

**AWNING SCHEDULE**

- △ 15'-8"X4'X12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 20'-8"X4'X12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 9'-0"X4'X12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 10'-0"X4'X12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 11'X4'X4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 23'-8"X4'X4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 11'-8"X4'X4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- △ 28'-8"X4'X4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR

**EXTERIOR FINISH SCHEDULE**

- Ⓐ ADME BRICK THINBRICK, EBONY COLOR OVER TABS # STRUCTURAL PANEL SYSTEM AND TABS # RAIN SCREEN SYSTEM. SHOP DRAWINGS REQUIRED FOR DETAILS
- Ⓑ BORAL 1 1/2" CULTURED STONE, FOUNDATION COLOR, HEWN STONE LIGHT COLOR
- Ⓒ 8x16x13" CULTURED STONE, PARCHMENT COLOR, CAST FIT
- Ⓓ CULTURED STONE, BLACK RUNDLE COLOR, PRO-FIT ALPINE LEDGESTONE DARK COLOR
- Ⓔ BERRIDGE METAL, MATTE BLACK COLOR, FLUSH SEAM PANEL
- Ⓕ PARAPET CAP BASE BID TO BE 24 GA. KYNAR COATED STEEL BLACK & GRAY. SEE SHEET A-5
- Ⓖ KAWNEER 451-T STOREFRONT SYSTEM SEE SCHEDULES BLACK ANODIZED FINISH
- Ⓗ STEEL DOOR & FRAME SEE SCHEDULES BLACK PAINTED FINISH
- Ⓙ ACM SYSTEM 2200 AS FABRICATED & INSTALLED BY TFC CANOPY GARRETT INDIANA, F ROUTE AND RETURN DRY RAINSCREEN SYSTEM USING 4MM MITSUBISHI APOUC MATERIAL
- Ⓚ EFS- DRYVIT OUTSULATION PLUS MD 2" MN. COLOR/FINISH SELECTED BY OWNER

ROOFTOP UNITS VISIBLE WITHIN 200 FEET OF BUILDING WILL BE SCREENED USING CITYSCAPES ENVISOR UNIT MOUNTED VERTICAL EQUIPMENT SCREENS SUBCONTRACTED BY OWNER

ALL CULTURED STONE VENEER IS TO BE APPLIED OVER A RAINSCREEN DRAINAGE MAT SYSTEM LIKE MORTAR VENT USING A 2 LAYER WEATHER RESISTANT BARRIER. FOLLOW ALL RECOMMENDATIONS OF MASONRY VENEER MANUFACTURERS ASSOCIATION (MMA) INSTALLATION GUIDE.

LATICRETE MASONRY VENEER INSTALLATION SYSTEM IS AN APPROVED INSTALLATION SYSTEM FOR THIN BRICK OR CULTURED STONE VENEERS, AND INCLUDES A LIQUID 2 COAT AIR WATER BARRIER. OPTIONAL RAIN SCREEN DRAINAGE SYSTEM IS ALSO REQUIRED IF THE LATICRETE SYSTEM IS USED



**2 REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

A NEW LEO'S CONVENIENCE STORE FOR:  
**PRIDE INVESTMENT PARTNERS**  
 MCCORDSVILLE INDIANA  
**EXTERIOR ELEVATIONS**



**US Architects**  
 9200 W. SMITH STREET  
 YORKTOWN INDIANA 47396  
 TELEPHONE 765-405-3220  
 FAX 765-405-1219  
 WEB usarchitects@uncle.com

JERRY G. HOFFMAN, PARTNER  
 KEITH L. GARY, PARTNER

DRAWN:  
 CHECKED:  
 REVISIONS:

**DATES**  
 CD PHASE  
 START DATE: 00/00/00  
 FINISH DATE: 00/00/00

**PLOT INFORMATION**  
 FILE NAME: \_A2.dwg  
 PLOT DATE: 2/19/2020 8:32 AM  
 CAD OPER: HPB-17

SEAL  
  
 SHEET

**AWNING SCHEDULE**

- ▲ 15'-8"x4"x12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 20'-6"x4"x12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 9'-0"x4"x12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 10'-0"x4"x12" MAPES EXTRUDECK FLAT SOFFIT, SMOOTH FACE GLOSS BLACK AWNING SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 11"x4"x4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 23'-8"x4"x4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 11'-8"x4"x4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR
- ▲ 28'-8"x4"x4" VINYL AWNING + ALUMINUM FRAME AS MFD BY INDY IMAGING INC. SUPPLIED & INSTALLED BY GENERAL CONTRACTOR

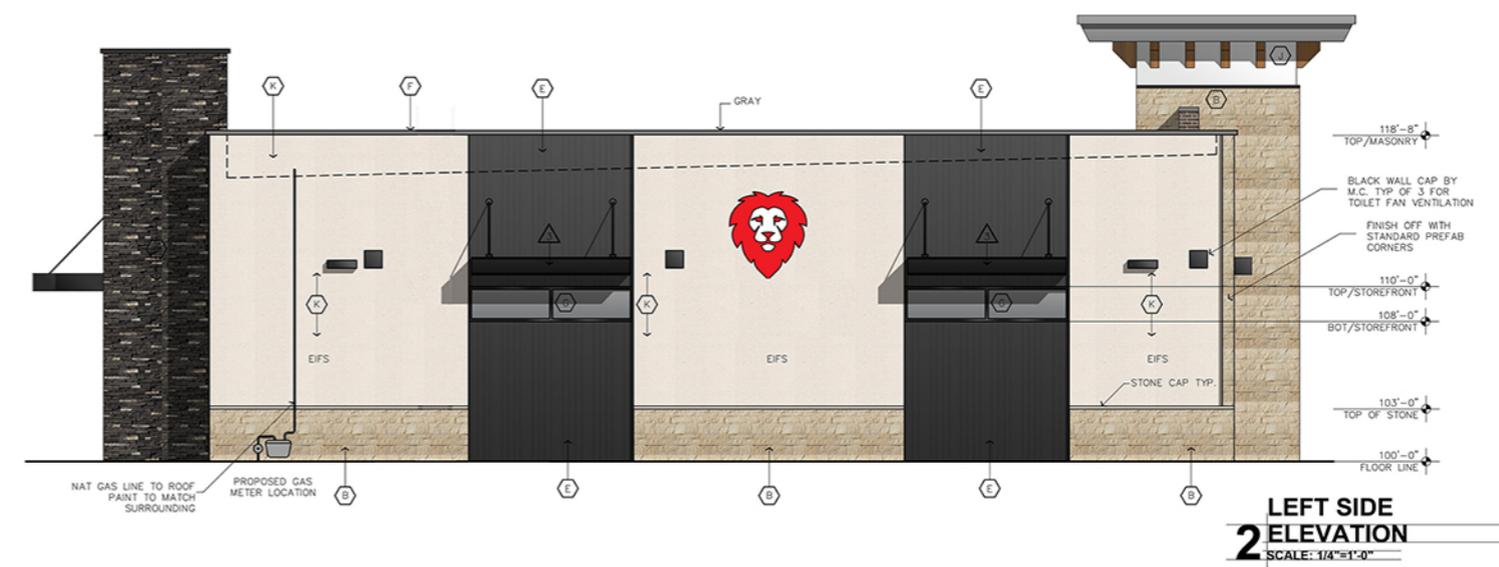
ALL CULTURED STONE VENEER IS TO BE APPLIED OVER A RAINSCREEN DRAINAGE MAT SYSTEM LIKE MORTAIR VENT USING A 2 LAYER WEATHER RESISTANT BARRIER. FOLLOW ALL RECOMMENDATIONS OF MASONRY VENEER MANUFACTURERS ASSOCIATION (MMA) INSTALLATION GUIDE.

