



McCordsville
INDIANA

McCordsville
Comprehensive Plan

Public Workshop
September 16, 2024

REA RUNDELL
ERNSTBERGER
ASSOCIATES



Meeting Agenda

1. Welcome
2. Comprehensive Plan
3. Demographic information
4. Activities
5. Next steps

REA team members



Cynthia A. Bowen FAICP, LEED AP
Principal-in-Charge, Planning Director

- National perspective of planning trends with strong knowledge of comprehensive plan best practices
 - Specialty work in both small communities and tourism-based communities
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Beth Rosenbarger AICP
Project Manager, Senior Planner

- Former city planner in local government
- Specializes in Long Range Planning and quality of place design



Allison Richardson
Project Planner

- Former city planner in local government
- Passion for Historic Preservation & Land Use Planning

Comprehensive Plans

- What is a Comprehensive Plan?
- Why create a Comprehensive Plan?
- How will the Comprehensive Plan be developed, adopted, and used?



What is a Comprehensive Plan?

A comprehensive plan provides a vision for the future of the community along with the steps that are needed to make that vision a reality.

It is the basis for land use regulations and provides a nexus between the community's future vision and the regulation of private property.



What is a Comprehensive Plan?

- A plan: forward-looking
- Establish a vision for the future
- Create goals that serve your vision
- Identify where land uses should occur in your community



Why create a Comprehensive Plan?

- Where are you going?
- What do you want McCordsville to be like in 20 years? In 5 years?
- Create a shared vision and goals for the future.



Why create a Comprehensive Plan?

- In 20 years, so much can change!
- Creating a vision and setting goals allows you to respond to changes based on your community vision and goals.
- We can't fully control what changes arise, but we have the opportunity to evaluate how to utilize changes in service to your vision and goals.



Why create a Comprehensive Plan?

Even more reasons...

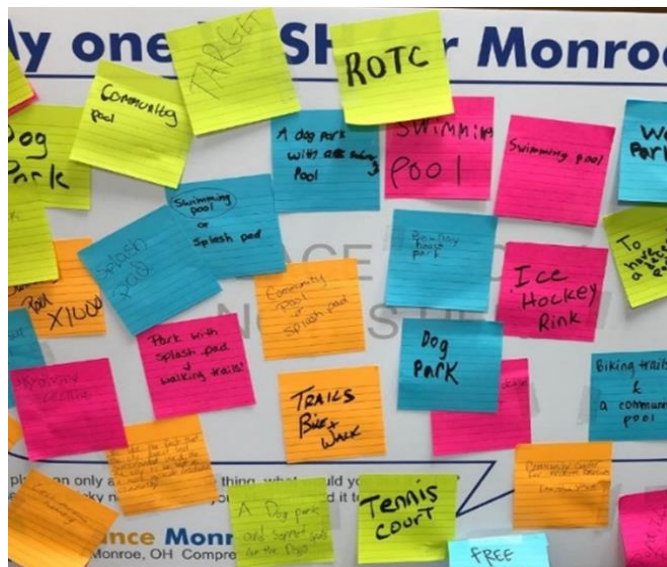
- Guiding document for policy decisions and zoning
- To be eligible for grant funding





How to create a Comprehensive Plan?

- Developing
- Adopting
- Using



Phased Approach



DISCOVERY

Data collection, demographics, physical condition analysis, market analysis, housing trends and gaps



June - September



VISIONING

Create vision statement, identify community values & themes, development of overarching goal statements for each theme



September - October



FRAMEWORK

Develop framework plans that build on technical analysis, create draft land use and transportation concepts, brainstorm policy recs, develop sub-area studies



