

Vernon Township Fire Department

Temporary Firefighter Housing

7580 Form Street

The Vernon Township Fire Department requests a variance to allow a manufactured house to be placed at the existing McCordsville Fire Station to be used for temporary housing of firefighters. A 3-4 person crew will provide fire response and paramedic services to McCordsville 24 hours a day, 7 days a week. VTFD will have the staffing to do this by the fall of 2021. Once the new station is built on 900 N, this crew will be moved to that location and the temporary structure will be removed from the site. The existing fire station will continue as a location to house support staff for VTFD and will be maintained as it is today.

The structure being requested is a new 14x70 manufactured home. The structure is 3 bedroom and 2 bath allowing for personnel to stay overnight. VTFD is investigating two potential locations on the property. The south side of the building is a paved parking lot with easy access to the sewer clean out, water and electric. The north side of the building has a large grass covered lot that has easy access for the structure but may have more expense associated with utilities. Either location appears to provide enough space.

VTFD currently staffs Station 431 in Fortville 24 hours a day with an Engine with 3-4 personnel and a Medic with 2 personnel. The McCordsville Station (8) houses 1 engine, 1 rescue, 1 tanker, 1 grass rig and an additional reserve engine. There are no sleeping quarters to allow 24-hour coverage. The Vernon Fire Protection Territory was established to improve fire/EMS coverage to the community. The need for a station in McCordsville was established through that process.

A new station is proposed for McCordsville to be constructed in 2022 north of the railroad tracks. We anticipate occupying the new station by mid to late 2023.

Page two of this document provides data that supports this need.

Summary

- Runs slightly decreased in McCordsville from 2019-2020. Some decrease in run load overall is attributed to the pandemic. However, runs will likely increase at a more rapid rate compared to Fortville due to new housing starts and growth projections.
- To October 23, 2020, 46% of the runs in Vernon Township are in McCordsville. **At the time of the variance request, VTFD does not have to date statistics. Anecdotal evidence suggests there is an increase of runs to McCordsville.**
- Average response times in Fortville are 2 minutes and 21 seconds faster than McCordsville
- There were consistently more building permits issued in McCordsville than Fortville over the last
- 4 years indicating the growth is faster and the run load will be expected to surpass Fortville.

- Traditions at Brookside and Meijer are the top to run locations for VTFD over the last two years. Both are in McCordsville.
- McCordsville has over a million square feet of commercial space to provide fire protection to.

| Run Data (Jan 1 - Oct. 23, 2020) | | |
|----------------------------------|------|------|
| Year | 2019 | 2020 |
| McCordsville | 437 | 363 |
| Fortville | 471 | 418 |

| Town | Travel Time (90th percentile) |
|--------------|-------------------------------|
| Fortville | 6:50 (minutes:seconds) |
| McCordsville | 9:11 (minutes:seconds) |

| Permits in McCordsville | | | | |
|-------------------------|------|------|------|------|
| Year | 2017 | 2018 | 2019 | 2020 |
| Residential | 88 | 106 | 105 | 200 |
| Commercial | 2 | 4 | 2 | 6 |

| Permits in Fortville | | | | |
|----------------------|------|------|------|------|
| Year | 2017 | 2018 | 2019 | 2020 |
| Residential | 58 | 69 | 72 | 80 |
| Commercial | 3 | 2 | 0 | 1 |

| High Number of Response Locations | | | | |
|-----------------------------------|--------------|------|-------|-------|
| Location | Town | 2019 | 2020* | Total |
| 6311 West 900 North | McCordsville | 90 | 55 | 145 |
| 6939 West Broadway | McCordsville | 23 | 11 | 34 |
| 322 Staat Street | Fortville | 1 | 19 | 20 |
| 601 North Madison | Fortville | 7 | 10 | 17 |
| 8910 Juliet Lane | McCordsville | 8 | 9 | 17 |

