

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCES NO. 121410 and 110921,
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 the Zoning Ordinance and Ordinance No. 110921 as the Colonnade Planned Unit Development Ordinance (the “Colonnade PUD”); 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 and the Colonnade PUD in order to adopt the Colonnade Amendment Planned Unit Development Ordinance (the “Colonnade Amendment PUD”).

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance Nos. 121410 and 110921 are hereby amended as follows:

Section 1. This Amendment Ordinance applies to the real estate more particularly described in the Legal Description, attached hereto as “**Exhibit A**” (the “Real Estate”).

Section 2. Applicability of Ordinance. Except as modified by this Ordinance, all other provisions of Ordinances Nos. 121410 and 110921 shall remain in effect with the adoption of this Ordinance. All provisions and representations of Ordinances listed above that conflict with the provisions of this Ordinance are hereby rescinded and shall be superseded by the terms of this Ordinance.

Section 3. Development Standards. Nos. 2, 3, and 10 of Area A in Exhibit C of the Colonnade PUD Ordinance No. 110921 shall be amended to read as follows:

2. All townhome buildings shall be two (2) or three (3) stories, and at least two (2) units in each building shall contain a third floor, except in Area A of Section 4, where all townhome units shall be no less than two (2) stories.

3. All townhome buildings shall feature a minimum of 50% brick or stone on any façade facing a street (not including an alley). Buildings may have less than 50% brick or stone on such façade if the elevation is consistent with the character and quality of the elevations as shown on “Exhibit D-1”. The ARC may also approve townhome buildings to have less than 50% 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. Notwithstanding the foregoing, townhome buildings in Area A of Section 4 may feature less than 50% brick or stone on façades facing a street, provided the elevations substantially comply with the revised elevations included in Exhibit C of this amendment, as submitted and reviewed by the ARC.

10. All homes shall have a minimum of three (3) windows on the front façade and a minimum of three (3) windows on the rear façade. Notwithstanding the foregoing, homes in Area

A of Section 4 may have fewer than three (3) windows on the rear façade, provided the rear elevations substantially comply with the revised elevations included in Exhibit C of this amendment, as submitted and reviewed by the ARC.

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.

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:

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

Chad D. Gooding

Dr. John Price

ATTEST:

Stephanie Crider, Clerk-Treasurer

Voting Opposed:

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

Chad D. Gooding

Dr. John Price

This instrument prepared by: Ryan Crum, Town of McCordsville, 6280 Vail Road, McCordsville, IN 46055

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. – Ryan Crum

“Exhibit A”

LEGAL DESCRIPTION

Oaklandon Associates

The East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at a bronze monument marking the Southeast corner of said Half Quarter Section; thence South 88 degrees 47 minutes 28 seconds West (assumed bearing) along the South line of said Half Quarter Section 1340.89 feet to the Southwest corner of said Half Quarter Section; thence North 00 degrees 04 minutes 19 seconds East along the West line of said Half Quarter Section 2635.08 feet to the Northwest corner of said Half Quarter Section, thence North 88 degrees 22 minutes 52 seconds East along the North line of said Half Quarter Section 1343.69 feet to the Northeast corner of said Half Quarter Section; thence South 00 degrees 07 minutes 38 seconds West along the East line of said Half Quarter Section 2644.76 feet to the Point of Beginning, containing 81.319 acres, more or less.

Don Kingen Farms Inc.


A part of the West Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 21 minutes 44 seconds East along the South line of said Quarter Section a distance of 939.00 feet to the Point of Beginning of this description, said point being the Southeast corner of real estate described in Instrument Number 2001-17190 (Parcel I) in the Office of the Recorder, Hancock County, Indiana; thence North 00 degrees 24 minutes 34 seconds West along the East line of said real estate a distance of 1748.07 feet to the Southeast corner of Parcel II in said Instrument Number 2001-17190; thence North 31 degrees 50 minutes 21 seconds East along the Southeasterly line of said Parcel II, a distance of 253.68 feet to the approximate centerline of the Stansbury Ditch and the Southwesterly line of Dammann's Minor Subdivision as recorded in said Recorder's Office as Slide 119 in Plat Cabinet C; thence South 58 degrees 09 minutes 29 seconds East along said Southwesterly line a distance of 317.01 feet to the East line of said West Half; thence South 00 degrees 21 minutes 14 seconds East along the East line, a distance of 1784.83 feet to the Southeast corner of said West Half; thence South 88 degrees 21 minutes 44 seconds West along the South line of said West Half 401.83 feet to the point of beginning. Said to contain 17.249 acres more or less, in Hancock County, Indiana.