October - November



ACTION

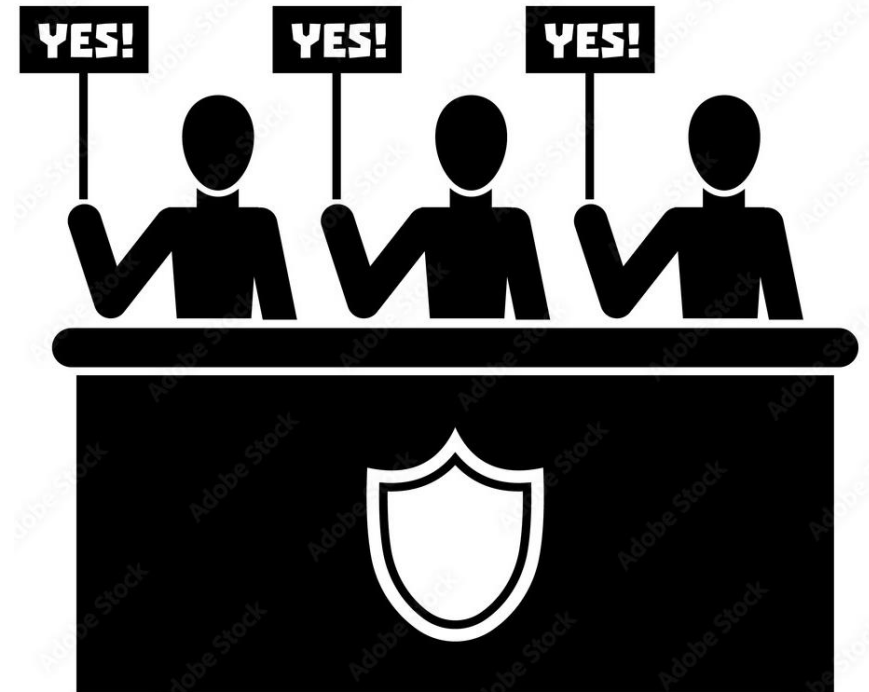
Draft plan with refined framework plans, recommendations, and implementation strategies, public open house review



November - January 25

How to create a Comprehensive Plan?

- Adopting the Comprehensive Plan
- The Plan will be reviewed by the Plan Commission; then reviewed and adopted by the Town Council





How to use a Comprehensive Plan?

1. Proactively

- As a guiding document and vision for the community
- Identify capital projects
- Identify priority legislation (update the zoning code)
- Identify other key projects

2. Reactively

- As a reference for land use decisions
- As a guiding document for elected officials making decisions—does this support our community vision and goals?

3. General support

- As a guide and supporting document for grants
- As a guide and supporting document for economic development and housing

Comprehensive Plan

A Comprehensive Plan...

- Is a guiding policy document.
- Is a tool to plan for buildings—where they are, where businesses and homes can be located.
- Is used by staff, elected officials, and developers to guide decision-making.
- Is used as the basis for zoning code updates and decisions.
- Has legal weight for policy decisions.

A Comprehensive Plan...

- Is **not** law.
- Does **not** guarantee that private businesses will be built.
- Can **not** singularly solve complex social issues.

