

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, 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 the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on January 16, 2024, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Green Touch Planned-Unit Development (PUD) Ordinance.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 is hereby amended as follows:

Section 1. The real estate more particularly described in the attached “Exhibit A” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace like standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, as amended. Where this Ordinance is silent regarding standards, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, shall apply.

Section 2. Definitions. Capitalized terms not defined in this PUD Ordinance shall have the meaning ascribed to them in the Town of McCordsville Zoning Ordinance.

1. Stone: shall not be interpreted to include concrete masonry units (CMU).
2. Dwelling, Second Floor/Upper Level: Separate and complete dwelling unit(s) that is contained on the second floor, or floor(s) above, the first floor. For the purposes of this land use definition, the first-floor uses shall not be residential.

Section 3. Permitted Uses. The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses for Lot 1:

Dwelling, Single-family

Permitted Primary Uses for Lot 2:

Contractor, Commercial

Dwelling, Second Floor/Upper Level

Professional Office

Permitted Accessory Uses, Incidental Uses, and Structures:
Those permitted pursuant to the Town Ordinance

Permitted Temporary Uses:
Those permitted pursuant to the Town's Zoning Ordinance

Section 4. Development Standards. The Green Touch development shall comply with the following standards:

A. The Development Standards

- | | |
|---|-------------------|
| 1. Maximum Number of Lots | 2 |
| 2. Minimum Lot Area | 0.70 acre |
| 3. Minimum Lot Width | |
| 4. a. Mixed-use/Commercial | 150 feet |
| 5. b. Single-family Dwelling | 15 feet |
| 6. Minimum Front Yard Setback | |
| a. Mixed-use/Commercial (Depot St) | 15 feet |
| b. Mixed-use Commercial (Railroad St) | 10 feet |
| c. Single-family dwelling | 20 feet |
| 7. Minimum Side Yard Setback (East Perimeter) | 10 feet |
| 8. Minimum Side Yard Setback (North Perimeter) | 25 feet* |
| 9. Minimum Side Yard Setback (West Perimeter) | 25 feet |
| 10. Minimum Side Yard Setback (between Lots) | 10 feet |
| 11. Minimum Second Floor/Upper Level | |
| Dwelling Unit Size (Livable Area) | 700 square Feet |
| 12. Maximum Lot Coverage | |
| a. Mixed-use/Commercial | 65% |
| b. Single-family dwelling | 45% |
| 13. Maximum Height-Principal | |
| a. Mixed-use/Commercial | 45 feet |
| b. Single-family dwelling | 35 feet |
| 14. Maximum Commercial Floor Area | 4,500 square feet |
| 15. Maximum No. of Second Floor/Upper Level | |
| Dwelling Units | 4 |
| 16. Maximum No. of Single-family Dwelling | |
| Units | 1 |
| 17. Maximum No. of Accessory Structures per Lot | 1** |
- *This setback may include trail and trail easement.
**For the purposes of this requirement, future trash enclosures and existing accessory structures shall not count towards the limitation.

B. Architectural Standards:

The Architectural Standards for the Real Estate are attached as "Exhibit C".

C. Landscaping Standards:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Landscaping shall be applicable to the Real Estate with the following exceptions:

