

McCordsville

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INDIANA

Planning & Building Department
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PUBLIC HEARING INFORMATION

Case #: PC-23-023

Title: Pulte Group's request for a favorable recommendation on an Amendment to the Jacobi Legacy Farms PUD, located at the northwest corner CR 750N and CR 500W.

Meeting Date: This zoning petition is currently scheduled to be heard at the June 18th Plan Commission (PC) meeting.

**Meeting agenda, petitioner's packet, and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".*



ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCES NOS. 121410 and 110921A, ZONING
ORDINANCE FOR THE TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinances Nos. 121410 and 110921A as the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana, has, after a public hearing was held on _____, received a favorable recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Jacobi Legacy Farms Planned Unit Development (“PUD”) Ordinance.

THEREFORE BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinances Nos. 121410 and 110921A are hereby amended and restated 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, applicable to R3 Zoning, 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.

- A. **Minimum Home Size.** The total square feet of a home, excluding garages, rear porches, front porches, basements, and any decks or patios.
- B. **Stone.** Shall not be interpreted to include concrete masonry units (CMU).

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:

Single-family Dwellings

Two-family Dwellings (permitted only in Area A)

Multifamily Dwellings (limited to the Townhouses shown in Exhibit D-1 and otherwise regulated by this Ordinance and permitted only in Area A)

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

For Areas B-C, subject to compliance with all federal and state laws, dwellings shall be sold and not leased or rented from the builder to the initial purchaser. Any future rentals shall be on a form approved by the HOA and shall follow the rules and guidelines set forth by the HOA. All short-term rentals (less than six (6) months) shall be prohibited. Specifically, the provisions of this paragraph shall not apply to dwellings in Area A.

Section 4. Development Standards. The Jacobi Legacy Farms development shall have one (1) "Town Center Transition Area" for higher density housing, and two (2) Single-family Dwelling Areas with varying housing types and lot sizes as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as "**Exhibit B**".

A. Development Standards shall be as follows:

	Aggregate Area A Town Center Transition Area Townhomes and Cottages Aggregate	Area A-1 Town Center Transition Area- Townhomes	Area A-2 Town Center Transition Area Duplexes	Area A-3 Town Center Transition Area Cottages with Garages	Area A-4 Town Center Transition Area Cottages without Garages	Area B Medium Density Area	Area C Low Density Area
Minimum Number of Units/Lots	300	100	-	-	-	-	30
Maximum Number of Units/Lots	365	-	-	-	-	220	65
Minimum Lot Area	-	1,000	4,000	3,500	1,700	7,700	11,000

Minimum Lot Width ¹	-	16'	52'	40'	30'	62'	80'
Minimum Lot Frontage ²	-	16'	50'	40'	30'	30'	30'
Minimum Front Yard Setback	-	10'	10'	10'	10'	25'	30'
Minimum Driveway Depth	-	20'/10' ³	20'	20'	N/A	20'	20'
Minimum Side Yard Setback	-	0'	0'	0'	0'	5'	4'
Minimum Building Separation ⁴	-	20'	10'	10'	10'	10'	15'
Minimum Rear Yard Setback	-	10'	10'	10'	10'	15'	15'
Minimum Home Size	-	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1,800 SF (1s) 2,400 SF (2s)	2,300 SF (1s) 2,600 SF (2s)
Maximum Lot Coverage	85%	N/A	N/A	N/A	N/A	55%	50%
Maximum Structure Height	-	40'	35'	35'	35'	35'	35'

¹ All or some buildings and homes may be located on the same lot or parcel. A lot or parcel shall not be required to have frontage on a public street if the lot or parcel has vehicular access to a public street through another parcel or lot that is under common ownership or based on a recorded easement providing the owner of that lot or parcel with a perpetual right of vehicular ingress and egress over and through an adjacent parcel or lot to a public street.

²Measured at the Street ROW.

²The Minimum Driveway Depth for interior Townhomes shall be 20'; the Minimum Driveway Depth for end-unit Townhomes shall be 10'.

⁴Minimum Building Separation does not include roof overhangs or masonry wainscot.

For all Areas other than Area A, the Maximum Gross Residential Density shall be three (3) units per acre. For Area A, the maximum density shall be ten (10) units per acre.

For Area A, the developer shall have flexibility to the mix of the residential structures and the number of bedrooms of any individual structure provided 1) that the overall density does not exceed ten (10) units per acre; (2) that the total number of units does not exceed 365; (3) there shall be a minimum of 100 townhome units; and (4) townhomes shall continue to be arranged along the western perimeter of Area A as depicted in Exhibit B;. Notwithstanding the foregoing, Staff may administratively approve a variance in the number of townhome units up to ten percent (10%).