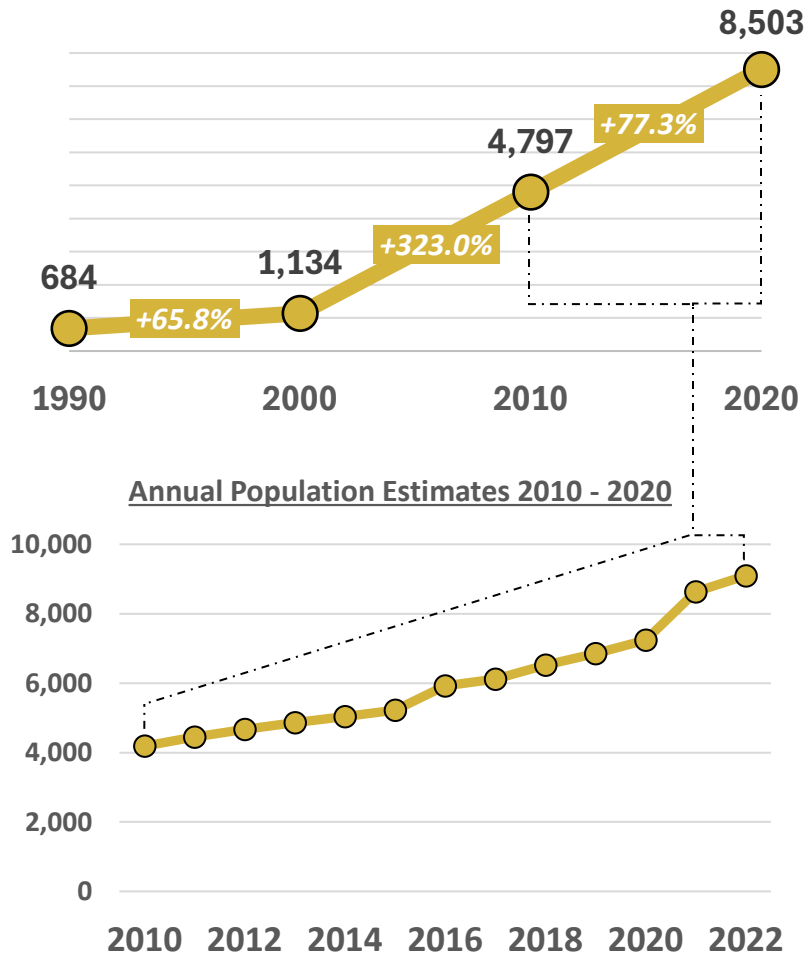
Demographic information

- Population
- Household sizes
- Jobs

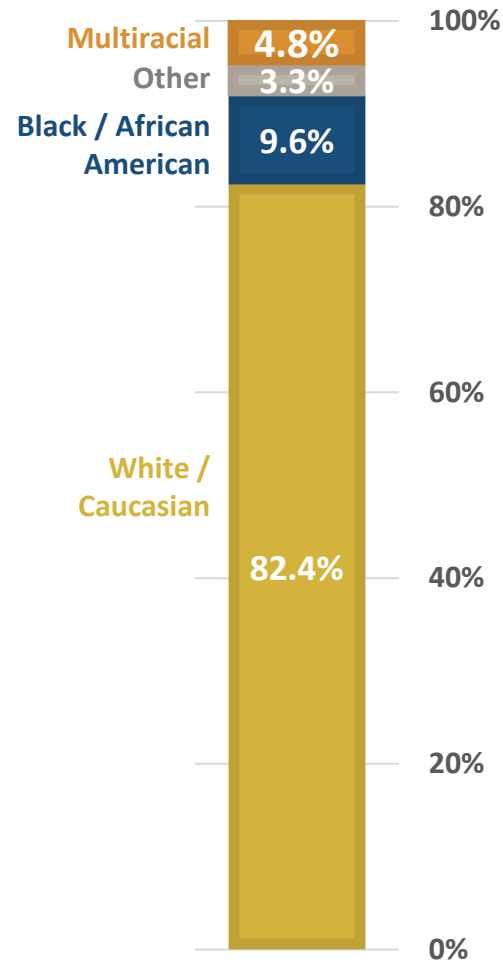


Demographics: People and Housing

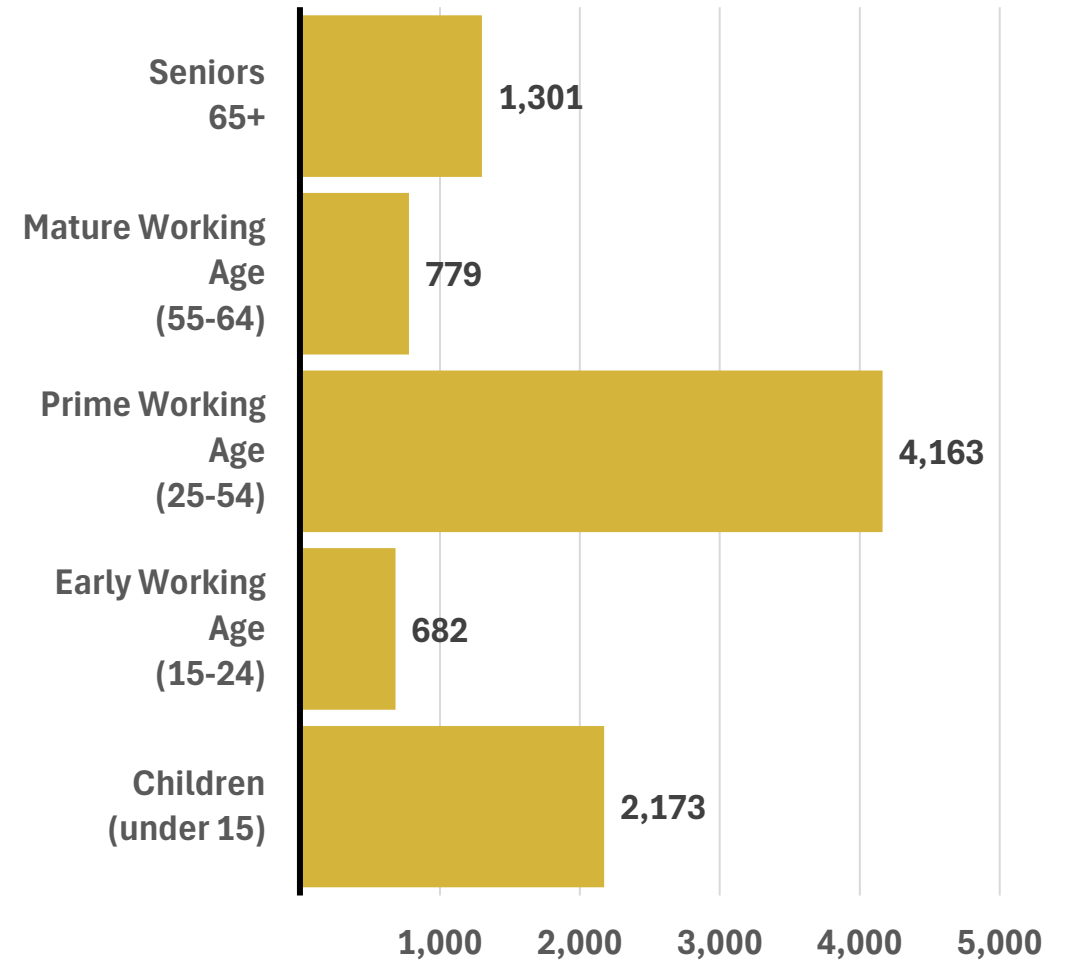
Population Change



Race (2022)



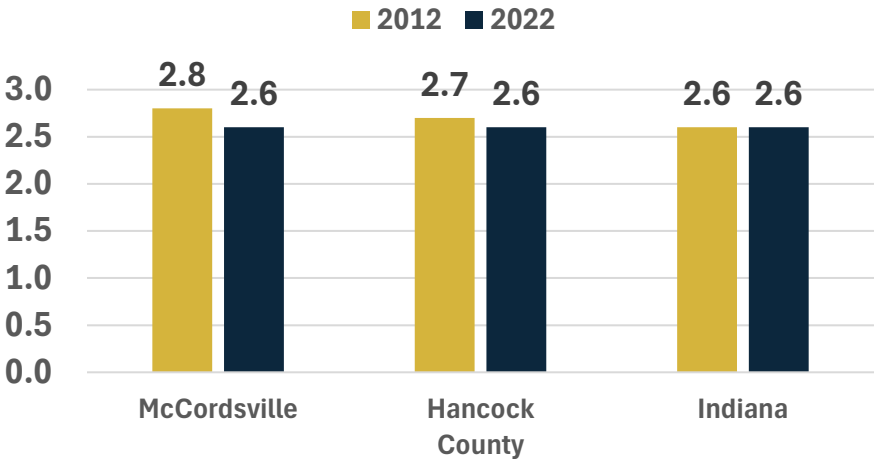
Age Distribution (2022)