LATICRETE MASONRY VENEER INSTALLATION SYSTEM IS AN APPROVED INSTALLATION SYSTEM FOR THIN BRICK OR CULTURED STONE VENEERS, AND INCLUDES A LIQUID 2 COAT AIR WATER BARRIER, OPTIONAL RAIN SCREEN DRAINAGE SYSTEM IS ALSO REQUIRED IF THE LATICRETE SYSTEM IS USED

ROOFTOP UNITS VISIBLE WITHIN 200 FEET OF BUILDING WILL BE SCREENED USING CITYSCAPES ENVISOR UNIT MOUNTED VERTICAL EQUIPMENT SCREENS SUBCONTRACTED BY OWNER

**EXTERIOR FINISH SCHEDULE**

- A ACME BRICK THINBRICK, EBONY COLOR OVER TABS II STRUCTURAL PANEL SYSTEM AND TABS II RAIN SCREEN SYSTEM, SHOP DRAWINGS REQUIRED FOR DETAILS
- B BORAL 1 1/2" CULTURED STONE, FOUNDATION COLOR, HEWN STONE LIGHT COLOR
- C 8x16x1 1/2" CULTURED STONE, PARCHMENT COLOR, CAST FIT
- D CULTURED STONE, BLACK RUNDLE COLOR, PRO-FIT ALPINE LEDGESTONE DARK COLOR
- E BERRIDGE METAL, MATTE BLACK COLOR, FLUSH SEAM PANEL
- F PARAPET CAP BASE BID TO BE 24 GA. KYNAR COATED STEEL BLACK & GRAY, SEE SHEET A-5 FOR ADD ALTERNATE WIDE ACM CAP
- G KAWNEER 451-T STOREFRONT SYSTEM SEE SCHEDULES BLACK ANODIZED FINISH
- H STEEL DOOR & FRAME SEE SCHEDULES BLACK PAINTED FINISH
- I ACM SYSTEM 2200 AS FABRICATED & INSTALLED BY TFC CANOPY GARRETT INDIANA 2" ROUTE AND RETURN DRY RAINSCREEN SYSTEM USING 4MM MITSUBISHI APOLIC MATERIAL
- K DRYVIT OUTSULATION + MD EPS



A NEW LEO'S CONVENIENCE STORE FOR:  
**PRIDE INVESTMENT PARTNERS**  
McCordsville, Indiana  
**EXTERIOR ELEVATIONS**

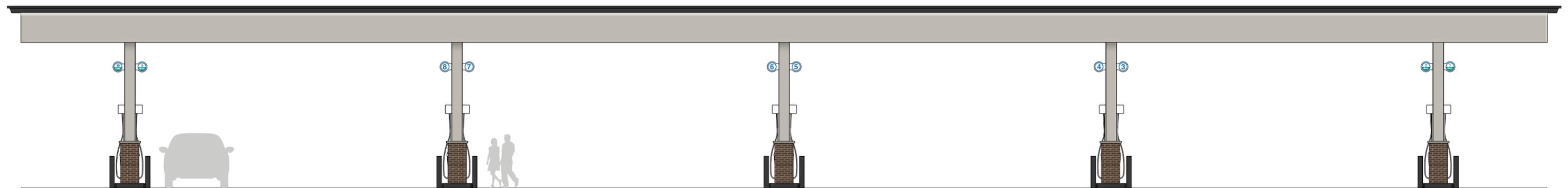
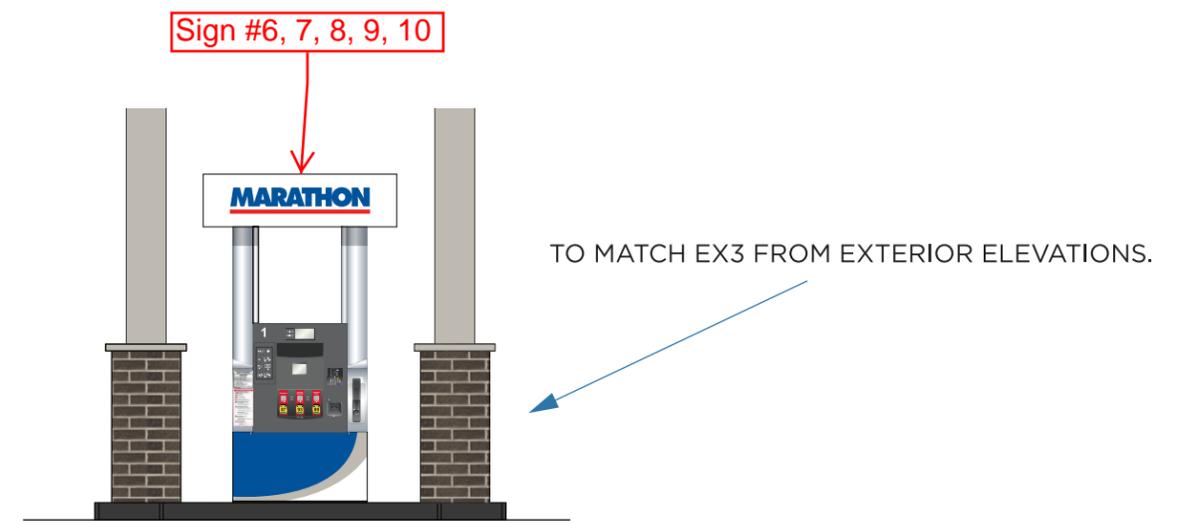
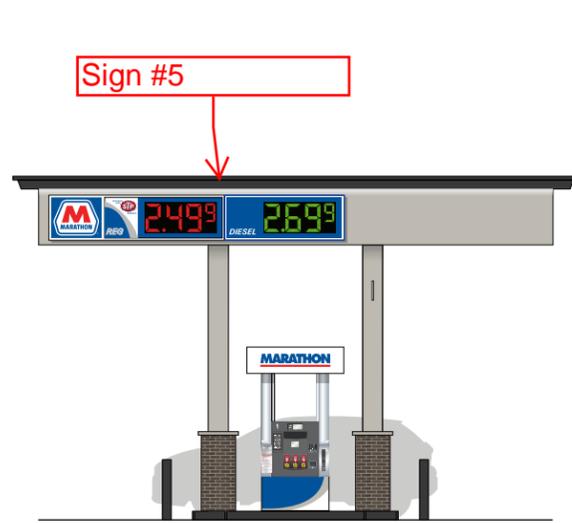
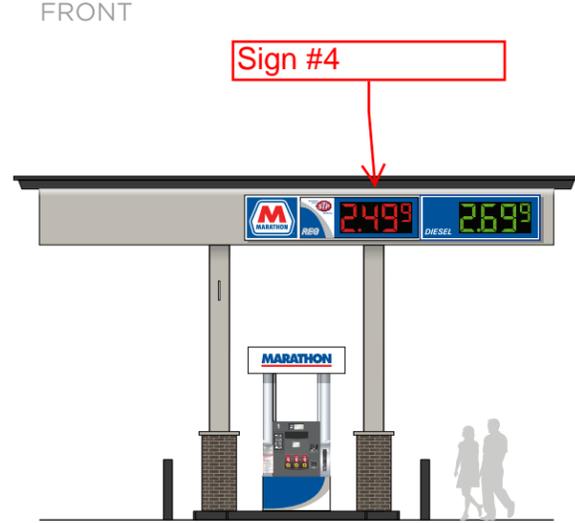
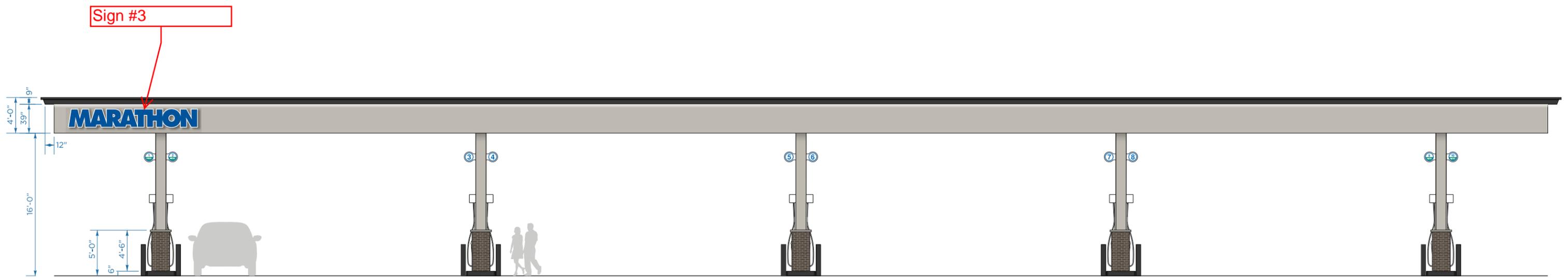
**US Architects**  
9200 W. SMITH STREET  
YORNTOWN, INDIANA 47396  
TELEPHONE: 765-405-2220  
FAX: 765-405-1219  
WEB: usarchitectsmuncie.com  
JERRY G. HOFFMAN, PARTNER  
KEITH L. GARY, PARTNER

