

# McCordsville

ESTD  1988

## INDIANA

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

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### **PUBLIC HEARING INFORMATION**

Case #: PC-24-002

Title: Kert Toler's request for a favorable recommendation on a rezone from County R-1 to the Toler Soccer Park (PUD) at 5365 W SR 67.

Meeting Date: This zoning petition is currently scheduled to be heard at the January 16<sup>th</sup> Plan Commission (PC) meeting.

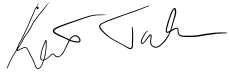
*\*Meeting agenda, petitioner's packet, and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to [www.mccordsville.org](http://www.mccordsville.org) and click on "Agendas & Minutes".*

Dear Town of McCordsville

Please allow this letter to serve as my Statement of Intent:

My goal in applying for the rezoning and annexation of my property into the Town of McCordsville is to be able to allow for my family's property to develop into the best use for the community. I believe our future growth plans will be more achievable with the support and resources that town can provide. I understand that only through annexation will we have access to these resources and community benefits.

Sincerely,

A handwritten signature in black ink, appearing to read "Kert Toler". The signature is fluid and cursive, with the first name "Kert" and last name "Toler" clearly distinguishable.

Kert Toler  
Owner



## McCORDSVILLE PLAN COMMISSION REZONING / ZONING MAP AMENDMENT APPLICATION

Zoning Ordinance Section 10.06

### Applicant Information

Name: Kert Toler – \_\_\_\_\_

Current Address: 7 4 2 4 C a m p f i r e R u n \_\_\_\_\_  
(Number) (Street)

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

Phone No.: 317-847-4086 \_\_\_\_\_ E-mail Address: Kerttoler@gmail.com \_\_\_\_\_

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

Name: Kert Toler – KKT Holding Company \_\_\_\_\_

Current Address: 7 4 2 4 C a m p f i r e R u n \_\_\_\_\_  
(Number) (Street)

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

Phone No.: 317-847-4086 \_\_\_\_\_ E-mail Address: Kerttoler@gmail.com \_\_\_\_\_

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

Name: Kert Toler – KKT Holding Company \_\_\_\_\_

Current Address: 7 4 2 4 C a m p f i r e R u n \_\_\_\_\_  
(Number) (Street)

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

Phone No.: 317-847-4086 \_\_\_\_\_ E-mail Address: Kerttoler@gmail.com \_\_\_\_\_

### Property Information

Current Address: 5365 W US 67 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)

Mccordsville Sports Park, just east of Stanley Chevrolet

Current Zoning: R . 1 \_\_\_\_\_

Requested Zoning: Commercial PUD \_\_\_\_\_

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): I have proposed the zoning change to allow us the ability to Restrooms & commercial facilities on our property for the existing soccer park. In order to develop our property, we will need access to the towns sewer system in addition to seeing value in becoming part of the growing town of Mccordsville. \_\_\_\_\_

#### **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): Yes , while our property will need to be annexed into the town of mccordsville this will help by adding more greenspace and youth sports fields. The commercial zoning will also help grow the commercial corridor down US 67 \_\_\_\_\_

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): Yes , Our property sits right off US 67 and seems to be a natural fit for future commercial development similar to what is seen in the heart of McCordsville. \_\_\_\_\_

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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): yes, the property is currently a youth soccer park that is also open to the public. The rezoning will allow us to build additional facilities that will benefit the community \_\_\_\_\_

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

☒ YES ☐ NO

Please Explain (attach additional pages as necessary): The rezoning will positively affect the property values throughout the towns planning jurisdiction both by growing the tax base and brining more amenities to the community. \_\_\_\_\_

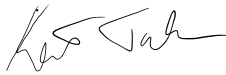
Will the rezoning result in *responsible growth and development*?

☒ YES ☐ NO

Please Explain (attach additional pages as necessary): Yes, the rezone will have a positive impact on the growth and development. \_\_\_\_\_

### **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)

10-28-2023

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

10-28-2023

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

(Owner's Signature)

(Date)

## **REZONING / ZONING MAP AMENDMENT - APPLICATION CHECKLIST**

**(McCordsville Zoning Ordinance: Section 10.06 Zoning Map Amendment/Rezoning)**

**The following shall be included in a Zoning Map Amendment/Rezoning Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.**