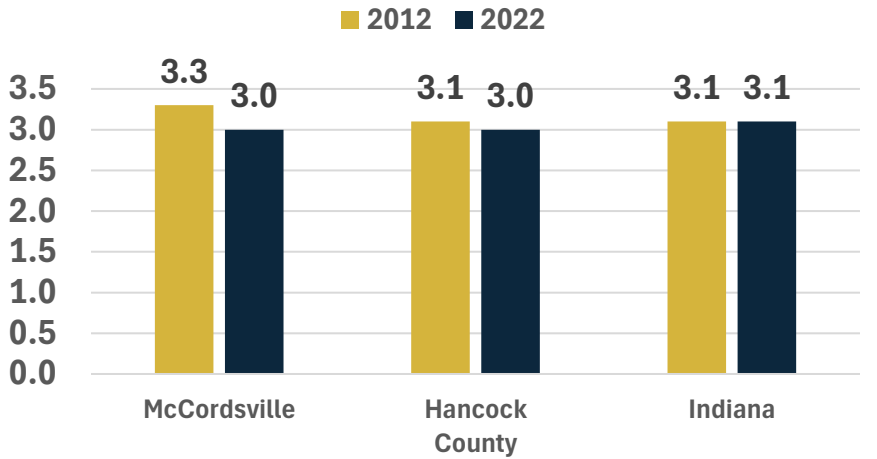
Demographics: Housing Characteristics



Average Household Size

