



Planning & Building Department
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McCordsville, IN 46055
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PUBLIC HEARING INFORMATION

Case #: PC-22-017

Title: Cityscape Residential's request for rezone of +/- 56 acres, located on two parcels, one at the southwest corner of CR 600W & CR 600N and one near the southeast corner of CR 600W & CR 600N, from CN & I-2 to Cityscape Residential PUD

Meeting Date: this petition is currently scheduled to be heard at the October 18th 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.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 _____, 2022, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Cityscape Residential 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, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, shall apply as described below:

1. District A-1: MF-2 Zoning District
2. District A-2: CN Zoning District
3. District B: MF-1 Zoning District

Section 2. Intent. The Cityscape Residential PUD provides strict design requirements which are compiled with the intent to produce the following:

1. District A shall be a mixed-use development, featuring a traditional multi-family apartment district and a commercial district that are integrated to produce a cohesive mixed-use development.
2. District B shall be a medium-density townhome community.
3. Building design shall feature high quality, durable, timeless materials.
4. Amenities and open space shall be provided for each residential community and shall be for the exclusive use for said communities. District A-1 shall include active recreational areas such as pools and/or sport courts, and common area building(s). District B shall include open space and amenities such as a swimming facility, although additional amenities are allowed in each district.
5. All buildings shall relate to a modern farmhouse, cottage, or similar vernacular architectural style.

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:

- District A-1 – multi-family apartment homes
- District A-2 – commercial uses as described in Exhibit B
- District B – townhomes

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 Cityscape Residential development shall have three (3) districts as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as "Exhibit C". All development in Districts A-1 and B shall comply generally with the Concept Plan. All development shall comply with the following standards:

A. The Development Standards – District A-1 – Apartments

- | | |
|---|---|
| 1. Maximum Number of Lots/Blocks | NA |
| 2. Minimum Lot Width | NA |
| 3. Perimeter Setbacks: | |
| a. Minimum Setback on 600N | 50 feet |
| b. Minimum West Property Line Setback | 30 feet |
| c. Minimum South Property Line Setback | 30 feet |
| d. Minimum East Property Line Setback | 20 feet |
| 4. Internal Setbacks: | |
| a. Minimum Front-yard Setback* | Equal to height of building, or 30' whichever is less |
| b. Minimum Building Separation | 30 feet |
| 5. Minimum Livable Floor Area (Dwelling Unit) | |
| a. Studio (max 5% of units) | 500 Square Feet |
| b. One Bedroom | 650 Square Feet |
| c. Two+ Bedroom | 950 Square Feet |
| 6. Maximum Height-Principal | 56 feet |
| 7. Minimum Height-Principal | 24 feet |
| 8. Maximum Dwelling Units per Building | 50 |
| 9. Maximum No. of Accessory Structures** | 3 |
| 10. Maximum No. of Residential Units | 256 |
| 11. Minimum Open Space*** | 40% |
| 12. Minimum District Size: | 13.5 acres (prior to ROW dedication) |
- *Front-yard setback shall be measured from the closest façade (or portion thereof) to the nearest street curb, parking lot curb, or internal sidewalk.

**Examples of accessory structures are pool-houses, clubhouses, maintenance shops, and the like. Athletic courts, trash enclosures, mail kiosks, detached garages, and the like shall not be considered accessory structures for the purpose of this quantity limitation but shall be considered accessory structures for all other purposes. Carports shall not be permitted.

***Open space is permitted to contain the required drainage facilities as part of the minimum open space calculation.

B. The Development Standards – District A-2 – Neighborhood Commercial

Shall comply with the Neighborhood Commercial (CN) standards.

C. The Development Standards – District B – Townhomes

- | | |
|---|------------------------------------|
| 1. Maximum Number of Lots/Block | NA |
| 2. Minimum Lot Area | NA |
| 3. Minimum Lot Width | NA |
| 4. Perimeter Setbacks: | |
| a. Minimum Setback on 600N | 50 feet |
| b. Minimum West Property Line Setback | 20 feet |
| c. Minimum South Property Line Setback | 20 feet |
| d. Minimum East Property Line Setback | 40 feet |
| 5. Internal Setbacks: | |
| a. Minimum Front-yard Setback* | 25 feet |
| b. Minimum Building Separation** | 20 feet |
| 6. Minimum Livable Floor Area (Dwelling Unit) | 1,000 Square Feet |
| 7. Maximum Height-Principal | 35 feet |
| 8. Minimum Height-Principal | 18 feet |
| 9. Maximum No. of Dwellings per Building | 8 |
| 10. Maximum No. of Accessory Structures*** | 3 |
| 11. Maximum No. of Residential Units | 166 |
| 12. Minimum Open Space**** | 40% |
| 13. Minimum District Size: | 29 acres (prior to ROW dedication) |

*Front-yard setback shall be measured from the closest façade (or portion thereof) to the nearest street curb, parking lot curb, or internal sidewalk.

** Building separation shall be calculated between primary surfaces and shall not include soffits, porches, or similar open overhangs.

*** Examples of accessory structures are pool-houses, clubhouses, maintenance shops, sheds, and the like. Athletic courts, trash enclosures, mail kiosks, and the like shall not be considered accessory structures for the purpose of this quantity limitation but shall be considered accessory structures for all other purposes. Carports shall not be permitted.

***** Open space is permitted to contain the required drainage facilities as part of the minimum open space calculation.

D. Architectural Standards:

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

E. Landscaping Standards:

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

District A-1 & A-2

1. The perimeter landscape areas along CR 600N shall be minimum of fifty (50) feet in width, feature undulating mounding between three and five feet in height (measured from grade of centerline of 600N), and feature the following plantings per one hundred (100) lineal feet:
 1. Two (2) deciduous canopy tree with a min. 2” caliper.
 2. Two (2) ornamental tree with a min. 1.5” caliper or 6’ tall at time of planting.
 3. Three (3) evergreen tree with a minimum height of 6’ at the time of planting.
 4. Eight (8) shrubs with a minimum height of 24” at the time of planting.
 5. The mounding may be waived by the Zoning Administrator when immediately adjacent to a detention feature so long as the detention feature is designed as a welcoming open space with pond banks and slopes which appear natural, there is an overlook location for the residents, and the pond includes an illuminated fountain visible from CR 600N.
2. The perimeter landscape areas along the west and south property line shall be a minimum of thirty (30) feet in width. These plantings shall be a mix of under-story deciduous trees, and evergreen trees. The deciduous trees must have a minimum 2” caliper and the evergreen trees must have a minimum height of 6’ at time of planting.
3. The perimeter landscape areas along the east property line of District A-1 shall be met by the A-2 District parcel complying with the requirements of the Zoning and/or Subdivision Control Ordinance for landscaping standards applicable to Neighborhood Commercial (“CN”).
4. All entrances from 600N shall feature a median with a landscape bed at least six feet in width. *Comment: 6’ is too narrow, cannot be properly landscaped and maintained. The minimum bed width is really 10’ in order to have something that will be maintainable long-term and have established plant life that doesn’t need constant attention.*
5. The grass strip between entrance roadway curb and sidewalk shall be a minimum of ten (10) feet wide. This shall only apply to any entrance drive from its intersection with 600N to the first internal intersection. Street trees (from the list below) shall be planted within this strip every forty (40) feet on center.
 1. American Hornbeam
 2. Green Hawthorn
 3. Hophornbeam
 4. Paperbark Maple

