



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-22-005

Title: Premier Land Company's request for annexation of +/- 156 acres

Meeting Date: this petition is currently scheduled to have its first reading and annexation public hearing at the April 12th Town Council 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".



MCCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION
IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Premier Land Company II, LLC
Current Address: 11691 Fall Creek Rd., Suite 210
(Number) (Street)
Indianapolis, IN 46256
(City) (State) (Zip)
Phone No.: (317) 501-9172 E-mail Address: rhenderson11147@gmail.com

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

Name: Gary Durack Durack Farms, LLC
Current Address: 2910 Rutherford Drive
(Number) (Street)
Urbana, IL 61802
(City) (State) (Zip)
Phone No.: (217) 778-7038 E-mail Address: gary.p.durack@gmail.com

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

Name: Richard A. Henderson
Current Address: 11691 Fall Creek Rd., Suite 210
(Number) (Street)
Indianapolis, IN 46256
(City) (State) (Zip)
Phone No.: (317) 501-9172 E-mail Address: rhenderson11147@gmail.com

Property Information

Property Address: ±/- 4268 W. CR 1000 North & 9476 N. CR 400 W
(Number) (Street)

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

SW Corner of CR 1000 North and CR 400 West

Property Size: 156.17 acres **OR** _____ square feet

Current Land Use: Agricultural Intended Future Land Use: Single Family Residential

Current Zoning: Light Industrial Intended Future Zoning: PUD

Annexation Reasons

Explain the reason(s) why the applicant has proposed this annexation:

For extension of utility services for proposed
residential development.

☒ A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

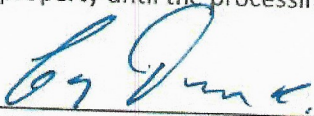
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

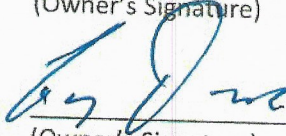
2/17/22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

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)

2/11/22
(Date)

 Manager Durack Farms
(Owner's Signature)

2/11/22
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

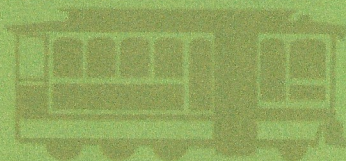
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)



McCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Premier Land Company II, LLC
Current Address: 11691 Fall Creek Rd., Suite 210
(Number) (Street)
Indianapolis, IN 46256
(City) (State) (Zip)
Phone No.: (317) 501-9172 E-mail Address: rhenderson11147@gmail.com

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

Name: John B. Kelly Irrevocable Trust
Current Address: 9476 N. CR 400 West
(Number) (Street)
McCordsville, IN 46055
(City) (State) (Zip)
Phone No.: _____ E-mail Address: _____

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

Name: Richard A. Henderson
Current Address: 11691 Fall Creek Rd., Suite 210
(Number) (Street)
Indianapolis, IN 46256
(City) (State) (Zip)
Phone No.: 317 501-9172 E-mail Address: rhenderson11147@gmail.com

Property Information

Property Address: 1/4 4263 W. CR 1000 North & 9476 N. CR 400 W.
(Number) (Street)

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

SW Corner of CR 1000 North and CR 400 West

Property Size: 156.17 acres OR _____ square feet

Current Land Use: Agricultural

Intended Future Land Use: Single Family Residential

Current Zoning: Light Industrial

Intended Future Zoning: PUD

Annexation Reasons


Explain the reason(s) why the applicant has proposed this annexation:

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Applicant's Signature

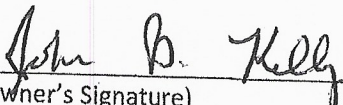
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

2 / 17 / 22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

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)