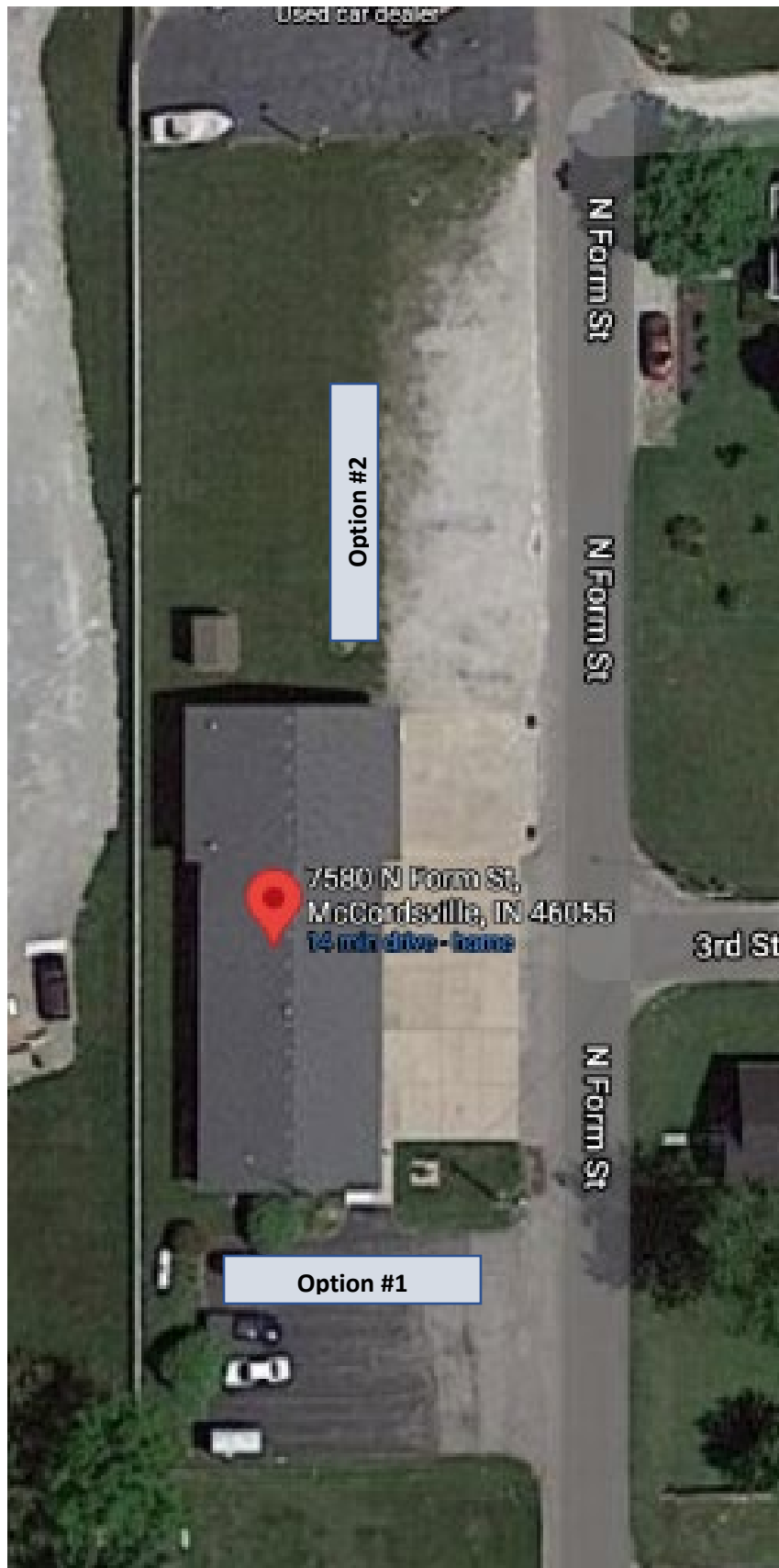
Traditions at Brookside

Meijer

*As of Oct. 22, 2020

| Commercial Square Footage | | |
|---------------------------|-------------------|-----------------|
| Area | Total Square Feet | Total Fire Area |
| Fortville | 1,530,340 | 1,624,901.00 |
| McCordsville | 1,024,067 | 1,110,907.00 |
| Grand Total | 2,554,407 | 2,735,808.00 |

Site Plan



Illustrative Character Exhibit

Floorplan



Exterior View



**This exhibit is not intended to require this exact trailer. Instead, this exhibit should be interpreted to depict the character and quality of the trailer.*



**McCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION**

Zoning Ordinance Section 10.03

Applicant Information

Name: VERNON TOWNSHIP FIRE DEPARTMENT
Current Address: 700 WEST BROADWAY
(Number) (Street)
FORTVILLE IN 46040
(City) (State) (Zip)
Phone No.: 317-485-7327 E-mail Address: firechief@vermontownship.us

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

Name: McCordsville Volunteer Fire Department, Inc
Current Address: 7580 N. Form Street
(Number) (Street)
McCordsville, IN 46055
(City) (State) (Zip)
Phone No.: 317-335-9236 E-mail Address: president@mccordsvillefire.com

Property Information

Current Address: 7580 N. Form Street, McCordsville, IN 46055
(Number) (Street)

Subdivision Name (if applicable): N/A

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

Form Street & Third Street
McCordsville Fire Station

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: Fire Station

Size of the Lot/Parcel in Question: .829 acres

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

Not aware of any

Variance Information

Describe the variance requested: Setbacks

Development Standards Variance Requested:

☐ Building Height

☒ Building Setback

☐ Lot Coverage

☐ Lot Width

☐ Lot Area

☐ Parking

☐ Loading

☐ Other (please specify): _____

☐ Entrance / Drive

☐ Sight Visibility

☐ Fence and Wall

☐ Landscaping

☐ Buffering and Screening

☐ Exterior Lighting

☐ Sign

Describe reasons supporting the variance requested: _____



Town of McCordsville
Property Owner's Consent For Review Form

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

Name: McCordsville Volunteer Fire Department

Current Address: 7580 N. Form Street
(Number) (Street)

McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 317-335-9236 E-mail Address: president@mccordsvillefire.com

The Property to be reviewed by: (Check all that apply)

- ☒ Town Council
☒ Plan Commission
☒ Board of Zoning Appeals

Property Information

Current Address: 7580 N. Form Street, McCordsville, IN 46055
(Number) (Street)

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

Form Street : Third Street
McCordsville Fire Station

Property Owners Consent: I/WE, McCordsville Vol. Fire Inc, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature:  President Date: 8-16-21

Property Owner's Signature: _____ Date: _____