Light Industrial classification.

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

Industrial uses and buildings are located near the site to the northeast and southeast. Property within the Town of McCordsville located east and northeast of the site is zoned I-1 and I-2. The proposed rezoning is compatible with nearby industrial uses and zoning districts.

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

Petitioner proposes to rezone the site to I-2 to allow for warehousing and distribution uses, which uses will take place indoors. The site is nearby other industrial uses and zoning districts. Petitioner's proposed uses are compatible with nearby uses and are desirable uses for the site.

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

Property values throughout McCordsville will not be negatively affected by the proposed development. The development of the site as proposed by Petitioner will significantly increase the assessed value of the site.

5. Will the rezoning result in responsible growth and development?

The site is near other industrial uses and zoning districts. The proposed rezoning will allow for industrial development, which will increase the City's tax base and bring employment opportunities to the area.

