

Planning & Building Department
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McCordsville, IN 46055
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Public Hearing Information

Case #: PC-19-001

Title: Oakcrest (Developer – Pulte Homes)

Meeting Date: Tuesday, February 19, 2019 at 6:30 p.m. at McCordsville Town Hall

*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, February 15, 2019. Go to www.mccordsville.org and click on “Agendas & Minutes”.

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, 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

WHEREAS, the Town Council of McCordsville, Indiana, has, after a public hearing was held on _____, 2019, received a favorable recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Oakcrest Planned Unit Development (“PUD”) Ordinance.

THEREFORE BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 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 R3 Zoning, shall apply.

SECTION 2. 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 3. Development Standards. The Oakcrest development shall have one (1) single family residential component as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as "Exhibit B".

A. The Development Standards shall be as follows:

- | | |
|---------------------------------------|---|
| 1. Maximum Number of Lots | 55 lots |
| 2. Minimum Lot Area | 7,800 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 | 25 feet |
| 7. Minimum Livable Floor Area | 1,600 square feet (single story)
1,800 square feet (multi story) |
| 8. Maximum Lot Coverage | 45% |
| 9. Maximum Height – Principal | 35 feet |

B. 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" if the standards conflict with a historical architectural style.

C. Perimeter Landscape Standards.

1. The developer shall establish an aesthetic landscape buffer along the frontage on CR700W. Said buffer shall consist of the following per 100 feet of frontage:

- (a) Three (3) evergreen trees averaging 5-6 feet in height.
- (b) One (1) ornamental tree with a minimum 2" caliper.
- (c) One (1) deciduous shade tree with a minimum 2" caliper.
- (d) 3'-5' high continuous mounding shall be installed along the frontage of CR 700 West.

2. The developer shall install retention ponds as shown on "Exhibit B". The pond will have a decorative fountain that will be maintained by the homeowner's association.

D. Multi-Use Paths. There will be an 8' wide asphalt perimeter path along the project frontage of CR 700 West. There will be an 8' wide asphalt internal path system as generally depicted on the Concept Plan.

E. 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:

- (a) 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 each of the entries on CR 700 West as shown on "Exhibit D".
- (b) Lighting units which shall include a pole, luminaire, and all other necessary parts and equipment, shall be placed at the entrance of the community, midway point between the entrance and interior intersection, interior intersection, and the entrance of the cul-de-sac for a total of four (4) lighting units within the Oakcrest district.

F. Model Home. The model home constructed shall be one of the four 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 model, there is no restriction on the size of the second model so long as the first model complies with the above requirement.

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 _____, 2017. 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 _____, 2019 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

(signature pages to follow)

TOWN OF MCCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Voting Opposed:

Barry Wood, President

Barry Wood, President

Branden Williams

Branden Williams

Tom Strayer

Tom Strayer

Larry Longman

Larry Longman

Bryan Burney

Bryan Burney

ATTEST:

Catherine C. Gardner
Clerk Treasurer

This instrument was prepared by Ronald R. Pritzke, Pritzke & Davis, LLP, 728 N. State St.,
P. O. Box 39, Greenfield, IN 46140.

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. – Ronald R. Pritzke

“EXHIBIT A”

