



Planning & Building Department
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PUBLIC HEARING INFORMATION

Case #: PC-20-022

Title: Rezone from R-1 to Winridge PUD, for approximately 14 acres

Meeting Date: this zoning petition is currently scheduled to be heard at the January 19th Plan Commission meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".

STATEMENT OF INTENT

The Pulte Group seeks approval of a Plan Unit Development (“PUD”) consisting of 35 lots situated on 14.5 +/- acres with an entry drive from CR1000N, and featuring a cul-de-loop with green space center and additional common areas/open space.

The PUD provides for the construction of 35 single-family residences from Pulte’s Landings series of home designs. Homes in this series exhibit architectural features consistent with elements of Craftsmen and Prairie Style design. The contemplated PUD is evidenced by the Site Concept Plan presented to the McCordsville Town Council on December 8, 2020.



(E. 96TH STREET)

LAKE
C.A

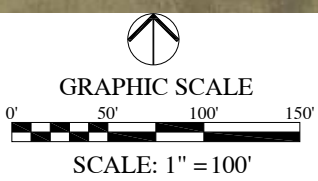
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Plot Date: Dec 14, 2020 Plot Time: 1:11pm File Name: W:\Pulte Homes\2020-218-S Pulte- McCordsville Monterotondo\Design\Renderings\Monterotondo Property - Layout F MColor.dwg. Layout: MColor Exhibit By: dchesterfield



**MONTEROTONDO PROPERTY
LAYOUT F COLOR EXHIBIT**

McCORDSVILLE, INDIANA
DECEMBER 14, 2020



"EXHIBIT A"

Part of the Northeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HW Engineering Job Number 2020-248, dated December 9, 2020, more particularly described as follows:

COMMENCING at the northwest corner of said Northeast Quarter, marked by a Harrison monument; thence North 86 degrees 19 minutes 58 seconds East (assumed bearing per an ALTA/NSPS Land Title Survey prepared by Claude M. Quillen, Stoepelwerth & Associates, recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana) along the north line of said Northeast Quarter a distance of 446.00 feet to the POINT OF BEGINNING; thence continuing North 86 degrees 19 minutes 58 seconds East along said north line a distance of 378.00 feet; thence South 00 degrees 13 minutes 42 seconds West parallel with the west line of said Northeast Quarter a distance of 217.80 feet; thence North 86 degrees 19 minutes 58 seconds East parallel with said north line of said Northeast Quarter a distance of 200.00 feet to a west line of McCord Pointe, Section 1B, the plat of which is recorded in Plat Cabinet D, Slide 50-52, as Instrument Number 201901878 in said Recorder's Office; thence South 00 degrees 13 minutes 42 seconds West along said west line and a west line of McCord Pointe, Section 1A, the plat of which is recorded in Plat Cabinet D, Slide 45, as Instrument Number 201900250 in said Recorder's Office a distance of 937.20 feet to a northeast corner of McCord Pointe, Section 2, the plat of which is recorded in Plat Cabinet D, Slide 90, as Instrument Number 202004538 in said Recorder's Office; thence South 86 degrees 34 minutes 27 seconds West along a north line of said McCord Pointe, Section 2 and a north line of McCord Pointe, Section 4 a distance of 577.84 feet; thence North 00 degrees 13 minutes 42 seconds East parallel with said west line of said Northeast Quarter a distance of 1152.56 feet to the POINT OF BEGINNING, containing 14.277 acres, more or less.