For all Areas other than Area A, lots shall have a maximum of one (1) dwelling unit. With regard to Area A, each building and home in this Area may be located on a lot or parcel with other buildings or homes.

Townhouses shall have a minimum of four (4) units per building and a maximum of eight (8) units per building.

- B. Site Plan: For Area A, the developer shall have flexibility as to the layout depicted on Preliminary Planned Unit Development Plan/Concept Plan (**Exhibit B**) provided (1) the perimeter loop road is designed to Town of McCordsville standards, (2) the trail through Area A remain substantially as depicted on **Exhibit B**, (3) 3-story townhome units shall remain arranged on the western side of the Real Estate as depicted in **Exhibit B**, and (4) the roadway connections to the CR 750 N and Areas B-C shall remain substantially as depicted on **Exhibit B**.
- C. Architectural Standards. The Architectural requirements for the Real Estate are attached as "**Exhibit C**". The Architectural Review Committee may approve elevations that do not meet the architectural requirements outlined in "**Exhibit C**". Illustrative architectural exhibits, attached hereto as "**Exhibit C-1**" for Area A, "**Exhibit C-2**" for Area B, and "**Exhibit C-3**" for Area C, , are hereby incorporated to illustrate conceptually the elements, anticipated quality and character, and to establish a benchmark for the architecture and design of the residential dwellings within the various areas of the Jacobi Legacy Farms development. The final

dwelling designs may vary from the illustrative architectural exhibits; however, the dwellings shall be substantially similar in quality and character to the dwellings shown.

D. Perimeter Landscape Standards. The developer shall establish an aesthetic landscape buffer along the frontage on CR 750N and CR 500W. Said buffer shall consist of the following per 100 feet of frontage:

1. A minimum 30-foot landscape buffer shall be provided along the right of way of CR 750N and along the right of way of CR 500W. Said buffer shall consist of the following per 100 feet of footage:
 - a. Three (3) deciduous shade trees with a minimum of 2" caliper.
 - b. Three (3) evergreen trees a minimum of 6 feet in height.
 - c. One (1) ornamental tree with a minimum 2" caliper.
 - d. Six (6) shrubs.
 - e. 3'-5' high mounding shall be installed along the perimeter frontage of the development.
 - f. A farm-style fence shall be provided along a minimum of sixty (60%) of the perimeter street frontage along CR 750N and CR 500W. The fence may be continuous or in segments enhance the other mounding and landscaping features of the buffer.

E. Street Tree Standards. Street Trees shall be required as one (1) tree per lot, per frontage, in tree lawns that are a minimum of ten feet (10') in width. Townhomes shall be exempt from the Street Tree requirement. All other street tree lawns may be required to plant trees at the rate noted above at the Development Plan stage.

F. Tree Conservation Area. A 10' tree conservation area shall be established along the north boundary of the Real Estate. Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency; or (2) to accommodate the installation of drainage utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to

be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

- G. Open Space. Open space shall be as shown on “**Exhibit B**”. An 8’ asphalt trail system shall be installed, and detention ponds shall have natural pond edges in lieu of rip rap. Various pocket parks shall be provided within the development, connected by the trail system. Pocket parks shall have a variety of included features/designs/uses, as generally illustrated on “**Exhibit H**” and identified, but not limited to the concepts below:

1. Yoga lawn
2. Community gardens
3. Seating area with bench/picnic tables
4. Hardscape with landscaping
5. Flower/Butterfly garden
6. Trellis or other monumentation
7. Prairie grasses and low maintenance plantings

- H. Multi-Use Paths. There will be a 10’ wide asphalt perimeter path along the project frontage of CR 750N and CR 500W, and 8’ wide asphalt paths internal to the development. Trails shall be provided as shown on “**Exhibit B**” and as required per the Town’s standards.

- I. Community Amenities. In addition to the open space features and trail network, Jacobi Legacy Farms shall also include the following amenities:

In Area A:

1. A clubhouse
2. Private pool
3. Walking trail with connecting sidewalks
4. 24-hour fitness center
5. Pet park

6. In Area A, play structures shall not be permitted except for play structures which may (but are not required to be) provided as community amenities (i.e., no play structures permitted with individual homes).

In Areas B-C (aggregate):

7. A pool with pool house,

8. Two (2) play structures

9. A minimum of two (2) of the following sports courts:

a. Two (2) half basketball courts

b. Tennis court

c. Pickleball court

d. Bocce ball court

e. Frisbee/Disc golf course (min. three (3) targets/goals)

10. A minimum of two (2) of the following passive features:

a. Dog park with waste station(s)

b. Yoga lawn

c. Community gardens

d. Pond-overlooking picnic areas with seating (benches, tables, etc.)

