STATEMENT OF INTENT

BDC Realty Group, LLC (Property Owner) requests the following amendments to the Villages at Brookside PUD ordinance pertaining to Sub Area F2:

SECTION 2. Definitions
The following definitions shall be included as additions to the previous definitions applicable to the Real Estate. All other words or terms shall utilize the definition or explanation provided within the Villages at Brookside PUD, as amended, or the Town of McCordsville Zoning Ordinance, as amended. In the case of a conflict, this Ordinance shall supersede.

Pick-Up Window: A designated ~~point of interaction~~ location along an exterior wall of a building where a business employee and customer may exchange goods or services that were ordered in advance. While payment may occur at the window, all ordering must be completed off-site and prior to arrival (e.g., via mobile app or website). A Pick-Up Window shall not include, nor be accompanied by, any menu boards, speaker boxes, order stations, or other means of on-site ordering. As such, a Pick-Up Window is distinct from and shall not be considered a Drive-Thru Window, and is not subject to the provisions of Section 4.10.b.

Drive-Thru Window: A designated point of interaction located on the exterior of a building or tenant space, allowing a customer to remain in their vehicle while communicating with a business employee through an order station with a pre-order menu board and audio speaker box. Customers advance to a service window to complete payment and receive goods, beverages, or food ("Services"). Drive-Thru Windows are limited to fast casual food establishments and coffee-oriented businesses where food or beverage service is the primary function of the use. One (1) Drive-Thru Window may be permitted for a financial institution within the development. No additional Drive-Thru Windows shall be permitted for retail, office, pharmacy, or other service-based businesses.

SECTION 4. Development Standards.
The Development Standards for the Real Estate shall be as described in Ordinance 111020B, with the following amendments:

    10. Miscellaneous Standards:

        b.   A maximum of three (3) businesses may be permitted to operate a Drive-Thru Window without the need for a Special Exception. Of these, two (2) drive-thru uses shall be limited to fast casual food establishments or coffee-oriented businesses, where food or beverage service is the primary use. One (1) drive-thru may be permitted for a financial institution. For the purposes of this standard, fast casual food establishments and coffee shops are not considered fast food. Fast food establishments are not permitted to operate a drive-thru on this property. None of the permitted drive-thru uses may operate as 24-hour businesses. All permitted drive-thrus may include a menu board and speaker box, subject to applicable design standards and the Town's Noise Ordinance. Drive-thru Windows are limited to Lots 3 and 4, on Exhibit B, and under no circumstance shall a Drive-Thru window be located within 275 feet of the south property line of

the Real Estate. Any permitted drive-thru is limited to the following signage:

    i.   One (1) menu-board not to exceed twenty-four (24) SF in sign area.

    ii.   One (1) pre-order menu board not to exceed twelve (12) SF in sign area.

    iii.   This pre-order menu board shall be ground-mounted.

    iv.   All drive-thru signage/menu-board shall be internally illuminated LED and be constructed with a masonry base (brick or stone (not CMU)) complimentary to the primary structure or be attached to the primary structure.

        All drive-thru signage/menu boards shall be screened from nearby residentially zoned properties with the use of landscape plantings, whose height at maturity will block the view of the signage. Buildings, mounds/berms with landscaping, or walls many also be used as a screen, as approved by the Zoning Administrator.

d. Under no circumstance shall a Pick-up window be located within 175 feet of the south property line of the Real Estate.

Exhibit B

CONCEPT SITE PLAN

NORTH

LOT 1
124286.98 sft
2.853 Acres

S 00°52'37" E   301.63'

LOT 3
1.23 Ac±

ORDER STATION
& MENU BOARD

QSR

DRIVE-THRU
WINDOW

S 03°27'12" E   522.91'

PNEUMATIC
TUBE

ATM

FINANCIAL
INSTITUION

LOT 4
2.46 Ac±

PICK-UP
WINDOW

S 00°07'23" W   649.62'

C.R. 600 W

PICK-UP
WINDOW

LOT 5
2.00 Ac±

S 00°07'23" W   522.91'

PICK-UP
WINDOW

384.70'

S 89°14'42" W   399.21'

EXISTING DETENTION POND