### Rezoning / Zoning Map Amendment Application Checklist:

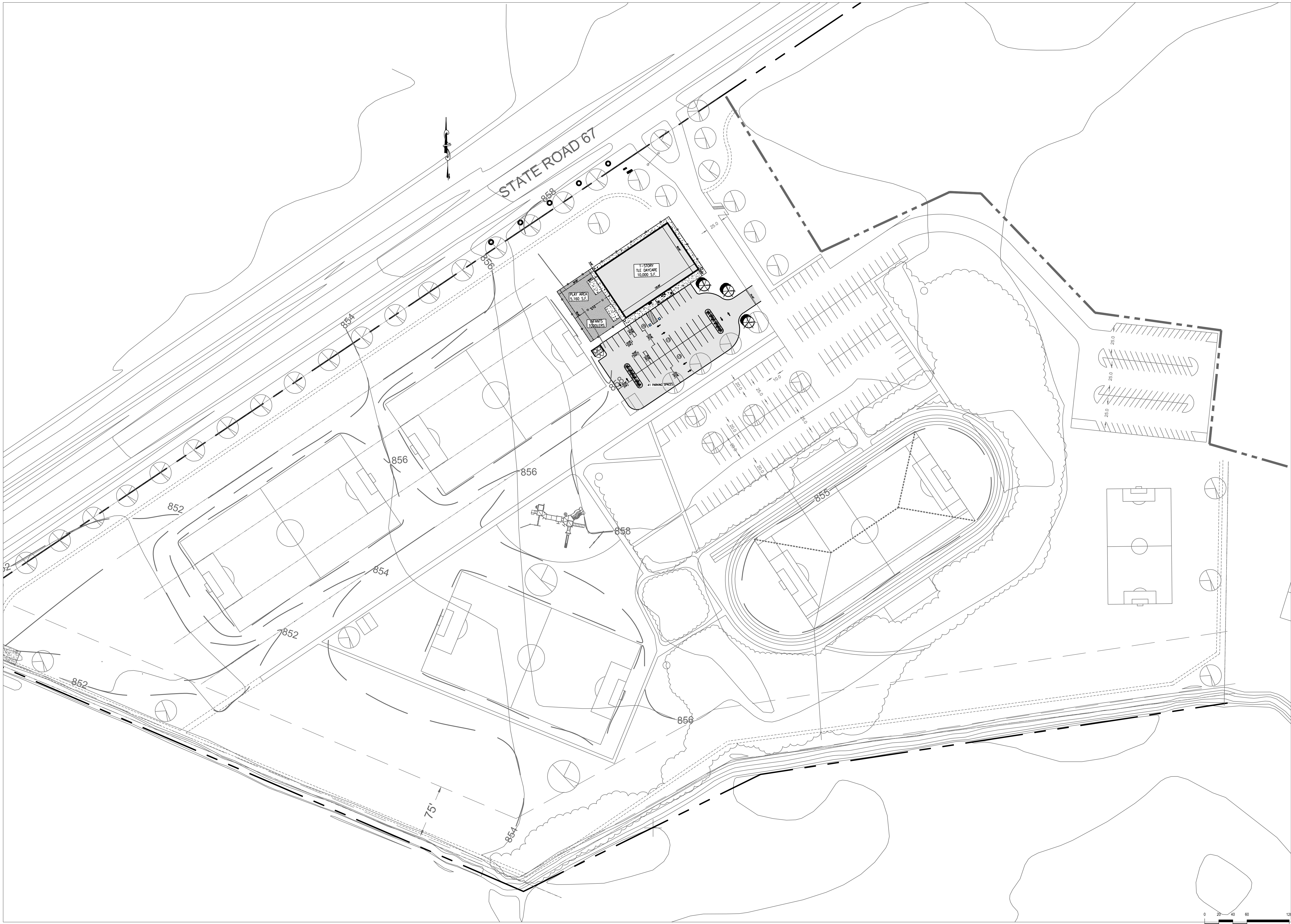
- ☐ Rezoning / Zoning Amendment Application
- ☐ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Copy of Deed for Property Involved, including a legal description, any covenants or commitments, 5 copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Filing Fee
- ☐ Supporting Information<sup>1</sup>, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following (where appropriate)
  - ☐ Site Plan (conceptual site plan showing all features relevant to the application)
  - ☐ Vicinity Map (showing the use and zoning of all properties within 600 feet of the property subject to the rezoning request)
  - ☐ Statement of Intent
  - ☐ Fiscal Impact Study (if applicable)
  - ☐ AUTOCADD shape files (if applicable)

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<sup>1</sup> In the event that the information contained herein conflicts with the applicable requirements of the McCordsville Zoning Ordinance, as amended from time to time, the regulations of the McCordsville Zoning Ordinance shall prevail.



S:\PROPOSALS - OPPORTUNITIES\IN MCCORDSVILLE - TLE\23-064 SITE-01.DWG    PLOTTED: 9/15/2023 1:56 PM



**Jarmel Kizel**

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Architecture  
Engineering  
Interior Design  
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS

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Project:  
**THE LEARNING EXPERIENCE**  
5450 IN-67

MCCORDSVILLE, IN

Project Number: <b>TLEIN-S-23-064</b>	Scale: <b>1" = 60'</b>
Drawn By: <b>A.P.P.</b>	Approved By: <b>G.P.G.</b>

Drawing Name:

**SITE PLAN**

Drawing Number:

**C-100**  
1 OF 1

Initial Date: SEPTEMBER 15, 2023

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA  
IN LIC. AR11800219