J. Lighting, Parking, Pedestrian Accessibility and Signage. Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, Pedestrian Accessibility, and Signage applicable to R3 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments – The developer shall install entry monumentation including, but not limited to, brick or stone walls and/or columns, landscaping, and sign lighting at either side and/or in the median of the entry on CR 750N and CR 500W. The height of the entry sign shall not exceed 8 feet in height. Columns, posts, or other vertical features or accents of the entry sign may exceed the 8-foot maximum but shall not exceed 12 feet in height.

2. Additional columns with signage may be installed at the roundabout connection to the future Town Center site. These columns shall be a maximum of 4' x 4' and 6' in height and may be illuminated.

3. Lighting units which shall include a pole, luminaire, and all other necessary parts and equipment, shall be placed at the entrances of the community, interior

intersections, the intersection of CR 750N and CR 500W, and along the internal streets consistent with the Town's standards except for the maximum spacing which shall be three hundred (300) feet, within the Jacobi Legacy Farms development. Lighting units shall comply with the Town's standards .

4. Every house shall have dusk to dawn coach lights at the outermost point of the combined garage door(s), and one (1) dusk to dawn coach light at the front door.
5. Area A shall provide on-street parking as generally shown on "**Exhibit B**".

K. Model Home. Area A shall be permitted one (1) model unit per unit type. Each Area other than Area A shall be permitted up to two (2) model homes per builder, and at least one (1) model home constructed by each builder shall be one of the four largest square footage floor plans offered by the builder(s) at the time the model home permit is issued. Area C shall be permitted up to six (6) model homes. If the builder constructs more than one model, there is no restriction on the size of the second model so long as the first model complies with the above requirement. The location of each model unit shall be at the developer's discretion. Notwithstanding anything in the Zoning and Subdivision Control Ordinances to the contrary, construction of the model homes may commence prior to approval of a final plat. Model unit construction may occur in advance of, or in conjunction with, installation of infrastructure for the subdivision. Temporary paved parking may be provided on any lot which is adjacent to the lot containing a model unit, provided such parking shall be removed by the developer once the model unit is no longer being used for marketing and sales purposes.

L. Anti-Monotony Standards. The Jacobi Legacy Farms development shall not construct homes in violation of the Town of McCordsville's code. These anti-monotony standards shall not apply to attached dwelling units Area A. The following anti-monotony language shall apply to the Townhomes in Area A: (1) at least two different color palettes shall be employed and the developer shall alternate color palettes on adjacent buildings and (2) buildings shall incorporate a various materials, patterns and design features in order vary the elevations of the individual Townhome units. The following anti-monotony language shall apply to the duplexes and cottages in Area A: (1) at least three different front and rear elevations shall be employed and the same front and rear elevation may not be constructed on an adjacent lot or directly across the street in order to ensure architectural features will differentiate the homes and (2) the developer shall also alternate color palettes

on the same or similar elevations for the duplexes and cottages within three (3) units on either side or within two (2) units across the street.

M. Snow Removal. The Homeowners Association for Jacobi Legacy Farms shall be responsible for snow removal of all internal streets in Areas B-C. As long as the property comprising Area A is under common ownership, the owner thereof shall be responsible for snow removal of internal streets in Area A. At such time as any unit in Area A shall be transferred such that all the property comprising Area A is no longer under common ownership, the owners of Area A shall form a separate Homeowners Association to be responsible for common expenses, including the snow removal of all internal streets in Area A.

N. Miscellaneous. The following standards shall apply:

1. Geometric Street Standards, Tangent: Shall be zero (0) feet.
2. Geometric Street Standards, Spacing: May be less than 800 feet.
3. Street Standards and Requirements: No driveway shall be located within forty-five (45) feet of the intersection of two streets.
4. Alley Standards. Alleys with on-street parking shall be provide at least twenty-four (24) feet of pavement width. Alleys without on-street parking shall provide at least twenty (20) feet of pavement width.
5. Block Standards: The maximum block length shall be 1,600 feet.
6. Lot Standards: Side lot lines may have non-radial or vary from right-angles.
7. The east/west street connecting the future town center and CR 500W shall incorporate medians, and incorporate tree lawns (a min. of ten feet (10') wide) on both sides of the street, as generally shown on "**Exhibit B**".
8. In Areas B-C, fences on individual lots shall be black, wrought iron, aluminum, or its equivalent or like material and be such a style designated and approved by the HOA. In Areas B-C, fences shall also maintain a minimum of three feet (3') of clearance from any AC unit. In Area A, fences shall be black or white, wrought iron, aluminum, composite (e.g. Trex or other brand) or their equivalent or like material or wood, but if wood, fences shall be of a style shown on "**Exhibit J**". In Area A, all fences shall be not taller than five (5) feet in height. In Area A, fences shall only be permitted in side or rear yards not adjacent to an alley (not in front yards or rear yards adjacent to an alley). For any building containing a front entrance which does not face a public right-

of-way or an alley, fences in side yards shall include non-lockable gates on the street or alley side to permit emergency access if necessary. Any fence enclosing the amenity center in Area A fences shall be black or white, wrought iron, aluminum and not more than fifty percent (50%) opaque. No fences in any Area shall be permitted to encroach into drainage or utility easements.