1. A perimeter landscape area shall be provided along the rights-of-way as further described below.
 - a. The perimeter landscape areas along Depot Street and S. Railroad Street shall be a minimum of fifteen (15) feet in width, and feature one (1) deciduous canopy tree, with a min. 2" caliper, every fifty (50) feet on center.
 - b. The perimeter landscape area along the north property line (as depicted on Exhibit B) shall be minimum of fifteen (15) feet in width and feature a staggered row of evergreen trees (min. 6' tall at planting) planted every twenty (20) lineal feet on center. A trash enclosure shall be permitted to extend into the perimeter landscape area by a maximum of five (5) feet. Such an enclosure shall meet the Town's trash receptacle enclosure planting requirements. A trail easement may be permitted to overlap this landscape area by a maximum of five (5) feet.
 - c. The perimeter landscape area along the east property line shall feature a minimum of one (1) deciduous canopy tree, with a min. 2" caliper, every fifty (50) feet on center. Existing canopy trees conserved within or adjacent to the legal drain easement may count towards this requirement. This requirement is subject to approval by the County Surveyor's Office and/or County Drainage Board.
 - d. Perimeter Parking Lot Plantings: All off-street parking lots shall feature planting as further described below:
 1. Trees: All parking lots shall feature one (1) tree per fifty (50) lineal feet of parking lot perimeter.
 2. Shrubs: Shrubs shall be planted at a rate of one (1) shrub for every three (3) feet of parking lot perimeter. A minimum of fifty (50) percent of shrubs shall be evergreen. All species selected shall grow to a minimum height of three (3) feet and shall be at least eighteen inches (18") tall at time of planting. Shrubs shall be planting in a natural pattern as opposed to a straight line. Plantings shall not be required along the banks of the proposed detention basin where adjacent to an internal drive aisle or parking; however, the plantings along the south edge of the two (2) parking spaces south of the detention area shall be extended along the south edge of the detention area to its east top of bank contour.
 3. Where perimeter parking lot landscape areas are adjacent to Depot Street or N. Railroad Street, the perimeter parking lot tree planting shall not be required.
 - e. Internal Parking Lot Plantings: Islands, bump-outs, and/or peninsulas shall be located as shown on the Concept Plan. Each island, bump-out, and/or peninsula shall feature one (1) tree, and ground cover, grass, and/or mulch. Trees may be exchanged for shrubs if utilities prevent tree placement.
 - f. Buffer-yards: Section 6.11(A)(2) shall not apply, and therefore buffer-yards are not required.

D. Pedestrian Accessibility:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Pedestrian Accessibility shall be applicable to the Real Estate with the following exceptions:

1. Minimum five (5) foot wide concrete sidewalks shall be provided along Depot Street and S. Railroad Street.
2. A connector sidewalk, a minimum of five (5) foot wide, shall be provided from the perimeter sidewalk to the foundation sidewalk.
3. Foundation and internal sidewalks shall be provided in general conformance with the Concept Plan.
4. All truncated domes shall be black in color.
5. A trail easement, a minimum of fifteen (15) feet in width, shall be dedicated to the Town of McCordsville, along the northern property line, as generally depicted on the Concept Plan.

E. Lighting, Parking, and Signage:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, and Signage shall be applicable to the Real Estate with the following exceptions:

1. A streetlight, within the right-of-way, shall be provided at the intersection of Depot Street and S. Railroad Street. This light shall be the same streetlight used in McCord Square and consistent with Exhibit D.
2. The existing utility pole mounted lighting, adjacent to the Real Estate, shall be removed.
3. All lighting fixtures and poles within the Real Estate shall be complimentary in style and compatible with the architecture of the building. In addition, all fixtures shall comply with the following:
 - a. Comply with the lighting requirements of the Zoning Ordinance
 - b. Black in color.
 - c. Full cut off, exceptions: architectural accent lighting
 - d. LED lighting
 - e. Light color: 4000k
 - f. No lighting shall be so intense or brilliant, or projected in a way that it impairs the vision of drivers or pedestrians.
 - g. All free-standing lighting is limited to a luminaire height of no greater than twenty (20) feet from grade.
 - h. Shields and other measures to restrict and/or limit backlight, uplight, and/or glare may be required by the Plan Commission.
4. All standard parking spaces shall utilize white striping.
5. The minimum width of a two-way, internal, drive aisle shall be twenty (20) feet.
6. The existing on-street parking along Depot Street and S. Railroad Street shall be removed and shall not be permitted to be re-installed. The gravel area shall be restored to turf grass.
7. Parking spaces shall not be used for display or storage of merchandise or services.
8. Commercial vehicles that cannot fit within a standard parking space shall not be located on-site.

9. The minimum number of parking spaces shall be thirty-five (35).

F. Roadway:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Streets, Roadways, and Right-of-way shall be applicable to the Real Estate with the following exceptions:

1. Rights-of-way shall be dedicated to the Town as denoted below:
 - a. Depot Street: 27.5' (half-width)
 - b. S. Railroad Street: 27.5' (half-width)
2. The Town shall not be responsible for any maintenance or repairs on any alley, nor any roadway which is not built to town standards and/or not dedicated and accepted as public right-of-way.
3. The location of all entrances, drives, and driveways shall be per the Town of McCordsville, as determined by the Town Engineer.

