

McCordsville

ESTD  1988

INDIANA

Planning & Building Department
6280 W 800N McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-24-007

Title: Arbor Homes' request for a rezone of 120 acres, from County R2.5 to Mt. Comfort Meadows PUD, located near the northeast corner of CR 500N & CR 700W.

Meeting Date: This zoning petition is currently scheduled to be heard at the October 15th Plan Commission 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".*

Statement of Intent:

Arbor Homes (“Petitioner”) seeks to annex and rezone approximately 120 acres of land adjacent and congruent to the Town of McCordsville, Indiana. The property is zoned by Hancock County zoning as Residential 2.5 (R2.5). Arbor is proposing to rezone the property to PUD zoning. The development is located on the south side of the Town and the property will be contiguous to the Town boundaries.

The property has frontage along N 700 W and W 500 N. The site borders the parcels located at the northeast corner of N 700 W and W 500 N. This land comprises of agricultural land, wooded land, and a few residential parcels. The property is adjacent to the Hancock County zoned Stansbury PUD to the north. The property borders current agricultural and wooded land to the east. To the south, across the W 500 N is additional agricultural land and a residential parcel. Across N 700 W to the east is additional agricultural land as well as a few residential parcels. The site features approximately 8.5 acres of wooded land that will be preserved. A trail system will be designed and incorporated throughout the wooded area. The proposed development will include a projected 330 detached single-family Dwellings.

The proposed development is consistent with the goals and objectives of the Town of McCordsville Comprehensive Plan. Specifically, but not exclusively, the development will address Land Use Goal #3 (C) by providing a mix of housing products, low-maintenance product district as well as a traditional, detached single family housing district, and incorporate multiple architectural styles and designs that will provide a varied streetscape within the development. With a focus on Land Use Goal # 4, Transportation Goal #1, and Public Facilities Goal #2 the development will provide interconnected sidewalks and trails that lead to amenity destinations within the development with hopes of encouraging pedestrians and cyclists to traverse the community. Further, the development will utilize the stub street connection into the adjacent neighborhood as well as develop stub streets into the surrounding undeveloped properties to allow for interconnectivity for future development. The development has been designed with open space and passive and active recreation in mind with preserving wooded area and activating it with an internal trail, as well as preserving areas throughout the development for amenity areas like pocket parks, playgrounds, and open green space.

The Mount Comfort Meadows PUD supports the Future Land Use Map’s anticipated uses of Low Density Residential and Low-Medium Density Residential by proposing two different product types that reflect the intent of both designations. The differing product lines, and their placement, ensure the property is compatible with other communities in the surrounding area.

Area A: Arbor, as designated on the Preliminary Development Plan, attached hereto as **Exhibit B**, features the Arbor line of homes, and includes 219 lots. **Area B: Destination**, as designated on the Preliminary Development Plan, attached hereto as **Exhibit B**, features the Destination line of homes, a low-maintenance, ranch style product. This area will include 111 lots.

The proposed density, 2.75 units/acre, and product lines, Arbor Homes and Destination, is compatible with other communities in the surrounding area. Amenities will include a clubhouse and pool, 4 parks, multiple trail systems including a preserved wooded area activated with an internal trail, and perimeter sidewalks along neighborhood frontages on W. 500 N. and N. 700 W.

SEPTEMBER 3, 2024



MOUNT COMFORT MEADOWS

PLANNED UNIT DEVELOPMENT

DEVELOPER

ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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The Mount Comfort Meadows PUD supports the Future Land Use Map’s anticipated uses of Low Density Residential and Low-Medium Density Residential by proposing two different product types that reflect the intent of both designations. The differing product lines, and their placement, ensure the property is compatible with other communities in the surrounding area.