DRAWN:  
CHECKED:  
REVISIONS:

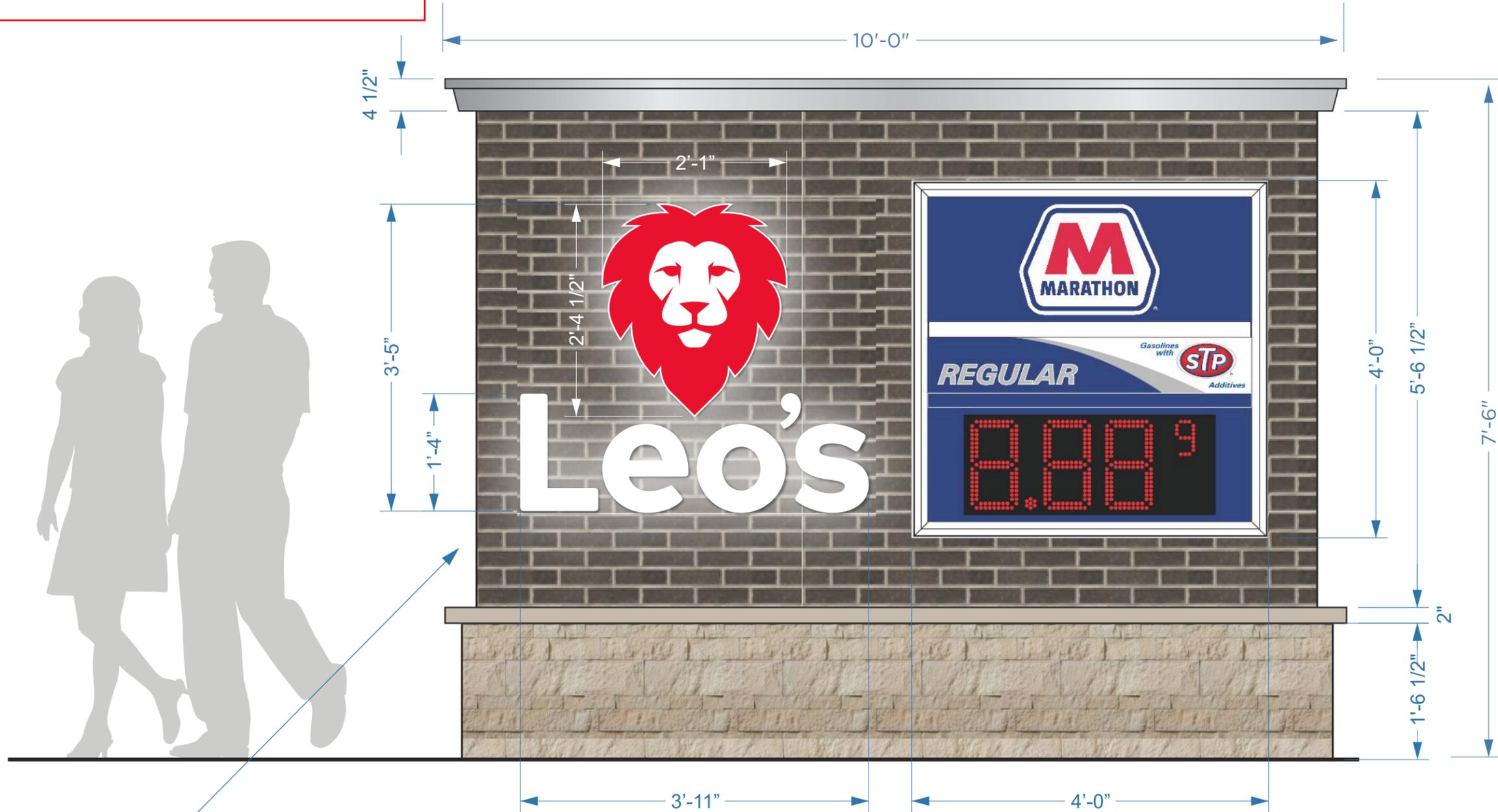
**DATES**  
DD PHASE  
START DATE: 00/00/00  
FINISH DATE: 00/00/00  
**PLOT INFORMATION**  
FILE NAME: \_A2.dwg  
PLOT DATE: 2/19/2020 8:32 AM  
CAD OPER: HPS-17

SEAL  
JERRY G. HOFFMAN  
REGISTERED ARCHITECT  
No. A390004274  
STATE OF INDIANA  
SHEET

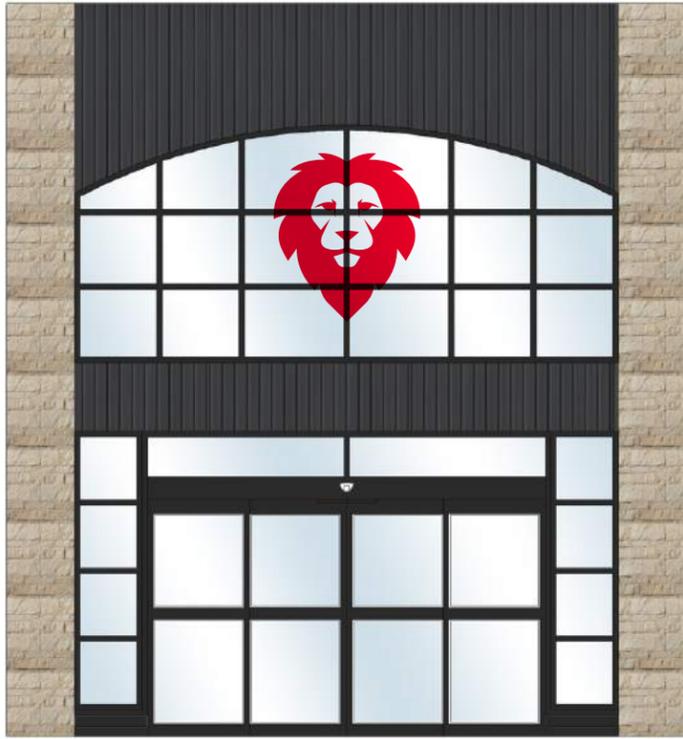
**A-2.1**



Sign #1 and Sign #2 - Both sides of the ground sign are the same.



**LEO'S LOGO SIGN**  
ICON: TO BE FACELIT LED CABINET SIGN WITH STANDARD, BLACK RETURN.  
LEOS TEXT: TO BE FACELIT LED CHANNEL LETTERS WITH STANDARD BLACK RETURN.