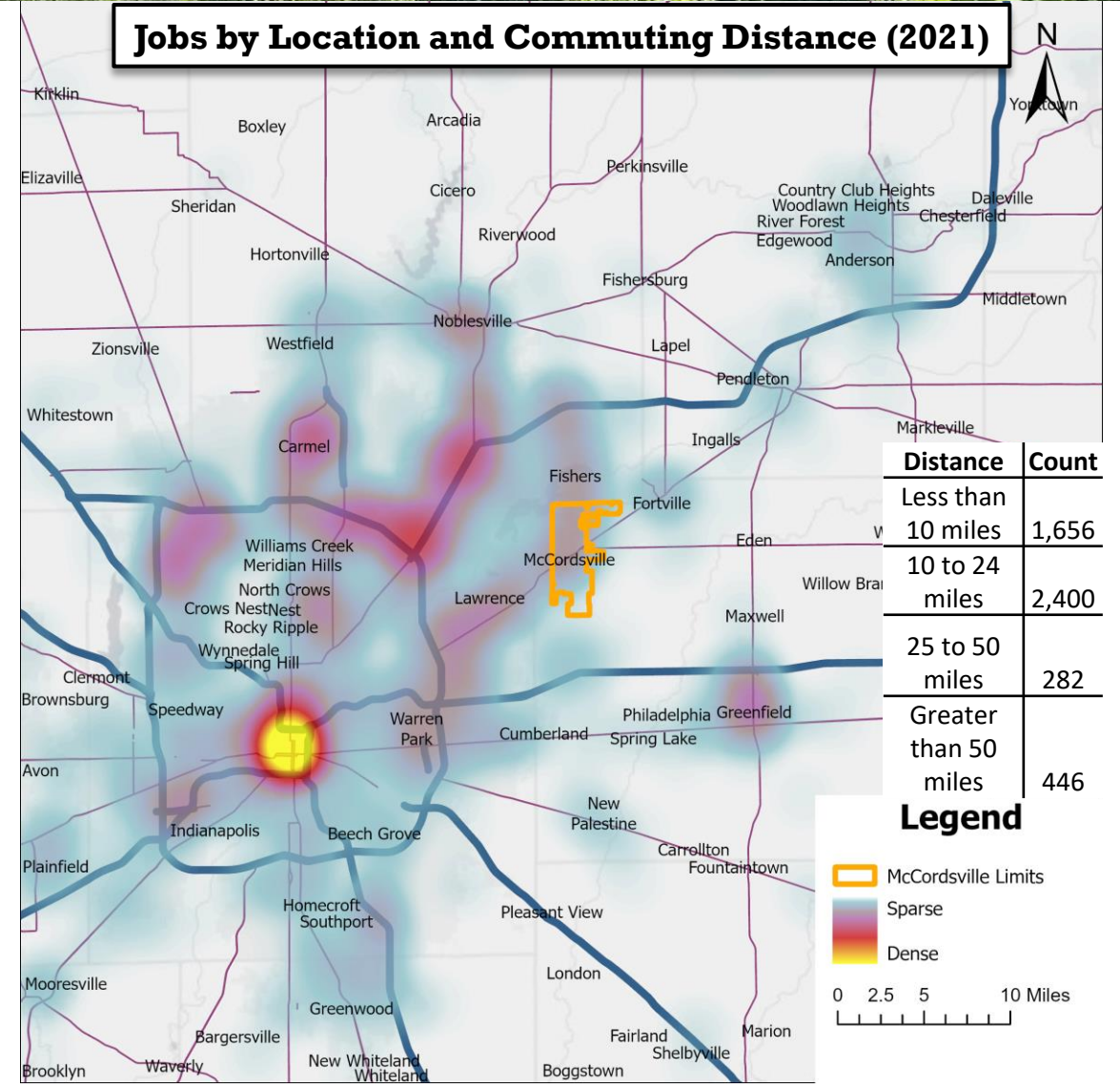
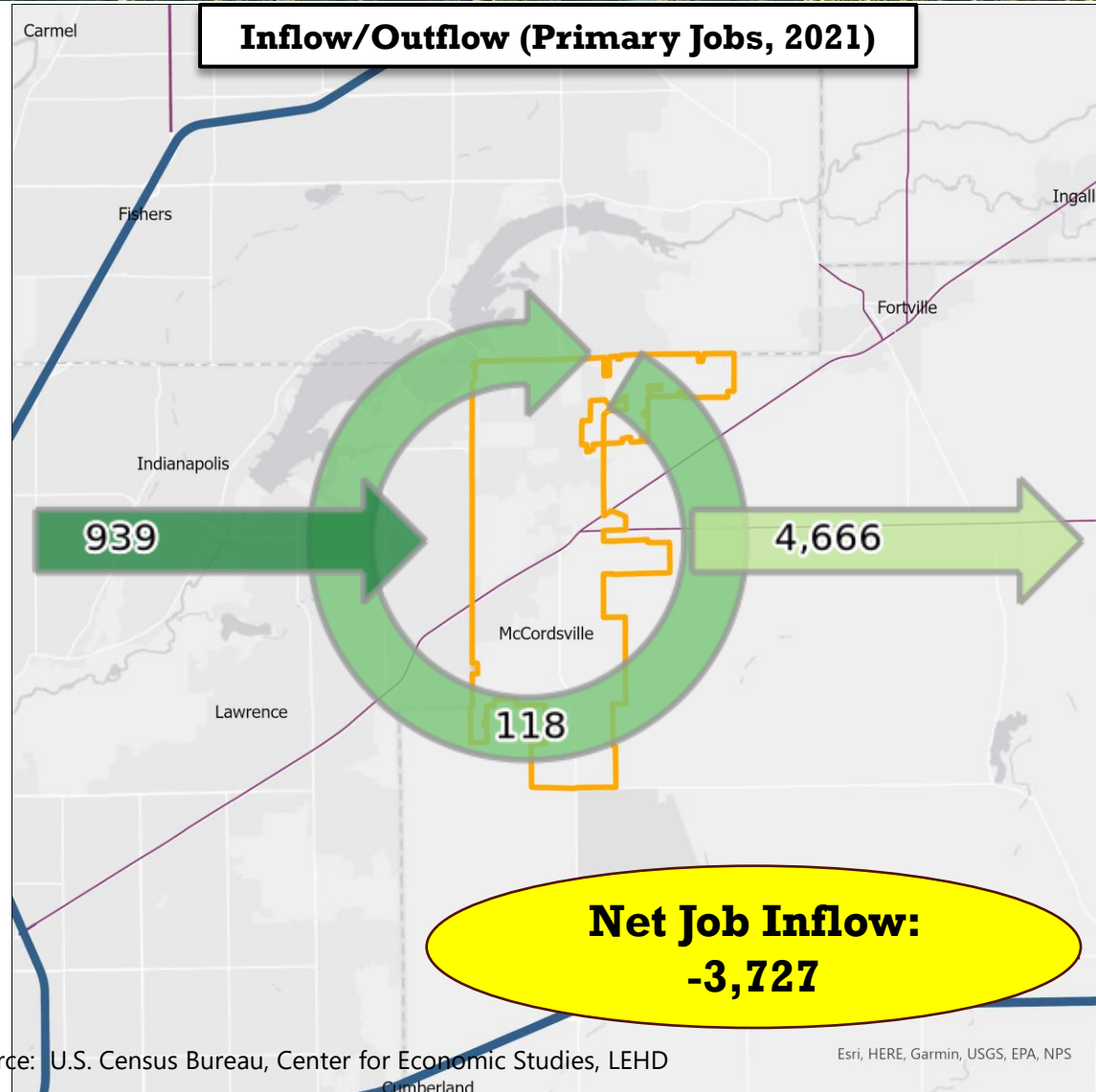


