

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, AS AMENDED, THE ZONING
ORDINANCE FOR THE TOWN OF McCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410, as amended, as the Zoning Ordinance; 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 Zoning Ordinance in order to adopt the Alexander Ridge II Planned-Unit Development (PUD) Ordinance.

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

Section 1. The real estate more particularly described in the attached “Exhibit A” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, as amended. Where this Ordinance is silent regarding standards other than Development and Architectural standards, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, applicable to R5 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).
- C. **Decorative Garage Door.** Garage doors with windows shall be considered decorative garage doors. Two (2) illustrative examples are included in Exhibit C-1. Exhibit C-1 shall not be interpreted to represent the actual decorative garage doors that will be used in this project.
- D. **Maintenance Included.** Single-family Villas include lawn mowing, fertilizer, bush trimming, and snow removal.

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 residential dwellings

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

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

Section 4. Development Standards. The Alexander Ridge II development shall have two (2) single family residential components as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as “Exhibit B”. One will be a ranch and two-story family neighborhood community identified as Area A on “Exhibit B,” and the other will be a “maintenance included” ranch style home community identified as Area B on “Exhibit B.”

A. The Development Standards for Area A shall be as follows:

- | | |
|---------------------------------------|---|
| 1. Maximum Number of Lots | 60 lots |
| 2. Minimum Lot Area | 8,750 square feet |
| 3. Minimum Lot Width at Building Line | 70 feet |
| 4. Minimum Front Yard Setback | 30 feet |
| 5. Minimum Side Yard Setback | 5 feet |
| 6. Minimum Rear Yard Setback | 15 feet |
| 7. Minimum Livable Floor Area | 1,800 square feet (single story)
1,950 square feet (multi story) |
| 8. Maximum Lot Coverage | 50% |
| 9. Maximum Height – Principal | 35 feet |

B. The Development Standards for Area B shall be as follows:

- | | |
|---------------------------------------|---|
| 1. Maximum Number of Lots | 47 lots |
| 2. Minimum Lot Area | 7,200 square feet |
| 3. Minimum Lot Width at Building Line | 60 feet |
| 4. Minimum Front Yard Setback | 25 feet |
| 5. Minimum Side Yard Setback | 6 feet |
| 6. Minimum Rear Yard Setback | 15 feet |
| 7. Minimum Livable Floor Area | 1,400 square feet (single story)
1,500 square feet (multi story) |
| 8. Minimum Ground Floor Living Area | 900 square feet (multi story) |
| 9. Maximum Lot Coverage | 60% |
| 10. Maximum Height – Principal | 35 feet |

The Alexander Ridge II PUD will provide a minimum of 25% open space as generally shown on the Concept Plan. Drainage facilities shall be permitted as part of the open space calculation. The gross density of the Alexander Ridge II PUD will not exceed 2.13 units per acre.

C. Architectural Standards:

The Architectural requirements for the Real Estate are attached as “Exhibit C”.

D. Perimeter Landscape Standards:

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

1. The developer shall establish an aesthetic landscape buffer along the frontage of CR 500 West and frontage of CR 900 North as depicted on the attached “Exhibit B”. Said buffer shall consist of the following per 100 feet of frontage:
 - a. Three (3) evergreen trees averaging 5-6 feet in height.
 - b. Two (2) ornamental tree with a minimum 2” caliper.
 - c. Two (2) deciduous shade tree with a minimum 2” caliper.
 - d. Five (5) shrubs a minimum of 24” at time of planting.
 - e. Undulating mounding a minimum of three (3) feet in height with a maximum slope of 3:1 shall be installed along the frontage of CR 500 West and CR 900 North, except where detention facilities are located immediately adjacent to the right-of-way.
2. The entrance drive shall feature a landscaped median with a minimum landscape bed width of twelve (12) feet. This bed shall feature turf grass and mulch areas. Mulch areas shall feature flowers and shrubs. Additionally, trees appropriate for the space shall be included in the center of the median. This median shall extend to the first internal intersection.
3. The grass strip along both sides of the entrance roadway from CR 900 N to the first internal intersection shall be a minimum of ten (10) feet wide and feature street trees (from the list below) planted every forty (40) feet on center.
 - a. American Hornbeam
 - b. Green Hawthorn
 - c. Hophornbeam
 - d. Paperbark Maple
 - e. Common Hornbeam
 - f. Princeton Elm
 - g. American Elm
 - h. Yellowwood
 - i. Ginko (male only)
 - j. Street Keeper Honeylocust
 - k. Skyline Honeylocust

- l. Riverbirch
 - m. London Planetree
 - n. Zelkova
 - o. Bald Cypress
 - p. Or as otherwise approved by the Zoning Administrator
4. The common areas at the entrance shall be irrigated.

