

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCES NO. 031125D, 040825, AND 081324, FOR THE
TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted the Alexander Ridge II Planned Unit Development Ordinance No. 031125D (the “Alexander Ridge II PUD”), the Creekside Planned Unit Development Ordinance No. 040825 (the “Creekside PUD”), and the Jacobi Legacy Farms Planned Unit Development Ordinance No. 081324 (the “Jacobi PUD”); and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on _____, 2025, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Alexander Ridge II PUD, Creekside PUD, and Jacobi Farms PUD in order to adopt the Amendment Ordinance herein.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance Nos. 031125D, 040825, and 081324 are hereby amended as follows:

Section 1. This Amendment Ordinance applies to the real estate more particularly described in the Legal Description, attached hereto as “**Exhibit A**” (the “Real Estate”).

Section 2. Applicability of Ordinance. Except as modified by this Ordinance, all other provisions of Ordinances Nos. 031125D, 040825, and 081324 shall remain in effect with the adoption of this Ordinance. All provisions and representations of Ordinances listed above that conflict with the provisions of this Ordinance are hereby rescinded and shall be superseded by the terms of this Ordinance.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. Development Standards. Each Ordinance shall be amended as described below.

1. Exhibit C, Architectural Standards, Number 7 of Ordinance 031125D shall be repealed and restated, in its entirety with the following language:

- a. Brick or stone on a front elevation shall wrap around the exterior corners by at least twenty-four (24) inches, or, as an alternative brick or stone may terminate at an outside corner, so long as it is consistent with the Corner Detail enclosed as Exhibit B, and the applicable side elevation(s) feature one (1) of the following:
 - i. Four-sided brick or stone wainscot to the bottom of the first-floor windows;
 - ii. The applicable side elevation(s) features at least two (2) siding materials (if not already required by standards herein);
 - iii. The applicable side elevation(s) features similar façade detailing to the front elevation, E.G. additional siding texture like shake, or batten and board to be utilized in similar fashion;
 - iv. The applicable side elevation(s) features a min. 1” x 6” transition board located in the gable area (if not already required by standards herein);

- v. The applicable side elevation(s) features at least one (1) additional window, in excess to any window requirements herein. Such a window shall be a minimum of five (5) square feet in size (or multiple additional windows adding up to a total of 5 SF);
- vi. Corbels, trusses, or other under-the-overhang architectural features are provided; or
- vii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.
- viii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.

2. Exhibit C, Architectural Standards, Number 5(d) of Ordinance 040825 shall be repealed and restated, in its entirety with the following language:

- a. Brick or stone on a front elevation shall wrap around the exterior corners by at least twenty-four (24) inches, or, as an alternative brick or stone may terminate at an outside corner, so long as it is consistent with the Corner Detail enclosed as Exhibit B, and the applicable side elevation(s) feature one (1) of the following:
 - i. Four-sided brick or stone wainscot to the bottom of the first-floor windows;
 - ii. The applicable side elevation(s) features at least two (2) siding materials (if not already required by standards herein);
 - iii. The applicable side elevation(s) features similar façade detailing to the front elevation, E.G. additional siding texture like shake, or batten and board to be utilized in similar fashion;
 - iv. The applicable side elevation(s) features a min. 1” x 6” transition board located in the gable area (if not already required by standards herein);
 - v. The applicable side elevation(s) features at least one (1) additional window, in excess to any window requirements herein. Such a window shall be a minimum of five (5) square feet in size (or multiple additional windows adding up to a total of 5 SF);
 - vi. Corbels, trusses, or other under-the-overhang architectural features are provided; or
 - vii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.
 - viii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.

3. Exhibit C-1, Architectural Standards, Number 7(d) of Ordinance 110921A shall be repealed and restated, in its entirety with the following language:

- a. Brick or stone on a front elevation shall wrap around the exterior corners by at least twenty-four (24) inches, or, as an alternative brick or stone may terminate at an outside corner, so long as it is consistent with the Corner Detail enclosed as Exhibit B, and the applicable side elevation(s) feature one (1) of the following:
 - i. Four-sided brick or stone wainscot to the bottom of the first-floor windows;

- ii. The applicable side elevation(s) features at least two (2) siding materials (if not already required by standards herein);
- iii. The applicable side elevation(s) features similar façade detailing to the front elevation, E.G. additional siding texture like shake, or batten and board to be utilized in similar fashion;
- iv. The applicable side elevation(s) features a min. 1” x 6” transition board located in the gable area (if not already required by standards herein);
- v. The applicable side elevation(s) features at least one (1) additional window, in excess to any window requirements herein. Such a window shall be a minimum of five (5) square feet in size (or multiple additional windows adding up to a total of 5 SF);
- vi. Corbels, trusses, or other under-the-overhang architectural features are provided; or
- vii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.
- viii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.