Average Family Size

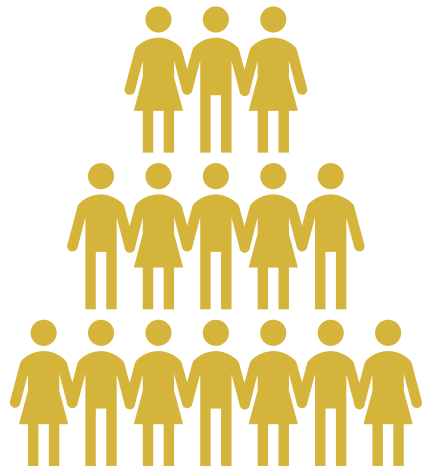


Location	Owner-Occupied	Renter-Occupied	Vacant Housing	Median Home Value	Median Household Income
McCordsville	89%	11%	1.8%	\$255,900	\$95,925
Hancock County	77%	23%	3.2%	\$302,400	\$104,858
Indiana	70.1%	29.9%	9.5%	\$183,600	\$67,173

Demographics: Employment



Key Takeaways



Population has increased significantly. The estimated 2022 population is **9,098 residents.**



The average household size has decreased. It was **2.6 people/household** in 2022

Residents employed in **service occupations** (healthcare, business, etc.) have seen significant growth.