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ORDINANCE NO.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE,
HANCOCK COUNTY, INDIANA AMENDING ORDINANCE NO. _____, THE ZONING
ORDINANCE FOR THE TOWN OF MCCORDSVILLE, INDIANA**

WHEREAS, the Town Council of the Town of McCordsville, Indiana (the “Town Council”), has heretofore adopted Ordinance No. _____ as the Town of McCordsville, Indiana Zoning Ordinance (the “Zoning Ordinance”) pursuant to its authority under the laws of the State of Indiana, Indiana Code § 36-7-4 *et seq.*, as amended; and

WHEREAS, the Town of McCordsville, Indiana (the “Town”) is subject to the Zoning Ordinance; and

WHEREAS, the Town Advisory Plan Commission (the “Commission”) considered a petition (“Mount Comfort Meadows PUD”), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Docket _____, after a public hearing held on the ____ day of _____, 2024, to the Town Council with a favorable recommendation by a vote of ____ in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on the ____ day of _____, 2024; and

WHEREAS, the Town Council is subject to the provisions of Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action of this request.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Hancock County, Indiana, meeting in regular session, that the Subdivision Control Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1. The Zoning Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Mount Comfort Meadows PUD” (the “District”).
2. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its Exhibits, and (ii) the provisions of the Zoning Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
3. The underlying Zoning District shall be Single Family Residential District 5 (R5) as stated in the Ordinance #121410 adopted in January of 2011, (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
4. Section (“Section”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Subdivision and Development Ordinance.
5. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning and/or Subdivision Control Ordinance.

Section 3. Preliminary Development Plan. The Preliminary Development Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Section VIII.: Planned Unit Developments. The Real Estate shall be developed in substantial compliance with the Preliminary Development Plan.

Section 4. Permitted Uses. The permitted uses, as defined by the Town of McCordsville Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

1. Single-Family Dwellings (Detached Dwellings, Townhouses, etc.)
2. All Accessory Uses and Temporary Uses in the Underlying Zoning District shall be permitted unless otherwise prohibited in this Ordinance.

Section 5. Zoning District Standards. The Mount Comfort Meadows PUD shall have two (2) Area Districts (Area A: Arbor and Area B: Destination) as shown on the Preliminary Development Plan, attached hereto as **Exhibit B**. The standards of Section III.: Zoning Districts Standards and Article VI: Development Standards in the Zoning Ordinance, as amended, shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

Development Standards	Area A: Arbor	Area B: Destination
Maximum Number of Lots	219	111
Minimum Lot Area (SF)	7,150 SF	7,930 SF
Minimum Lot Width (ft)	55'	60'
Minimum Lot Depth (ft)	130'	130'
Minimum Front Yard Setback (ft)	25'	25'
Minimum Side Yard Setback (ft)	6'	6'
Minimum Rear Yard Setback (ft)	15'	15'
Maximum Building Height (ft)	35'	35'
Minimum Square Footage (single-story) (SF)	1,500 SF	1,500 SF
Minimum Square Footage (multi-story) (SF)	1,600 SF	N/A

Section 6. Development Standards. The standards of Article III.: Zoning Districts Standards, Article IV: Specific Use Standards and Article VI: Development Standards in the Zoning Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. All homes construction in the Mount Comfort Meadows PUD shall have the following minimum standards:

1. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof Structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
2. Roof Overhang. All Dwellings shall have a minimum of an eleven (11") inch gable overhang on Dwellings where the side consists of siding at the eave, and a minimum of an eight (8") inch gable overhang on Dwellings where the side consists of brick at the eave.
3. Façade Design/Construction Requirements. Article VI, Section 6.04 (4)(c) shall not apply to this development.
4. Area A: Arbor Perimeter Lots. All Lots indicated with a (*) on **Exhibit B** shall have a rear gable in the form of one of the following: Enclosed sunroom, a covered back porch with a minimum of 8"x8" columns, rear bump of at least ten (10') feet in width by four (4') feet in depth. If a first-floor brick wrap is chosen, a gable is not required on the rear Elevation.
5. Corner/High-Visibility Lots. All lots indicated with a (•) on **Exhibit B** shall have a brick or stone wainscot on the side façade facing the street.
6. Siding and Building Material Requirements. All siding shall be brick, stone, wood, cement fiber board or stucco. Vinyl siding is prohibited. Colors of all exterior materials shall be chosen by the builder and approved by the applicable governmental architectural review

committee, if applicable. In addition, Article VI, Section 6.04 (3)(d – e) shall not apply to this development.