4. Exhibit C-2, Architectural Standards, Number 6(d) of Ordinance 110921A shall be repealed and restated, in its entirety with the following language:

- a. Brick or stone on a front elevation shall wrap around the exterior corners by at least twenty-four (24) inches, or, as an alternative brick or stone may terminate at an outside corner, so long as it is consistent with the Corner Detail enclosed as Exhibit B, and the applicable side elevation(s) feature one (1) of the following:
 - i. Four-sided brick or stone wainscot to the bottom of the first-floor windows;
 - ii. The applicable side elevation(s) features at least two (2) siding materials (if not already required by standards herein);
 - iii. The applicable side elevation(s) features similar façade detailing to the front elevation, E.G. additional siding texture like shake, or batten and board to be utilized in similar fashion;
 - iv. The applicable side elevation(s) features a min. 1” x 6” transition board located in the gable area (if not already required by standards herein);
 - v. The applicable side elevation(s) features at least one (1) additional window, in excess to any window requirements herein. Such a window shall be a minimum of five (5) square feet in size (or multiple additional windows adding up to a total of 5 SF);
 - vi. Corbels, trusses, or other under-the-overhang architectural features are provided; or
 - vii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.
 - viii. The applicable side elevation(s) features an architectural feature, as determined by the ARC.

Section 4. 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.

Duly ordained and passed this _____ day of _____, 2025 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

Dr. Bryan Burney

Chad D. Gooding

Dr. John Price

Voting Opposed:

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

Chad D. Gooding

Dr. John Price

ATTEST:

Stephanie Crider, Clerk-Treasurer

This instrument prepared by: Ryan Crum, Town of McCordsville, 6280 Vail Road, McCordsville, IN 46055

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 Quarter of Section 24, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 104403LEN-EXT, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East (assumed bearing), along the North line of said Quarter Section, a distance of 747.79 feet to the Northeast corner of Alexander Ridge, Section 1, per plat thereof recorded in Plat Cabinet D, Slide 299, as Instrument Number 202407378 in the Office of the Recorder of Hancock County, Indiana, and the POINT OF BEGINNING of this description; thence continuing along said line North 86 degrees 54 minutes 57 seconds East, a distance of 349.25 feet; thence South 03 degrees 05 minutes 03 seconds East, a distance of 315.00 feet; thence North 86 degrees 54 minutes 57 seconds East, a distance of 434.50 feet; thence North 03 degrees 05 minutes 03 seconds West, a distance of 315.00 feet to the North line of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along said line, a distance of 1169.00 feet to the Northeast corner of said Quarter Section; thence South 00 degrees 18 minutes 01 seconds West, along the East line of said Quarter Section, a distance of 1333.96 feet to the Southeast corner of the North Half of said Quarter Section; thence South 87 degrees 13 minutes 16 seconds West, along the South line of said Half-Quarter Section, a distance of 1348.48 feet to the Southwest corner of the Northeast Quarter of said Quarter Section; thence North 00 degrees 14 minutes 26 seconds East, along the West line of said Quarter-Quarter Section, a distance of 430.13 feet to the Northeast corner of Lot 20 in the aforementioned Alexander Ridge, Section 1; thence North 90 degrees 00 minutes 00 seconds West, along a North line of said Subdivision, a distance of 600.39 feet to the Northwest corner of Lot 12 in said Subdivision; thence North 00 degrees 10 minutes 08 seconds East, along an East line of said Subdivision, a distance of 864.13 feet to the Point of Beginning, Containing 50.148 acres, more or less.

AND

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST 1287.72 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 9508534 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA); THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 68 DEGREES 51 MINUTES 30 SECONDS EAST 127.99 FEET; (2) SOUTH 79 DEGREES 07 MINUTES 44 SECONDS EAST 135.23 FEET; (3) NORTH 68 DEGREES 34 MINUTES 50 SECONDS EAST 108.27 FEET; (4) NORTH 53 DEGREES 30 MINUTES 55 SECONDS EAST 55.12 FEET; (5) NORTH 73 DEGREES 05 MINUTES 57 SECONDS EAST 61.13 FEET; (6) NORTH 28 DEGREES 20 MINUTES 25 SECONDS EAST 122.40 FEET; (7) NORTH 05 DEGREES 24 MINUTES 39 SECONDS WEST 77.22 FEET; (8) NORTH 00 DEGREES 56 MINUTES 02 SECONDS WEST 12.60 FEET TO THE APPROXIMATE CENTERLINE OF THE JAMES SCHULTZ DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 38 DEGREES 38 MINUTES 09 SECONDS EAST 111.27 FEET; (2) NORTH 52 DEGREES 22 MINUTES 09 SECONDS EAST 37.21 FEET; (3) NORTH 76 DEGREES 03 MINUTES 21 SECONDS EAST 217.05 FEET; (4) NORTH 73 DEGREES 08 MINUTES 16 SECONDS EAST 122.54 FEET; (5) NORTH 70 DEGREES 27 MINUTES 34 SECONDS EAST 205.71 FEET; (6) NORTH 74 DEGREES 28 MINUTES 47 SECONDS EAST 142.57 FEET; (7) NORTH 63 DEGREES 31 MINUTES 58 SECONDS EAST 83.54 FEET; (8) NORTH 49 DEGREES 48 MINUTES 45 SECONDS EAST 88.18 FEET; (9) NORTH 51 DEGREES 25 MINUTES 47 SECONDS EAST 117.04 FEET; (10) NORTH 58 DEGREES 03 MINUTES 07 SECONDS EAST 90.61 FEET; (11) NORTH 50 DEGREES 56 MINUTES 08 SECONDS EAST 187.35 FEET; (12) NORTH 55 DEGREES 08 MINUTES 28 SECONDS EAST 6.56 FEET TO THE PERIMETER OF THE PARCEL DESCRIBED IN INSTRUMENT 202216574; THENCE ALONG SAID PERIMETER THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 811.01 FEET; (2) NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST 601.27 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 40 SECONDS WEST 775.80 FEET; THENCE SOUTH 05 DEGREES 52 MINUTES 52 SECONDS WEST 287.76 FEET; THENCE SOUTH 55 DEGREES 46 MINUTES 23 SECONDS WEST 264.87 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 21 SECONDS EAST 118.80 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE SAID SOUTH LINE