E. Pedestrian Accessibility:

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

1. There will be an eight (8) foot wide asphalt internal path system as generally depicted on the Concept Plan attached as “Exhibit B”.
2. Any path which is located back-of-curb, without a grass strip between the pedestrian facility and the curb, shall be concrete.
3. All truncated domes shall be black in color.
4. The developer shall extend the perimeter trail across Parcel ID No. 30-01-24-100-006.001-016.

F. Community Amenities:

In addition to the open space and trail network, Alexander Ridge II shall also include the following amenity features:

1. Playground structure
2. Pergola
3. Pickleball Courts

G. Lighting, Parking, and Signage:

Standards of the Town’s Zoning and Subdivision Control Ordinance regarding Lighting, Parking, and Signage applicable to R5 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, fencing, landscaping and street lighting at the entrance on CR 900 North. The signage shall include the wording “of McCordsville”.

H. Model Home:

Each Area shall be permitted up to two (2) model homes and at least one (1) model home constructed shall be one of the four (4) largest square footage floor plans offered by the builder at the time the model home permit is issued. If the builder constructs more than one (1) model, there is no restriction on the size of the second model so long as the first model complies with the above requirement.

I. Anti-Monotony Standards:

The same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the street from the subject home. There shall not be more than ten (10) percent of the houses in the subdivision with the same front elevation.

J. Roadways:

1. The Homeowner's Association for Alexander Ridge II shall be responsible for snow removal of all internal streets.
2. The Town shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
3. The following traffic improvements shall be constructed:
 - a. Acceleration and deceleration lanes, in conformance with town standards, at all access points into the development from any local-collector, collector, and/or arterial roadway.
 - b. Passing blisters or left-turn lanes, in conformance with town standards, at all access points as required by the Town Engineer.
4. Street name signage and traffic control signage shall be installed consistent with the quality and character shown on "Exhibit C-3".
5. The maximum block length shall be 1,200 feet. Any block length equal to or greater than 800 feet in length shall feature traffic calming measures, including but not limited to:
 - a. Street trees
 - b. Traffic circles
 - c. Neck-downs for pedestrian crossings
 - d. Chicanes
 - e. 90 degree turns with eyebrows

- f. Other features as approved by the Town Engineer
- 6. The developer agrees to pay any future Road Impact Fees adopted and effective at the time of any building permit(s) are issued.
- 7. An eight (8) inch yellow thermoplastic/reflective paint stripe shall be placed on the top of the curb adjacent to any fire hydrant within the subdivision. This stripe shall extend ten (10) feet out from the hydrant in both directions.
- 8. Developer shall dedicate appropriate right-of-way for future round-about at CR 900 N and CR 500 W.
- 9. The Town shall have the right to request the street stub to the south adjoining property be moved east or west, so long as it does not result in the loss of a lot, at the time of Primary Plat.

K. Miscellaneous:

- 1. Section 4.17 applies to the extent that it is not superseded by the standards of this Ordinance.
- 2. Illuminated fountains shall be installed in all wet detention facilities which are visible from CR 900 North or CR 500 West, as determined by the Zoning Administrator.
- 3. Fencing on residential lots shall be limited to ornamental black fencing featuring a “wrought-iron” style and white PVC. Fences shall not be located closer to the street than the rear corners of the home.
- 4. No home shall be rented for a period of at least thirty-six (36) months from the last date of transfer or sale, except when renting to a family member or in a case of a financial hardship that is approved by the HOA. This language shall also be added to the HOA Covenants and Declarations.
- 5. The final site design, including, but not limited to, the large perimeter common area along CR 900 North featuring wet detention flanking the entrance, and the central linear green running between the lots, shall be in keeping and as generally shown on the Concept Plan.

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.