5. Common Hornbeam
6. Princeton Elm
7. American Elm
8. Yellowwood
9. Ginkgo (male only)
10. Street Keeper Honeylocust
11. Skyline Honeylocust
12. Riverbirch
13. London Planetree
14. Zelkova
15. Bald Cypress
6. All common landscaped areas shall be irrigated except TCP and TCE areas.
7. For A-1 Districts: Perimeter Parking Lot Plantings: All off-street parking lots, greater than six (6) spaces, shall feature plantings at the following rates:
 1. Trees: All such parking lots shall feature one (1) tree per fifty (50) lineal feet of parking lot perimeter.
 2. Shrubs: Shrubs shall be planted at an average rate of one (1) shrub for every six (6) feet of parking lot perimeter but may be grouped to achieve a natural appearance. A minimum of fifty (50) percent of shrubs shall be evergreen. All species selected shall grow to a minimum height of three (3) feet at maturity and shall be at least eighteen inches (18") tall at time of planting.
 3. When a perimeter parking area is adjacent to and within twenty (20) feet of a required perimeter landscape area, the perimeter parking area tree plantings shall not be required.
8. For A-1 Districts: Internal Parking Lot Plantings: All off-street parking lots, greater than fifteen (15) spaces shall provide at least one (1) landscaped island, bump-out, or peninsula for every fifteen (15) linear parking spaces. Each island, bump-out, or peninsular shall be a minimum of one hundred and eighty (180) square feet and feature at least one (1) tree.
9. For A-1 Districts: Buffer-yards: Section 6.11(A)(2) shall not apply, and instead the requirements for perimeter landscape areas, as noted above, shall apply.

District B

1. The perimeter landscape areas along CR 600N shall be minimum of fifty (50) feet in width, feature undulating mounding at least three (3) feet in height (measured from grade of centerline of 600N), and feature the following plantings per one hundred (100) lineal feet:
 1. Two (2) deciduous canopy tree with a min. 2" caliper.
 2. Two (2) ornamental tree with a min. 1.5" caliper or 6' tall at time of planting.
 3. Three (3) evergreen tree with a minimum height of 8' at the time of planting.
 4. Eight (8) shrubs with a minimum height of 24" at the time of planting.
 5. The mounding may be waived by the Zoning Administrator when immediately adjacent to a detention feature so long as the detention feature includes an illuminated fountain.

2. The perimeter landscape area along the south property line shall be a minimum of twenty (20) feet in width, feature mounding at least three feet in height (measured from grade of nearest structure), and feature the following plantings per one hundred (100) lineal feet and wall/fencing:
 1. Two (2) deciduous canopy tree with a min. 2" caliper.
 2. Two (2) ornamental tree with a min. 1.5" caliper or 6' tall at time of planting.
 3. Three (3) evergreen tree with a minimum height of 6' at the time of planting.
 4. Eight (8) shrubs with a minimum height of 24" at the time of planting.
 5. Fence or wall placed on top of the mound. This fence/wall shall be constructed of brick, wood, or composite material.
3. The perimeter landscape area along the east property line shall be a minimum of thirty (30) feet in width along any non-industrial use and forty (40) feet in width along any industrial use. The landscape area shall feature the following:
 1. For the thirty (30) foot wide area:
 - A. Undulating mounding at least three feet in height (measured from grade of the nearest structure).
 - B. Plantings per one hundred (100) lineal feet:
 1. Two (2) deciduous canopy tree with a min. 2" caliper.
 2. Two (2) ornamental tree with a min. 1.5" caliper or 6' tall at time of planting.
 3. Three (3) evergreen tree with a minimum height of 8' at the time of planting.
 4. Five (5) shrubs with a minimum height of 24" at the time of planting.
 2. For the forty (40) foot wide area:
 - A. Mounding at least five feet in height (measured from grade of the nearest structure).
 - B. Plantings per one hundred (100) lineal feet:
 1. Two (2) deciduous canopy tree with a min. 2" caliper.
 2. Two (2) ornamental tree with a min. 1.5" caliper or 6' tall at time of planting.
 3. Three (3) evergreen tree with a minimum height of 8' at the time of planting.
 4. Eight (8) shrubs with a minimum height of 24" at the time of planting.
 - C. Fence or wall placed on top of the mound. This fence/wall shall be constructed of brick, wood, or composite material. The Developer shall make all reasonable efforts to connect this fence to the fence constructed by Al Neyer.
4. Comment: I think we need something like the west property line. It could a row of evergreens, but we need something to provide some privacy to these backyards and give them some separation/screening from whatever ends up developing on the adjacent property. All entrances from 600N shall feature a median with a landscape bed at least six feet in width. Comment: same comment as above, 10'.

5. The grass strip between entrance roadway curb and sidewalk shall be a minimum of ten (10) feet wide. This shall only apply to any entrance drive from its intersection with 600N to the first internal intersection. Street trees (from the list below) shall be planted within this strip every forty (40) feet on center.
 1. American Hornbeam
 2. Green Hawthorn
 3. Hophornbeam
 4. Paperbark Maple
 5. Common Hornbeam
 6. Princeton Elm
 7. American Elm
 8. Yellowwood
 9. Ginkgo (male only)
 10. Street Keeper Honeylocust
 11. Skyline Honeylocust
 12. Riverbirch
 13. London Planetree
 14. Zelkova
 15. Bald Cypress
6. All common areas shall be irrigated.
7. Perimeter Parking Lot Plantings: All off-street parking lots, greater than six (6) spaces, shall feature plantings at the following rates:
 1. Trees: All such parking lots shall feature one (1) tree per fifty (50) lineal feet of parking lot perimeter.
 2. Shrubs: Shrubs shall be planted at a rate of one (1) shrub for every three (3) feet of parking lot perimeter. A minimum of fifty (50) percent of shrubs shall be evergreen. All species selected shall grow to a minimum height of three (3) feet and shall be at least eighteen inches (18") tall at time of planting.
 3. When a perimeter parking area is adjacent to and within twenty (20) feet of a required perimeter landscape area, the perimeter parking area tree plantings shall not be required.
8. Buffer-yards: Section 6.11(A)(2) shall not apply, and instead the requirements for perimeter landscape areas, as noted above, shall apply.

F. 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. Perimeter sidewalk a minimum of five (5) feet in width shall be installed along CR 600N for the width of the frontage of the Real Estate, as each District is developed. However, if District A-1 develops prior to District A-2, the developer of A-1 shall extend the sidewalk along CR 600N across the frontage of A-2 to CR 600W but shall be reimbursed for such extension upon the development of the first building in District

A-2 by the developer of District A-2. This extension is currently estimated at a length of two hundred (200) feet.

2. The Town reserves the right to require a sidewalk, min. five (5) feet in width, to be installed along the east side of N. Short Road, up until the time of the issuance of the final building permit in District B.
3. The Town reserve the right to require a sidewalk to be extended from one of the internal east-west streets in District B to N. Short Road or a future commercial access point, up until the time of the issuance of the final building permit in District B.
4. The developer of District B shall connect the internal sidewalk system for District B to the sidewalk constructed by Southwark along the shared access road.
5. All internal streets, whether public or private, shall feature concrete sidewalks, min. five (5) feet wide, along both sides.
6. In District A-1, internal sidewalks shall also be provided along the building side of parking areas and to primary entrances on building facades, as determined by the Zoning Administrator.
7. Crosswalks shall be provided from building-side sidewalks along parking to any remote parking lots.
8. Notwithstanding the requirements above, any sidewalk or path which is located back-of-curb, without a grass strip between the pedestrian facility and the curb, shall be concrete.
9. All truncated domes shall be black in color.
10. An internal trail/sidewalk system shall be provided as generally shown on “Exhibit C”.