7. Anti-Monotony. A single Dwelling Elevation shall not be repeated unless it is separated by at least three (3) different front Elevations along either side of the same street frontage. So far as to ensure that significant architectural features shall differentiate Dwellings within the District. There shall not be more than ten (10%) percent of the Dwellings in the District with the same front Elevation.
8. Windows and Openings. Unless adjacent to masonry, all windows and openings shall have a nominal 1-inch by 6-inch (1"x 6") wood or vinyl surround. All ranch homes shall contain a minimum of three (3) windows on the front façade, and one (1) window on the side and rear facades, with the exception of a side façade facing a public street which shall contain a minimum of two (2) windows. All two-story homes shall contain a minimum of two (2) windows on all four sides with the exception of a side façade facing a public street which shall contain a minimum of three (3) windows. A set of three (3) "bullet" windows a minimum of 1-foot by 1-foot (1'x1') each and/or a transom window a minimum of 1-foot by 4-foot (1'x4') may count as one (1) window. Windows on the front façade may include sidelights and garage door windows. Double windows count as two windows.
9. Sod and Seedings. All Dwelling shall have sod installed for the Front Yard to the corner of the front Elevation. Dwellings built on Corner Lots shall have sod installed on sides having Street frontage to the corner of the street side elevation.
10. Maximum Lot Coverage for all Impervious Surface. The maximum Lot Coverage for all Impervious Surface shall be fifty-five (55%) percent of the total Lot.
11. Character Exhibits. Elevations, attached hereto as **Exhibit D, Character Exhibits**, are incorporated as a compilation of images designed to capture the intended quality of Structures to be constructed in each District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Structures that are required to be constructed and that contribute to each District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit D**, but to encourage diversity in architectural styles of Dwellings within each District.
12. Driveways. All Dwellings in the District shall have concrete driveways.
13. Landscaping. All Dwellings in the District shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure. 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 a minimum of eight (8) shrubs planted along the foundation of the side elevation of the primary structure and sod in the side yard facing the side street.
14. Garages: The following Garage Location/Orientation standards shall replace Article IV, Section 4.17(B)(3):

All Dwellings in the District shall have a minimum two-car garage with a minimum of twenty (20') feet in width or depth measured from the exterior of the garage.

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 one/either side elevation of the garage. The maximum protrusion distance of the garage shall be sixteen (16') feet from the front façade. Garage protrusion shall be measured from the widest part of the front elevation. This may include the front porch. The maximum protrusion distance does not apply to courtyard/tandem style garages.

Section 7. General Standards. The standards of the Subdivision Control Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

1. Street Width. Unless otherwise specified in **Exhibit B, Preliminary Development Plan**, all Streets within the District shall be designed with a Right-Of-Way of fifty-four (54') feet with a minimum Street width of thirty (30') feet from back of curb to back of curb. There shall be a six (6') feet wide planting strip from back of curb to front edge of sidewalk with a one (1') foot sidewalk Easement at the rear of the sidewalk.
2. Street Signage. The Developer shall be responsible for the cost of and the placement of all Street signage as required by the Town.
3. Utilities. All utilities within the District shall be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility Easements and shall not be within the public Right-Of-Way.
4. Lighting. Streetlights shall be installed at each community entrance, intersection, and cul-de-sac.
5. Common Area Landscaping. The Common Area(s) located along N 700 W and W 500 N shall include seven (7) trees and (6) shrubs per one hundred (100) linear feet.
6. Common Area Ponds. Common Area Pond #1, #2, and #3 as depicted on **Exhibit B, Preliminary Development Plan**. All ponds and features will be maintained by the HOA.
7. Amenities. Amenities as depicted in **Exhibit B, Preliminary Development Plan**, will include a clubhouse and pool, one (1) playground, two (2) pocket parks, a looped trail system around Common Area Pond # 3, and a trail system through the identified preserved wooded area.
8. Prohibited Structures. No other detached structures or above ground pools shall be permitted in the District. Pergolas and gazebos, however, are permitted.
9. Fence Standards. Fences shall not be closer to the front property than the rear corner of the home.
10. Mailboxes. Dwellings in the District shall have mailboxes to be installed by the Developer for each Dwelling. Mailboxes will be installed in accordance with the current local United States Postal Service (USPS) regulations and guidelines.
11. Homeowner's Association. The subdivision shall be managed by a professional homeowner's association management company that shall maintain all common areas. Area B: Destination shall be a low-maintenance community and shall include yard and landscaping maintenance