Legal Description

Part of Block “A” in Deer Crossing Block “A” Record Plat, the plat of which is recorded in Plat Cabinet C, Slide 25, Instrument Number 2009063 in the Office of the Recorder of Hancock County, Indiana, and also part of the Northwest Quarter of Section 23, Township 17 North, Range 5 East of the Second Principal Meridian, all in Vernon Township, Hancock County, Indiana, more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, said point being marked by a Harrison monument; thence South 00 degrees 06 minutes 06 seconds West (grid bearing based upon Indiana State Plane – East Zone (NAD83, 2011, EPOCH 2010.0000) along the west line of said Northwest Quarter a distance of 1149.86 feet to the northwest corner of a 7.00-acre tract of land described in Instrument Number 040009601 in said Recorder’s Office, said corner being the POINT OF BEGINNING; thence North 89 degrees 12 minutes 05 seconds East along the north line of said tract a distance of 1333.83 feet to the west line of said Deer Crossing Block “A” Record Plat; thence North 00 degrees 05 minutes 57 seconds East along the west line of said plat a distance of 390.65 feet; thence North 89 degrees 12 minutes 05 seconds East a distance of 573.65 feet to the east line of said plat; thence South 00 degrees 05 minutes 57 seconds West along said east line a distance of 759.44 feet to the southeast corner of said plat; thence South 89 degrees 12 minutes 05 seconds West along the south line of said plat a distance of 573.65 feet to the southwest corner thereof, being also a northwest corner of Deer Crossing, Section Five, the plat of which is recorded in Plat Cabinet C, Slide 256, Instrument Number 070007012 in said Recorder’s Office; thence South 00 degrees 05 minutes 57 seconds West along a west line of said Deer Crossing, Section Five a distance of 120.99 feet; thence South 89 degrees 12 minutes 05 seconds West along a north line of said Deer Crossing, Section Five and the north line of Deer Crossing, Section Four, the plat of which is recorded in Plat Cabinet C, Slide 190, Instrument Number 050000802 in said Recorder’s Office a distance of 1333.85 feet to said west line of said Northwest Quarter; thence North 00 degrees 06 minutes 06 seconds East along said west line a distance of 489.79 feet to the POINT OF BEGINNING, containing 24.996 acres, more or less.

“EXHIBIT B”

Preliminary PUD Plan/Concept Plan

(see attached)

“EXHIBIT C”

Architectural Standards

1. 3 tab shingles.
2. Main 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 homes, the main roof pitch shall be 5:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the home design warrants a change.
3. All siding shall be brick, stone, wood, cement fiber board or stucco.
4. Vinyl siding is prohibited.
5. Except as provided in subsection 6, below, a minimum of seventy-five percent (75%) of the homes 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) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten and shake.
6. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front façade; provided, however, that not more than five (5) homes within the Oakcrest development may utilize this exception to allow a home with no brick, and any home utilizing this exception for no brick shall be located at least two Lots away from another home utilizing this exception for no brick.
7. The front elevation of any two-story home shall contain one (1) two-foot or greater step back and two (2) ridgelines.
8. Minimum roof overhang of eleven inches on all sides of a house as measured from the exterior wall framing to the fascia board.
9. The rear elevation of homes on lots identified on “Exhibit C-1” shall contain one two-foot or greater step back and one (1) gable.
10. The rear elevation of homes on lots identified on “Exhibit C-1” shall contain at least one (1) of the following: (i) four sides 1st brick wrap, (ii) four-sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room, or (vi) covered porch.
11. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
12. Unless approved by the ARC, the front porch columns shall be a minimum of 6” by 6”.
13. 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. A service door may count as one (1) window.
14. 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 three (3) windows and one (1) service door.

¹ Historical architectural styles are styles such as Heartland, Craftsman, Northern Craftsman, and Prairie or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing.

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15. 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.
 16. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one inch by four inch wood or vinyl surround, shutters, decorative trim, or headers.
 17. All homes shall contain a minimum of a two (2) car garage with a minimum width or depth of 20'.
 18. Front-loading garages shall contain a decorative garage door similar to those depicted on "Exhibit E".
 19. 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.
 20. 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.
 21. All homes shall include tandem mailboxes with uniform design. In the event of an odd number of lots, the leftover lot may have a single mailbox.
 22. All homes shall be landscaped with a minimum of (1) deciduous tree, two (2) ornamental trees and eight (8) shrubs planted along the front foundation of the primary structure.
 23. 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 a full sod package.

"EXHIBIT C-1"

REAR ELEVATION LOTS

(see attached)