G. Lighting, Parking, and Signage:

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

1. Entry Features: All residential development shall be required to install prominent entry features at each the entrance. Minimum requirements for each entry feature shall be as described below:
 - a. CR 600N: All such entrances shall feature no less than entry walls on both sides of the entrance roadway. The primary material of the entry wall shall be masonry (CMU prohibited).
 - b. District B South Entrance: This entrance shall feature no less than entry columns positioned on both sides of the entrance roadway. The primary material of the entry columns shall be masonry (CMU prohibited).
 - c. The sign area for ground/monument signs shall be allowed up to 60 SF. Comment: This seems large at least for both of the townhome entries. We would support 60 SF for A-1, but would prefer both signs for B be limited to our normal subdivision signage of 36 SF.
2. Lighting shall be installed as further described below:
 - a. All entrances which feature a median must also feature streetlights at the ends of each median. Such lights shall match the Town of McCordsville’s standard residential streetlight.

- b. Any building fronting CR 600N, in District A-1, shall feature accent lighting along its façade facing CR 600N.
 - c. All internal lighting fixtures shall be consistent in style and quality as shown in Exhibit E.
 - d. All lighting fixtures shall be black in color and be LED.
- 3. District A-1 shall provide a minimum of 1.75 parking spaces per unit, parking spaces for each employee on the largest shift, and parking for clubhouses, pools, and the like consistent with developer's other communities. Parking spaces for clubhouses, pool-houses, and the like shall not count towards the minimum parking requirements.
- 4. District B shall provide a minimum of two (2) garage spaces per unit, at least two (2) additional off-street spaces per unit, and parking for clubhouses, pools, and the like. Parking spaces for clubhouses, pools, and the like shall not count towards the minimum parking requirements.
- 5. All standard parking spaces shall utilize white striping.
- 6. Parking spaces shall not be used for display or storage of merchandise, equipment, or materials.

H. Roadway:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Streets, Roadways, and Right-of-way shall be applicable to the Real Estate with the following exceptions:

- 1. Rights-of-way (ROW) shall be dedicated to the Town as denoted below:
 - a. Minimum half-width ROW of forty (40) feet on CR 600N
 - b. Minimum half-width ROW of seventy (70) feet on CR 600W
 - c. Minimum half-width ROW of twenty-seven (27) feet on N. Short Road. Alternatively, the Town may elect to vacate all or a portion of N. Short Road.
 - d. ROW shall be dedicated to the Town at time of Secondary Plat and/or at the Town's request, whichever occurs first.
- 2. The Town shall not be responsible for any maintenance or repairs on any alley, nor any roadway which is not built to town standards and/or not dedicated and accepted as public right-of-way.
- 3. The Town shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
- 4. 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.
 - c. [Other improvements] as identified in the Traffic Study.
 - d. [Other improvements] as identified by the Town Engineer.
- 5. Street name signage and traffic control signage shall be installed consistent with the quality and character shown on Exhibit "H".

6. District A-1 shall provide at least two (2) internal street stubs to the property line of District A-2.
7. If District A-1 develops prior to District A-2, a second point of ingress/egress must be provided prior to occupancy. This may include an emergency access only drive, among other options, as determined by the Zoning Administrator. This will be a temporary road that will be removed once the District A-2 development is completed.
8. The current concept plan for District A-1 shows a long internal north-south street. This street or any other internal street, public or private, more than 900 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. Other features as approved by the Town Engineer.

I. Miscellaneous

1. Section 4.17 shall not apply to the Real Estate.
2. Decorative fountains shall be installed in all detention/retention facilities. Such fountains shall be illuminated.
3. Developer commits to creating an owner's association that will manage and maintain the common spaces. In lieu of an owner's association, developer can hire a property management company to manage and maintain the common spaces.
4. Kiosks and vending machines are not permitted unless they are located within a building. Examples of such items are beverage/snack machines, automated machines, and the like. Open-air enclosures shall not be considered as being located within a building. This shall not apply to mail kiosks or package lockers. Mail kiosks shall feature masonry materials matching the primary structure(s).
5. Trash enclosure shall be 100% masonry, matching the primary structure(s). The enclosure walls shall be at least one (1) foot taller than the tallest trash receptacle. The gate shall be opaque and constructed of metal framework but may have a wood exterior. There shall be a pedestrian access to trash receptacle separate from the vehicle gate. These standards shall also apply to trash compactors. All enclosures shall be in keeping with the illustrative examples in Exhibit F.
6. The Real Estate for District A-1 includes a mature wooded area. This area shall have a tree inventory completed. The developer shall work with staff to adjust the site plan to consider preservation of contiguous groups of trees each with a DBH of twelve (12) inches or greater and shall include a minimum of .5 acre of wooded area but shall use commercially reasonable efforts to preserve up to 1 acre. If a wooded area can be preserved, these trees will be considered part of the development's TPE.
7. Outdoor storage of materials, equipment, and the like is prohibited.
8. In District B, each unit shall have a "backyard area" that has an open area that is at least equal to the width of the unit for a depth of twenty-five (25) feet deep. Open areas from units can overlap. Comment: Remind me what this means.
9. All driveways shall be concrete.

J. Definitions:

1. Minimum Home Size: total square feet of a unit, excluding garages, rear porches, front porches, and any decks, patios, or balconies.
2. Stone: shall not be interpreted to include concrete masonry units (CMU).
3. Decorative Garage Door: garage doors with windows, upgraded trim features, and the like shall be considered decorative garage doors. Two 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.
4. Tree Preservation Easement: Within a TPE no trees and/or vegetation shall be removed by the builder, developer, owner, or anyone acting on their behalf or at their request, unless the tree and/or vegetation is damaged, diseased, an invasive species, dead, or must be removed in order to comply with the safety requirements of any governmental agency. Any person or organization that removes a tree(s) in a manner inconsistent with easement language shall be required to replace the removed tree(s) with new planting(s) that are two times the total DBH of the removed tree(s). The location of the new trees shall be determined by the Zoning Administrator. The minimum size of replacement trees shall two inches (2") DBH for deciduous trees and eight feet (8') tall for evergreen trees. Any person or organization that removes non-tree vegetation in a manner inconsistent with easement language shall be required to replace the removed vegetation with new shrub or under-story planting(s) as determined by the Zoning Administrator.
5. Tree Conservation Easement (TCE): Within a TCE no trees with a diameter at breast height (DBH) of six inches (6") or greater shall be removed the builder, developer, owner, or anyone acting on their behalf or at their request, unless the tree is damaged, diseased, an invasive species, dead, or must be removed in order to: (a) comply with the safety requirements of any governmental agency, or (b) to accommodate the installation and/or maintenance of drainage improvements, following a determination by the Town Engineer that the drainage improvements/maintenance are deemed necessary in this location. Any person or organization that removes a tree(s) in a manner inconsistent with easement language shall be required to replace the removed tree(s) with new planting(s) that are equal to or greater than the total DBH of the removed tree(s). The location of the new trees shall be determined by the Zoning Administrator. The minimum size of replacement trees shall two inches (2") DBH for deciduous trees and eight feet (8') tall for evergreen trees.
6. Restaurant, Fast Casual: A commercial establishment where customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or which are able to be taken to a table or counter to be consumed. However, unlike fast food, the food is not prepared prior to a customer ordering.