SOUTH 89 DEGREES 04 MINUTES 15 SECONDS WEST 2078.65 FEET TO THE POINT OF BEGINNING CONTAINING 80.98 ACRES, MORE OR LESS.

AND

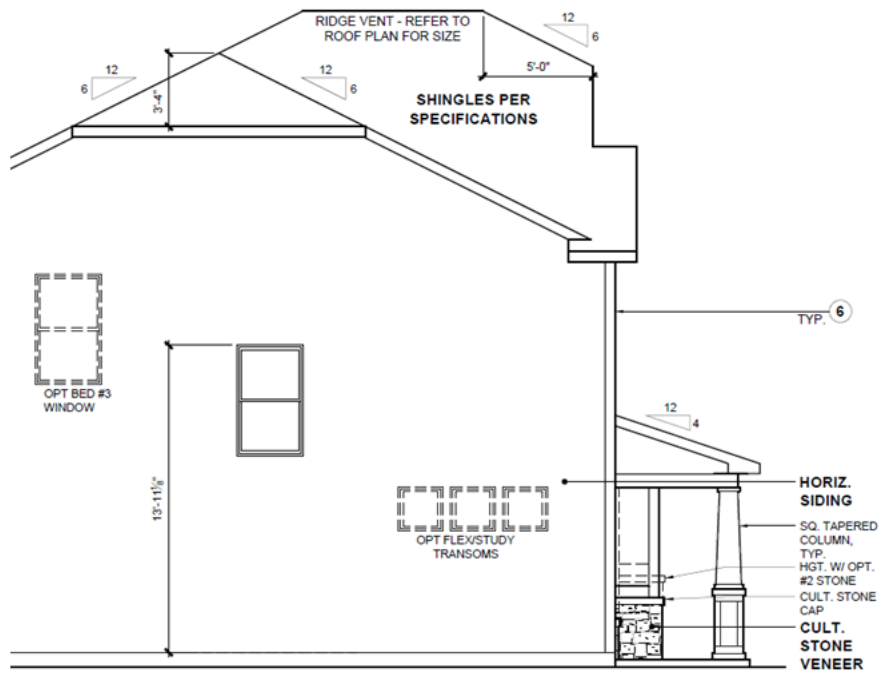
A part of the Northeast Quarter of Section 25, Township 17 North, Range 5 East and part of the West Half of the Northwest Quarter Section 30, Township 17 North, Range 6 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana; based upon a survey by HWC Engineering, Job number 2021-064, certified by Adam J. Breery, PLS #20700069; more particularly described as follows:

BEGINNING at the southwest corner of the Northeast Quarter of said Section 25 marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (bearings based upon Indiana State Plane East Zone Coordinate System) along the west line of said Northeast Quarter Section a distance of 1978.40 feet; thence North 88 degrees 00 minutes 44 seconds East a distance of 682.64 feet to a point 1,982.60 feet north of the south line of said Northeast Quarter Section; thence North 87 degrees 58 minutes 28 seconds East a distance of 2005.29 feet to a point on the east line of said Northeast Quarter Section 1,996.60 feet north of the southeast corner thereof; thence South 00 degrees 25 minutes 32 seconds West along said east line a distance of 1814.84 feet to a point 1,015.00 feet (110 rods per Instrument Number 130001610 as recorded in the Office of the Recorder, Hancock County, Indiana) north of the southeast corner thereof; thence North 89 degrees 29 minutes 13 seconds East parallel with the south line of the West Half of the Northwest Quarter of said Section 30 a distance of 1316.47 feet to the east line of said Half Quarter Section; thence South 88 degrees 02 minutes 16 seconds West along said east line a distance 1814.84 feet to the southeast corner of said Half Quarter Section; thence South 89 degrees 29 minutes 13 seconds West along the south line of said Half Quarter Section a distance of 1328.75 feet to the southwest corner of said Half Quarter Section marked by a MAG nail; thence South 88 degrees 21 minutes 52 seconds West along the south line of the Northeast Quarter of said Section 25 a distance of 2,677.06 feet to the POINT OF BEGINNING, containing 177.401 acres, more or less

“Exhibit B”

CORNER DETAIL

Vertical trim board to be 6” wide to be consistent with the other required trim on homes in McCordsville



Type 6 trim = 1 inch x 6 inch trim corner board