Most residents work outside of town, with concentrations in Fishers and Downtown Indianapolis, commuting on average for **33 minutes.**

Activities

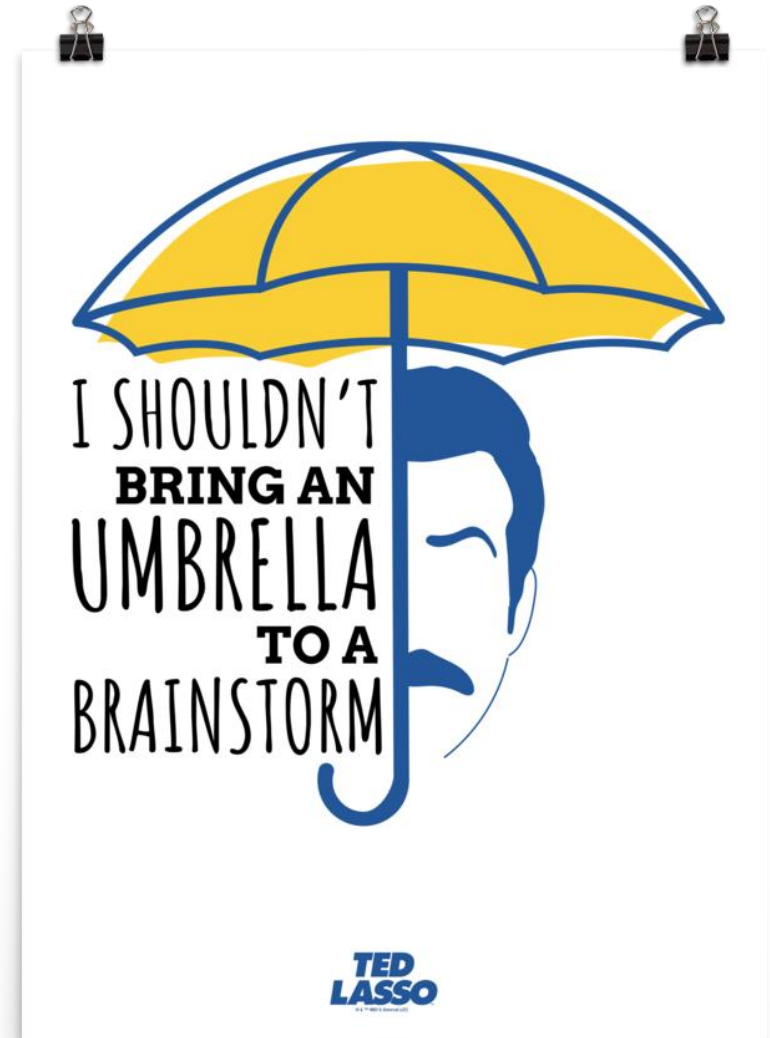
- Table activities
- Roles
- Report back
- Next steps



Our roles

Strong Preparation for a great plan

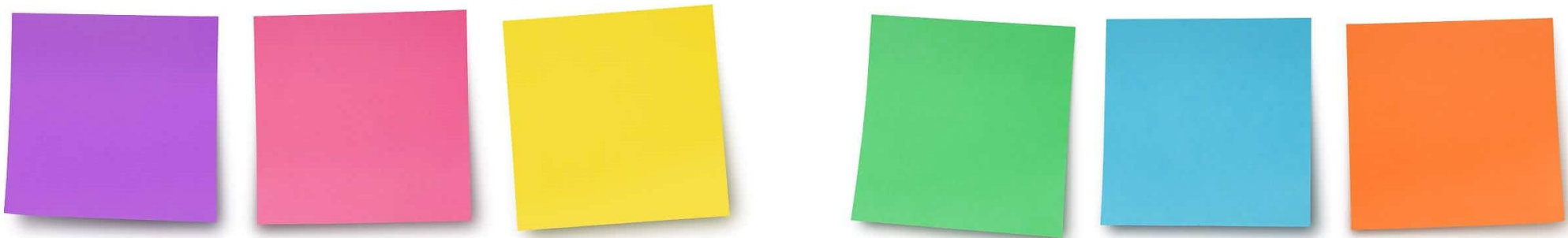
- **Ideas are welcome**
 - Don't bring an umbrella to a brainstorm
 - Later, we'll use constraints, but not yet.
- **Agree/Disagree with ideas**
 - Share your ideas, strengths, challenges, etc.
 - Disagreeing is ok!
 - Focus the disagreement to the idea
- **Choose roles at your table**
 - Note-taker
 - Checker – did everyone share?
 - Reporter – report out and share with the group



Strengths and Opportunities

What are the strengths of McCordsville? What are opportunities that McCordsville can harness?

