



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**

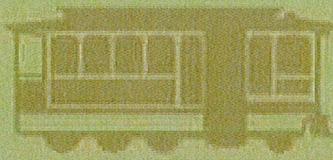
Case #: PC-22-011

Title: Platinum Properties' request for annexation of +/- 80 acres, located at 5401 W 700N, into the Town of McCordsville.

Meeting Date: this petition is currently scheduled to be heard at the August 9th Town Council meeting

\*Meeting agenda 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".

THE TOWN OF  
**McCORDSVILLE**



Next Stop McCordsville

**McCORDSVILLE PLAN COMMISSION**  
**APPLICATION for VOLUNTARY ANNEXATION**

IC 36-4-3-5, AS AMENDED

**Applicant Information**

Name: \_\_\_\_\_ Platinum Properties Management Company, LLC  
Current Address: \_\_\_\_\_ 9757 Westpoint Drive, Suite 600  
(Number) (Street)  
\_\_\_\_\_ Indianapolis, IN 46256  
(City) (State) (Zip)  
Phone No.: \_\_\_\_\_ 317-590-8813 E-mail Address: \_\_\_\_\_ prioux@platinum-properties.com

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

Name: \_\_\_\_\_ David & Charles C. Snider and John M. Gunn Irrevocable Trust U/A  
Current Address: \_\_\_\_\_ 5401 W700N  
(Number) (Street)  
\_\_\_\_\_ McCordsville, IN 46055  
(City) (State) (Zip)  
Phone No.: \_\_\_\_\_ 317-407-0556 (David) E-mail Address: \_\_\_\_\_ dlsnider@myninestar.net (David)  
317-308-8323 (Charles) snider100@gmail.com (Charles)

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

Name: \_\_\_\_\_ Paul Rioux  
Current Address: \_\_\_\_\_ 9757 Westpoint Drive, Suite 600  
(Number) (Street)  
\_\_\_\_\_ Indianapolis, IN 46256  
(City) (State) (Zip)  
Phone No.: \_\_\_\_\_ 317-590-8813 E-mail Address: \_\_\_\_\_ prioux@platinum-properties.com

**Property Information**

Property Address: \_\_\_\_\_ 5401 W700N  
(Number) (Street)

**Administrative Officer Use Only:**

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

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Property Size: 80 Acres acres **OR** \_\_\_\_\_ square feet  
Current Land Use: Agricultural Intended Future Land Use: Single-Family Residential  
Current Zoning: Agricultural Intended Future Zoning: PUD

**Annexation Reasons**

Explain the reason(s) why the applicant has proposed this annexation:

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The Developer feels that there is a better use that will benefit both it's clients' needs (homes and Town services) and the Town (tax revenue and expanded utilities).

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A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

**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)

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

**Owner's Signature** (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

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.

*David Snider*  
\_\_\_\_\_  
(Owner's Signature)

06-15-2022  
\_\_\_\_\_  
(Date)

*Chuck Snider*  
\_\_\_\_\_  
(Owner's Signature)

06-15-2022  
\_\_\_\_\_  
(Date)

*David Snider, Trustee John M Gunn Irrev. Trust*  
\_\_\_\_\_  
(Owner's Signature)

06-15-2022  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

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

\_\_\_\_\_  
(Owner's Signature)

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

\_\_\_\_\_  
(Owner's Signature)

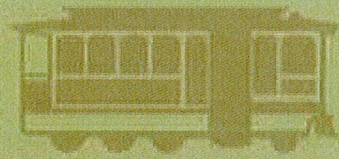
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

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



THE TOWN OF  
**McCCORDSVILLE**



Next Stop McCordsville

**McCCORDSVILLE PLAN COMMISSION  
REZONING / ZONING MAP AMENDMENT APPLICATION**

Zoning Ordinance Section 10.06

**Applicant Information**

Name: \_\_\_\_\_ Platinum Properties Management Company, LLC  
Current Address: \_\_\_\_\_ 9757 Westpoint Drive, Suite 600  
(Number) (Street)  
\_\_\_\_\_ Indianapolis, IN 46256  
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Phone No.: \_\_\_\_\_ 317-590-8813 E-mail Address: \_\_\_\_\_ prioux@platinum-properties.com

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317-308-8323 (Charles) snider100@gmail.com (Charles)

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

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(City) (State) (Zip)  
Phone No.: \_\_\_\_\_ 317-590-8813 E-mail Address: \_\_\_\_\_ prioux@platinum-properties.com

**Property Information**

Current Address: \_\_\_\_\_ 5401 W700N  
(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)

\_\_\_\_\_  
\_\_\_\_\_

Current Zoning:     Agricultural     Requested Zoning:     PUD    

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): \_\_\_\_\_

\_\_\_\_\_  
    The Developer feels that there is a better use that will benefit both it's clients' needs (homes and Town services) and the Town (tax revenue and expanded utilities).      
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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): \_\_\_\_\_

\_\_\_\_\_

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): \_\_\_\_\_

\_\_\_\_\_

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): \_\_\_\_\_

\_\_\_\_\_

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

YES       NO

Please Explain (attach additional pages as necessary): \_\_\_\_\_

\_\_\_\_\_

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

YES       NO

Please Explain (attach additional pages as necessary): \_\_\_\_\_

\_\_\_\_\_

**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)

\_\_\_\_\_  
(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.

*David Snider*  
\_\_\_\_\_  
(Owner’s Signature)

06-15-2022  
\_\_\_\_\_  
(Date)

*Chuck Snider*  
\_\_\_\_\_  
(Owner’s Signature)

06-15-2022  
\_\_\_\_\_  
(Date)

*David Snider, Trustee John M Gunn Irrev. Trust*

06-15-2022



## 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.



C.R. 700 NORTH



**SNIDER PARCEL**  
Concept Plan Rendering