9. For Area A, if the front door of a unit is not directly accessible to fire or emergency apparatus from a road or alley, the unit must contain a side service entry door permitting access from the side of the unit.
10. All ponds shall have at least one (1) fountain. Any pond visible from a perimeter street shall have an illuminated fountain.
11. The Town shall not be responsible for any maintenance or repairs on any alley, private street, roadway not built to Town standards and/or not dedicated to and accepted by the Town.
12. The Town shall not be responsible for any maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscaped medians and landscaped curb bulb-outs and islands.
13. The Town shall not be responsible for snow removal of any internal street, road, or alley not dedicated and accepted by the Town as public right-of-way.
14. The development shall generally comply with Section 4.17(B)(2) of the Zoning Ordinance, to the extent they are consistent with the Concept Plan and as otherwise amended by this PUD.

15. Add Minimum Rental Terms.

16. Project Contribution: A contribution towards certain road improvements, as identified in the Traffic Study, of the surrounding area to accommodate the additional traffic generated by the Jacobi Legacy Farms development shall be provided to the Town in the form of a payment(s) totaling \$1,050 per residential unit for Area A and \$616,500 for Areas B-C. The developer/builder of Area B-C may pay the amount of \$616,000 in one lump sum at the time of recording of the first plat or may choose to pay it in the amount of \$1,500 per residential unit/lot for Areas B-C, paid at the time of issuance of each individual building permit. However, notwithstanding the above, the total amount shall be paid in full within 5 years of the date of the first recorded plat. The Town does not currently have a Road Impact Fee, but in the future should the Town adopt a Road Impact Fee it shall not apply to this project.
17. The following road improvements shall be required:

- a. The Developer of Areas B-C shall widen CR 500W along the entire frontage of the development to include a 12' lane and 2' stone shoulder on the west side lane of CR 500W.
- b. The Developer of Area A and the Developer of Areas B-C shall widen CR 750N, each to the extent of their respective along the entire frontage on CR 750 N to include a 12' lane and 2' stone shoulder on the north side lane of CR 750N.
- c. All Developers shall provide intersection improvements generally described below and referenced to the A&F Traffic Study. The intersections are referenced in "**Exhibit I**". Details of the improvements shall be approved by the Town Engineer.
 - i. Intersection 18 – The Developer of Area A shall install entrance improvements including an acceleration taper, deceleration lane and taper. Construction of the southbound approach shall include one inbound lane and two outbound lanes.
 - ii. Intersection 19 – The Developer of Areas B-C shall install entrance improvements including an acceleration taper, deceleration lane and taper. Construction of the southbound approach shall include one inbound lane and two outbound lanes.
 - iii. Intersection 20 – The Developer of Areas B-C shall install entrance improvements including an acceleration taper, deceleration lane and taper. Construction of the southbound approach shall include one inbound lane and two outbound lanes.
 - iv. Intersection 21 – The Developer of Areas B-C shall install entrance improvements including an acceleration taper, deceleration lane and taper, and a passing blister. Construction of the eastbound approach shall include one inbound lane and two outbound lanes.
 - v. Intersection 22 – The Developer of Areas B-C shall provide right-of-way for the roundabout as provided by the preliminary engineering prepared by the Town. Road improvements will include a temporary turnaround.

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 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:

Voting Opposed:

Voting Affirmative:

Voting Opposed:

Gregory J. Brewer

Gregory J. Brewer

Scott Jones

Scott Jones

Bryan Burney

Bryan Burney

Chad Gooding

Chad Gooding

John Price

John Price

ATTEST:

Stephanie Crider, Clerk Treasurer

This instrument was prepared by Rex Ramage, Pulte Group, 11595 N. Meridian St., Suite 700, Carmel, IN 46032.