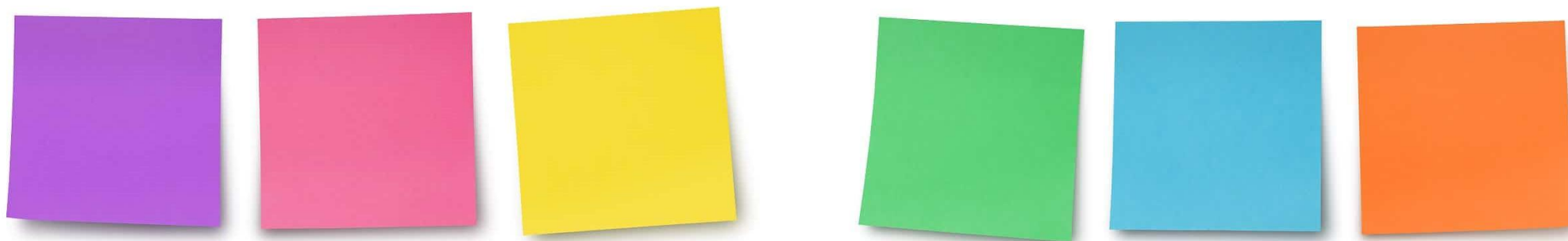
- What are you most excited to show an out-of-town visitor?
- What are you proud of about your community?
- What ideas do you have for McCordsville's future?



Challenges and Barriers

What are challenges that McCordsville needs to overcome? What are the barriers to overcoming the challenges, improving strengths, or acting on opportunities?

- What are you least excited to show an out-of-town visitor?
- What challenges do you identify to improving the community?

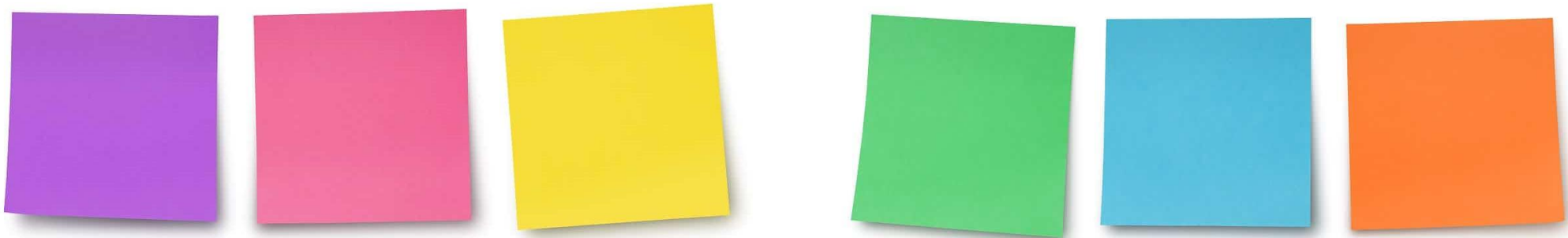


Vision – In your words

Imagine McCordsville 20 years from now.

Imagine McCordsville is the best possible version of itself.

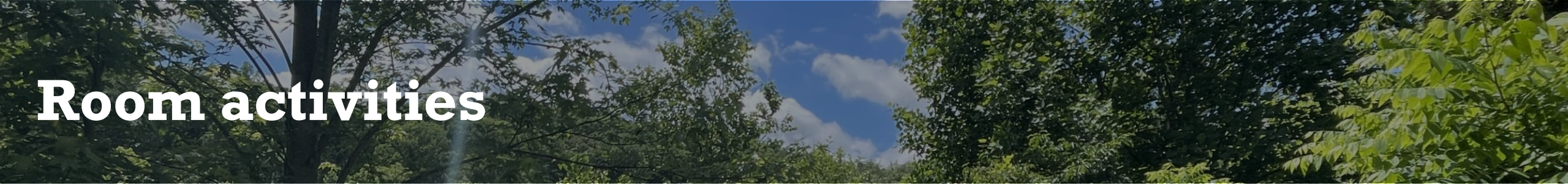
- a. Write down 3 to 5 words (5 max per post it) that describe the McCordsville you're picturing.
- b. Or draw the three words (one drawing per post it)



Report

Share with
the group





Room activities

Visit stations around the room

Share your perspective and ideas

Categories around the room:

- What would you prioritize in your neighborhood?
- Transportation ideas and issues
- What recreational activities would you like to see?
- What businesses are missing in McCordsville?
- Your big idea for McCordsville!

Next Steps



Next Steps

PlanMcCordsville.com

McCordsville Community Planning Week

- Community Workshop 2: Provide feedback on a draft community vision
- Thursday, September 19, 2024, 6:30pm – 8:00pm, Town Hall
- Surveys: Ask 5 people to take the online survey: **PlanMcCordsville.com**
- Survey deadline:
- Visit the website to provide feedback and for next steps

Thank you!



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