outside of private fences, and snow plowing.

12. Builder Signage. The builder shall have the right to place a community marketing Signs at each entrance of the community off of N 700 W and W 500 N Streets. Each Sign shall be up to thirty-two (32') square feet in size. In addition to the above-mentioned Signs, the builder shall have the right to place other ancillary marketing Signs within the community including but not limited to Signs in front of the model home(s) with business hours, phone number, website and etc. as well as Signs on each lot identifying the individual lots such as "Available/For Sale" or "Sold". Signs in front of each model may include one Sign up to nine (9') square feet with the name of the model style and other information along with two additional Signs each up to four (4') square feet with additional advertising information. In addition to Signs, builder shall have the right to install and maintain a US flag, Indiana state flag and company flag at the models.
13. Right-of-Way Dedication. The petitioner commits to dedicating Right-of-Way at the time of secondary Plat. The required dedication shall be a 48.5' half width right-of-way along N 700 W and N 500 W.
14. Snow Plowing: The homeowner's association shall be responsible for all snow removal on internal streets.
15. Model Home: A model home will be constructed in the development. The model home shall be one (1) of the three (3) largest models offered by the builder at the time the model permit is issued. If the builder elects to build more than one (1) model, this requirement shall only apply to one (1) model.

PASSED AND ADOPTED THIS _____ day of _____, 20__.

MCCORDSVILLE TOWN COUNCIL

Voting For

Voting Against

Abstain

Gregory J. Brewer

Gregory J. Brewer

Gregory J. Brewer

Scott Jones

Scott Jones

Scott Jones

John Price

John Price

John Price

Dr. Bryan Burney

Dr. Bryan Burney

Dr. Bryan Burney

Chad Gooding

Chad Gooding

Chad Gooding

ATTEST:

Stephanie Crider, Clerk-Treasurer

EXHIBIT A
LEGAL
DESCRIPTIONS

LANE LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Hancock, State of Indiana and is described as follows:

The Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East to Buck Creek Township, Hancock County, Indiana.

EXCEPT that part conveyed by Quit-Claim Deed by and between Elsie L. Offenbacker and Margaret Offenbacker to Charles B. White recorded August 13, 1979 as Instrument No. 79-4170, more particularly described as follows:

All that part of the North Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, which lies West of the established fence line between the land of the Grantors to the East of said fence line and the land of the Grantee to the West of said fence line which said fence line has been recognized as the boundary line between the lands of the parties hereto during their respective ownership of said land and that of Tony F. Offenbacker, predecessor in title of the land owned by the Grantors.

ALSO EXCEPT that part conveyed by Quit-Claim Deed by and between Elsie L. Offenbacker and Margaret Offenbacker to John B. White and Wanda M. White, husband and wife, recorded August 13, 1979 as Instrument No. 79-4171, more particularly described as follows:

All that part of the South Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, which lies West of the established fence line between the land of the Grantors to the East of said fence line and the land of the Grantee to the West of said fence line which said fence line has been recognized as the boundary line between the lands of the parties hereto during their respective ownership of said land and that of Tony F. Offenbacker, predecessor in title of the land owned by the Grantors.

WHITE FARM LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Hancock, State of Indiana and is described as follows:

Certain real estate situated in Hancock County, Indiana, being more particularly described as follows, to -wit: The North Half of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, containing in all 80 acres, more or less.