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. – Rex Ramage

DRAFT

“EXHIBIT A”

LEGAL DESCRIPTION

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. Beery, 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 181.60 feet to a point 1,815.00 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 00 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”

PRELIMINARY PUD PLAN/CONCEPT PLAN

DRAFT

“EXHIBIT C-1”
ARCHITECTURAL STANDARDS FOR AREA A

1. Architectural: Dwellings in Area A shall require approval by the Architectural Review Committee (“ARC”), and any substantive changes shall require approval by the ARC.
2. Shingles. Architectural or dimensional shingles shall be required on all dwellings/units.
3. Roof Pitch. The primary roof pitch for two (2) story (or greater) homes shall be 6:12 or greater, ancillary roofs may be less than 6:12. For one (1) story or one and a half story (1.5) homes (includes loft), or townhouses, the primary roof pitch shall be 5:12. The ARC may approve a home with a lesser roof pitch.
4. Overhangs. For the Townhomes in Area A, the minimum roof overhang is eleven (11) inches on all sides of a structure as measured from the exterior wall framing to the fascia board. For all other Dwellings in Area A, there minimum roof overhang is eight (8) inches on all sides of the structure as measured from the exterior wall framing to the fascia board.
5. Vents. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first-floor exterior of a front elevation (excluding gable areas).
6. Siding. All siding shall be brick, stone, wood, cement fiber board or stucco.
 - a. Vinyl siding is prohibited.
 - b. All buildings shall have a minimum of three (3) materials, colors, profiles or patterns on the front façade, one of which shall be brick or stone.
7. Masonry Requirements.
 - a. Area A: All townhouse buildings shall have a minimum of 25% of brick or stone on any façade facing a street (not including an alley) exclusive of windows, doors, garage doors and areas above the roof line. Buildings may have less than 25% brick or stone on such façade if the elevation is consistent with the character and quality of the elevation shown on “Exhibit C-1”. The ARC may also approve townhouse buildings to have less than 25% depending on the architectural style of the building. In no case shall a building have less than a brick or stone wainscot on such façade. The masonry percentage requirements may vary from unit to unit but shall be achieved across the entire building or structure. All detached units and duplexes shall have a minimum of a 30” brick or stone wainscot and contain a minimum of two (2) siding colors or two (2) of the following patterns, profiles or materials on the front elevations: horizontal lap siding, vertical siding, board and batten, and shake.
 - b. All return walls on front elevations shall include brick or stone consistent with the brick or stone height and application on the front elevation. For example, a recessed front door creates return walls that should carry around the materials of the front elevation.

- c. When brick or stone terminates at the corner of a building, there shall be a minimum 24-inch corner return.
 - d. Brick or stone wainscot on the side and rear elevations shall complement the masonry material on the front elevation. If both brick and stone are used on the front elevation, then the side and rear masonry wainscot may be brick or stone, provided the color is similar and complimentary to the color of the masonry material on the front elevation.
- 8. Articulation. The front elevation of all homes shall contain one (1) two-foot or greater step back and either two (2) ridgelines or one (1) gable. Townhouses shall have a minimum offset of two feet (2') from unit to unit, and townhouse buildings shall include multiple roof planes in combination with gables, hips, dormers and other features consistent with the style of the structure.
- 9. High Visibility Enhancements. The homes identified with a blue dot on Exhibit E shall contain a minimum of a 30" brick or stone wainscot on all four (4) sides of the home/building.
- 10. Rear Façade. Rear elevations of all homes on lots identified with a red dot on "**Exhibit F**" shall contain at least one (1) of the following: (i) four sides 1st floor brick wrap, (ii) four sides brick wainscot (min. 30") wrap, (iii) a minimum of two (2) siding colors, or (iv) two (2) of the following materials: horizontal lap siding, vertical siding, board and batten, and shake.
- 11. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
- 12. Columns. Unless approved by the ARC, the front porch columns shall be a minimum of 4" by 4".
- 13. Windows.
 - a. All townhouses shall contain a minimum of three (3) windows on the front and rear façades and a minimum of two (2) windows on the exposed side facades. Each side façade that faces a public street or trail or is noted with a purple dot on the Concept Plan shall include an aggregate of one (1) window per floor plus one additional window on the side abutting the street or trail. Window requirements shall be in aggregate and may be located anywhere on the elevation. All other homes (other than townhomes) shall contain a minimum of two windows on the front façade (which may or may not be the façade facing a public street, trail, or alley) and a minimum of one (1) window rear facades and one (1) window on at least one side facade, with the exception of any side or rear facing a public street (but not including a public alley) which shall contain a minimum of two (2) windows. Any door with at least a full-lite door, set of 3 "bullet" windows a min. of 1' x 1' each, a transom window a min. of 1' x 4', and/or a garage door with windows shall count as one (1) window. On the ground floor level, one (1) 2" deciduous tree or one (1) 6' evergreen tree may also substitute for a window required on the ground floor level. Further deviations from the requirements of

this paragraph 13(a) may be considered and approved by the Architectural Review Board.

