

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, Ordinance No. 060915, Ordinance No. 111020B; and

WHEREAS, the Town Council of McCordsville, Indiana, has, after a public hearing was held on _____, 2023, 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, 060915, and 111020B 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and representations of the PUD Ordinances listed above that conflict with the provisions of this Ordinance are hereby rescinded and shall be superseded by the terms of this Ordinance.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 permitted or prohibited in Ordinance 111020B, with the following additions or restrictions:

1. A Financial Institution shall be added as permitted use.
2. Bargain Retail shall be added as prohibited uses.

SECTION 4. Development Standards.

The Development Standards for the Real Estate shall be as described in Ordinance 111020B, with the following amendments:

1. The previous minimum setback for the south property line of fifty (50) feet shall be reduced to thirty (30) feet. The requirements for landscaping and mounding shall not be amended.
2. There shall be no less than five (5) feet of landscaping between parking/drive aisles between parking lots on adjacent lots.

SECTION 5. Definitions

The following definitions shall be included as additions to the previous definitions applicable to the Real Estate. 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. Bargain Retail: A retail establishment that specializes in selling retail goods at reduced prices, a retail establishment that specializes in selling a wide range or retails goods at a specific price point that is approximately one dollar (\$1), a retail establishment that sells inexpensive items usually at a dollar or a few dollars, a retail establishment that specializes in selling re-purposed or second-hand retail goods.

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 _____ 2023. 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 _____, 2023 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:

Gregory J. Brewer

Gregory J. Brewer

Larry J. Longman

Larry J. Longman

Bryan Burney

Bryan Burney

Scott Jones

Scott Jones

Branden D. Williams

Branden D. Williams

ATTEST:

Stephanie Crider
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

LAND DESCRIPTION

Block A in the Villages of Brookside Section 16 recorded as Instrument No. 2022-12878, Plat Cabinet D, Page 210 in the Recorder's Office of Hancock County, Indiana.

Exhibit B - Conceptual Site Plan