Section 6. 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 7. Introduced and filed on the ____ day of _____, 2022. A motion to consider on the 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 _____, 2022 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

DRAFT

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Thomas R. Strayer

Larry J. Longman

Gregory J. Brewer

Chad D. Gooding

Branden D. Williams

Voting Opposed:

Thomas R. Strayer

Larry J. Longman

Gregory J. Brewer

Chad D. Gooding

Branden D. Williams

ATTEST:

Staci A. Starcher, Clerk-Treasurer

This instrument was prepared by Ryan Crum.

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 DESCRIPTIONS

District A-1 & District A-2

The Land referred to herein below is situated in the County of Hancock, State of Indiana, and is described as follows:

Part of the East half of the Northeast quarter of Section 1, Township 16 North, Range 5 East, in Hancock County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Northeast quarter of said Section 1; thence along the North line thereof, South 89 degrees 55 minutes 23 seconds West (assumed bearing) 394.82 feet to the center line of County Road 600 West and the point of beginning; thence along said center line, South 00 degrees 51 minutes 08 seconds East 16.50 feet to the Northeast corner of a tract described in a Warranty Deed to Hancock County, recorded as Instrument No. 9310821 in the Office of the Recorder of Hancock County, Indiana (the next five calls are along the North and West lines of said tract); (1) thence parallel with the North line of said Northeast quarter, South 89 degrees 55 minutes 23 seconds West 129.99 feet (130.01 by deed); (2) thence South 41 degrees 13 minutes 02 seconds East 123.49 feet (123.52 feet by deed) to a point on a non-tangent curve having a radius of 1482.39 feet, the radius point of which bears North 89 degrees 08 minutes 53 seconds East; (3) thence Southerly along said curve 582.04 feet to a point which bears South 66 degrees 39 minutes 05 seconds West from said radius point; (4) thence South 27 degrees 18 minutes 48 seconds East 201.29 feet; (5) thence South 21 degrees 34 minutes 42 seconds East 336.26 feet (337.05 feet by deed) to the North line of Gene and Bernice Apple Minor Subdivision, the plat of which is recorded as Instrument No. 912934 in Cabinet B, Slide 4 in said Recorder's Office; thence along said North line and the Westerly extension thereof, North 86 degrees 54 minutes 04 seconds West 1269.13 feet to the West line of the East half of said Northeast quarter; thence along said West line, North 00 degrees 50 minutes 55 seconds East 1097.51 feet to the North line of said Northeast quarter; thence along said North line, North 89 degrees 59 minutes 37 seconds East 401.49 feet to the Southwest corner of Section 36, Township 17 North, Range 5 East; thence along the South line of said Section 36, and the North line of the Northeast quarter of said Section 1, North 89 degrees 55 minutes 23 seconds East 560.66 feet to the point of beginning, containing 26.825 acres, more or less.

(For Reference Only) Property Address: Vacant Land, W. 600 N., McCordsville, IN 46055

(For Reference Only) Tax Parcel ID No.: 30-05-01-100-007.000-021

District B

The Land referred to herein below is situated in the County of Hancock, State of Indiana, and is described as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST, BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1205.00 FEET (MEASURED AND DEED); THENCE SOUTH 0 DEGREES 04 MINUTES 11 SECONDS EAST 2559.17 FEET MEASURED (2559 FEET DEED) TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE, 1208.25 FEET (MEASURED AND DEED) TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION 2582.59 FEET MEASURED (2582 FEET DEED) TO THE POINT OF BEGINNING, CONTAINING 71.20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST (NORTH AMERICAN DATUM OF 1983, INDIANA EAST ZONE) ALONG THE WEST LINE OF SAID QUARTER SECTION 1265.62 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST 1039.13 FEET TO A CAPPED 5/8 INCH REBAR (ACCURA) ON THE WEST LINE OF A 5.000 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 030000128 IN THE OFFICE OF SAID RECORDER OF HANCOCK COUNTY, INDIANA (THE NEXT TWO CALLS ARE ALONG THE WEST AND SOUTH LINES OF SAID 5.000 ACRE TRACT); 1) SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST 39.49 FEET; 2) SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST 167.40 FEET TO THE EAST LINE OF A 62 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 850000125 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE 1054.13 FEET TO A POINT THAT IS 75.00 FEET NORTH (AS MEASURED PERPENDICULARLY) FROM THE NORTH LINE OF A

3.605-ACRE TRACT OF LAND PER INSTRUMENT NUMBER 080009162 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST PARALLEL WITH SAID NORTH LINE 1177.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 600 WEST AS DEFINED BY A WARRANTY DEED TO HANCOCK COUNTY, INDIANA RECORDED AS INSTRUMENT NUMBER 930009024 IN THE OFFICE OF SAID RECORDER (THE NEXT TWO CALLS ARE ALONG SAID RIGHT-OF-WAY LINE); 1) NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST 805.51 FEET; 2) NORTH 03 DEGREES 24 MINUTES 15 SECONDS WEST 176.63 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 19.99 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE 129.38 FEET TO THE POINT OF BEGINNING, CONTAINING 29.758 ACRES. AFORESAID DESCRIPTION PREPARED OCTOBER 12, 2020 BY PHILIP D. GOING, REGISTERED LAND SURVEYOR, NO. LS29400003, PROJECT NUMBER 03-20-1995.'

ALSO EXCEPTING

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO EXCEPTING

COMMENCING AT A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST (NORTH AMERICAN DATUM OF 1983, INDIANA EAST ZONE) ALONG THE WEST LINE OF SAID QUARTER SECTION 2452.30 FEET TO A POINT THE NORTH LINE OF A 3.605 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 080009162 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE NORTH 89 DEGREES 00 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 29.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 600 WEST AS DEFINED BY A WARRANTY DEED TO HANCOCK COUNTY, INDIANA RECORDED AS INSTRUMENT NUMBER 930009024 IN THE OFFICE OF SAID RECORDER, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 75.01 FEET TO A POINT THAT IS 75.00 FEET NORTH (AS MEASURED PERPENDICULARLY FROM THE NORTH LINE OF SAID 3.605-ACRE TRACT; THENCE NORTH 89 DEGREES 00 MINUTES 59 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID 3.605 ACRE TRACT 1177.99 FEET TO THE EAST LINE OF A 62-ACRE TRACT OF LAND PER INSTRUMENT NUMBER 850000125 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE 75.01 FEET TO THE NORTH LINE OF SAID 3.605 ACRE TRACT; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST ALONG SAID NORTH LINE 1178.08 FEET TO THE POINT OF BEGINNING, CONTAINING 2.028 ACRES.

ALSO EXCEPTING

A PART OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 16 NORTH, RANGE 6 EAST, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 46 MINUTES 38 SECONDS EAST A DISTANCE OF 1037.60 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A P.K. NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE NORTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 46 MINUTES 38 SECONDS EAST A DISTANCE OF 167.40 FEET TO AN EXISTING P.K. NAIL, THENCE SOUTH 00 DEGREES 04 MINUTES 11 SECONDS EAST A DISTANCE OF 1301.08 FEET TO A 5/8 INCH REBAR, THENCE NORTH 89 DEGREES 46 MINUTES 38 SECONDS WEST A DISTANCE OF 167.40 FEET TO A 5/8 INCH REBAR, THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS WEST A DISTANCE OF 1301.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

ALSO EXCEPTING

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 54 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 272.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 39 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 760.38 FEET TO THE EAST LINE OF THE HALL TRACT AS DESCRIBED IN INSTRUMENT. NO. 85-1025 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 12 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 27.03 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 55 SECONDS WEST A DISTANCE OF 199.46 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 250.44 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 13 SECONDS WEST A DISTANCE OF 311.03 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS EAST A DISTANCE OF 22.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.584 ACRES, MORE OR LESS.