- b. For purposes of these window standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.
14. Window Treatment. With the exception of 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. For purposes of these window treatment standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.
15. Trim. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six-inch (1" x 6") wood or vinyl surround, shutters, decorative trim, or headers.
16. Garages. Townhouses in Area A shall contain a minimum of a one (1) car garage. A minimum of thirty-five percent (35%) of the dwellings in Area A other than Townhouses shall contain a minimum of a one (1) car garage.
 - a. Any front-loading garage abutting a public street 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. These windows shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
 - b. Front-loading garages abutting a public street shall contain a decorative garage door similar to those depicted on "Exhibit G". Decorative shall mean the inclusion of hardware, windows, or both.
 - c. For purposes of these garage standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.
17. Parking. A minimum of 2.5 off-street parking spaces are required for each dwelling unit in Area A, rounded to the nearest complete space. Garage spaces, driveways, angled and 90 degree parking spaces, and parallel parking spaces shall all count towards this required minimum number of parking spaces; provided each such space provides a least 20' x 9' of parking space. All units with driveways abutting public roads shall be set back at least 20' from the public right-of-way. Except for end unit Townhomes, all units with driveways abutting private alleys shall be set back at least 20' from the edge of pavement of the private alley. With respect to units without garages, off-street parking should be arranged and distributed throughout Area A such that no resident shall have access to a

unit via a continuously paved (asphalt or concrete) surface from the closest parking space to the front door of the unit. The Owner of Area A will a) include provisions in its Community Policies, Rules and Regulations Addendum providing that any vehicle parked in a fire lane, designated no parking space, parking space designated for another owner, or blocking an entrance, exit, driveway, alley, or sidewalk may be immediately towed, without notice, at the vehicle owner's expense, b) post reasonable signage to this effect, and c) use its best efforts to enforce such restrictions.

18. Color Palette. Homes in Area A should not utilize a pastel color palette; provided however, that shades of white, cream/ivory/ecru, and gray shall be permitted.
19. Trail Lighting. The central trail in Area A shall be illuminated with bollard lighting.
20. Mailboxes. All homes shall include individual mailboxes with uniform design. Townhouses shall utilize cluster mailboxes.
21. Lot Landscaping.
 - a. In addition to any perimeter buffer, a minimum of one (1) tree and three (3) shrubs per unit shall be provided for each unit in Area A. One-third of the trees shall be evergreen trees, one-third shall be deciduous canopy trees, and one-third shall ornamental trees. However, these plantings need not be provided on any lots *per se*. The Developer of Area A may distribute these plantings among the whole of Area A. The Developer of Area A shall submit a landscape plan for approval by the Town of McCordsville at the time of filing of any primary plat or prior to the issuance of any land disturbance permit if primary plat approval is not sought.
 - b. All homes shall have sod installed in the Front Yard, and the rest of the yard shall be seed & blanket. Corner Lots shall also have sod in both Front Yards.
22. All units in Area A shall have a concrete walk from the front door to the sidewalk/path.
23. Driveways.
 - a. All driveways shall be concrete.
 - b. All townhouse units shall have a minimum driveway length of twenty feet (20') from the garage door to the alley.

“EXHIBIT C-2”
ARCHITECTURAL STANDARDS FOR AREAS B AND C

1. Shingles. Architectural or dimensional shingles shall be required on all dwellings/units.
2. Roof Pitch. The primary roof pitch for two (2) story homes shall be 6:12 or greater, ancillary roofs may be less than 6:12. For one (1) story or one and a half story (1.5) homes (includes loft), or townhouses, the primary roof pitch shall be 5:12. No more than ten percent (10%) of the homes in Area B and Area C, each calculated individually per area, may have a lesser roof pitch, provided that the elevations are of the “Prairie” architectural style, as determined by the ARC. The ARC may approve a home with a lesser roof pitch.
3. Overhangs. The minimum roof overhang is eleven (11) inches on all sides of a structure as measured from the exterior wall framing to the fascia board.
4. Vents. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first-floor exterior of a front elevation (excluding gable areas).
5. Siding. All siding shall be brick, stone, wood, cement fiber board or stucco.
 - a. Vinyl siding is prohibited.
 - b. All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be brick or stone.
6. Masonry Requirements.
 - a. Area B: A minimum of seventy-five percent (75%) of the homes with frontage along the east/west connector road shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. A minimum of fifty percent (50%) of the homes without frontage along the east/west connector road shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30” brick or stone wainscot and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten, and shake.
 - b. Area C: All homes shall have a minimum of a 30” brick or stone wainscot on all four (4) sides of the home and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten, and shake.
 - c. In all Areas, all return walls on front elevations shall include brick or stone consistent with the brick or stone height and application on the front elevation. For example, a recessed front door creates return walls that should carry around the materials of the front elevation.

