

# McCordsville

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**Plan Commission Staff Report**  
**Meeting Date: May 16, 2023**

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**PETITIONER:** Town of McCordsville

**PETITION:** PC-23-008, Zoning Ordinance & PUD Ordinances update

**REQUEST:** Petitioner seeks approval of amending language regarding the requirement for a garage window, in certain circumstances, in the Zoning Ordinance and multiple PUD Ordinances.

**ORDINANCE:** Zoning Ordinance No. 121410, as amended  
Alexander Ridge PUD Ordinance No. 121322A  
Colonnade PUD Ordinance No. 110921  
Snider PUD Ordinance No. 101122B  
Jacobi Farms PUD Ordinance No. 110921A  
Summerton PUD Ordinance No. 041321A  
Hartman Capital PUD Ordinance No. 091322C

**STAFF REVIEW:** The Town has standards for garage protrusion, which is defined as a garage that protrudes in front of the remainder of the front façade. Our standards limit how far a garage may protrude and include standards when it does protrude. For instance, the Zoning Ordinance includes a certain amount of landscaping on the side elevation of the garage facing the side lot-line and requires a window on each side elevation of the garage. This “garage window” language has been in our Zoning Ordinance since 2018. Since that time we have also been including the language in various variations in our PUD Ordinances. Not all PUDs have the exact same language.

Earlier this year, Beazer Homes sought approval of its product line-up for Areas B & C of Colonnade. Staff, during its review, noted a few models which had a garage that was protruding enough to trigger the requirement for the garage window on the side elevation. That particular PUD requires the window to be located on the side elevation closest to the front door of the home. Beazer felt the window would look odd on their elevations due to the location it would need to be placed in relation to the front porch columns. The ARC agreed with the petitioner and was interested in approving another architectural requirement in lieu of the window requirement. In this case, the ARC did not have the authority to make such an approval and so they have directed staff to

prepare an amendment that would address this issue, not only for the Colonnade PUD, but all other similar situations. Staff has reviewed all of the PUDs, which have yet to start building homes, the list of PUDs that have similar “garage window” language is noted above, there are a total of six (6), plus the Town’s Zoning Ordinance.

Staff is in the process of speaking with all builders (of the applicable PUDs) to get their consent for this amendment. As the proposed language will allow greater flexibility for the builders, we don’t anticipate concerns, but again out of an abundance of caution, and because it’s the right thing to do, we have made contact with the builders.

The revised language for each Ordinance is noted below:

#### Zoning Ordinance

Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on each side elevation of the garage. **The ARC may approve an architectural feature, in lieu of window on the side elevation closest to the front door.** These windows shall not count towards any other window requirement.

#### Alexander Ridge PUD Ordinance

Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one (1) window on the side of the garage nearest the front door. **The ARC may approve an architectural feature, in lieu of the window.** This window shall not count towards any other window requirement.

#### Colonnade PUD Ordinance

Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on the house side elevation of the garage. **The ARC may approve an architectural feature, in lieu of the window.** These windows shall not count towards any other window requirement.

#### Jacobi Farms PUD Ordinance

Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on each side elevation of the garage. **The ARC may approve an architectural feature, in lieu of window on the side elevation closest to the front door.** These windows shall not count towards any other window requirement.

#### Snider PUD Ordinance (Gatherings at Aurora)

Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one (1) window on the house side elevation of the

garage. The ARC may approve an architectural feature, in lieu of the window. This window shall not count towards any other window requirement.

Summerton PUD Ordinance

Any front-loading garage that protrudes eight (8) feet or more forward of the front facade (including a front covered porch) shall contain at least one window on the front door side of the garage. The ARC may approve an architectural feature, in lieu of the window. This window shall not count towards any other window requirement.

Sycamore Drive PUD Ordinance (Meridian Homes at Sycamore Drive)

Any front-loading garage that protrudes eight (8) feet to twelve (12) feet forward of the dwelling shall have at least one (1) window on the house side elevation of the garage. The ARC may approve an architectural feature, in lieu of the window. This window shall not count towards any other window requirement.

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**STAFF RECOMMENDATION:**

Staff is in full support of this proposed amendment. It is recommended by the ARC, and while it gives flexibility to the builder, it also gives flexibility to the ARC, while still requiring some form of a design feature.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue this petition.