2/17/2022
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

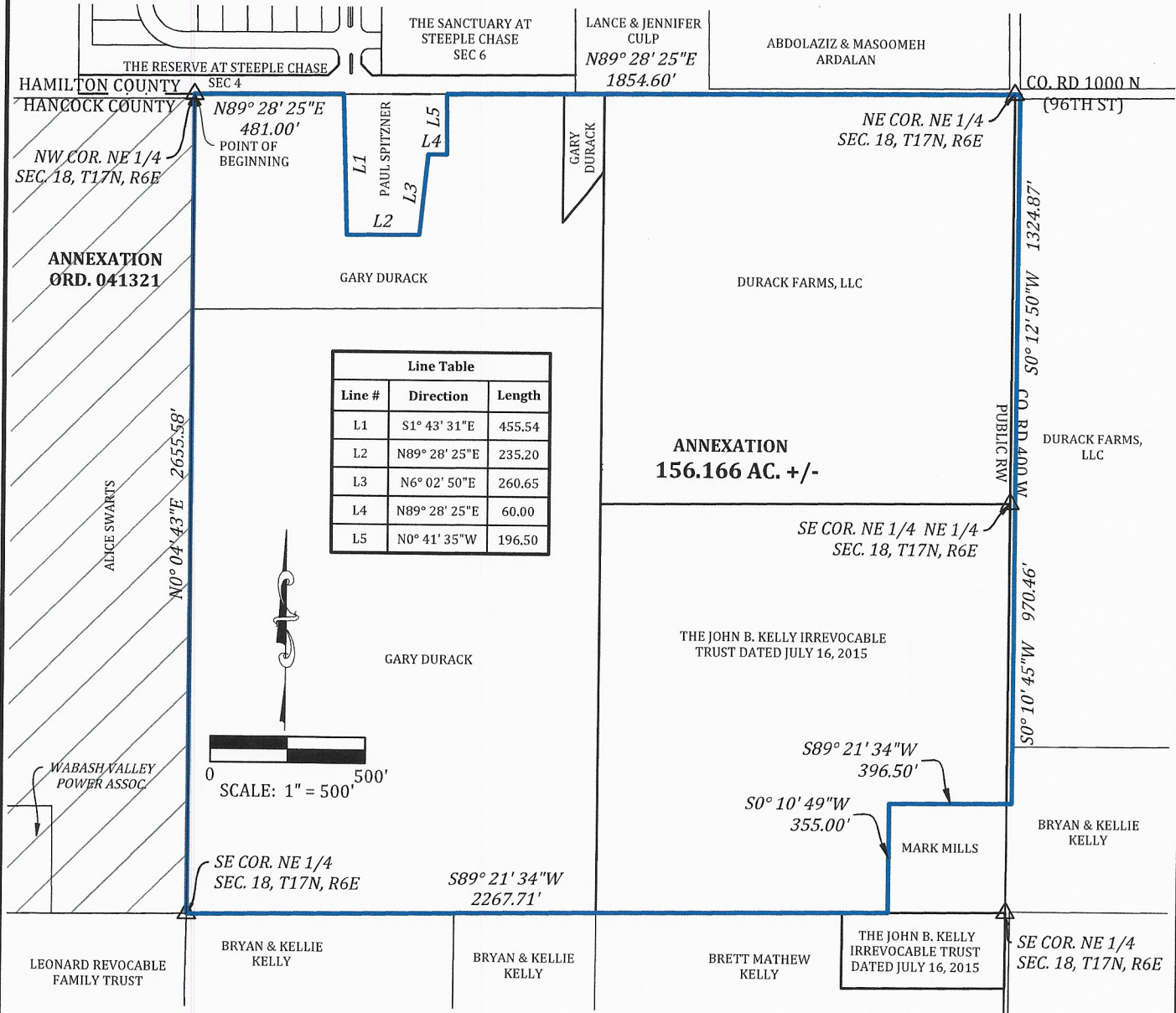
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)



Parcel ID	Owner Name	Owner Address	Section	Township	Range	Acreage
30-02-18-100-002.000-016	Gary Durack	W 1000 N McCordesville, IN 46055	18	17	6	16.00
30-02-18-100-006.000-016	Gary Durack	W 1000 N McCordesville, IN 46056	18	17	6	60.00
30-02-18-100-004.000-016	Gary Durack	4263 W 1000 N McCordesville, IN 46055	18	17	6	1.00
30-02-18-100-005.000-016	Durack Farms, LLC	W 1000 N McCordesville, IN 46056	18	17	6	40.00
30-02-18-100-007.001-016	Kelly, John B Irrevocable Trust	9476 N 400 W, McCordesville, IN 46055	18	17	6	40.22