G. Miscellaneous

1. Section 4.17 shall not apply to the Real Estate.
2. Kiosks and vending machines are not permitted unless they are located within a building. Examples of such items are beverage/snack machines, photo booths, automated machines, video games, inanimate figures (such as animals, mannequins, or the like), animated characters and other such machines that are internally or externally illuminated, or have moving parts, or make noise, or have flashing lights. Open-air enclosures shall not be considered as being located within a building.
3. Outdoor storage of materials, merchandise and the like is prohibited.
4. The Mt. Comfort Road and Broadway Overlay (MCR-OL) shall not apply.

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 _____, 2024. A motion to consider on the 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 _____, 2024 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:

Gregory J. Brewer

Scott Jones

Bryan Burney

Chad Gooding

John Price

Voting Opposed:

Gregory J. Brewer

Scott Jones

Bryan Burney

Chad Gooding

John Price

ATTEST:

Stephanie Crider, Clerk-Treasurer

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. – Ryan Crum

“Exhibit A”

LEGAL DESCRIPTION

A part of the Northeast Division of the Northeast Quarter of Section 26, Township 17 North, Range 5 East described as follows: Beginning at a point 14 rods, 21.3 feet west of the southeast corner of the Northwest Quarter of the Northeast Quarter of Section 26. Township and Range aforesaid: thence east one rod, one and one half (1 - 1/2) feet; thence southeasterly at right angles to the C.C.C. and St. L. Railroad to the north line of the Union Traction Company's right-of-way thence northeasterly on the north line of said Traction Company's right of way 227 - 1/2 feet; thence west and parallel with the south line of the Northwest Quarter of said Northeast Quarter to the line dividing the lands of Conrad H. Crosley and Margaret Bolander as formerly owned; thence south on said division line to the south line of said Northwest Quarter of said Northeast Quarter; thence east on said south line 283.3 feet to the place of beginning, containing 1.15 acres, more or less, and being the same real estate conveyed to said grantor, Gertrude Crawford, as appears in Deed Record 99, page 291 and also in Deed Record 100, page 53 in Records Office of Hancock County, Indiana.

AND

A strip of land owned by Indiana Railroad and formerly used as a right of way for an interurban electric railroad situated in the Northeast Quarter of Section Twenty-six (26), Township Seventeen (17) North, Range Five (5) East, in Hancock county, Indiana, said strip of land being 53 feet in width and 268.5 feet in length lying North of, parallel to and adjoining the Northerly boundary line of a certain parcel of land as was conveyed to Omer E. Stoner by Bertie E. Smith, Administrator by a deed dated December 30, 1927 recorded in the Recorder's Office of Hancock County, Indiana, in Deed Record 102, page 252.