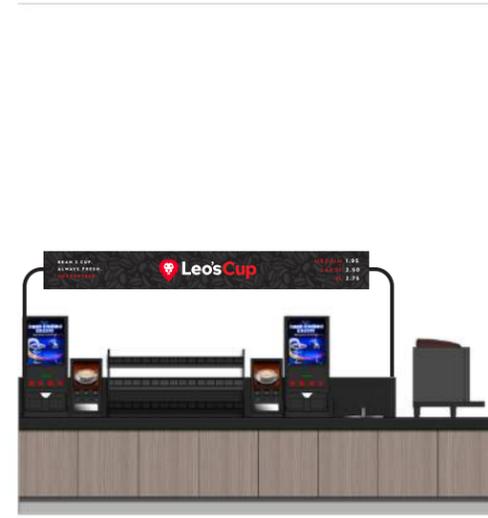
VESTIBULE



VESTIBULE



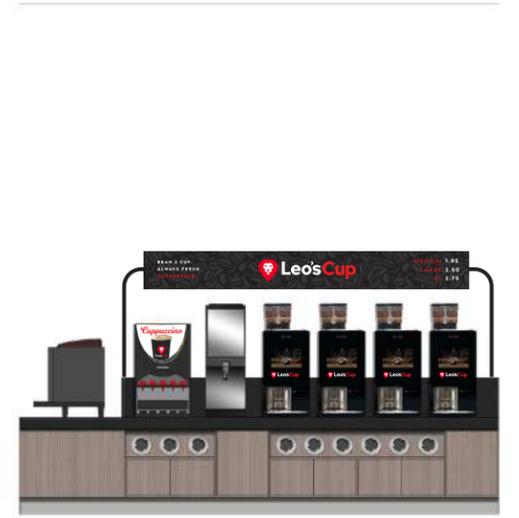
VESTIBULE



COFFEE ISLAND



COFFEE ISLAND



COFFEE ISLAND



FOUNTAIN & FROZEN

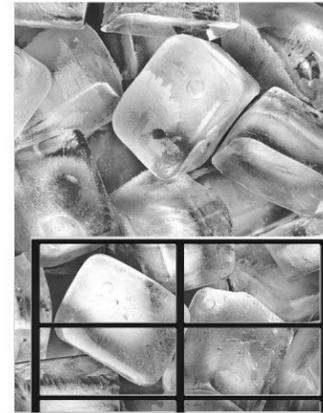
MAIN ENTRANCE



BEER CAVE

RESTROOM HALL

COOLERS



BEER CAVE INTERIOR WALLS



GONDOLA END-CAPS



COOLERS

CASHIER

FOOD PROGRAM



DRIVE THRU



SEATING

SIDE ENTRANCE

TEA & FOUNTAIN

TRASH



SEATING

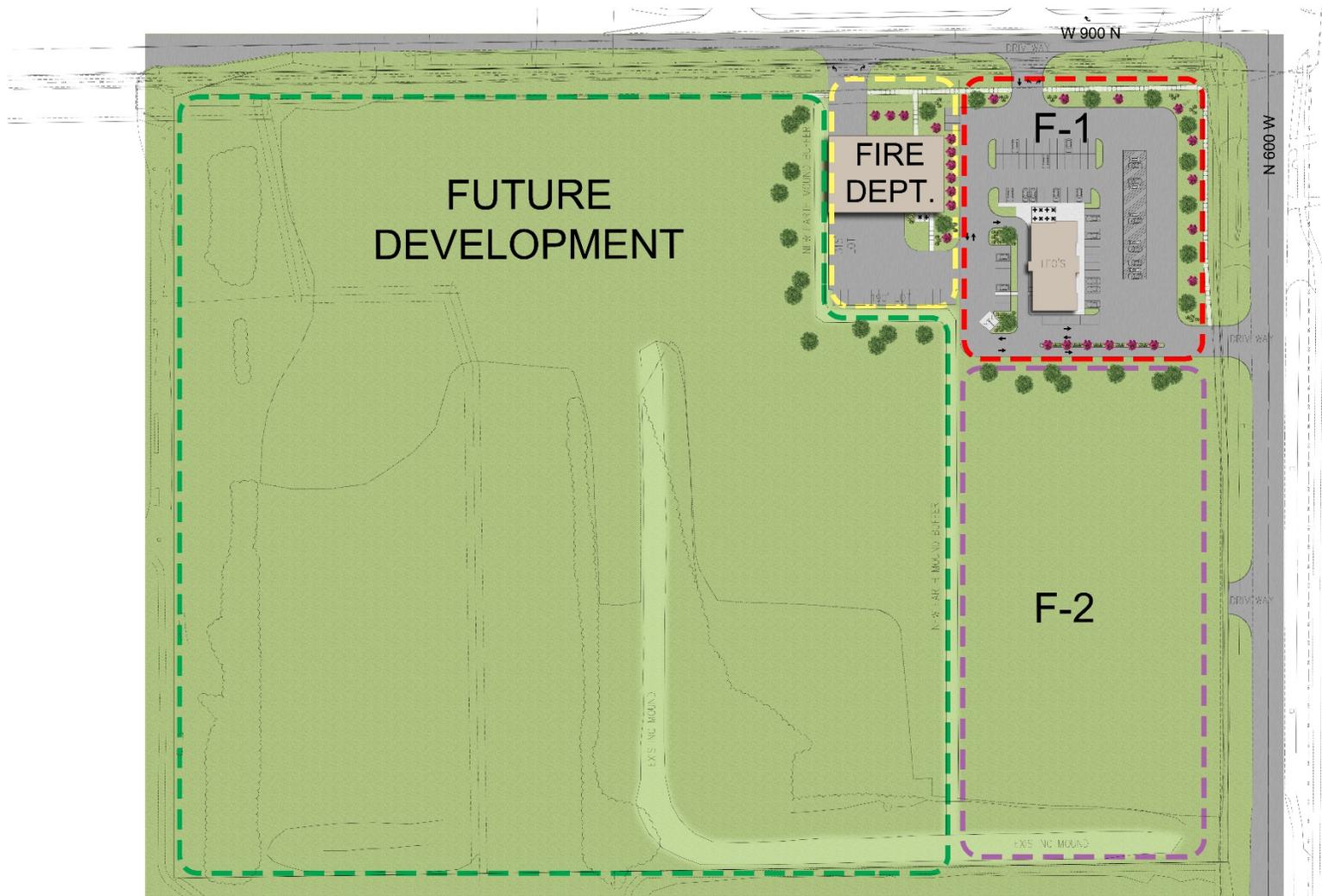


SEATING



TYPICAL RESTROOMS





**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF McCORDSVILLE, INDIANA**

**WHEREAS**, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410, as amended, as the Town of McCordsville Zoning Ordinance; and

**WHEREAS**, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted the Villages at Brookside PD-M Ordinance No. 052305, as amended by Ordinance No. 030910, Ordinance No. 041211, and Ordinance No. 060915; and

**WHEREAS**, the Town Council of McCordsville, Indiana, has, after a public hearing was held on \_\_\_\_\_, 2020, received a \_\_\_\_\_ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Villages at Brookside PUD Ordinance No. 052305, as amended, in order to adopt certain changes to said PUD Ordinance;

**THEREFORE BE IT ORDAINED** by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 052305, as amended, is hereby amended as follows:

**SECTION 1.** This Amendment Ordinance applies to the real estate (the “Real Estate”) more particularly described in the attached Exhibit A.

**SECTION 2. Applicability of Ordinance.** Except as modified by this Ordinance, all other provisions of the PUD Ordinances 052305, 030910, 041211, and 060915 shall remain in effect with the adoption of this Ordinance. All provisions and representations of the PUD Ordinances listed above that conflict with the provisions of this Ordinance are hereby rescinded and shall be superseded by the terms of this Ordinance.