PAGE 1 OF 2
JOB # 21270
DATE: 12/16/2021
DRAFTED: BR
CHECKED: DM

12/16/2021 1:04 PM

ANNEXATION EXHIBIT
PREPARED FOR: HENDERSON ENGINEERING
PART OF NE 1/4 SECTION 18, T-17-N, R6-E
HANCOCK COUNTY, INDIANA

E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com
P:\2021\21270\Survey\DWG\21270 Annexation Exhibit.dwg

BANNING ENGINEERING, P.C.
853 COLUMBIA ROAD,
SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700
FAX: (317) 707-3800

**Source of Title:**

Gary Durack- Instrument #201609525
Gary Durack- Instrument #140005905
Durack Farms, LLC- Instrument #100012943
John B. Kelly Irrevocable Trust- Instrument #201508122

LAND DESCRIPTION**Annexation Parcel**

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, described as follows:

BEGINNING at the northwest corner of said northeast quarter, said point also being the northeast corner of the Corporate Boundary of the Town of McCordsville per Annexation Ordinance No. 041321 recorded as Instrument Number 202111782 in the Office of the Recorder of Hancock County; thence North 89 degrees 28 minutes 25 seconds East along the north line of said northeast quarter 481.00 feet to the northwest corner of the land of Paul Spitzner recorded as Instrument Number 100012379 in the Office of the Recorder of Hancock County (the following five (5) courses are along the west, south and east lines of said land of Paul Spitzner); 1) thence South 01 degree 43 minutes 31 seconds East 455.54 feet; 2) thence North 89 degrees 28 minutes 25 seconds East 235.20 feet; 3) thence North 06 degrees 02 minutes 50 seconds East 260.65 feet; 4) thence North 89 degrees 28 minutes 25 seconds East 60.00 feet; 5) thence North 00 degrees 41 minutes 35 seconds West 196.50 feet to the north line of said northeast quarter; thence North 89 degrees 28 minutes 25 seconds East along said north line 1,854.60 feet to the northerly extension of the east line of County Road 400 West; thence South 00 degrees 12 minutes 50 seconds West along the east line of County Road 400 West 1,324.87 feet; thence South 00 degrees 10 minutes 45 seconds West along said east line 970.46 feet to the easterly extension of the north line of the land of Mark Mills recorded as Instrument Number 201900660 in the Office of the Recorder of Hancock County (the following two (2) course are along the north and west lines of said land of Mark Mills); 1) thence South 89 degrees 21 minutes 34 seconds West 396.50 feet; 2) thence South 00 degrees 10 minutes 49 seconds West 355.00 feet to the south line of said northeast quarter; thence South 89 degrees 21 minutes 34 seconds West along said south line 2,267.71 feet to the southwest corner of said northeast quarter, also being the southeast corner of said Corporate Boundary of the Town of McCordsville; thence North 00 degrees 04 minutes 43 seconds East along the west line of said corporate boundary of the Town of McCordsville 2,655.58 feet to the POINT OF BEGINNING, containing 156.166 acres, more or less.

The above description was prepared for annexation purposes only. No transfer of title is to occur with this description. No field work was performed.

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey or a Surveyor Location Report.

ANNEXATION		
	Existing Lengths	New Lengths
		481.00
		455.54
		235.20
		260.65
		60.00
		196.50
		1854.60
		1324.87
		970.46
		396.50
		355.00
		2267.71
	2655.58	2655.58
Total	2655.58	11513.61
	8	
Check	21244.64	11513.61 9731.03

PAGE 2 OF 2
JOB # 21270
DATE: 12/16/2021
DRAFTED: BR
CHECKED: DM

12/16/2021 1:03 PM

ANNEXATION EXHIBIT
PREPARED FOR: HENDERSON ENGINEERING
PART OF NE 1/4 SECTION 18, T-17-N, R6-E
HANCOCK COUNTY, INDIANA

E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com
P:\2021\21270\Survey\DWG\21270 Annexation Exhibit.dwg

