

ORDINANCE NO. 091118-A

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 July 17, 2018, received a favorable recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Premier Land Company 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, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, 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. Weaver's Landing will be planned as a single family residential community as depicted on the Preliminary Planned Unit Development Plan attached hereto as "Exhibit B" with the following standards:

A. Lot and Yard Standards:

- | | |
|---------------------------|-------------------|
| 1. Maximum Number of Lots | 202 Lots |
| 2. Minimum Lot Area | 7,800 Square Feet |

DULY ENTERED
FOR TAXATION

DEC 18 2018

Robin D. Lowder
Auditor of Hancock County

3. Minimum Lot Width at Building Line	60 feet
4. Minimum Front Yard Setback	25 feet
5. Minimum Side Yard Setback	6 feet
6. Aggregate Side Yard Setback	15 feet
7. Minimum Rear Yard Setback	25 feet
8. Minimum Livable Floor Area	1,600 square feet (single story) 1,900 square feet (multi-story)
9. Maximum Lot Coverage	40%
10. Maximum Height-Principal	35 feet

The Weaver's Landing PUD will provide a minimum of 30% open space as defined on the PUD development plan and shall contain the required drainage facilities as part of the open space calculation. The gross density for the Weaver's Landing PUD will not exceed 2.6 units per acre.

B. Architectural Standards:

The Architectural Standards for the Real Estate are attached as "Exhibit C"

C. Entrance/Drive Standards:

Each entrance to the Weaver's Landing neighborhood will provide for a single lane entering, two exiting lanes and a minimum ten (10) foot landscape median.

D. Perimeter Landscaping Standards:

1. A 50 foot Landscape buffer shall be provided along the right of way of CR 650 North, and CR 700 West. Said buffer shall consist of the following per 100 feet of frontage:
 - a. Three (3) deciduous shade tree with a minimum 2" caliper.
 - b. Three (3) evergreen trees 6' in height
 - c. One (1) ornamental tree with a minimum 2" caliper.
 - d. Six (6) shrubs.
 - e. 3'-5' high mounding shall be installed along the frontage of CR 650 North and CR 700 West with the exception of along the detention pond located in Common Area #2 at the Northeast corner of CR 650 North and CR 700 West.
2. A decorative fountain will be installed in the pond located in Common Area B within the neighborhood.

E. Tree Conservation Area:

The Tree Conservation area shall be established as shown on "Exhibit D". Within the tree conservation area no trees with a diameter at breast height (DBH) in excess of eight inches or more (the "Protected Trees") shall be removed unless the tree is damaged diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency, or (2) to accommodate the installation of drainage improvements and the proposed walking path. If a Protected Tree is damaged or otherwise removed by the developer or

builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

F. Amenities:

The Developer will install the following amenities within twenty four (24) months of recording the plat for Section 1 of Weaver's Landing.

1. In ground swimming pool
2. Pool house, including bathroom and changing facilities
3. Playground

G. Multi-Use Paths:

The Developer will install a 10' wide asphalt path along the project frontage of CR 700 West and CR 650 North. A 5' wide mulched path will be installed through the existing woods on the Western portion of the property as depicted on concept plan "Exhibit B"

H. 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 R5 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments: The developer shall install entry monumentation per the attached concept shown on "Exhibit E" at the entrance on CR 700 West and CR 650 North.
2. Secondary Monument: A secondary monument column will be installed at the stub street connection with Austin Trace for internal identification per the attached concept shown on "Exhibit F"
3. Temporary Sales and Marketing signage allowed under the Town Zoning ordinance will be permitted to exist through the duration or build out of the Weaver's Landing development.

I. Model Home:

The model home constructed for Weaver's Landing shall be one of the two 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. All model homes will include a four (4) foot bump option to the garage.

J. Snow Removal:

The Homeowner's Association for Weaver's Landing shall be responsible for snow removal of all internal streets.

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 11th day of September, 2018. A motion to consider on the first reading on the day of introduction was offered and sustained by a vote of 4 in favor and 1 opposed pursuant to I.C. 36-5-2-9.8.

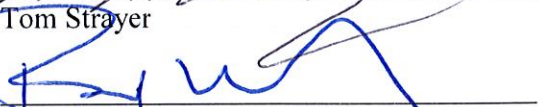
Duly ordained and passed this 11th day of September, 2018 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of 4 in favor and 1 opposed.