**SECTION 3. Permitted Uses**

The Land Uses for the Real Estate shall be as follows:

**Sub-area F1:**

**Permitted**

- Bakery
- Coffee shop
- Fuel station with convenience store
  - For the purposes of this Ordinance, a convenience store must comply the definition contained herein.
- Restaurant, fast food
- Restaurant, drive-in
- Restaurant, fast casual
- Retail, small scale

**Prohibited**

- Automotive sales, service, storage, and/or leasing
- Carwash

- RV sales, service, storage, and/or leasing
- Boat sales, service, storage, and/or leasing
- Truck sales, service, storage, and/or leasing
- Mobile home sales, service, storage, and/or leasing
- Firearm sales or service
- Fireworks sales or storage, permanent; however, fireworks sales may occur in permanent retail establishments as a portion of their sales not exceeding 5% of overall sales
- Junkyard/salvage yard
- Nightclub
- Tattoo and/or piercing parlor
- All other uses not identified as Permitted.

Sub-area F2:

**Permitted**

- Animal clinic/hospital w/out outdoor kennel
- Bakery
- Coffee shop
- Co-working space
- Daycare
- Doggy daycare
- Fire station
- Fitness/yoga studio
- Health or day spa
- Medical hospital, center, or complex
- Personal services
- Professional Office
- Restaurant, fast food
- Restaurant, drive-in
- Restaurant, fast casual
- Restaurant, fast food
- Retail, small scale
- Retail, medium scale
- Virtual reality studio

**Special Exception**

- Liquor store

**Prohibited**

- Automotive sales, service, storage, and/or leasing
- Carwash
- RV sales, service, storage, and/or leasing
- Boat sales, service, storage, and/or leasing
- Truck sales, service, storage, and/or leasing
- Mobile home sales, service, storage, and/or leasing
- Firearm sales or service

- Fireworks sales or storage, permanent; however, temporary stores may be permitted, and fireworks sales may occur in permanent retail establishments as a portion of their sales not exceeding 5% of overall sales
- Junkyard/salvage yard
- Nightclub
- Tattoo and/or piercing parlor
- All other uses not identified as Permitted.

**SECTION 4. Development Standards.**

The Development Standards for the Real Estate shall be as follows. Any standards which are not addressed by this Amendment Ordinance shall fall back to the underlining zoning district, which shall be Neighborhood Commercial (CN).

1. Minimum Setbacks:
  - a. Area F1:
    - i. Front-yard setback (along 600W and 900N): 50'
    - ii. Front-yard setback (along internal street): 30'
    - iii. Side-yard setback: 5'
    - iv. Rear-yard setback: 20'
  - b. Area F2:
    - i. Front-yard setback (along 600W): 50'
    - ii. Front-yard setback (along internal street): 30'
    - iii. Side-yard setback: 5'
    - iv. Rear-yard setback: 20'
    - v. Setback from southern property line: 50' (inclusive of buffer-yard)
2. Minimum Lot Requirements:
  - a. Area F1:
    - i. Lot Size: 1.5 acres
    - ii. Lot Width: 100'
    - iii. Lot Coverage: 65%
  - b. Area F2:
    - i. Lot Size: 1 acre
    - ii. Lot Width: 100'
    - iii. Lot Coverage: 65%
3. Minimum Buffer-yard Requirements
  - a. Area F1:
    - i. Western Property Line: 30'
  - b. Area F2:
    - i. Western Property Line: 30'
    - ii. Southern Property Line: 30'

- c. Thirty-foot (30') Wide Buffer-yards shall feature: undulating mounding a minimum of five feet (5') in height, with seven (7) trees and ten (10) shrubs per one hundred (100) lineal feet.
  - d. Buffer-yards shall not overlap with drainage or easements that would prevent or limit the installation of required mounding or plantings.
  - e. The location of the western buffer-yard may be moved westward if necessitated by the development of a fire station immediately west of F1 without the need to amend this Ordinance. The goal of both the western and southern buffer-yards is to buffer and screen non-residential uses from residential uses.
  - f. A vehicular access point, except for access to a lot used exclusive for a fire station, shall not connect areas F1 or F2 to the remaining acreage of Parcel F, unless approved by the Plan Commission.
4. Minimum Architectural Standards
- a. Area F1
    - i. Section 6.04(C)(1)(c) regarding exterior materials shall apply and be further regulated as noted herein:
      - 1. Primary exterior materials shall be limited to brick, natural stone, and glass. Accent materials may include EIFS and metal, if approved by the Architectural Review Committee (ARC).
      - 2. The front, rear, and one (1) side elevation shall feature a minimum 50% brick/natural stone elevation as required, by the Zoning Ordinance; however, the remaining side elevation shall only be required to feature a brick/natural stone wainscot.
    - ii. Section 6.04(C)(1)(j) shall not apply to a convenience store, located on Area F1, meeting the definition of such a store stated herein.
    - iii. Fuel station canopy posts shall be wrapped with brick to a min. height equal to the height of the fuel dispensers. The brick portion of the columns shall be topped with a limestone cap.
    - iv. The overall design, aesthetics, and architectural character of any convenience store and fuel station canopy shall be similar Exhibit D.
    - v. Any convenience store's main entrance shall feature an extended height parapet wall and three-dimensional cornice with cornice detail.
    - vi. Any fuel station canopy shall feature a three-dimensional cornice.
    - vii. The Zoning Ordinance's 4-sided architecture requirement shall apply; however, one (1) side elevation shall be permitted to not have the same level of architectural detailing as the other elevations.
    - viii. The Zoning Ordinance's wall plane articulation requirements shall apply; however, one (1) side elevation shall be permitted to have one wall plane with canopies as the permitted articulation feature.
    - ix. The roof access ladder may be permitted on the exterior of the building, so long as it is location on the west building elevation.

- x. All other architectural standards shall apply per Article V & VI of the Town's Zoning Ordinance, as amended, and applicable to the Neighborhood Commercial Zoning District, as amended.
    - b. Area F2: All architectural standards shall apply per Article V & VI of the Town's Zoning Ordinance, as amended, and applicable to the Neighborhood Commercial Zoning District, as amended.
- 5. Minimum Landscaping Standards
  - a. Parking lots between buildings shall be separated by a minimum of ten (10) foot wide landscaped medians.
  - b. Foundation plantings shall be required as denoted on the attached Exhibit F.
  - c. All other landscape standards shall be as required by Article VI of the Town's Zoning Ordinance, as amended.
- 6. Minimum Lighting Standards
  - a. All internal streets lights and free-standing site lighting shall mimic the style of the streetlights in the Villages at Brookside; however, these lights shall not be required to feature a wooden post.
  - b. Street lighting, consistent with the style installed by Traditions at Brookside, shall be required along 900N, for every two hundred and fifty (250) lineal feet of frontage.
  - c. All under-canopy lighting shall be recessed into the canopy. The fixtures or their housing shall not protrude more than three/fourths (3/4) of an inch below the canopy ceiling. Said lighting fixtures shall include wattage selectors and the petitioner shall commit to reducing the wattage at the Town's request if the lighting is deemed (by the Town) too bright for neighboring residential properties.
  - d. All other lighting standards, including, but not limited to the streetlighting required along CR 600W, shall be per the Town's Zoning Ordinance, as amended.
- 7. Minimum Road Standards
  - a. There shall be a maximum of two road cuts onto CR 900N. For the purposes of this requirement, a road cut solely for the emergency vehicles leaving/returning from a fire station shall not count against the two (2) cut maximum.
  - b. There shall be a maximum of two (2) full access road cuts onto CR 600W. However, the north entrance may be limited in the future may be limited with construction of a splitter island or median at the Town's discretion. This limitation does not constitute allowance of an additional full access road cut elsewhere on the Real Estate. The south entrance will be the main entrance and will be permitted as a full access road cut.
  - c. All full access roads cut shall be designed with one (1) inbound lane and (2) outbound lanes. Additionally, the northernmost cut onto CR 600W shall have a median feature, generally as shown on the Conceptual Site Plan. The southernmost cut onto CR 600W shall feature median entrance.
  - d. All internal streets will be private streets.
  - e. The following traffic improvements shall be installed.