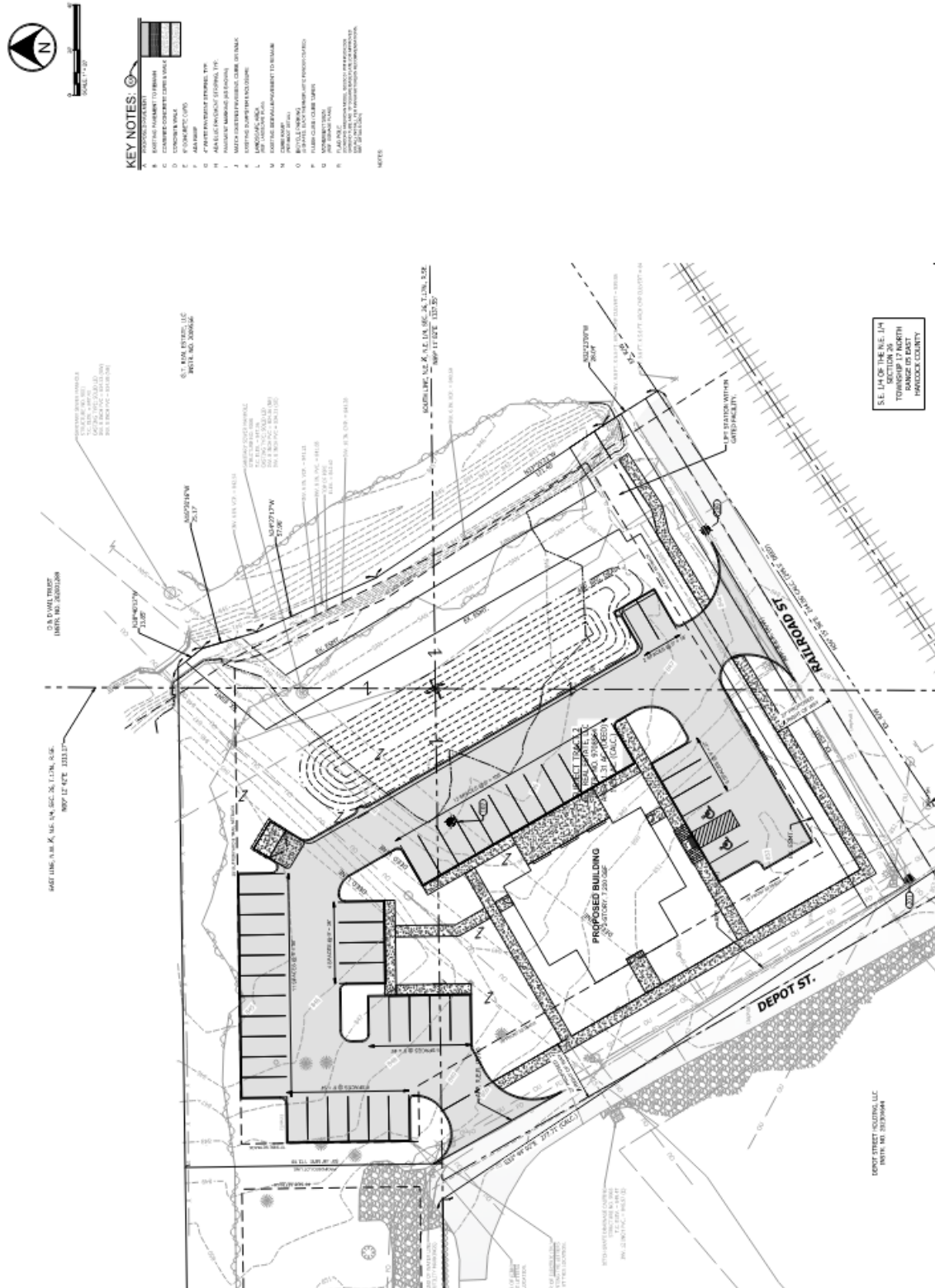
A part of the West Half of the Northwest Quarter of Section Twenty-six (26), Township Seventeen (17) North, Range Five (5) East, located between the right of way of the Union Traction Company of Indiana and the right of way of the C.C.C. & St. Louis Railway Company and described as follows, to-wit: Beginning at a stone at the Northeast corner of said West Half; thence South 01 degrees 40 minutes East 1222.5 feet; thence South 38 degrees 44 minutes West 73 feet which is the point of beginning; thence south 38 degrees 44 minutes West 82.5 feet; thence with a curve to the West of 2664.5 feet radius for a distance of 186.2 feet; thence Southeasterly at right angles to the right of way of the said C.C.C. & St. Louis Railway Company 133.25 feet; thence Northeasterly parallel with the said center line of said Railway Company 249.5 feet; thence Northwesterly 215 feet to the place of beginning.

A strip of land herein conveyed contains .32 of an acre more or less, and being a part of a 33 foot strip of land as was conveyed to Union Traction company of Indiana by E.H. Thompson by a deed dated January 10, 1900 and recorded in the Recorder's Office of Hancock County, in Deed Record 73 page 42 and also a part of a 20 foot strip of land as was conveyed to Union Traction Company of Indiana by Henry N. Thompson by a deed dated August 27, 1900 recorded in the Recorder's Office of Hancock County in Deed Record 74, page 359.

Containing in both descriptions 1.31 acres, more or less.