“Exhibit B”



 = Existing PUD

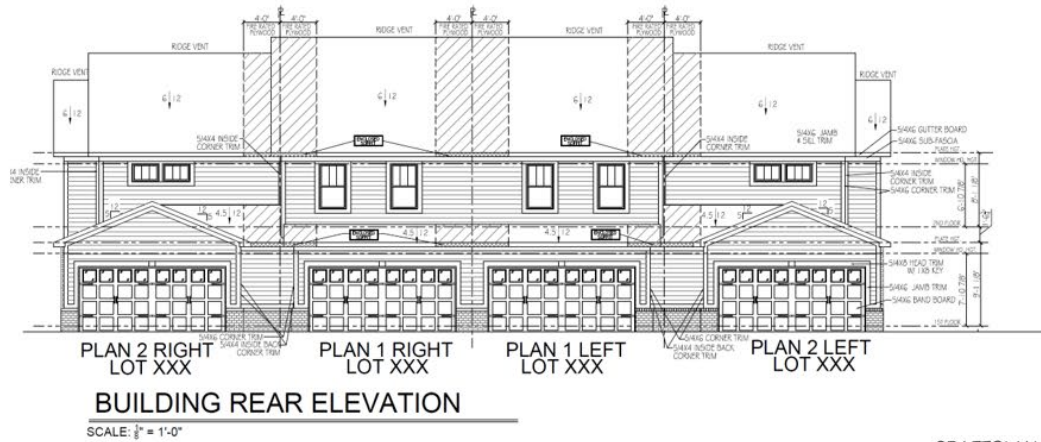
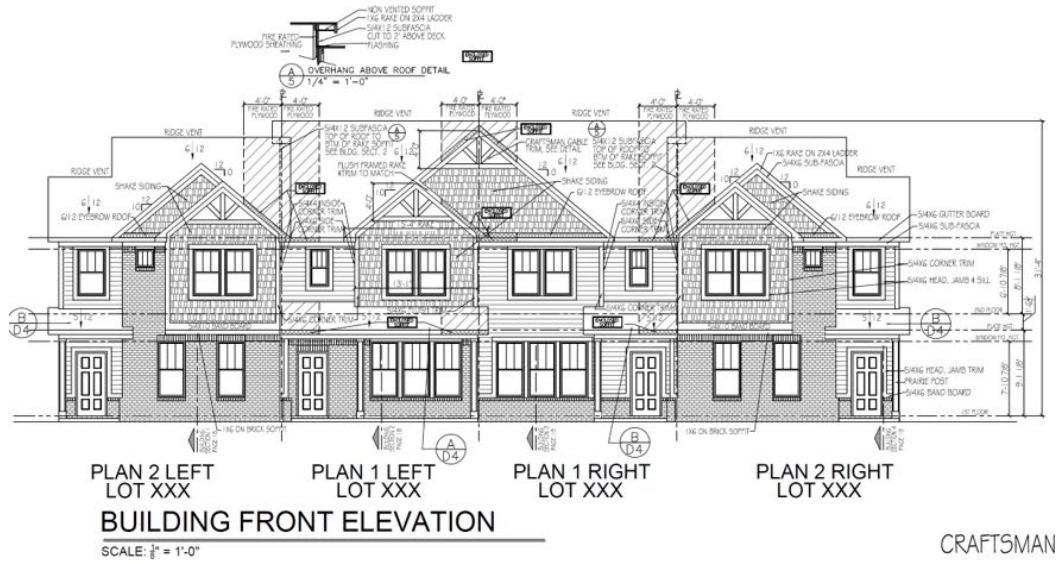
 = Requested Area for PUD Amendment

“Exhibit C”