SECTION 5. Introduced and filed on the _____ day of _____, 2025. 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 _____, 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:

Voting Opposed:

Greg Brewer, President

Greg Brewer, President

Scott Jones

Scott Jones

Dr. John Price

Dr. John Price

Dr. Bryan Burney

Dr. Bryan Burney

Chad Gooding

Chad Gooding

ATTEST:

Stephanie Crider
Clerk Treasurer

This instrument was prepared by

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.

“EXHIBIT A”

LAND 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 Stoepelwerth 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.

“EXHIBIT B”

Alexander Ridge
McCordsville, IN

Concept Plan
50 ac±



-  PUD (Area A)
Lot Size: 70' x 125'
Lot Count: 60
-  PUD (Area B)
Lot Size: 60' x 125'
Lot Count: 47

Total Lot Count: 107
Total Acres: 50.148
Open Space: 15.78 ac.
Density (u/a): 2.13 u/a



STOEPPELWERTH
February 11, 2025



Alexander Ridge II

Architectural Standards

All homes constructed in Alexander Ridge II shall include the following minimum standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.
2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. A minimum of three (3) colors will be provided for all roofing materials. Exhaust vents shall not be visible from the front of the home.
4. Vinyl siding is prohibited.
5. All homes shall feature a brick wainscot (up to the windowsill of the lowest first floor window) on all elevations. Front elevations featuring 50% or more brick shall be offered by the builder.
6. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
7. Brick on front elevations shall wrap the corners a minimum depth of 24”.
8. Perimeter lots, with homes backing up to CR 900 North or CR 500 West, shall feature the following on the rear elevation:
 - a. A minimum of one (1) gable);
 - b. A minimum of three (3) windows on a 1-story home and four (4) windows on a multi-level home.
9. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
10. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
11. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
12. There shall be no more than ten percent (10%) of the same front elevation in the subdivision.
13. The same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the street from the subject home.
14. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
15. Unless approved by the ARC, the front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
16. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

17. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
18. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
19. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
20. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty-four (440) square feet.
21. Front-loading garages shall contain a decorative garage door with windows.
22. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
23. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
24. For front-loading garages, the garage doors shall not comprise greater than forty-five percent (45%) of the width of the front elevation for a two (2) car garage and fifty percent (50%) for a three-car garage.
25. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window 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 of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
26. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
27. All homes shall include mailboxes with uniform design.
28. All homes 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.
29. All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, eight (8) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street. Tree plantings may be relocated to side or rear yards with the approval of the Zoning Administrator.
30. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.
31. All homes shall feature dusk to dawn controlled light fixtures flanking or above the garage door(s). A front porch light may also be added.
32. Community amenities, such as pool-houses, clubhouses and the like shall be required to comply with the architectural standards for the applicable district, and shall have a similar design, theme, materials, and compatible architecture as the residential structures.

33. Satellite dishes and the like are prohibited from being located on front facades and/or front roof planes.
34. Window A/C units and the like are prohibited.
35. The heavier material shall always be used below a lighter material.
36. Basements shall be offered so long as soils are suitable.
37. Elevation Approval: The Town's Architectural Review Committee ("ARC") reviewed and approved a set of home plan elevations that are on file with the Town's Planning and Building Department (the "Approved Elevations"). A sampling of the Approved Elevations are hereby incorporated as Exhibit C-2, and while they must meet the standards of the PUD, are approved by the ARC. Homes in the "Approved Elevations" do not need further review by the ARC except for anti-monotony purposes.
 - a. All homes not included in the "Approved Elevations" shall comply with the standards set forth in "Exhibit C" of this Ordinance and shall be substantially similar in quality and character to the homes in the "Approved Elevations". The Director of Planning and Building ("Director"), including his or her designees, shall review home elevations at the time of filing for a building permit for compliance. Such home(s) deemed in compliance with "Exhibit C" and determined to be in substantially similar in quality and character shall then be an Approved Elevation by the ARC.
 - b. If a proposed home does not comply with "Exhibit C" of this Ordinance, then the proposed home may be submitted for review by the ARC. The ARC may approve an elevation if it is determined the elevation is similar in quality and character to the homes in the "Approved Elevations" and is consistent with the spirit and intent of the PUD, as determined by the ARC. The ARC may also deny elevations in which they feel are not substantially similar in quality and character.

“EXHIBIT C-1”



“EXHIBIT C-2”

Illustrative Examples of the Approved Elevations



“EXHIBIT C-2”

Illustrative Examples of the Approved Elevations



“EXHIBIT C-3”