- i. All access points (excluding an access point exclusively for emergency vehicles): a 150' acceleration lane taper and a 100' deceleration lane with a 150' taper.
    - ii. A left turn lane along CR 600W for the north and south entrances.
  - f. Right-of-way necessary for the construction of a future roundabout at the intersection of CR 600W and CR 900N, as well as any right-of-way required by the Town's Thoroughfare Plan, shall be dedicated to the Town at time of platting.
  - g. All other road standards shall be per the applicable Ordinances of the Town of McCordsville.
- 8. Minimum Pedestrian Standards
  - a. A pedestrian connection shall be stubbed to the residual acreage to the west. This sidewalk stub shall be near the middle of the site, to keep the majority of the residual acreage within a one quarter (¼) mile walking distance of all portions of the "Real Estate".
  - b. The perimeter trail along 600W shall be concrete and ten (10') feet in width.
  - c. The sidewalk along 900N and the path along 600W may be installed within the Real Estate's front-yard setbacks and protected with pedestrian access easement.
  - d. All other pedestrian standards shall be per the Town's Zoning Ordinance, as amended.
- 9. Minimum Signage Standards
  - a. All wall signage, except fuel pricing, shall be either externally illuminated, non-illuminated, or reverse-channel illuminated. Logo cabinets which are reverse channel illuminated may also be internally illuminated.
  - b. Fuel pricing signage shall be internally illuminated LED.
  - c. All ground signage included in the development shall include similar design features and/or materials, as determined by the Zoning Administrator.
  - d. Signage shall be permitted on three (3) sides of a fuel center canopy, so long as the remainder of the canopy fascia is a neutral color complimentary to the architectural design and colors of the primary structure. Signage on the long side of the canopy shall not exceed twenty-two (22) SF and signage on either short side of the canopy shall not exceed forty-one (41) SF (each). Additionally, there shall be no more than one (1) sign per permitted side.
  - e. Signage on fuel pumps shall not exceed 7.5 SF per dispenser.
  - f. All internally illuminated ground sign cabinets shall be illuminated with routed-out lettering so that only the sign content is illuminated.
  - g. The frontage along CR 900N may feature a maximum of two (2) ground signs; with the condition that one of the two signs shall be used as signage for Area F2.
  - h. Grounds signs along CR 600W shall be allowed as regulated by the Town's Sign Ordinance, with the exception that if the developer chooses multiple ground signs, instead of the Unified Center option, one (1) of the permitted ground signs shall be permitted to a height of eight (8) feet.

- i. In addition to wall signage permitted by the Town's Sign Ordinance, a convenience store meeting the definition of this Ordinance, and which is located in F1, shall be permitted a maximum of ten (10) wall signs, as designed and located as generally shown on the buildings rendering exhibit, and further limited as noted below:
  - i. The maximum number of signs on the east elevation shall be four (4) signs, totaling no more than 100 SF, with the signage located above the main entry counting as one sign. One (1) of the four (4) signs shall be changeable copy, oriented towards those already on-site, be no higher than nine (9') feet from grade, and be non-illuminated or externally illuminated by recessed lighting set inside the building's masonry.
  - ii. The maximum number of signs on the north elevation shall be two (2) signs, totaling no more than 70 SF. Of these two signs, one (1) shall be sign painted directly on the building façade, illuminated externally.
  - iii. The maximum number of signs on the west elevation shall be three (3) signs, totaling no more than 118 SF. Of these signs, (1) shall be a digital menu board, located no higher than nine feet (9') from grade, and the other two (2) signs shall be changeable copy signs, oriented towards those already on-site, be no higher than nine feet (9') from grade, and be non-illuminated or externally illuminated by recessed lighting set inside the building's masonry.
  - iv. One sign shall be permitted on the south elevation. This sign shall be non-illuminated or externally illuminated. It shall not exceed 40 SF.
- ii. Any permitted drive-thru shall be permitted the following signage:
  - i. One (1) menu-board not to exceed twenty-four (24) SF in sign area, unless a digital menu board is mounted to the building in which case an additional menu board is not permitted.
  - ii. One (1) pre-order menu board not to exceed twelve (12) SF in sign area. This pre-order menu board shall be ground-mounted.
  - iii. All drive-thru signage/menu-board shall be internally illuminated LED and be constructed with a masonry base (brick or stone (not CMU)) complimentary to the primary structure or be attached to the primary structure.
  - iv. All drive-thru signage/menu boards shall be screened from nearby residentially zoned properties with the use of landscape plantings, whose height at maturity will block the view of the signage. Buildings or walls may also be used as a screen, as approved by the Zoning Administrator.
- iii. No ground signs, except pre-order and drive-thru menu boards, may be within one hundred and fifty (150) feet of each other.

- l. The rear elevation of any multi-tenant commercial buildings in areas F2 may feature rear signage, limited to one (1) such non-illuminated sign, no larger than ten (10) SF, per tenant.
- m. Tenants in a multi-tenant commercial building may include one (1) projecting pedestrian blade sign for each tenant. Each blade sign shall be limited to four (4) SF, a maximum projection of three feet (3') from the building façade, min. eight feet (8') from grade, and non-illuminated. Pedestrian blade signs shall not count against any other permitted signage.
- n. All other signage standards shall be per Article VII of the Town's Zoning Ordinance, as amended.

#### 10. Miscellaneous Standards

- a. Areas F1 & F2 shall share a common development name. This name shall be represented on a Development Monument. This common name shall include the wording "at Brookside".
- b. In addition to all other signage standards herein, the developer of F1/F2 shall install a Development Monument at the SWC of the 600W/900N intersection featuring the common development name. This signature feature shall be installed in lieu of the requirement for a Public Space(s) as required in the Highway Overlay. This feature shall be oriented towards the intersection, provide a visual impact, and include design features similar in style and materials to the ground signage for the Villages at Brookside residential subdivision. The Town's perimeter landscape standards would not apply in the area encompassed by the signature feature; however, some low-level landscaping shall be installed to highlight the feature. Illustrative examples of signature features are included in Exhibit C.
- c. The site shall be designed to incorporate outdoor dining spaces.
- d. A gas station with convenience store meeting the requirements of this Ordinance shall be permitted to operate 24-hours a day and have a drive-thru window without the need for a Special Exception. This drive-thru window shall not have a speaker box.
- e. In addition to the allowance above in subsection (d), two (2) additional business may be permitted to feature a drive-thru window, without the need for a Special Exception. These businesses shall not be 24-hour business, and both may feature a speaker box. However, only one such drive-thru may be for a fast-food establishment. For the purposes of this standard, fast casual and coffee shops are not considered fast food. Said speaker box is required to comply with the Town's Noise Ordinance.
- f. Outdoor sales are limited a convenience store, as described by this Ordinance, and located on Area F1. Such sales shall be limited in size and screened from view with a masonry wall (matching the primary structure) as shown in Exhibit E.

**SECTION 5. Definitions**

For the purposes of this Ordinance the following words or terms are defined herein. All other words or terms shall utilize the definition or explanation provided within the Villages at Brookside PUD, as amended, or the Town of McCordsville Zoning Ordinance, as amended. In the case of a conflict, this Ordinance shall supersede.