EXHIBIT B – PRELIMINARY DEVELOPMENT PLAN

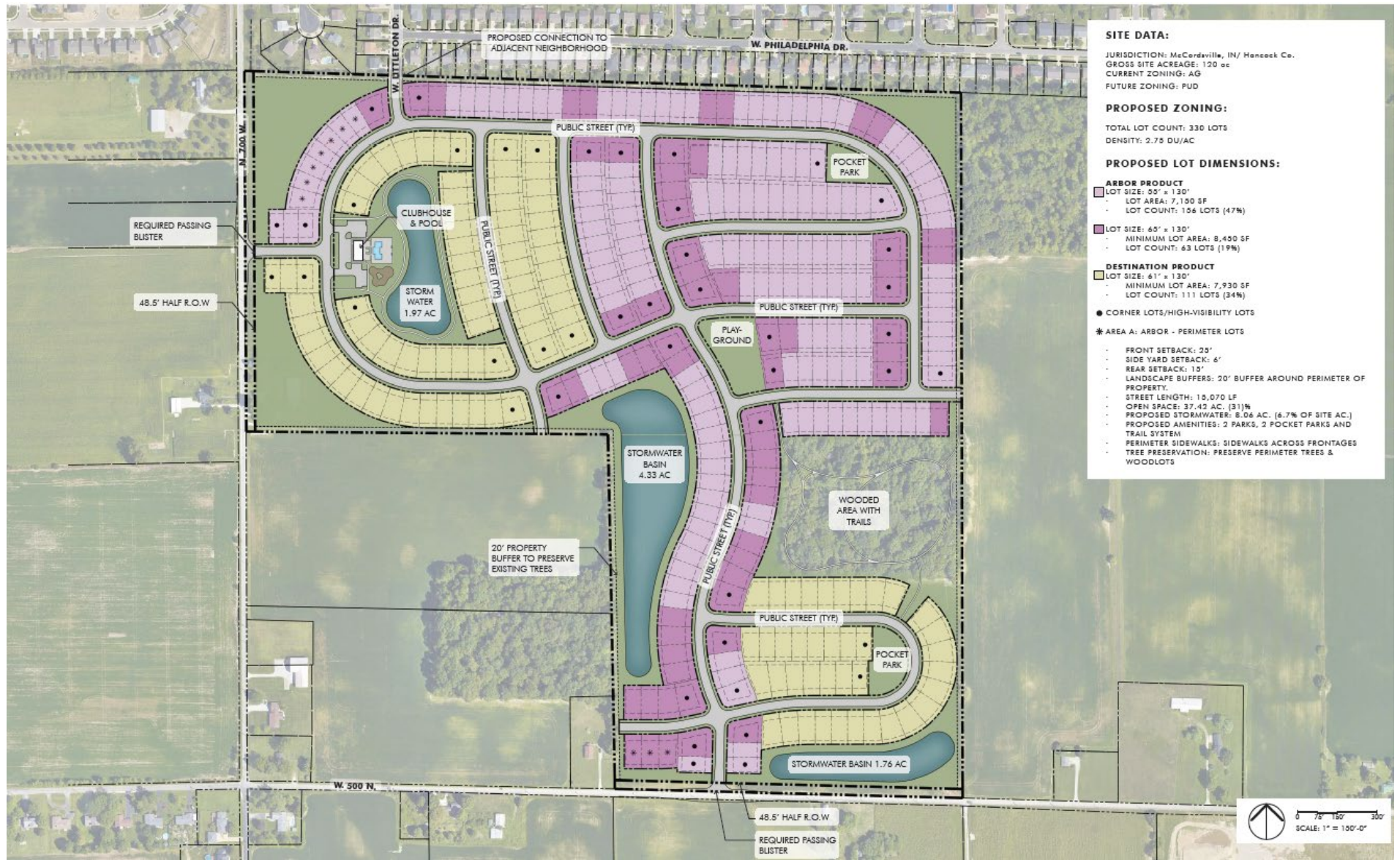


EXHIBIT C

