



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
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PUBLIC HEARING INFORMATION

Case #: PC-22-014

Title: Platinum Properties' request for rezone of +/- 80 acres, located at 5401 W 700N, from County 62c to Snider PUD

Meeting Date: this petition is currently scheduled to be heard at the August 16th Plan Commission 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 and click on "Agendas & Minutes".

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

(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

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 Information¹, 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)

¹ 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