CARROLL ROAD

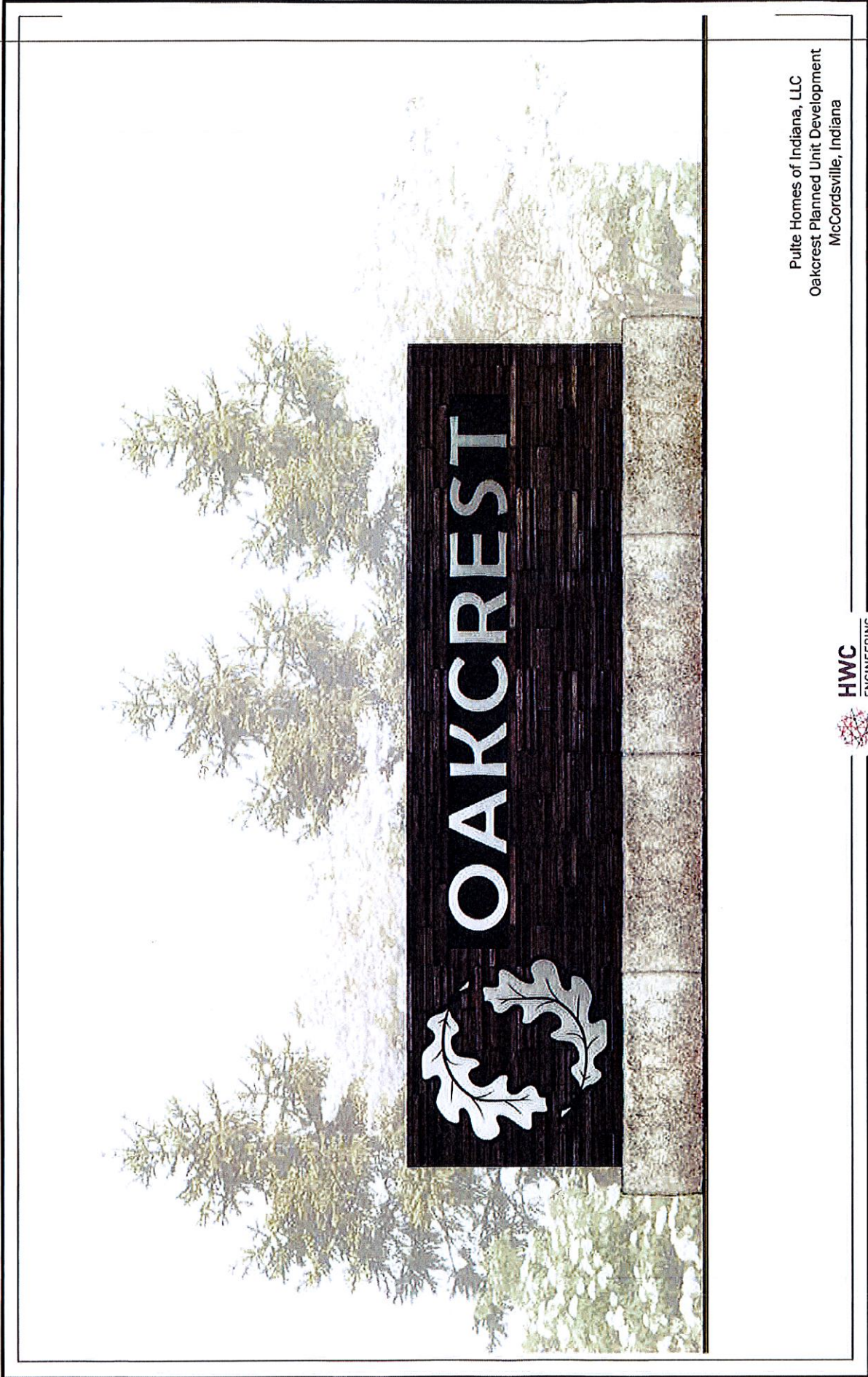


EXISTING TREES
& MOUND

"EXHIBIT D"

ENTRY MONUMENTATION

(see attached)



Pulte Homes of Indiana, LLC
Oakcrest Planned Unit Development
McCordsville, Indiana





5'-6" Ht.

1'-6" Ht.

