



**Board of Zoning Appeals Staff Report**  
**Department of Planning and Building**  
**Town of McCordsville**

**September 2, 2020**

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<b>Project:</b>	McCordsville Investments, LLC, BZA-20-011
<b>Petitioner:</b>	Gurinder Singh
<b>Location:</b>	Westside of CR 600W, approximately ¼ mile north of CR 800N
<b>Request:</b>	The petitioner's request seeks a Special Exception to allow agricultural uses.
<b>Staff Review:</b>	<p><u>Background:</u> This property is undeveloped and zoned as part of the Villages at Brookside PUD. The PUD zoning allows several commercial uses, as well as attached residential uses as Special Exceptions.</p> <p><u>Existing Conditions:</u> The property is undeveloped and currently is overgrown with high weeds and grass. Additionally, some concrete panels are stored on the site. The property is approximately 25 acres in size.</p> <p><u>Surrounding Land Use &amp; Zoning:</u> The surrounding land uses are as follows:</p> <ul style="list-style-type: none"><li>• North: Undeveloped land zoned Villages at Brookside PUD</li><li>• East: Across CR 600W, undeveloped land zoned Commercial Regional (CR)</li><li>• South: Industrial property zoned I-1</li><li>• West: Across Runway Blvd, property under-development for single-family residential zoned Villages at Brookside PUD</li></ul> <p><u>Special Exception – Section 9.06</u> The petitioner would like to covert the acreage from open field to farmed field. Agriculture is a Special Exception use in our commercial zoned districts.</p>
<b>Staff Comments:</b>	This is a simple request to permit an agricultural land use as a Special Exception. Staff is supportive of the request. Agriculture seems like a good, temporary land use for the property until development of the property occurs. Additionally, dependent upon the type of crop grown, during the growing season the crops may help to screen the view of the concrete panels from other properties and those travelling 600W.

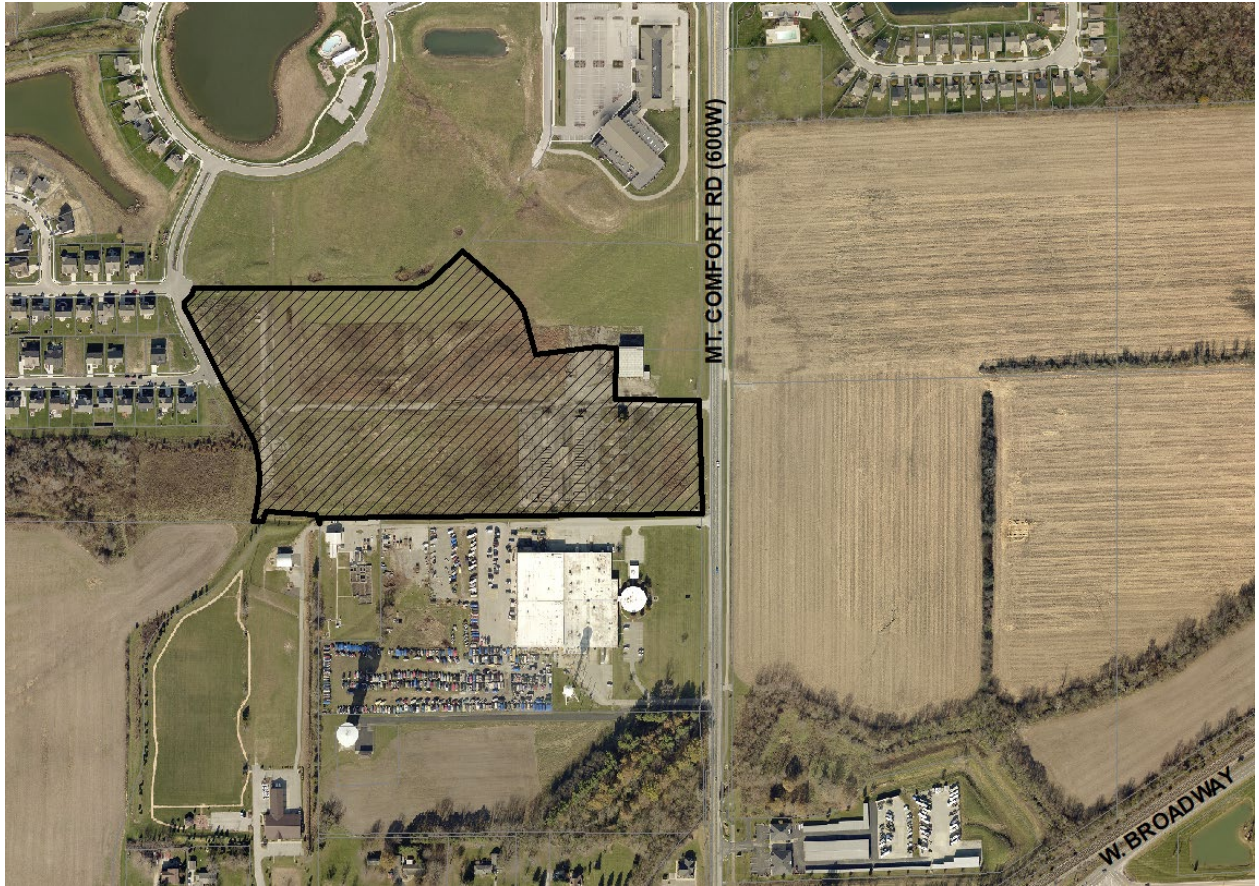
Following any discussions/questions from the Board, and the public hearing, staff would recommend approval with the following suggested conditions of approval:

- Structures associated with the agricultural land use shall not be permitted.
- The petitioner commits to mowing the portions of the property not covered by crop in accordance with the Town's Unwholesome Environmental Conditions Ordinance.
- The petitioner commits to bring the signage on-site into compliance with the Town's Sign Ordinance. This means the removal of one of the two temporary signs on the property.
- Crops shall not be planted over any utility or drainage easements.

The BZA may include conditions of approval noted above, and if so, those conditions should be incorporated into the ballots. They may be amended, added to, or removed by the BZA. The petitioner also has the right to request them to be amended, added to, or removed until the time the BZA has made a motion on the conditions.

**Decision Criteria:** The BZA has four (4) options in considering this request; the Board may approve, approve with modifications, deny, or continue this petition.

# Existing Conditions



# Zoning