Proposed Elevation: Four-Unit Craftsman



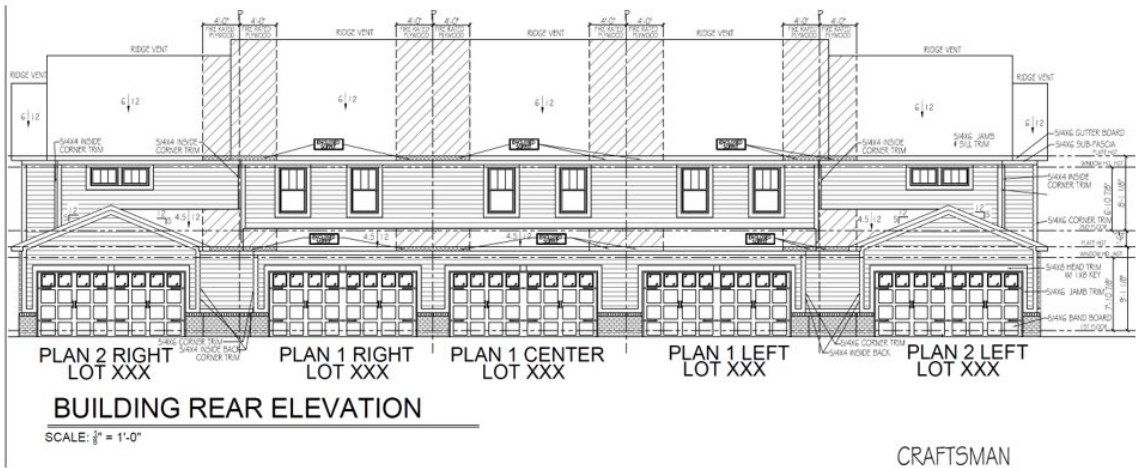
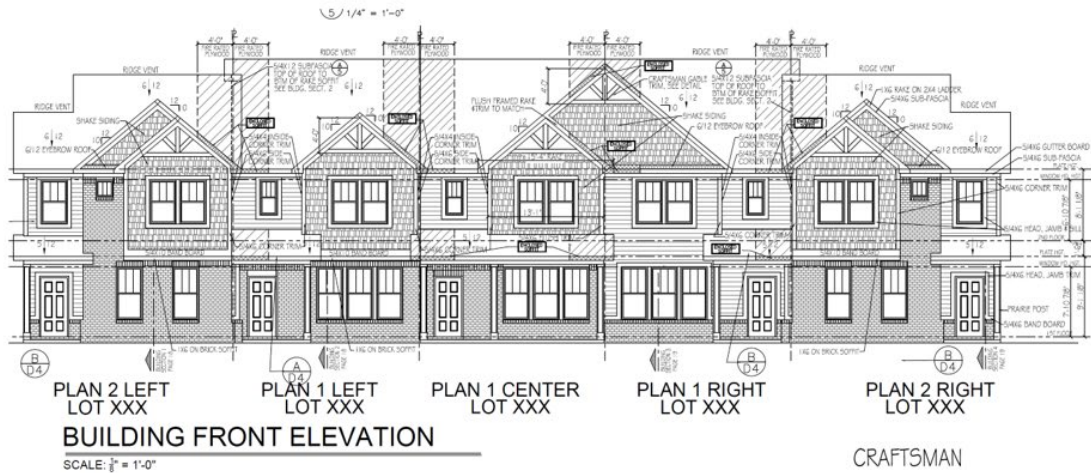
4-Unit 2-Story Townhome Design – Craftsman Elevation



