

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: March 21, 2023**

---

**PETITIONER:** David Holman

**PETITION:** Zoning Recommendation

**REQUEST:** Petitioner requests a favorable recommendation for initial zoning so that the subject property can be annexed into the Town of McCordsville's incorporated limits.

**LOCATION:** The property is located at 5800 W McCord Road, and is approximately 2 acres.

**ZONING:** The property is currently zoned County R-1. Zoning and land use for the surrounding area are as noted below:

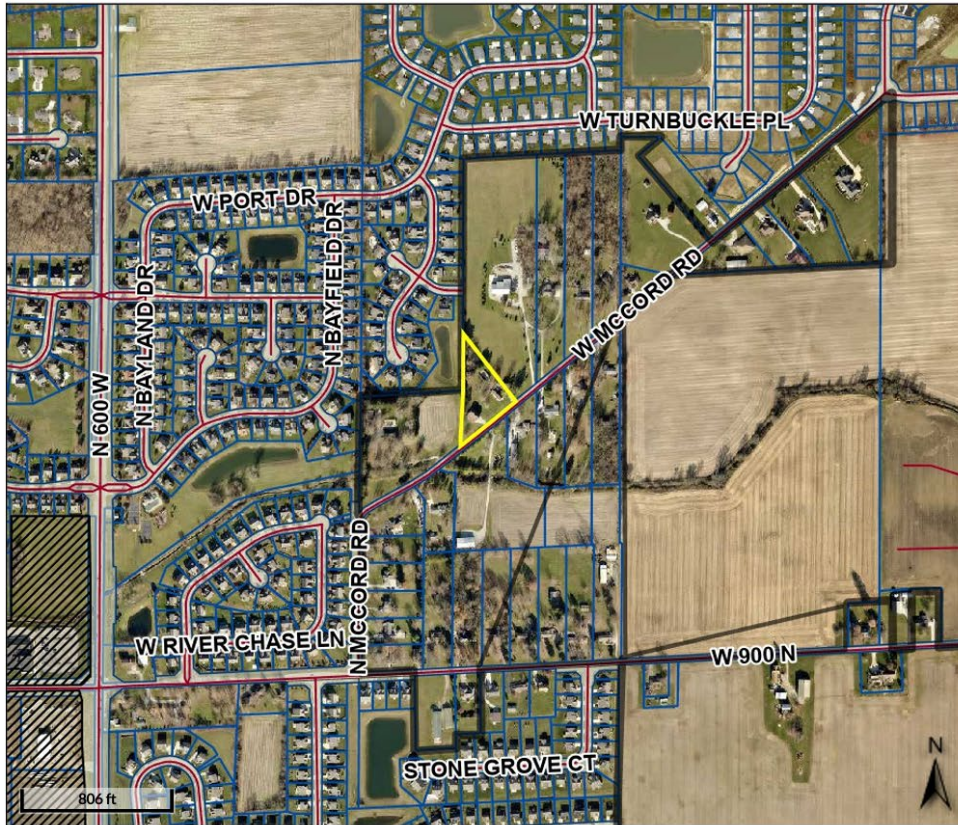
<u>Zoning</u>	<u>Land Use</u>
North: County R-1	Single-family residential & agricultural
South: County R-1	Single-family residential
East: County R-1	Single-family residential
West: County R-1 & Bay Creek East PUD	Single-family residential & agricultural

**STAFF REVIEW:** The property owner is seeking annexation into the Town in order to connect to the Town's sanitary sewer system. Sanitary sewer has already been installed along this segment of McCord Road and this property can be connected via the existing lateral stub. The Town Engineer will be prepared to answer any questions or provide additional detail.

---

### STAFF RECOMMENDATION:

A public hearing and first reading was held on this petition by the Town Council earlier this month. The Council also adopted the annexation fiscal plan at that time. Staff is in full support of this petition and recommends sending a favorable recommendation of declaring this property be zoned R-1 upon annexation into the Town.



#### Overview







#### Legend

##### Commercial within PUDs

-  Bay Creek Commercial
-  Berkshire Commercial
-  Gateway Crossing Commercial
-  Old Town Commercial
-  Villages at Brookside Commercial

##### Corporate Limits

##### Roads

-  I
-  S
-  U
-  <all other values>

##### Rights of Way

##### Parcels

Parcel ID	30-01-13-300-037.000-016	Alternate ID	30-01-13-300-037.000-016	Owner Address	HOLMAN, DAVID C 5800 W MC CORD RD MC CORDSVILLE, IN 46055
Sec/Twp/Rng	n/a	Class	511 - 1 Family Dwell - Unplatted (0 to 9.99 Acres)		
Property Address	5800 W MCCORD RD MC CORDSVILLE	Acreage	n/a		
District	VERNON TOWNSHIP				
Brief Tax Description	E SW 13-17-5 2AC				
	(Note: Not to be used on legal documents)				

Date created: 3/20/2023

Last Data Uploaded: 3/20/2023 6:34:11 AM

Developed by  **Schneider**  
 GEOSPATIAL