“Exhibit B”

Concept Plan



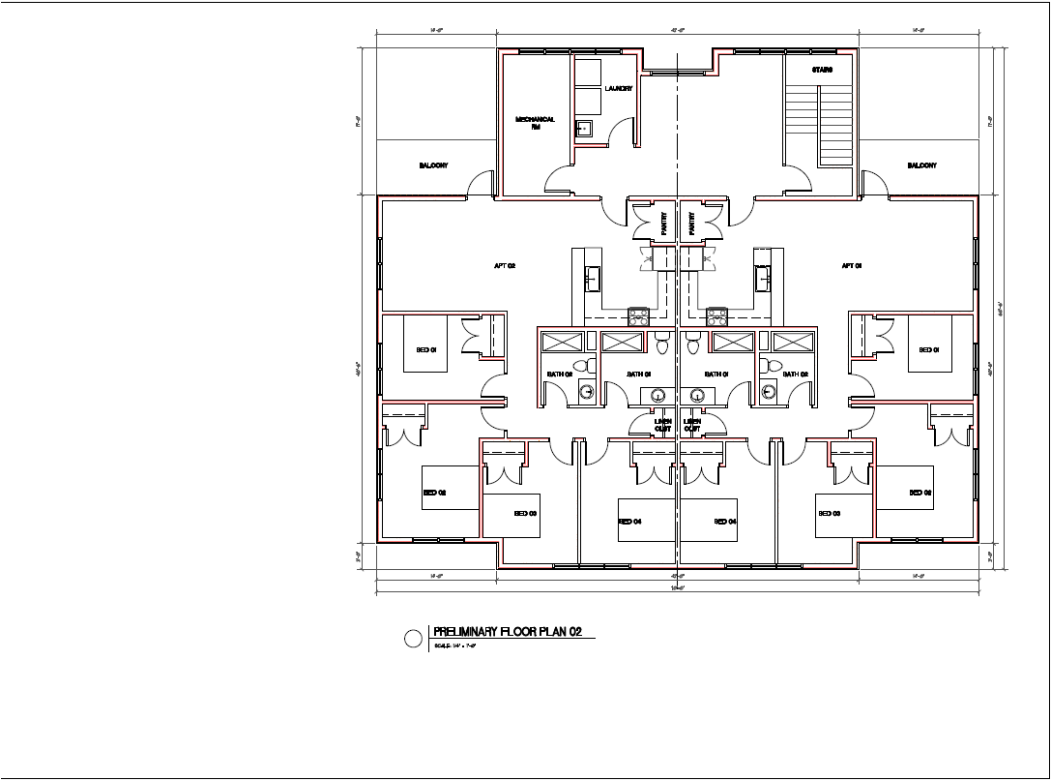
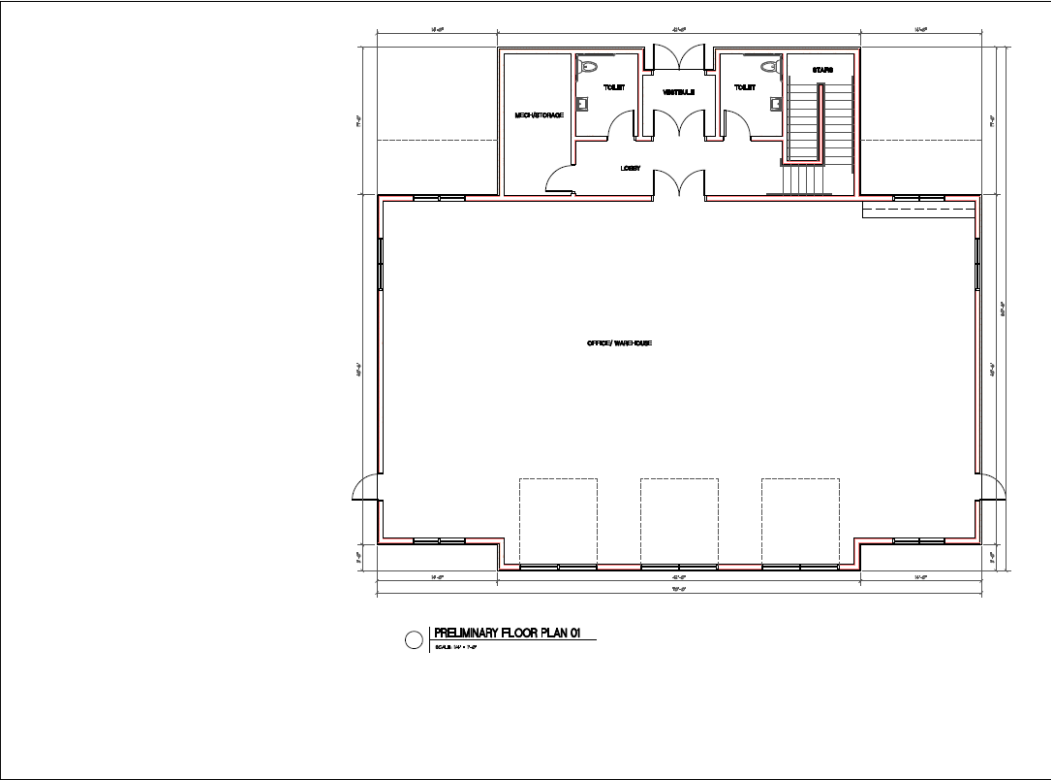
“Exhibit C”