Proposed Elevation: Five-Unit Craftsman



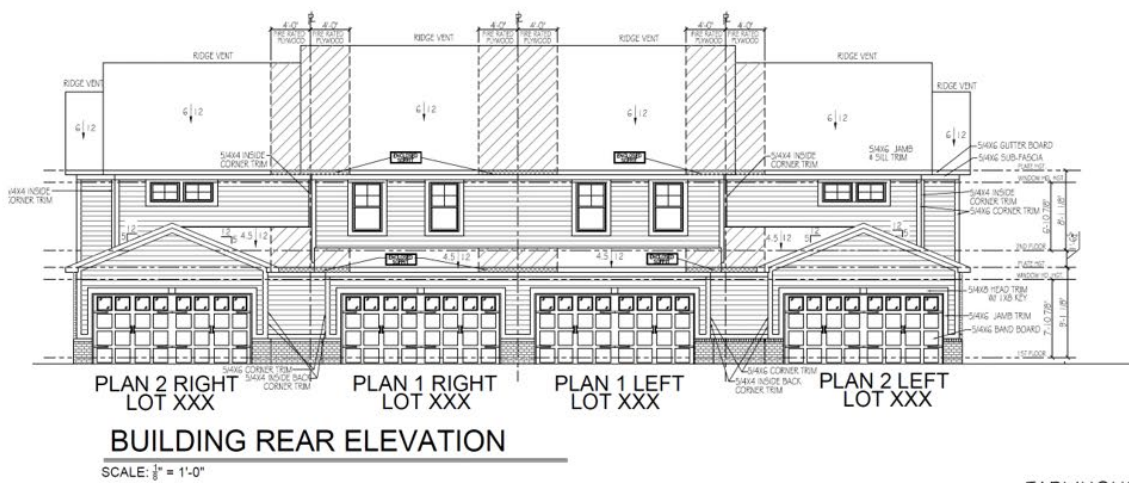
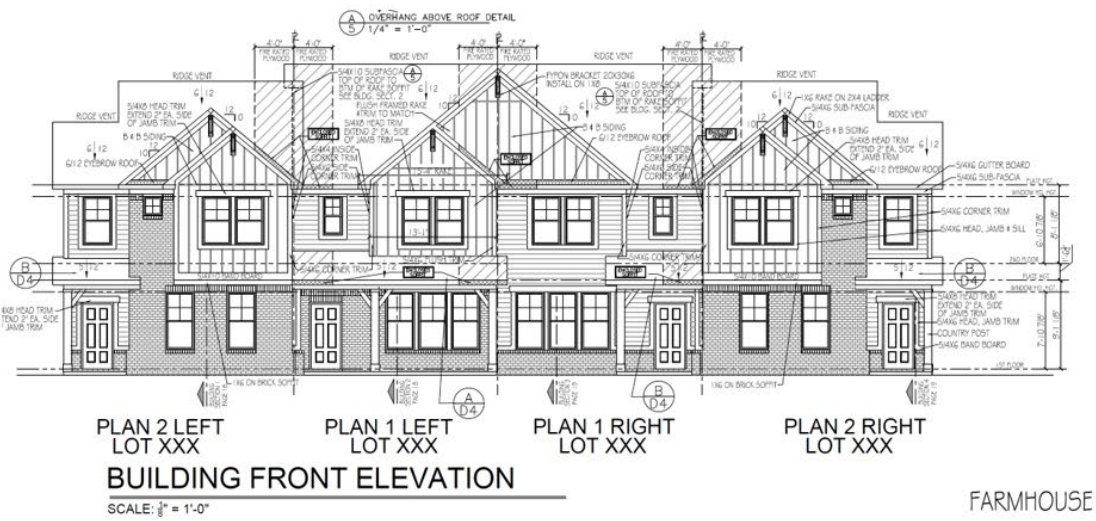
5-Unit 2-Story Townhome Design – Craftsman Elevation



Proposed Elevations: Four-Unit Farmhouse



4-Unit 2-Story Townhome Design – Farmhouse Elevation



A wide-angle photograph of a modern townhome development. The image shows a long row of townhome units, each with a two-story design. The exterior features a mix of grey horizontal siding and dark grey or black vertical siding. White trim is used for the window frames, door frames, and roofline details. The roofs are dark grey shingles with white gable accents. Each unit has a small front porch supported by white columns. The townhomes are set on a green lawn with a paved sidewalk in front. The sky is blue with scattered white clouds.

BUILDING FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

FARMHOUSE

PLAN 2 RIGHT LOT XXX

PLAN 1 RIGHT LOT XXX

PLAN 1 CENTER LOT XXX

PLAN 1 LEFT LOT XXX

PLAN 2 LEFT LOT XXX

BUILDING REAR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

FARMHOUSE