BANNING ENGINEERING, P.C.
853 COLUMBIA ROAD,
SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700
FAX: (317) 707-3800

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE ANNEXATION OF
ADJACENT AND CONTIGUOUS TERRITORY CHANGING
AND EXTENDING THE CORPORATE BOUNDARIES OF
THE TOWN OF MCCORDSVILLE, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA THAT:

Section I. The corporate boundary of the Town of McCordsville, Indiana is hereby changed and extended so as to include and make a part of the corporation of the Town of McCordsville, Indiana, the following described real estate situated in Hancock County, Indiana, consisting of 156.166 acres, more or less, including right of way, described on “Exhibit A”, attached hereto and incorporated herein by reference.

Section II. The Town of McCordsville, Indiana has developed a fiscal plan and has established a definite policy to furnish the annexed territory within a period of three (3) years, governmental and proprietary service substantially equivalent in standard and scope to the areas of the Town which have characteristics of topography, patterns of land utilization and population density similar to the above-described property.

Section III. The annexed territory west of County Road 400 West is hereby assigned to Council District 2.

Section IV. This Ordinance shall be in full force and effect from and after its passage, approval by the Town Council, and publication as prescribed by law.

Section V. The annexed territory to be zoned “PUD: Planned Unit Development” is described in attached “Exhibit A”.

Section VI. Introduced and filed on the 12th day of April, 2022. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of _____ in favor and _____ opposed pursuant to I.C. 36-5-9.8.

Duly ordained and passed this _____ day of _____, 2022 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

Voting Affirmative:

Thomas R. Strayer

Larry J. Longman

Gregory J. Brewer

Chad D. Gooding

Branden D. Williams

ATTEST:

Staci A. Starcher, Clerk-Treasurer

Voting Opposed:

Thomas R. Strayer

Larry J. Longman

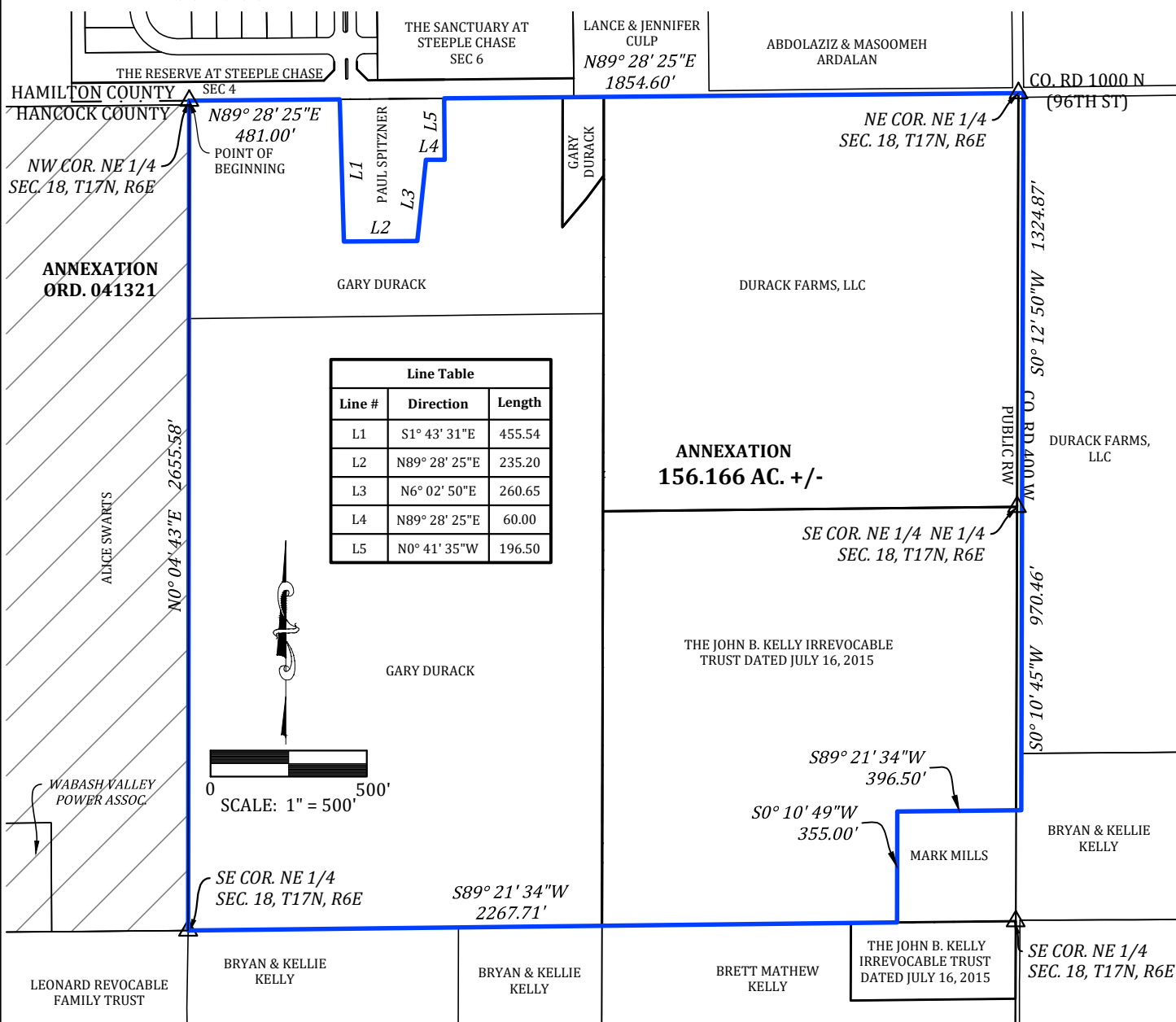
Gregory J. Brewer

Chad D. Gooding

Branden D. Williams

This instrument was prepared by Briane House, Pritzke & Davis, LLP, 728 N. State St., P.O. Box 39, Greenfield, IN 46140

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. – Briane House



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PAGE 2 OF 2
JOB # 12170
DATE: 12/16/2021
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CHECKED: DM




12/16/2021 1:03 PM

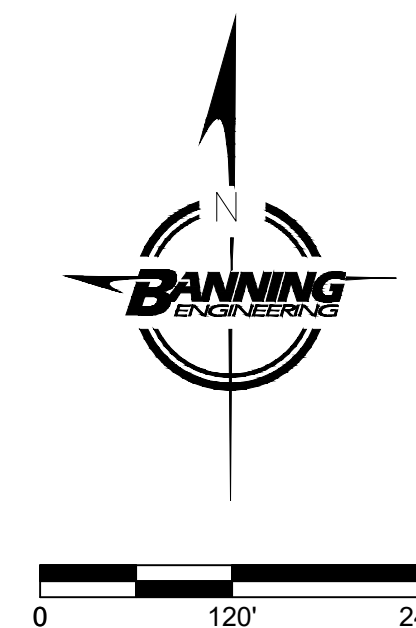
ANNEXATION EXHIBIT
PREPARED FOR: HENDERSON ENGINEERING
PART OF NE 1/4 SECTION 18, T-17-N, R6-E
HANCOCK COUNTY, INDIANA

E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com
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BANNING ENGINEERING, P.C.
853 COLUMBIA ROAD,
SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700
FAX: (317) 707-3800



-  WATER
 COMMON AREA
 PAVEMENT
 LOTS (SIZE) 65 - 70
 LOTS (SIZE) 80 AND ABOVE
 SIDE ELEVATION TREATMENT LOT
 REAR ELEVATION TREATMENT LOT
 ENTRANCE SIGN



BANNING ENGINEERING <i>853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</i>	NOT FOR CONSTRUCTION		RIVENDELL CONCEPTUAL SITE PLAN E. 96TH ST. & N. 400 W. EAST MCCORDSVILLE, INDIANA	Designed:	Sym.	Revisions	Date
				Drawn: PS			
				Checked:			
				Scale: 1"= 120'			
				Date: 2-10-22			