Architectural Standards

1. All Mixed-use/Commercial buildings shall comply with the architectural standards of the Town’s Zoning Ordinance Commercial Neighborhood (CN) Zoning District, as amended below:
 - a. The Illustrative Architectural Exhibit, attached hereto as “Exhibit C-1”, is hereby incorporated to illustrate the elements, character, and materials for the architecture and design of the building on the Real Estate. The building shall be substantially similar in quality and character to the buildings shown in the Illustrative Architectural Exhibit.
 - b. Architectural metal siding shall be permitted, as shown in Exhibit C-1, so long as exposed fasteners are not used.
 - c. Standing-seam metal roofing shall be permitted, as shown in Exhibit C-1, so long as exposed fasteners are not used.
 - d. A minimum of 25% of the west and south facades shall feature brick or stone.
 - e. Concrete masonry units (CMU) shall be prohibited.
 - f. Satellite Dishes shall not be permitted.
 - g. The minimum roof pitch shall be a minimum of 6:12; however, gable pitches shall be a minimum of 10:12.
 - h. The trash receptacle enclosure shall be constructed of brick or stone matching the brick or stone on the primary structure.
 - i. Exhaust vents shall not be visible from any front elevation. Additionally, no wall-mounted vent or louver shall be located on a front elevation, unless located in a gable.
 - j. Except for large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
 - k. The primary entrance, on the west façade, shall have a covered entry. This shall be achieved through the use of an awning, canopy, or other covering permitted by the ARC over the front entrance that projects in front of the wall plane. This canopy or awning shall be permitted to project into the front-yard setback, so long as it is not ground supported.
 - l. Architectural accent lighting shall be required along the west and south facades.
2. All Single-family dwellings shall comply with the architectural standards of the Town’s Zoning Ordinance Residential-Two (R-2) Zoning District.

Illustrative Architectural Renderings





“Exhibit D”

Streetlight Exhibit

CUSTOMER APPROVAL: _____
 X _____ DATE: _____
 A signed approval will be required with the released order
 PROPRIETARY SUBMITTAL, DO NOT MODIFY.

SPECIFICATIONS:

FIXTURE: ONE PIECE UNITIZED PRECISE HEAVY WALL CAST ALUMINUM CONSTRUCTION COMPRISED OF LOW COPPER A356 ALLOY (< 0.2%Cu) ALUMINUM. LUMINAIRE PROVIDED WITH A STAINLESS STEEL HINGE, AND SECURED WITH A TOOL-LESS STAINLESS STEEL LATCH.

P-LED SYSTEM: 36 EMITTERS (LED'S) DRIVEN AT 700mA FOR 83 TOTAL INPUT WATTS. WARM WHITE NOMINAL 3000K CCT FOR THE ENTIRE MODULE. EMITTERS ARE ARRAYED ON A METAL CORE PCB PANEL LOCATED ON A COPPER THERMAL TRANSFER PAD. EACH EMITTER IS ENCLOSED BY AN INJECTION MOLDED H12 ACRYLIC LED REFRACTOR. ALL REFRACTORS ARE RETAINED BY AN ALUMINUM FRAME. ALL PANELS IN A LUMINAIRE HAVE THE SAME OPTICAL PATTERN. LED REFRACTORS PRODUCE STANDARD SITE/AREA DISTRIBUTION TYPE II. PANELS ARE FIELD REPLACEABLE AND FIELD ROTATABLE IN 90° INCREMENTS.