1. Convenience Store: A commercial establishment of at least 7000 square feet, which sells pre-packaged foods and other goods, as well as an on-site kitchen, where fresh food is prepared following orders made by customers. Such a facility shall have an indoor and outdoor seating area for customers choosing to consume food on-site.
2. Restaurant, fast casual: A commercial establishment where customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or which are able to be taken to a table or counter to be consumed. However, unlike fast food, the food is not prepared prior to the customer ordering.
3. Co-working space: A commercial establishment functioning as an office for those who are self-employed or working for different employers. The space shall offer communal office equipment and features, and space for creative thought, knowledge and ideas to be shared.
4. Development Monument: A structure designed to promote and attract attention to the development, while adding character and uniqueness. The signature feature may include the development’s name but shall not include any other signage. Development Monument shall be designed to feature low wall masonry and other accent materials that are complimentary to the overall development, but not specific business(s).

**SECTION 5.** This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

**SECTION 6.** Introduced and filed on the \_\_\_\_ day of \_\_\_\_\_ 2020. A motion to consider on First Reading on the day of introduction was offered and sustained by a vote of \_\_ in favor and \_\_ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this \_\_\_\_ day of \_\_\_\_\_, 2020 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL**

Voting Affirmative:

Voting Opposed:

\_\_\_\_\_  
Barry A. Wood

\_\_\_\_\_  
Barry A. Wood

\_\_\_\_\_  
Thomas R. Strayer

\_\_\_\_\_  
Thomas R. Strayer

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Larry J. Longman

\_\_\_\_\_  
Larry J. Longman

\_\_\_\_\_  
Branden D. Williams

\_\_\_\_\_  
Branden D. Williams

ATTEST:

\_\_\_\_\_  
Staci A. Starcher  
Clerk Treasurer

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, P.O. Box 6, 6 West South Street, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Gregg H. Morelock.

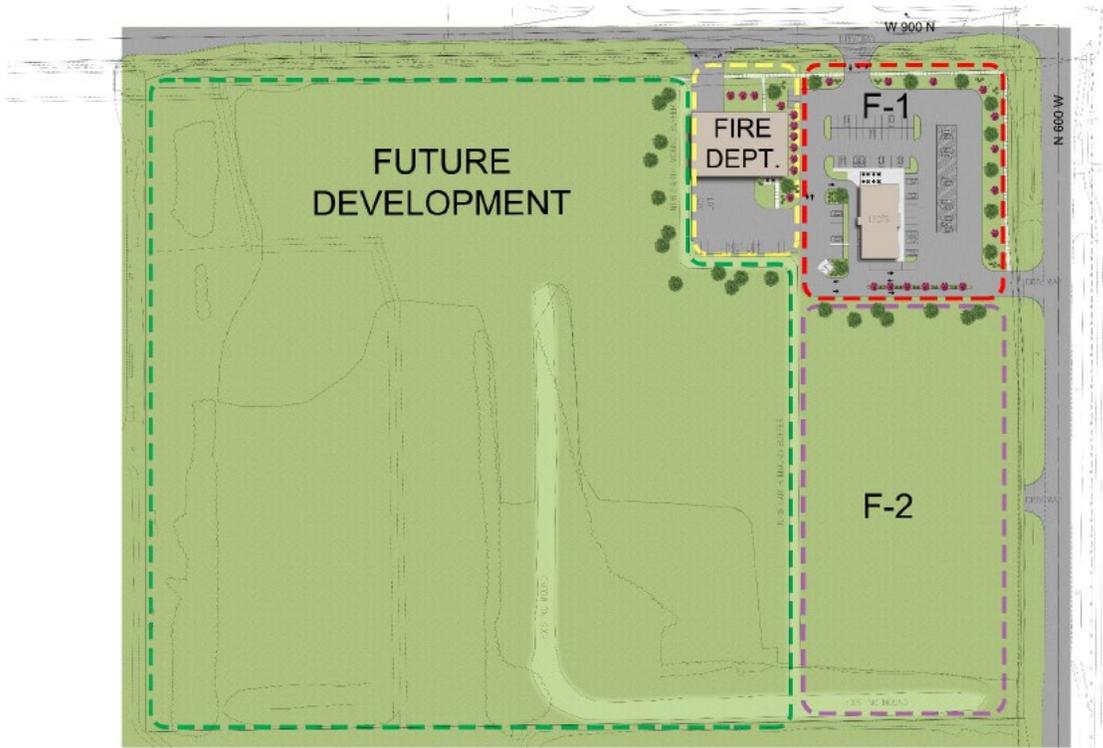
## Exhibit A – Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1081.62 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 54.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 399.21 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 1039.25 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD 900 NORTH PER INSTRUMENT NUMBER 201904454, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 85 DEGREES 01 MINUTE 57 SECONDS EAST A DISTANCE OF 25.48 FEET; 2) NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 350.59 FEET TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST PER INSTRUMENT NUMBER 2008303, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING THREE COURSES: 1) SOUTH 17 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 22.31 FEET; 2) SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 229.66 FEET; 3) SOUTH 03 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 262.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 522.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING 9.355 ACRES, MORE OR LESS.

Exhibit B - Conceptual Site Plan

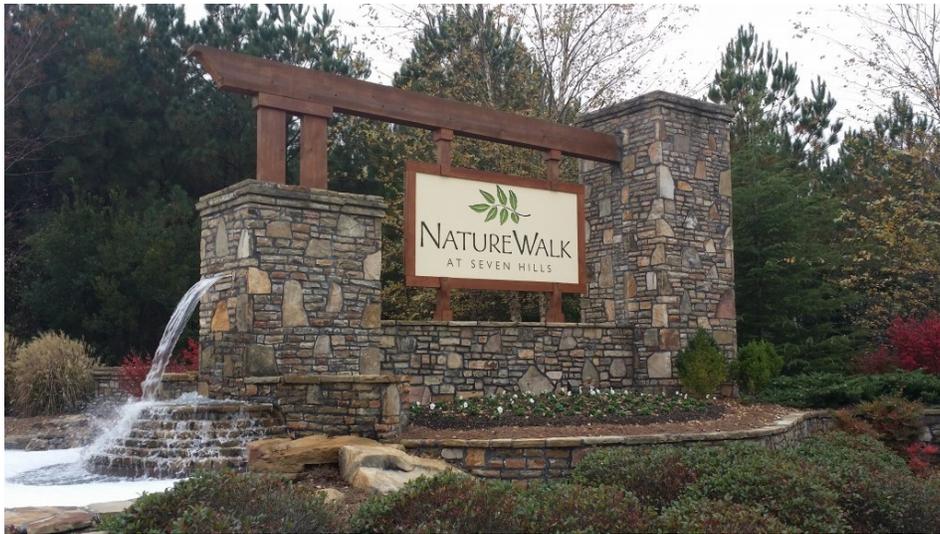


A New Site Layout for:  
**Leo's Market & Eatery**  
McCordsville, Indiana  
2020



Exhibit C – Illustrative Examples of Development Monuments







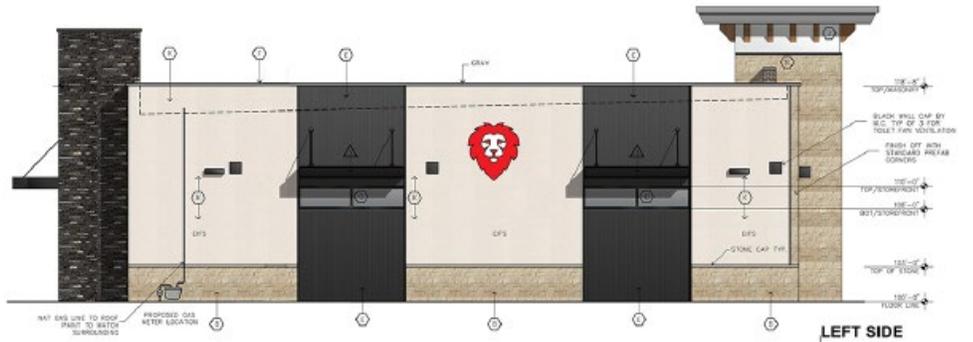
## Exhibit D – Illustrative Fuel Station & Convenience Store Architectural Elevations