ALSO EXCEPTING

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 40 SECONDS WEST 130.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF THE OWNER'S LAND; THENCE NORTH 89 DEGREES 44 MINUTES 03 SECONDS EAST 20.00 FEET ALONG THE SOUTH LINE OF THE OWNER'S LAND TO THE EAST BOUNDARY OF COUNTY ROAD 600 WEST

AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 0 DEGREES 04 MINUTES 40 SECONDS WEST 2.15 FEET ALONG THE BOUNDARY OF SAID COUNTY ROAD 600 WEST; THENCE NORTH 0 DEGREES 03 MINUTES 53 SECONDS WEST 1,055.02 FEET ALONG SAID BOUNDARY; THENCE SOUTH 3 DEGREES 18 MINUTES 37 SECONDS EAST 176.63 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 53 SECONDS EAST 880.79 FEET TO THE SOUTH LINE OF THE OWNER'S LAND; THENCE SOUTH 89 DEGREES 44 MINUTES 03 SECONDS WEST 10.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.222 ACRES, MORE OR LESS.

ALSO EXCEPTING
BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 06 MINUTES 40 SECONDS EAST A DISTANCE OF 1206.25 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO AN EXISTING 5/8 INCH REBAR; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST A DISTANCE OF 130.00 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 06 MINUTES 40 SECONDS WEST A DISTANCE OF 1206.09 FEET TO A P.K. NAIL ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 130 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, CONTAINING 3.605 ACRES, MORE OR LESS.

“Exhibit B”

Land Uses

Land Use	<u>District A-1</u>	<u>District A-2</u>	<u>District B</u>
<i>Dwelling, single-family</i>	SE		SE
<i>Dwelling, multi-family</i>	P		P
<i>Dwelling, two-family</i>	SE		P
<i>Animal Clinic or Hospital (small animals) w/out outdoor kennel</i>		P	
<i>Animal Grooming</i>		P	
<i>Animal, pet store</i>		P	
<i>Antique shop</i>		P	
<i>Apparel & Accessories</i>		P	
<i>Apparel, Alterations & Tailoring</i>		P	
<i>Appliance Repair</i>		SE	
<i>Appliance Store</i>		P	
<i>Arcade</i>		P	
<i>Automotive, Carwash*</i>		P	
<i>Bakery, retail</i>		P	
<i>Banquet Hall</i>		P	
<i>Bar or Tavern**</i>		P	
<i>Barber or Beauty Shop</i>		P	
<i>Bed & Breakfast</i>		P	
<i>Bicycle Sales, Rental, or Service</i>		P	
<i>Billiard Hall</i>		SE	
<i>Book Store</i>		P	
<i>Bowling Alley</i>		SE	
<i>Brewery, micro-brewery</i>		P	

<i>Catering Facility</i>		P	
<i>Childcare Center</i>		P	
<i>Club or Lodge, Private or Public</i>		P	
<i>Coffee Shop</i>		P	
<i>Collection Point, Donations</i>		SE	
<i>Community Center</i>		P	
<i>Confectionary, commercial</i>		SE	
<i>Confectionary, retail</i>		P	
<i>Conference Center</i>		P	
<i>Continuum of Care Facility</i>		SE	
<i>Convenience Center w/out gas/fuel sales</i>		P	
<i>Convenience Center w/ gas/fuel sales***</i>		P	
<i>Daycare</i>		P	
<i>Dept. or Discount Store, Small Scale</i>		P	
<i>Dept. or Discount Store, Medium Scale</i>		P	
<i>Dry Cleaning &/or Laundry, Retail</i>		P	
<i>Dwelling, 2nd/upper floor</i>		P	
<i>Comment: We would like to see Secondary Suite allowed by SE. Example of this would be an apt above retail.</i>			
<i>Electronics Store (excl. Dept. or Discount Store)</i>		P	
<i>Emergency Services Facility or Station</i>		P	

<i>Farmer's Market, Permanent (enclosed only)</i>		P	
<i>Financial Institution, Bank or Credit Union</i>		P	
<i>Financial Institution, Payday Loan</i>			
<i>Fitness Center</i>		P	
<i>Florist, Retail</i>		P	
<i>Gallery, Art or Photo (excl. tattoo or piercing parlors)</i>		P	
<i>Gas Station***</i>		P	
<i>Government Facility (excl. penal and correctional)</i>		P	
<i>Grocery or Supermarket (standalone)</i>		P	
<i>Gymnastics Center</i>		P	
<i>Health or Day Spa (excl. sexually oriented businesses)</i>		P	
<i>Home Improvement, retail</i>		P	
<i>Hotel (excluding extended stay hotels)</i>		P	
<i>Ice Cream Shop, retail</i>		P	
<i>Jewelry Store</i>		P	
<i>Library</i>		P	
<i>Liquor Store</i>		P	
<i>Mail Order Store</i>		P	
<i>Medical or Dental Clinic <10,000 SF (GFA)</i>		P	
<i>Medical or Dental Clinic ≥10,000 SF (GFA)</i>		SE	

<i>Museum</i>		P	
<i>Music Store</i>		P	
<i>Nature Center</i>		SE	
<i>Newspaper or Magazine Stand</i>		P	
<i>Novelty, Gift, Souvenir Store (excl. sexually oriented businesses)</i>		P	
<i>Park</i>		P	
<i>Pharmacy, stand-alone</i>		P	
<i>Philanthropic Institution or Facility</i>		P	
<i>Post Office w/out on-site storage of delivery vehicles</i>		SE	
<i>Print Shop or Copy Center, Retail</i>		P	
<i>Professional Office</i>		P	
<i>Radio or TV Station</i>		SE	
<i>Recreation Facility, Indoor</i>		P	
<i>Religious Place of Worship</i>		P	
<i>Restaurant, Drive-in</i>		P	
<i>Restaurant, Eat-in</i>		P	
<i>Restaurant, Fast Casual</i>		P	
<i>Restaurant, Fast Food</i>		SE	
<i>Retail, Small Scale</i>		P	
<i>Retail, Medium Scale</i>		P	
<i>School, K-12 & incl. pre-school</i>		P	
<i>School, nursery</i>		P	
<i>School, university or college</i>		P	

Shipping Service, retail		P	
Studio, Art/Artist (excl. tattoo parlors and sexually oriented businesses)		P	
Studio, Performing Arts		P	
Tanning Salon		P	
Theater, Indoor		P	
Transit Station		SE	
Vineyard or Orchard		SE	
Winery		SE	
Vape Shop****			

P = Permitted

S = Special Exception

** Definition: as defined in the Zoning Ordinance, with the addition that semi-truck/trailer washes are prohibited.*

*** Definition: as defined in the Zoning Ordinance, with the amendment that any such facility shall serve food, and close no later than 12:00am.*