DRIVERS: CONSTANT CURRENT ELECTRONIC WITH A POWER FACTOR OF > .90 AND A MINIMUM OPERATING TEMPERATURE OF -40°F. DRIVER(S) IS/ARE UL AND CUL RECOGNIZED AND MOUNTED DIRECTLY AGAINST THE ELECTRICAL HOUSING TO FACILITATE THERMAL TRANSFER, HELD DOWN BY UNIVERSAL CLAMPS TO FACILITATE EASY REMOVAL. IN-LINE TERMINAL BLOCKS FACILITATE WIRING BETWEEN THE DRIVER AND OPTICAL ARRAYS. DRIVERS ACCEPT AN INPUT OF 120-277V, 50/60HZ, 20KA SURGE PROTECTOR WITH END OF LIFE OPEN CIRCUIT PROTECTION FOR LUMINAIRE.

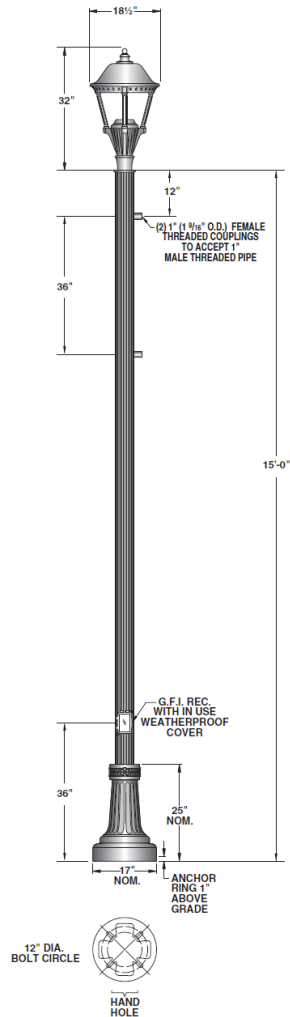
SHAFT: 4" DIA. EXTRUDED FROM 6063 ALLOY ALUMINUM. HEAT TREATED TO PRODUCE A T6 TEMPER. WALL THICKNESS .188 MINIMUM. DECORATIVE SHAFT HAS EVENLY SPACED HIGHLY DETAILED RAISED VERTICAL FLUTES EXTENDING THE ENTIRE LENGTH OF THE SHAFT. SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE.

BASE: ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .210 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION, AND A HIGHLY DETAILED, DECORATIVE FLUTED SECTION. A DECORATIVE CAST ALUMINUM COLLAR AND A FLUTED HAND HOLE COVER CONTOURED TO BASE DESIGN. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

ANCHORAGE: (4) 3/4"X24" FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.

FINISH: POLYESTER POWDER COAT (COLOR: BLACK TEXTURED, RAL-9005-T.)

SCALE: 1/2" = 1'-0"



SYMBOL	REVISION	BY	DATE	660 WEST AVENUE O, PALMDALE, CA.93551 Ph. (661) 233-2000 - Fax (661) 233-2001
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		PART NO.		REV.
		DRN	CHK'D	MAT'L
TOLERANCE UNLESS NOTED		DATE 03/09/22	SCALE	SHEET
DESCRIPTION		CS-7945		

SOLID STATE AREA LIGHTING

SIGMA SERIES-PLED

FEATURES

Luminaire

Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

PLED® Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's

PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: _____

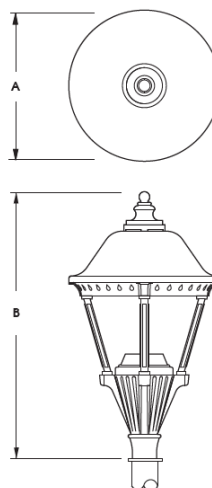
FIXTURE TYPE: _____



SIG

SIG23 shown

Patent pending



Filter supplied to fit over 2 7/8" X 3"
(73mm X 76mm) tennon.

Fixture	A	B
SIG23	23.5" 597mm	41.75" 1060mm
SIG18	18.5" 470mm	32" 813mm

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.uspoleco.com



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