- d. When brick or stone terminates at the corner of a building, there shall be a minimum 24-inch corner return.
 - e. Brick or stone wainscot on the side and rear elevations shall complement the masonry material on the front elevation. If both brick and stone are used on the front elevation, then the side and rear masonry wainscot may be brick or stone, provided the color is similar and complimentary to the color of the masonry material on the front elevation.
7. Articulation. The front elevation of all homes shall contain one (1) two-foot or greater step back and either two (2) ridgelines or one (1) gable.
8. High Visibility Enhancements. The homes identified with a blue dot on Exhibit E shall contain a minimum of a 30" brick or stone wainscot on all four (4) sides of the home/building.
9. Rear Façade Articulation. Rear elevations of all homes on lots identified with a red dot on "**Exhibit F**" shall contain at least one (1) of the following: (i) four sides 1st floor brick wrap, (ii) four sides brick wainscot (min. 30") wrap, (iii) covered porch, (iv) screened-in porch, (v) 1st floor rear façade extension a min. of 4' (café, gathering room, morning room, three-season room, etc.), or other rear façade extension approved by the Architectural Review Committee.
10. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
11. Columns. Unless approved by the ARC, the front porch columns shall be a minimum of 6" by 6".
12. Windows.
- a. All one (1) story or one and a half story (1.5) homes (includes loft) shall contain a minimum of two (2) windows on the front façade, a minimum of one (1) window on all side facades, and a minimum of three (3) windows on the rear façade, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. On a case-by-case basis, the ARC may approve a front door or garage service door with a window, set of 3 "bullet" windows a min. of 1' x 1' each, and/or a transom window a min. of 1' x 4', and/or a decorative garage door with windows to count as one (1) window.
 - b. All two-story homes shall contain a minimum of three (3) windows on the front façade, a minimum of two (2) windows on the side facades, and a minimum of three (3) windows on the rear façade, with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. On a case-by-case basis, the ARC may approve a front door or garage service door with a window, set of 3 "bullet" windows a min. of 1' x 1' each, a transom window a min. of 1' x 4', and/or a decorative garage door with windows to count as one (1) window.
 - c. For purposes of these window standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.

13. Window Treatment. With the exception of 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. For purposes of these window treatment standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.
14. Trim. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six-inch (1" x 6") wood or vinyl surround, shutters, decorative trim, or headers.
15. Garages. All homes shall contain a minimum of a two (2) car garage with a minimum width or depth of 20' or shall incorporate additional interior garage storage space a minimum of 4' x 4', for a total to be no less than 415 SF.
 - a. 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. These windows shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
 - b. Any side-load, rear-load, or courtyard garage shall contain a minimum of two (2) windows in the garage façade facing a street.
 - c. Front-loading garages shall contain a decorative garage door similar to those depicted on "**Exhibit G**". Decorative shall mean the inclusion of hardware, windows, or both.
 - d. For any three (3) car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
 - e. For the front-loading garages, the garage doors shall not comprise greater than fifty percent (50%) of the width of the front elevation for a two (2) car garage and sixty percent (60%) for a three (3) car garage. This standard shall not apply to Townhouses or rear loaded garages.
 - f. Seventy-Five percent (75%) of the homes in Area B shall have a garage setback a min. of four feet (4') from the front porch.
 - g. All homes in Area C shall have a 3rd car garage or tandem garage for 3rd car interior storage.
 - h. Fifty percent (50%) of all homes in Area C shall have a side-load or courtyard garage.
 - i. For purposes of these garage standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.

16. Mailboxes. All homes shall include individual mailboxes with uniform design.

17. Lot Landscaping.

- a. All homes shall be landscaped with a minimum of (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure. A minimum of two (2) trees and eight (8) shrubs shall be located in the Front Yard.
- b. All homes on corner lots shall also include a minimum of one (1) deciduous tree and one (1) ornamental tree planted in the secondary Front Yard, and eight (8) shrubs planted along the foundation of the side elevation of the structure. For purposes of this standard, a lot shall be deemed a corner lot with street frontage on two (2) sides, OR lots where the side elevation faces a street and is separated only by common area. Corner lot trees required in the secondary Front Yard may be planted in the adjacent common area.
- c.
- d. All homes shall have sod installed in the Front Yard, and the rest of the yard shall be seed & blanket. Corner Lots shall also have sod in both Front Yards.

18. Driveways.

- a. All driveways shall be concrete.
- b. All townhouse units shall have a minimum driveway length of twenty feet (20') from the garage door to the alley.

19. Basements.

- a. All basement-eligible homes in Area B shall offer basements as an option, subject to soil suitability. The model home in Area B shall have a full basement, subject to soil suitability.
- b. All homes in Area C shall offer basements as an option, subject to soil suitability. The model home in Area C shall have a full basement, subject to soil suitability.