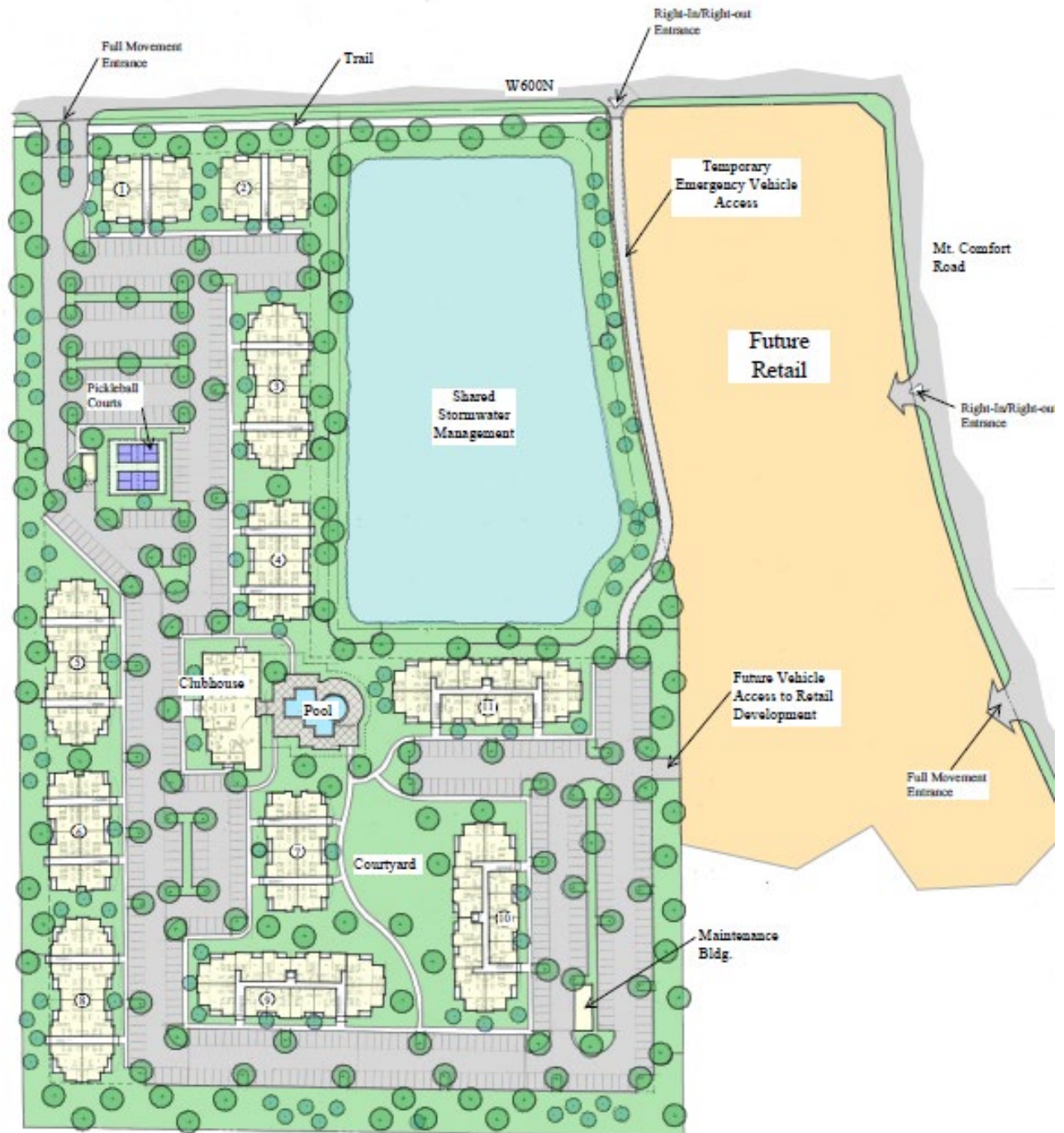
**** Definition: As defined in the Zoning Ordinance, with the following additions: (a) such facility shall not cater to semi-trucks, (b) refueling stations shall not be designed for semi-trucks, nor have dedicated semi-truck fuel stations, (c) the facility shall not be designed to allow for semi-truck turning movements, (d) semi-truck/trailer parking shall be prohibited, (e) gas/fuel stations shall include a convenience store of a minimum of 7,000 SF, which sells pre-packaged foods and other goods, as well as an on-site kitchen, where fresh food is prepared following orders made by customers, and (f) such facility shall have indoor and outdoor seating for customers choosing to consume food on-site.*

***** Definition: A retail store specializing in selling of electronic cigarette products and the like.*

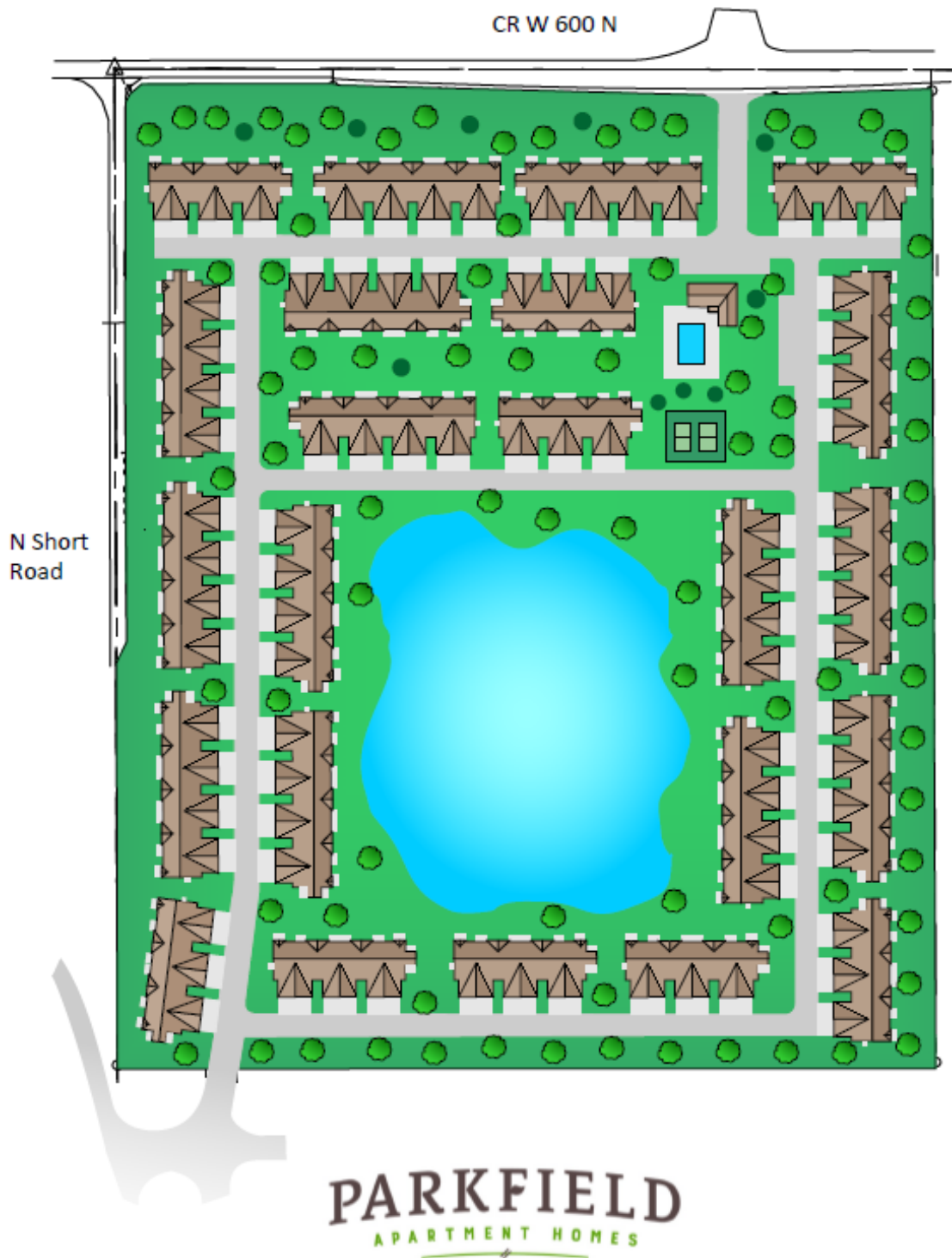
“Exhibit C”