Stainless Steel Leaf Cutout



Limestone Block, Rough Cut



Black or Dark Grey Ledgestone



Stainless Steel Letters on Dark Grey Background

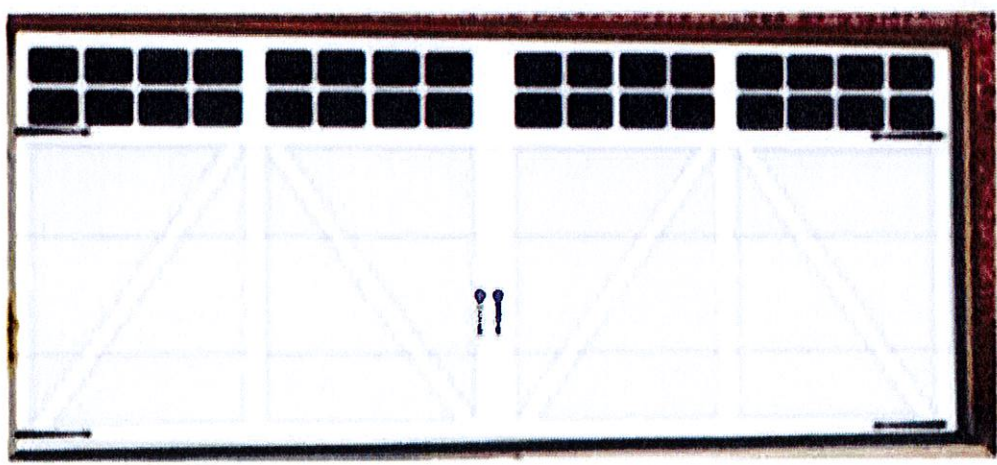
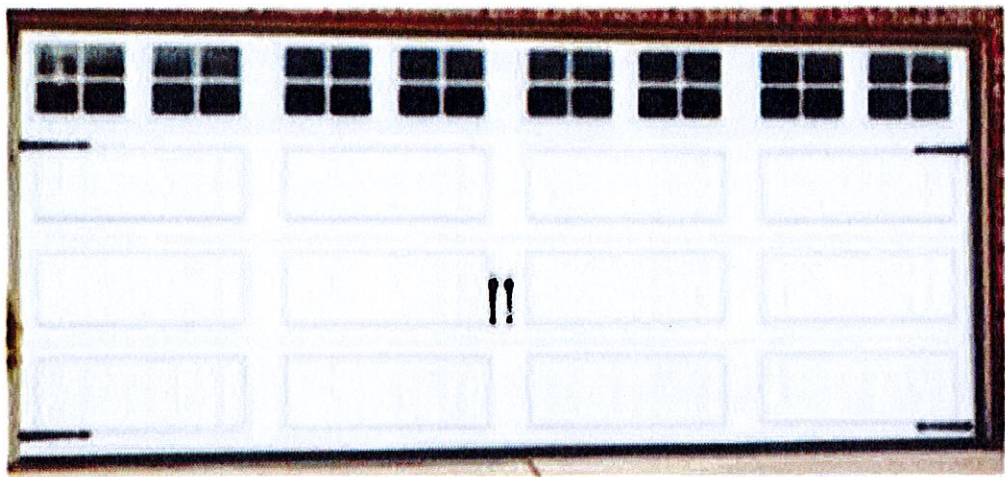
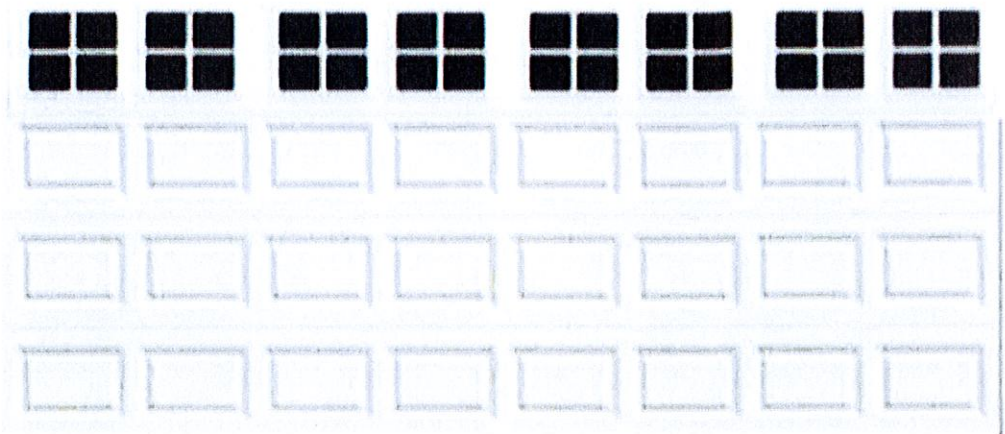