ADJACENT ZONING MAP

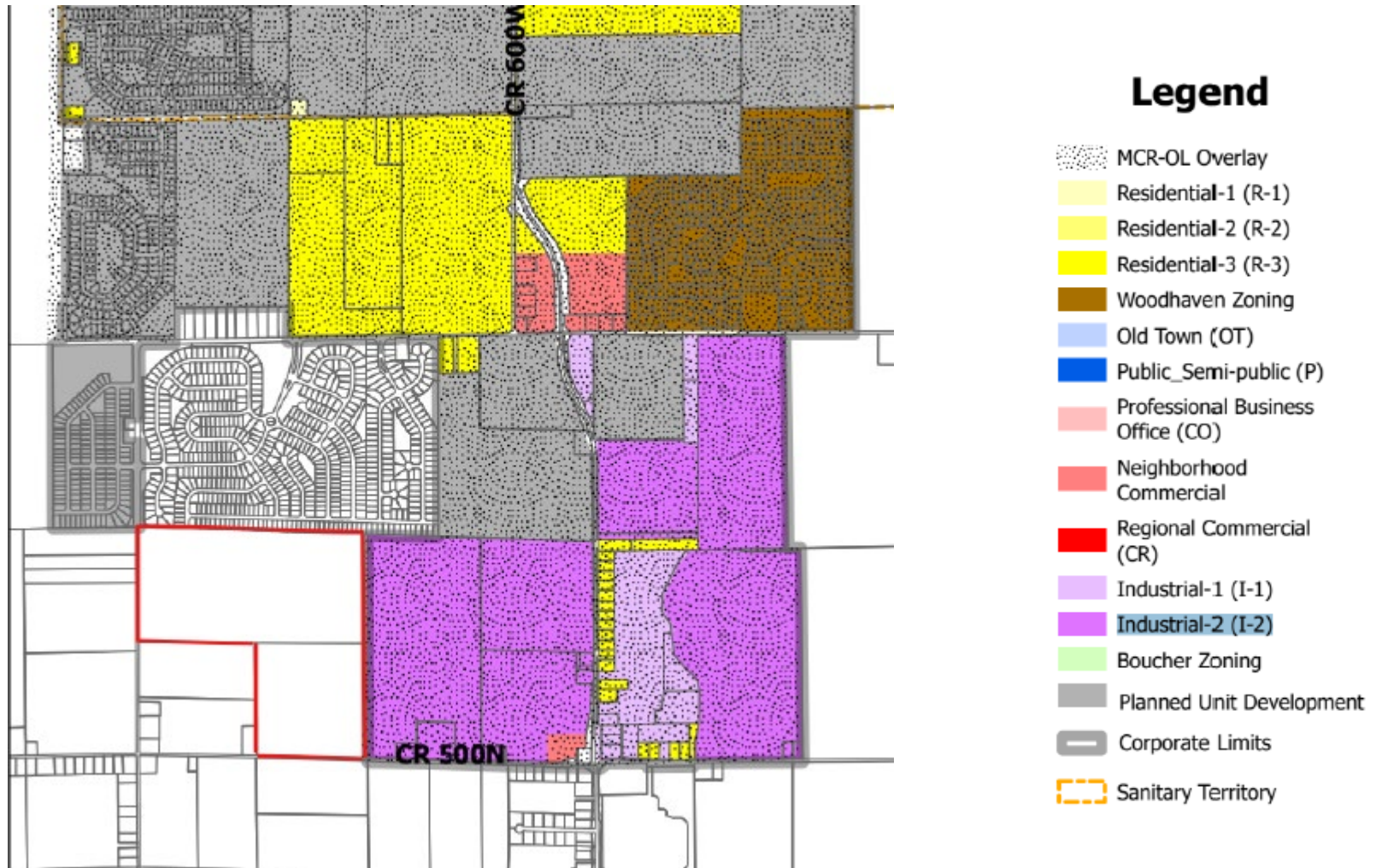


EXHIBIT D

CHARACTER
EXHIBITS