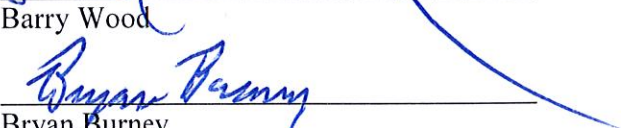
TOWN COUNCIL:


Larry Longman, President


Branden Williams


Tom Strayer


Barry Wood


Bryan Burney

ATTEST:


Cathy Gardner, Clerk-Treasurer

This instrument was prepared by Ronald R. Pritzke, Attorney at Law.

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

Weaver’s Landing – Overall Description

A part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section, said corner being marked by a boat spike; thence North 89 degrees 11 minutes 26 seconds East along the South line of said Quarter Section a distance of 262.44 feet to the Southeast corner of the real estate described in Instrument Number 201702494 in the Office of the Recorder, Hancock County, Indiana, said corner being marked by a Mag Nail with washer stamped “Banning Eng Firm 0060” (hereafter referred to as a Mag Nail) and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 21 seconds East along the East line of said real estate 166.00 feet to the Northeast corner of said real estate, said corner being marked by a rebar with cap stamped “C2LS Firm 0035”; thence South 89 degrees 11 minutes 26 seconds West along the North line of said real estate 262.44 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 489.42 feet to the Southwest corner of the North Half of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 11 minutes 40 seconds East along the South line of the North Half of said Half Quarter Section for a distance of 228.66 feet to a rebar with cap stamped “Banning Eng Firm 0060” (hereafter referred to as a Banning rebar); thence North 00 degrees 10 minutes 21 seconds East parallel with the West line of said Quarter Section a distance of 260.00 feet to a Banning rebar; thence South 89 degrees 11 minutes 40 seconds West parallel with the South line of the North Half of said Half Quarter Section a distance of 228.66 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 395.52 feet to the Northwest corner of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 12 minutes 37 seconds East along the North line of said Half Quarter Section a distance of 2668.86 feet to the Northeast corner of said Half Quarter Section, said corner being marked by a Banning rebar; thence South 00 degrees 08 minutes 17 seconds West along the East line of said Quarter Section a distance of 1310.00 feet to the Southeast corner of said Quarter Section, said corner being marked by a railroad spike; thence South 89 degrees 11 minutes 26 seconds West along the South line of said Quarter Section a distance of 2407.23 feet to the place of beginning, containing 77.927 Acres, more or less..

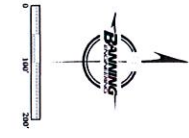
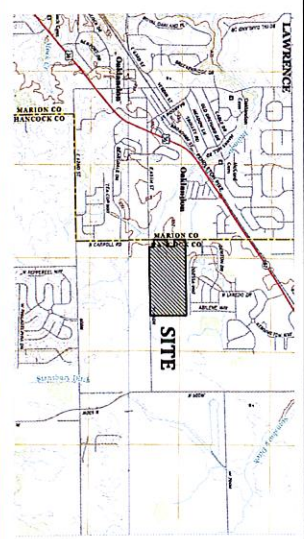


Exhibit B
WEAVER'S LANDING
 SITE PLAN (SUBMITTAL)
 NORTHEAST INTERSECTION OF C.R. N. 700 W. & C.R. W. 650 N.
 VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
 TOTAL AREA: 77.29 AC. ±
 TOTAL COMMON POND AREA: 24.94 AC. ±
 TOTAL LOT AREA: 52.35 AC. ±
 TOTAL COMMON POND AREA: 24.94 AC. ± (7.24% / 25% REQUIRED)
 TOTAL IMPROVEMENT AREA: 27.11 AC. ± (7.24% / 25% REQUIRED)
 C.R. N. 700 W. & C.R. W. 650 N. INTERSECTION
 SUBMITTAL STREET WIDTH: 30' PER AC
 C.R. N. 700 W. & C.R. W. 650 N. INTERSECTION
 C.R. N. 700 W. & C.R. W. 650 N. INTERSECTION



Designer:	SYM	Revisions	Date
Drawn:	BIC	REVISED LAYOUT - ADDED POOL HOUSE & POOL	4-12-2018
Checked:	BIC		
Scale:	1" = 100'		
Date:	4-3-2018		

"Exhibit C"

Weaver's Landing Architectural Standards

All homes constructed in Weaver's Landing shall have the following minimum standards:

1. Dimensional Shingles.
2. Main Roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if warranted by the home design/styling.
3. No vents or louvers discharging from the roof of the home will be visible from the front elevation, nor will any vent or louver be located on the 1st floor of any front elevation.
4. All siding shall be brick, stone, wood, cement fiber board, stucco, or vinyl. Any vinyl siding shall have a minimum thickness of .044. All vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute through their Vinyl Siding Certification Program.
5. The front elevation of all homes shall contain a minimum of 50% brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. All front elevation returns that are four (4) feet or less in depth shall be required to match the front elevation masonry in style and height. The Architectural Review Committee may approve a home with a lesser masonry if warranted by the home design/styling.
6. The side elevation of all residences that abut a street, identified on Exhibit C-1 shall also provide 50% brick or stone, exclusive of windows, doors, garage doors and areas above a roof line.
7. The front elevation of any two-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
8. Minimum roof overhang of nine (9) inches on all sides of a house as measured from the exterior wall material to the fascia board.
9. The rear elevation of homes on lots identified on Exhibit C-1 shall contain one (1) 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 sided 1st floor brick wrap, (ii) four sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room or (vi) covered porch.
11. There shall be not more than 10 percent of the same front elevation in the subdivision.
12. A Single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.
13. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
14. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
15. 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.

16. All two-story homes shall contain a minimum of two (2) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows.
17. 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.
18. Unless adjacent to masonry wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround or shutters.
19. All homes shall contain a minimum of a two car garage with a minimum width of twenty (20) feet.
20. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-2.
21. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
22. For any 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.
23. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage.
24. A minimum of 10 corner lots to be determined and agreed upon by the builder and McCordsville staff shall have a side load garage on the home.
25. All homes shall include mailboxes with uniform design.
26. All homes shall be landscaped with a minimum of two (2) deciduous tree, one (1) ornamental trees and eight (8) shrubs planted along the front foundation of the primary structure.
27. All lot fence construction shall be comprised of black coated chain link or black wrought iron or other similar appearing material such as extruded aluminum or composite material.



● - Rear Facade Treatment

— - Corner Lot

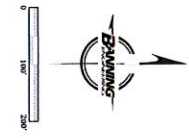


Exhibit C-1
WEAVER'S LANDING
 SITE PLAN (SUBMITTAL)
 NORTHWEST INTERSECTION OF C.R. N. 700 W. & C.R. W. 650 N.
 VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
 TOTAL COMMON: 77.79 AC. ± OF 77.79 AC. ±
 TOTAL SURFACE: 77.79 AC. ± OF 77.79 AC. ±
 TOTAL IMPROVEMENTS: 2.25 AC. ± OF 2.25 AC. ±
 TOTAL ADJUSTED: 75.54 AC. ± OF 75.54 AC. ±
 C.R. N. 700 W. - SECONDARY ARTERIAL - 100' W. OF 700 W.
 C.R. W. 650 N. - SECONDARY ARTERIAL - 100' W. OF 650 N.



WEAVER'S LANDING
CONCEPTUAL SITE PLAN "E"
 C.R. N. 700 W. & C.R. W. 650 N.
 VERNON TWP., HANCOCK CO., INDIANA

Designer:	Sym:	Revisions	Date
Drawn:	BIC	REVISED LAYOUT - ADDED POOL HOUSE & POOL	6-12-2018
Checked:	BIC		
Scale:	1" = 100'		
Date:	6-3-2018		

BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700, FAX: (317) 707-3800
 E-MAIL: [BanningEngineering.com](mailto:info@BanningEngineering.com)
 WEB: www.BanningEngineering.com