“EXHIBIT D-1”

ILLUSTRATIVE ARCHITECTURAL EXHIBIT (AREA A)



“EXHIBIT D-2”

ILLUSTRATIVE ARCHITECTURAL EXHIBIT (AREA B)



“EXHIBIT D-3”

ILLUSTRATIVE ARCHITECTURAL EXHIBIT (AREA C)



“EXHIBIT E”

REAR FAÇADE TREATMENT EXHIBIT

DRAFT

“EXHIBIT F-1”

REAR FAÇADE EXAMPLE PHOTOS



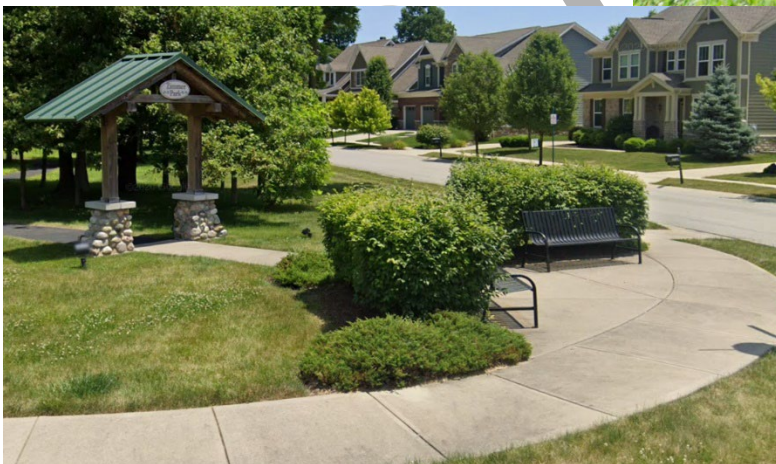
“EXHIBIT G”

DECORATIVE GARAGE DOORS



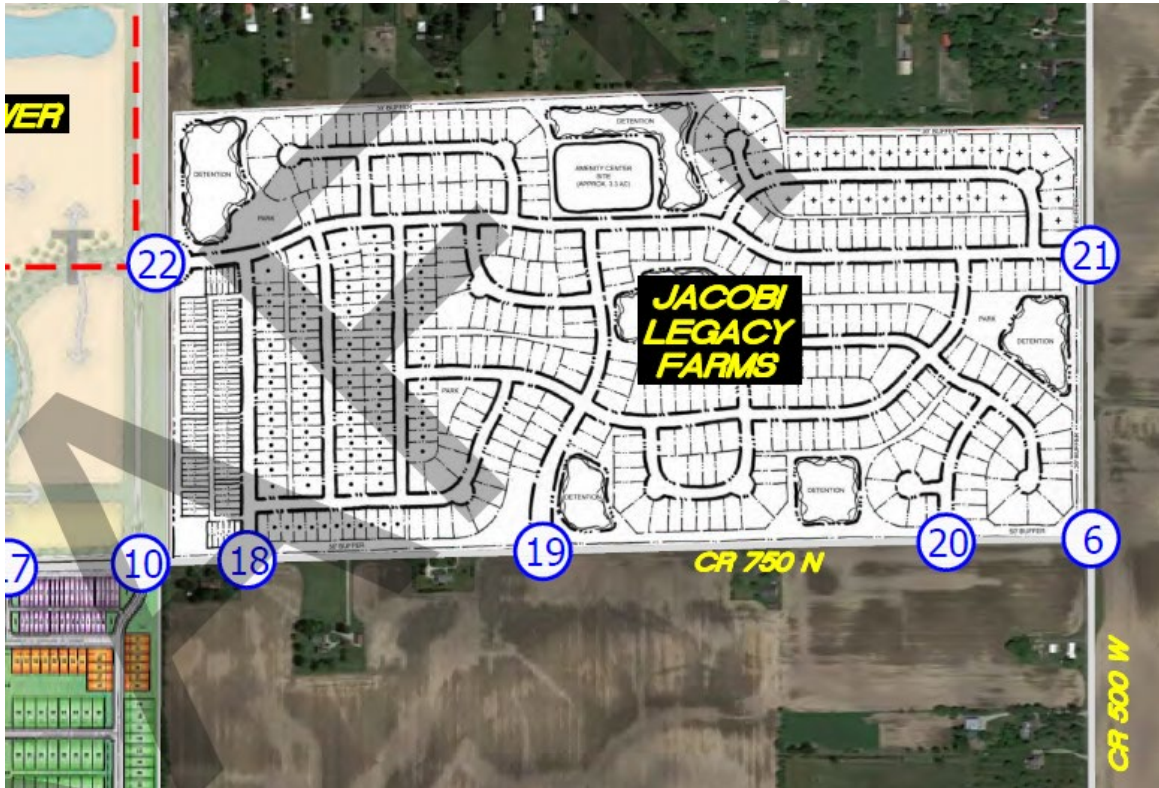
“Exhibit H”

ILLUSTRATIVE OPEN SPACE EXHIBIT



“Exhibit I”

TRAFFIC STUDY MAP



“Exhibit J”

AREA A FENCING EXHIBIT