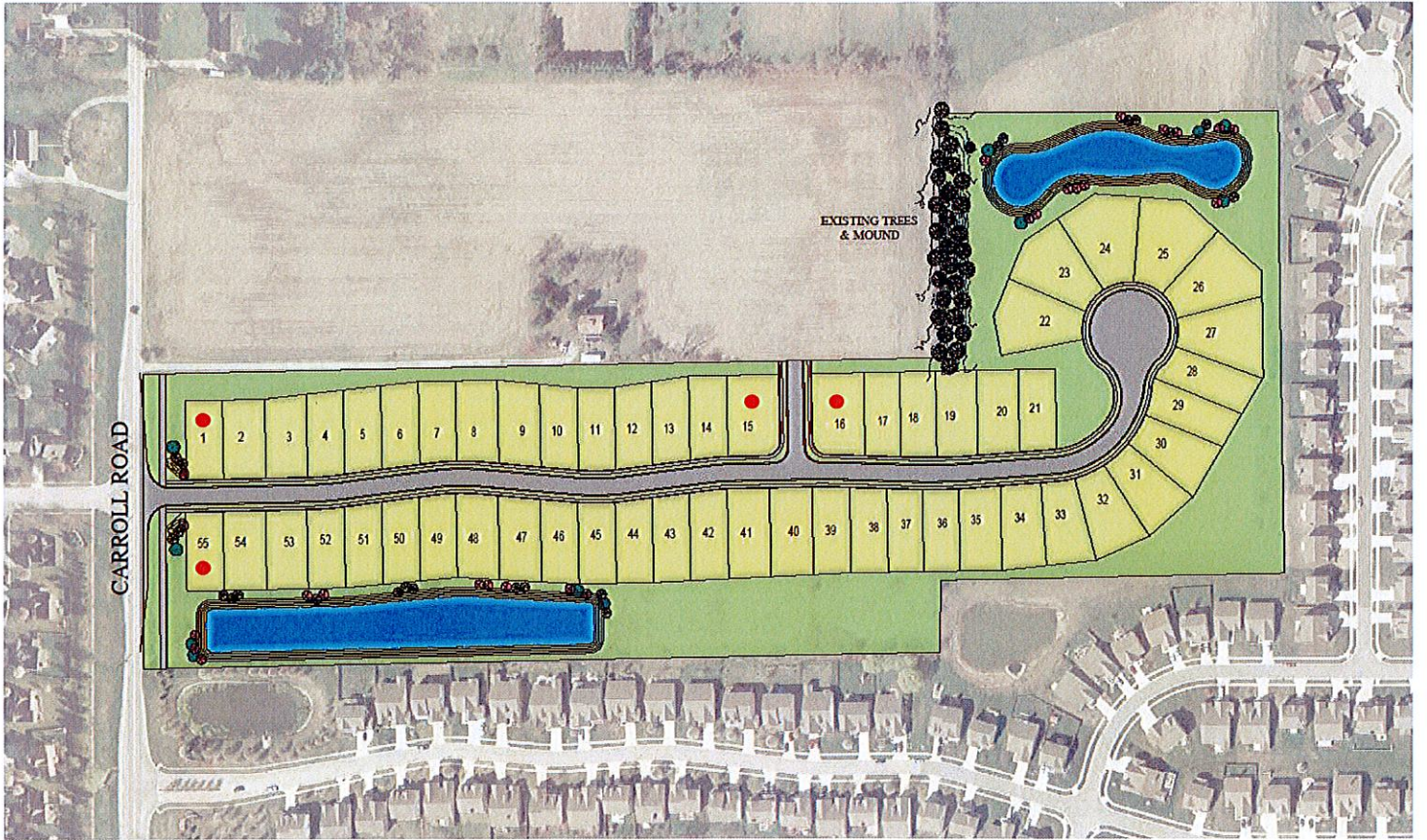
Pulte Homes of Indiana, LLC
Oakcrest Planned Unit Development
McCordsville, Indiana

"EXHIBIT E"

DECORATIVE GARAGE DOORS

(see attached)







Pulte Homes of Indiana, LLC
Oakcrest Planned Unit Development
McCordsville, Indiana





Stainless Steel Leaf Cutout



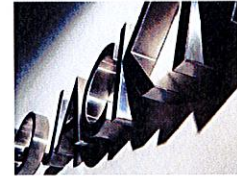
Limestone Block, Rough Cut



Black or Dark Grey LedgeStone



Stainless Steel Letters on Dark Grey Background



Pulte Homes of Indiana, LLC
 Oakcrest Planned Unit Development
 McCordsville, Indiana