Concept Plan

District A-1 & A-2



District B



“Exhibit D”

Architectural Standards

All primary structures constructed on the Real Estate shall have the following minimum standards:

1. Colors shall be muted tones which are compatible with the surrounding structures. No fluorescent, neon, or other high intensity colors shall be used as a building color. Accent colors of brighter hues are permitted.
2. Vinyl siding is prohibited except for commercial-grade vinyl in accent areas located above the roofline in the gables, as approved by the Administrator. Comment: Agree with this, but would like to put a thickness number on “commercial-grade” and want to limit its allowance to A-1 & B.
3. Satellite dishes and the like are prohibited.
4. Window A/C units and the like are prohibited.
5. The heavier material shall always be used below a lighter material.

In addition to the above standards, the following standards shall apply to each District as noted below:

District A-1 – Apartments

1. Each building must feature brick or stone on all front elevations consistent with the conceptual elevations attached as Exhibit H. For the purposes of this standard, a front elevation shall be any elevation facing a perimeter street, perimeter property, or an internal street or parking area. Comment: You are going to need a minimum %...you will not get through ARC without it.
2. All building facades shall feature at least three (colors) including trim color(s) unless the façade features at least 75% brick or stone.
3. All building entrances (excluding entrances to individual units) shall feature a weather covering, in the form of an awning, canopy, overhang, or the like, as determined by the ARC.
4. Architectural detailing, horizontal/vertical off-sets, window details and other features shall be provided on all sides of the building to avoid blank walls.
5. All buildings, regardless of size or number of stories, shall use scale and design elements, such as but not limited to special lighting, awnings, trees, and other elements, to visually relate the building to the pedestrian scale and visually anchor the building to the ground/street level, consistent with the conceptual elevations attached as Exhibit H. Exceptions may be granted by the ARC for buildings featuring architectural styles which lend themselves to less variation. Exhaust vents shall be placed on the building in an organized pattern and color matched to exterior building material.
6. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
7. Concrete masonry units (CMU), as an exterior material, are prohibited.
8. Exterior materials are limited to brick, stone, fiber cement, glass, wood, and stucco. Decorative metal, commercial grade vinyl above the roofline in the gables,

- or pre-cast panels may be permitted by the ARC if they are found to be consistent with the architectural style of the structure and are only used as an accent.
9. All structures shall incorporate a minimum of four (4) of the features noted in *Section 6.04(B)(5)* of the Zoning Ordinance. Side and rear elevations shall feature at least one such feature.
 10. Flat roofs shall feature articulation that coincides with the wall plane articulation, and a three-dimensional cornice.
 11. Roof access shall be located within the interior space of the building.
 12. All sloped roofs shall be covered in one of the following materials: 30-year shingles, copper, or slate. High quality standing seam metal may be used as an accent roofing material as determined by the ARC. Comment: I don't remember discussing an issue with dimensional shingles. We haven't seen a project without dimensional shingles in probably 10 years.
 13. The minimum roof pitch is 6:12; however, gable, dormer, and porch pitches may vary to achieve various architectural styles as determined by the ARC. The ARC may approve buildings with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.).
 14. Overhangs are required along all facades. No overhang shall extend less than twelve (12) inches from the exterior siding material.
 15. A minimum of two roof planes (excluding a roof plane for a gable) shall be visible from building elevations.
 16. Each façade over fifty (50) feet in length shall feature a minimum of two (2) gables.
 17. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by four-inch wood or fiber-cement surround or shutters, decorative trim or headers. Comment: This is something the Town requires of all development even SF homes.
 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.
Windows shall be provided consistent with that shown in Exhibit H. All garage doors shall be decorative garage doors.
 19. Mechanical screening shall be provided. All ground mounted equipment shall be screened with landscaping. Wall mounted equipment is prohibited from being located in front of or along a front façade. Roof-top mechanical units shall be screened in accordance with the Zoning Ordinance's standards for commercial roof-top units.
 20. The Illustrative Architectural Exhibit, attached hereto as "Exhibit H", is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the buildings on the Real Estate. The final designs may vary from the Illustrative Architectural Exhibit; however, the buildings shall be substantially similar in quality and character to the buildings shown in the Illustrative Architectural Exhibit.
 21. Accessory structures, such as pool-houses, clubhouses and the like shall be required to comply with the architectural standards noted above, and shall have a

similar design, theme, materials, and compatible architecture as the multi-family structures.

District A-2

22. The architectural standards of the Neighborhood Commercial Zoning District and McCordsville Overlay shall apply.

District B – Townhomes

1. Roofs must have multiple roof planes visible from both front and rear sides.
2. Structures shall articulate horizontally a minimum of two (2) feet for every other residential unit.
3. Each structure front elevation shall include multiple offsets, roof planes, and architectural features. Each townhome building side elevation facing an internal street or perimeter property line shall include at least one wall plane offset.
4. Each building must feature brick or stone on all front elevations per the attached Exhibit H. For the purposes of this standard, a front elevation shall be any elevation facing a perimeter street, perimeter property, or an internal street
5. All front and rear facades shall feature at least two (2) siding materials.
6. Exhaust vents shall not be visible on the primary plane of the front elevation(s) of the building. Comment: Can you provide some description of how you interpret “primary plane”?
7. Any exterior chimneys for fireplaces shall be made entirely of brick or stone.
8. Concrete masonry units (CMU), as an exterior material, are prohibited.
9. Exterior materials are limited to brick, stone, fiber cement, commercial quality vinyl for accent siding, glass, and wood.
10. All structures shall incorporate a minimum of four (4) of the features noted in *Section 6.04(B)(5)* of the Zoning Ordinance. Side and rear elevations shall feature at least one such feature.
11. All roofs shall be covered in one of the following materials: 30-year shingles, copper, or slate. High quality standing seam metal may be used as an accent roofing material as determined by the ARC. Comment: Same concern here as noted above.
12. The minimum roof pitch is 4:12; however, gable, dormer, and porch pitches may vary to achieve various architectural styles as determined by the ARC. The ARC may approve buildings with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.). Comment: We prefer 6:12, but we include language that allows less to be approved by the ARC for certain arch styles.
13. Overhangs are required along all facades. No overhang shall extend less than twelve (12) inches from the exterior siding material.
14. Each building façade over fifty (50) feet in length shall feature a minimum of two (2) gables.
15. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by four-inch wood or fiber-cement surround or shutters, decorative trim or headers. Comment: Same as noted above.