Exhibit C-2

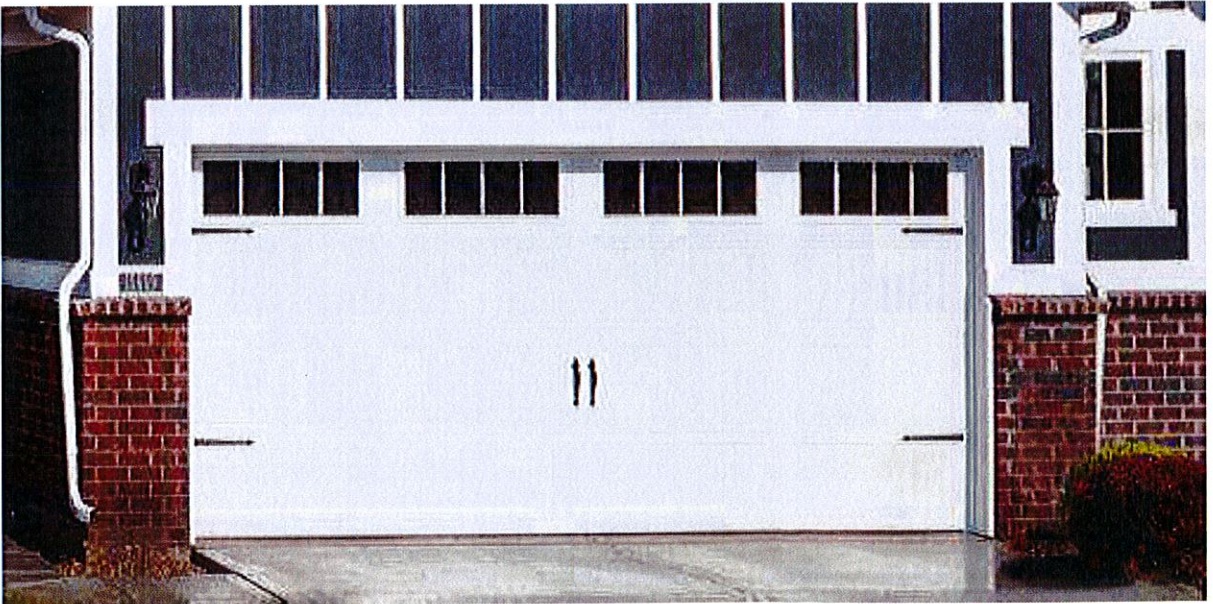
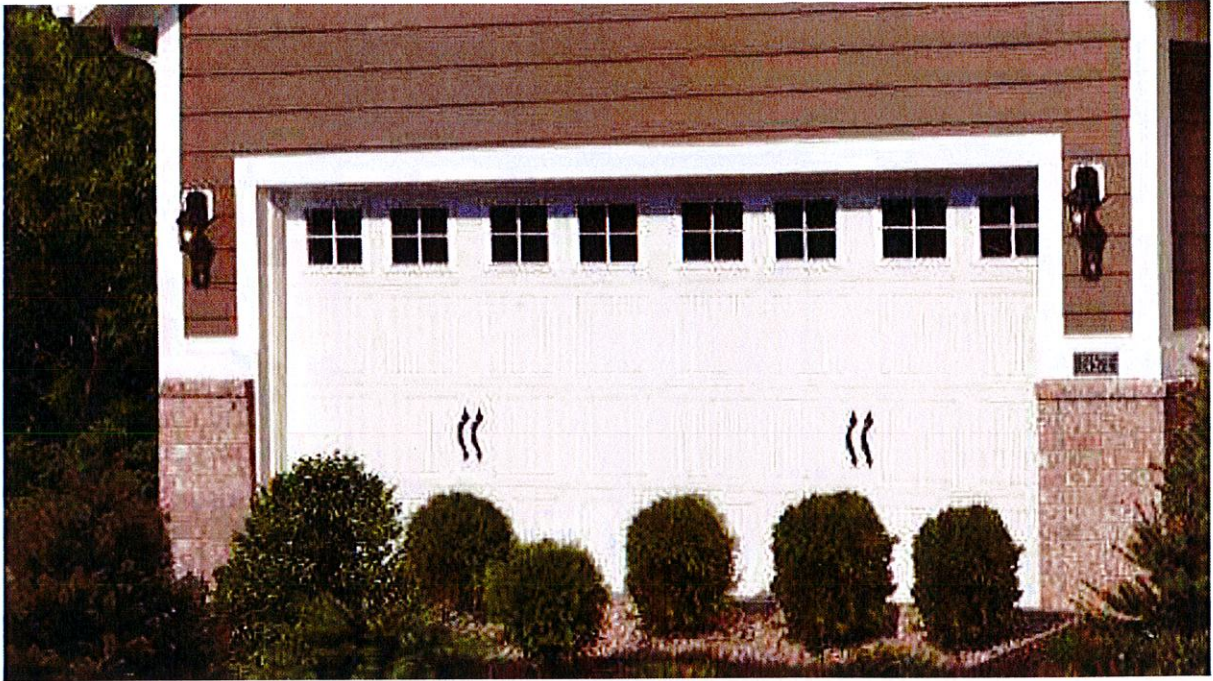


EXHIBIT "D"