**2 REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**2 LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



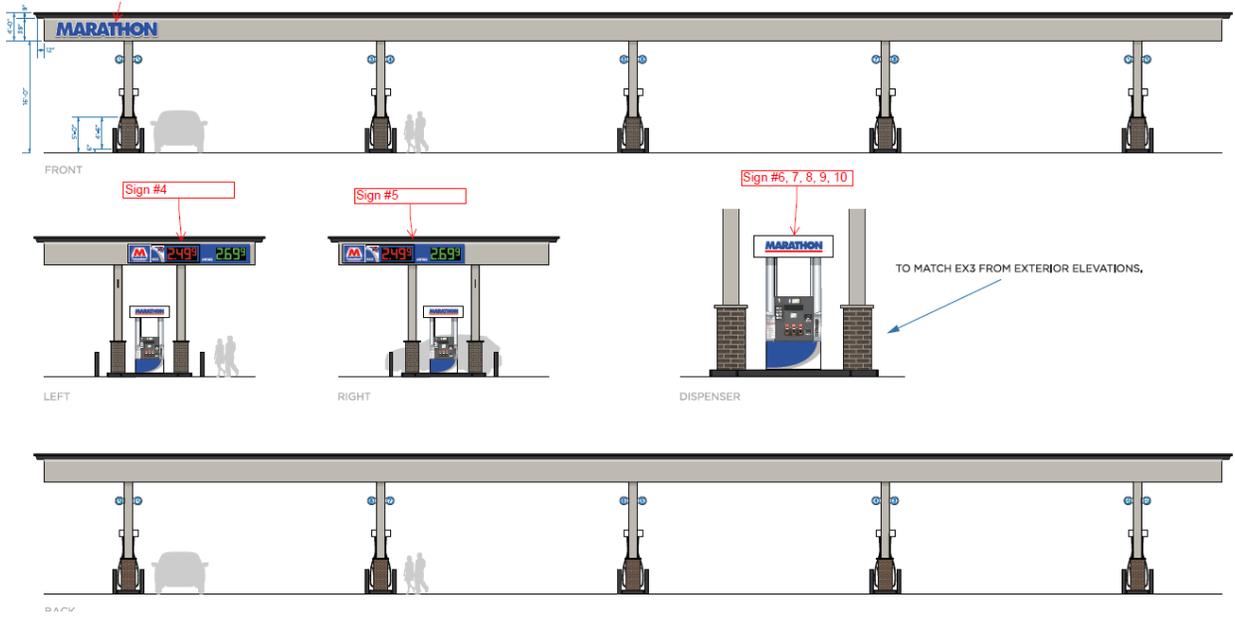


Exhibit E – Illustrative Outdoor Sales Screen Wall



**Exhibit F – Foundation Plantings**



-  = Potted and hanging basket plantings.
-  = In-ground landscape planting beds.

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

Zoning Ordinance Section 10.06

**Applicant Information**

Pride Investment Partners , LLC d/b/a  
Name: Leo's Market & Eatery  
Current Address: 2700 W. Main Street  
Greenfield, IN 46140  
Phone No.: 317-468-2525 E-mail Address: keith.white@prideip.com

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

Name: KS Real Estate Holdings, LLC  
Current Address: 2700 W. Main Street  
(Number) (Street)  
Greenfield IN 46140  
(City) (State) (Zip)  
Phone No.: 317-468-2525 E-mail Address: keith.white@prideip.com

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

Name: Brian J. Tuohy, Attorney  
Current Address: 50 S. Meridian Street, Suite 700  
(Number) (Street)  
Indianapolis IN 46204  
(City) (State) (Zip)  
Phone No.: 317-638-2400 E-mail Address: btuohy@tbmattorneys.com

**Property Information**

Current Address: Parcel No. 30-01-23-400-030.004-018 (southwest corner of N 600 W & W 900 N)  
(Number) (Street)

**Administrative Officer Use Only:**

Existing Zoning: \_\_\_\_\_

Future Land Use: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

Docket No.: \_\_\_\_\_

Subdivision Name (if applicable): Villages at Brookside

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

Approx. 9.355 acres +/- at the southwest corner of N 600 W & W 900 N (see Legal Description attached hereto as Exhibit A).

Current Zoning: PUD Requested Zoning: PUD

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

Petitioner proposes to amend The Villages at Brookside Planned Unit Development and to amend the eastermost portion of the site plan attached as Exhibit B to Ordinance No. 030910 to allow for the following improvements and uses: 1.) an approximately 6,800 sf convenience market (with fuel islands) at the northern portion of the approximately 9.355 acre +/- site; 2.) a future building of approximately 14,000 of neighborhood retail and/or office uses south of the proposed convenience market; and 3.) future development consisting of neighborhood retail and/or office uses at the remaining southern portion of the site.

**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): See attached Exhibit B.

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): See attached Exhibit B.

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): See attached Exhibit B.

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

YES       NO

Please Explain (attach additional pages as necessary): See attached Exhibit B.

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

YES       NO

Please Explain (attach additional pages as necessary): See attached Exhibit B.

**Applicant's Signature**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

*R. J. Tervey, Assessor*  
(Applicant's Signature)

5/18/2020  
(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.

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

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

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

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

**Exhibit A**

**Legal Description**

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1081.62 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 54.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 399.21 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 1039.25 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD 900 NORTH PER INSTRUMENT NUMBER 201904454, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 85 DEGREES 01 MINUTE 57 SECONDS EAST A DISTANCE OF 25.48 FEET; 2) NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 350.59 FEET TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST PER INSTRUMENT NUMBER 2008303, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING THREE COURSES: 1) SOUTH 17 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 22.31 FEET; 2) SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 229.66 FEET; 3) SOUTH 03 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 262.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 522.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING 9.355 ACRES, MORE OR LESS.

## **Exhibit B**

### **Rezoning / Zoning Map Amendment Criteria**

**1. Will the rezoning support the McCordsville Comprehensive Plan and other applicable, adopted planning studies or reports?**

Petitioner and/or its assigns propose to develop a convenience market and eatery ("Market"), along with future neighborhood retail shops. The Town's residents will benefit from the proposed Market, which will provide a new, convenient option for freshly made food and other grocery items.

**2. Will the rezoning be compatible with surrounding current conditions and the character of current structure and uses?**

The proposed amendment to the existing The Villages at Brookside PUD will provide for the development of a convenience Market and future neighborhood commercial uses, which will be compatible with the character of the site's nearby residential uses, school and office uses.

**3. Will the rezoning result in the property being used for the highest and best use for which land in each district is adapted?**

Petitioner proposes to amend the existing The Villages at Brookside PUD to provide for neighborhood commercial / retail uses on approximately 9.355 acres of the site. The site is nearby residential uses, a school and office uses. Petitioner's proposed uses are the most desirable and compatible uses for the site.

**4. Will the rezoning affect property values throughout the Town's planning jurisdiction?**

The site is nearby existing residential uses, office uses and a school. The proposed amendment to the PUD is compatible with these nearby uses. Property values throughout McCordsville will not be negatively affected by the proposed uses. The development of the site as proposed by Petitioner will significantly increase the assessed value of the site.

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

The proposed amendment to the PUD will provide a convenient option for residents in the area for freshly made food and grocery items. The proposed uses are more compatible with nearby uses than the currently permitted uses.