16. 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.
17. Windows shall be provided consistent with that shown in Exhibit H. All homes shall feature dusk to dawn controlled light fixtures flanking the garage door(s) and a minimum of one front porch light fixture.
18. All homes shall feature a covered entry.
19. All garage doors shall be decorative garage doors.
20. Porch columns shall be a minimum of six (6) inches by six (6) inches (nominal).
21. Mechanical screening shall be provided. All ground mounted equipment shall be screened with landscaping. Wall mounted equipment is prohibited from being located in front of or along a front façade. Roof-top mechanical units shall be screened in accordance with the Zoning Ordinance's standards for commercial roof-top units. The Illustrative Architectural Exhibit, attached hereto as "Exhibit H", is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the buildings on the Real Estate. The final designs may vary from the Illustrative Architectural Exhibit; however, the buildings shall be substantially similar in quality and character to the buildings shown in the Illustrative Architectural Exhibit.
22. Accessory structures, such as pool-houses, clubhouses and the like shall be required to comply with the architectural standards noted above, and shall have a similar design, theme, materials, and compatible architecture as the multi-family structures.
23. The minimum garage size shall be four hundred and forty (440) square feet.
24. The development shall include at least the same number of trees as units, which shall be a minimum of 1-1/2" caliper at time of planting. Landscaping at the buildings shall be representative of the included "District B Conceptual Building Landscaping" show in Exhibit I. Side facades of buildings facing a street or visible from Mt. Comfort Road or CR 600N shall feature 2 trees and 12 shrubs, each sized as noted above, in the side-yard.
25. Mailboxes shall be grouped together in the form of kiosks. Each kiosk shall be of uniform design.

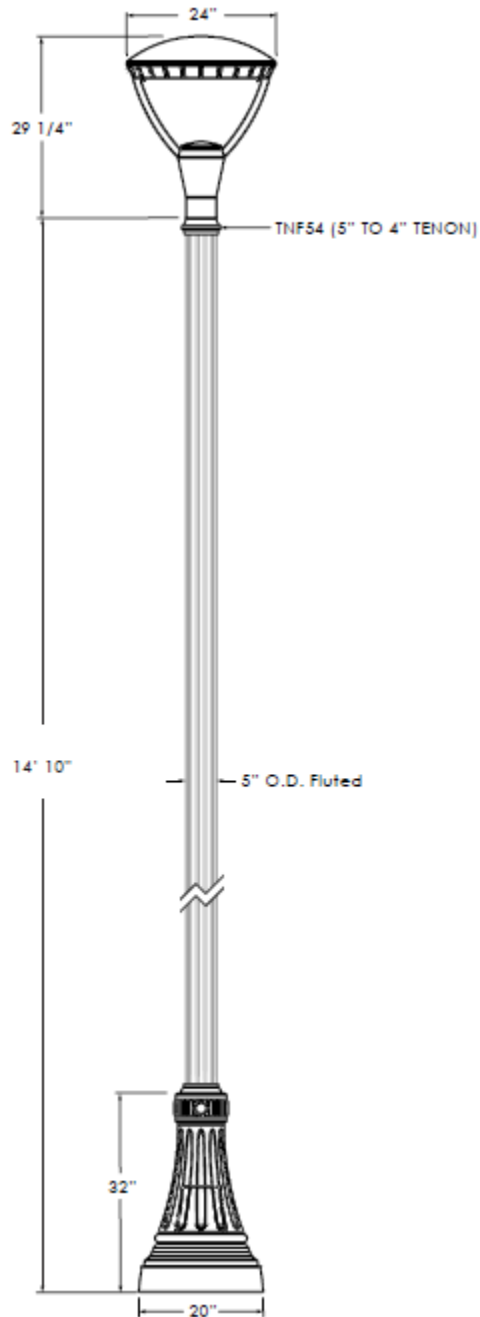
“Exhibit D-1”

Decorative Garage Doors



“Exhibit E”

Streetlight



“Exhibit F”

Trash Enclosure





“Exhibit G”

Street Name & Traffic Control Signage Exhibit



“Exhibit H”

Building Elevations – District A-1



1 BUILDING TYPE / RIGHT SIDE ELEVATION LEFT SIDE MIRRORED
1/8" = 1'-0"



2 BUILDING TYPE / FRONT ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE / FRONT ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE 1 RIGHT SIDE ELEVATION LEFT SIDE MIRRORED
10' x 11'0"



2 BUILDING TYPE 1 FRONT ELEVATION
10' x 11'0"



3 BUILDING TYPE 1 FRONT ELEVATION
10' x 11'0"





SECTION 1: FIRST FLOOR ELEVATION (LEFT SIDE VIEW)



SECTION 2: FIRST FLOOR ELEVATION (RIGHT SIDE VIEW)

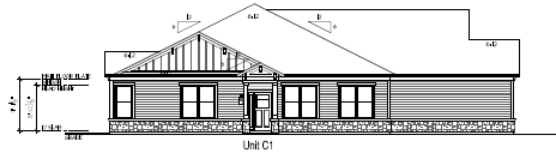


SECTION 3: FIRST FLOOR ELEVATION (LEFT SIDE VIEW)

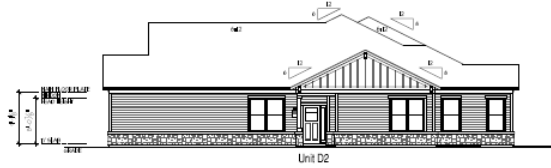
OK



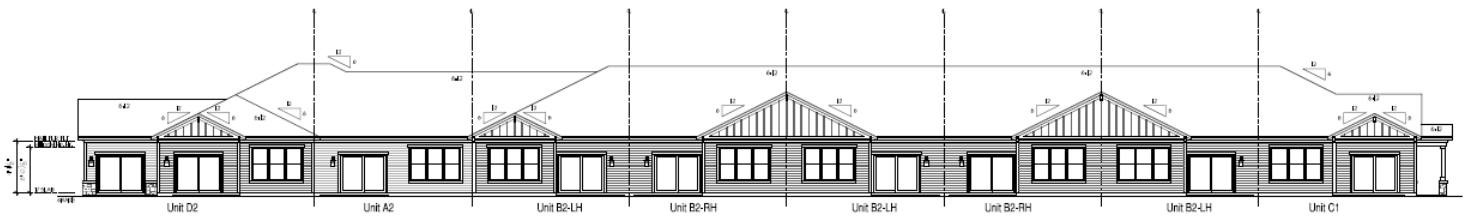
Building Elevations – District B



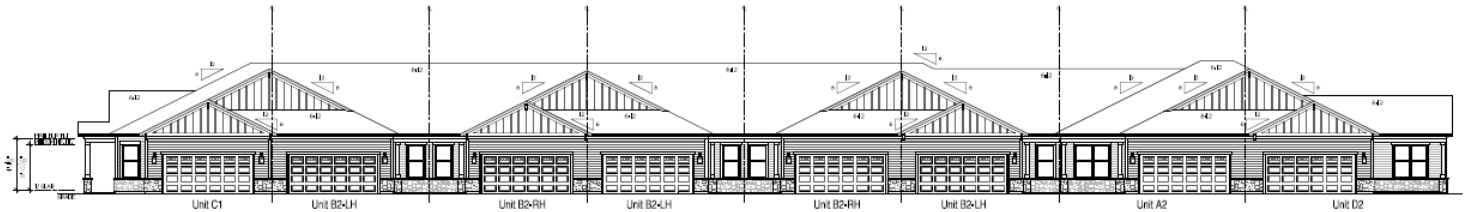
Left Elevation
Scale: 1/8"=1'-0"



Right Elevation
Scale: 1/8"=1'-0"



Rear Elevation
Scale: 1/8"=1'-0"



Front Elevation
Scale: 1/8"=1'-0"

District B Conceptual Building Landscaping