WEAVER'S LANDING - TREE CONSERVATION
PREMIER LAND COMPANY, LLC



PAGE 1 OF 1
JOB # 18003P
DATE: 5/15/2018
DRAFTED: RJC
CHECKED: RJC
REVISED: 5-30-18



BANNING ENGINEERING, P.C.
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700
FAX: (317) 707-3800

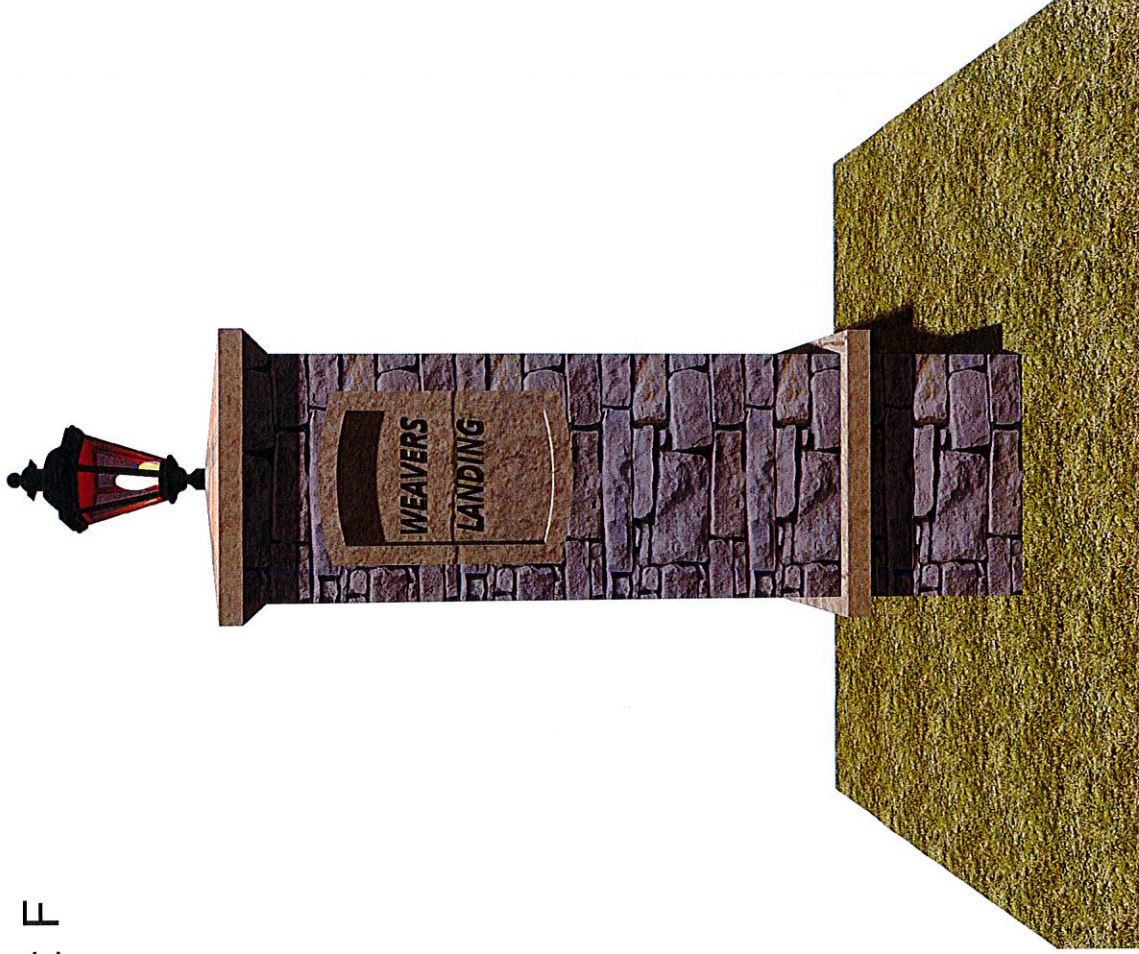
Exhibit E



07 | ENTRY MONUMENT A: CHARACTER IMAGE

END OF DOCUMENT

Exhibit F



WEAVERS LANDING
McCORDSVILLE, INDIANA

NO. REVISION/ISSUE DATE

DATE ISSUED: APRIL 9, 2018

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**IDENTIFICATION
COLUMN**

L100.05

PROJECT NUMBER 20180031

07 | IDENTIFICATION COLUMN: CHARACTER IMAGE