



PLANNING & BUILDING DEPARTMENT UPDATE

DATE: February 16, 2021
TO: McCordsville Plan Commission
FROM: Ryan Crum, Director
RE: Director's Report

Dear Commission Members:

This report is issued once a month to the Plan Commission at their regularly scheduled meeting. The intent of the report is to update the Commission on the projects and other items the Planning and Building Dept. staff is working on, as well as other Town related projects that may be of interest to Commission members. Traditionally the focus of the report is on projects, permits, etc that have occurred since your last meeting regularly scheduled meeting. This particular report is focused on the 2020 calendar year.

2020 Data

New Single-family Building Permits: 240
New Commercial Building Permits: 4

Avg. Sales Price (new home): \$318,562
Avg. Home Size: 3,288 SF

Inspections Conducted: 2,559 (222 re-inspections)

P & B Dept Fees Collected: \$241,618.86
Park Impact Fees Collected: \$198,848

2020 Population Growth Rate: 8.5%
Growth Since 2000: 688% (1,132 to 8,933)
Projected 2030 Population¹: 19,286
Town Size (Corp. Limits): 7 square miles
Total Road Miles: 48.7 miles

January & February Board Updates:

¹Based upon 8% annual growth rate.

Town Council

- Informal Development Proposal for mixed-use project call Morningside
- Informal Development Proposal from Lennar Homes for a single-family subdivision called Summerton
- Informal Development Proposal for mixed-use project at the SWC of 600W & 600N
- Council approved a Build Operate Transfer (BOT) Resolution
- Community Crossing Matching Grant Program - INDOT/LPA Contracts signed
- Local Funding for Aurora Way approved

Parks Board

- Made a land acquisition offer for parcel along 900N

Miscellaneous

- Design for the first phase of Aurora Way is complete. Project on schedule to begin construction this summer.
- Approximately 37 acres of land in Town Center is under-contract or very close to being under-contract with a developer.

¹Based upon 8% annual growth rate.