

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 _____, 2020, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Pine Vail Estates 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. Pine Vail Estates 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 | 78 Lots |
| 2. Minimum Lot Area | 10,400 Square Feet |
| 3. Minimum Lot Width at Building Line | 75 feet |
| 4. Minimum Front Yard Setback | 30 feet |
| 5. Minimum Side Yard Setback | 6 feet |
| 6. Minimum Rear Yard Setback | 15 feet |
| 7. Minimum Livable Floor Area | 1,800 square feet (single story)
2,000 square feet (multi-story) |
| 8. Maximum Lot Coverage | 45% |
| 9. Maximum Height-Principal | 35 feet |

The Pine Vail Estates PUD will provide a minimum of 25% 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 Pine Vail Estates PUD will not exceed 2 units per acre.

B. Architectural Standards:

The Architectural Standards 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 Landscaping Standards:

1. A Landscape buffer shall be provided along the right of way of CR 700 West. Said buffer shall consist of the following per 100 feet of frontage:
 - a. Three (3) deciduous shade trees 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 700 West with the exception of the area along the retention pond and the legal drain easement.
2. A decorative fountain will be installed in the pond located at the entrance to the neighborhood.

D. 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 six inches or

more shall be removed unless the tree is damaged, diseased, an invasive species, 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.

E. Multi-Use Paths:

The Developer will install a 10' wide asphalt path along the project frontage of CR 700 West contingent of stream crossing requirements. Developer will install an additional 10' asphalt path along the North side of the creek to the North/South connecting street.

F. 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:

1. Primary Monuments: The developer shall install entry monumentation per the attached concept shown on "Exhibit E" at the entrance on CR 700 West
2. Secondary Monument: A secondary monument column will be installed at the stub street connection with Villages at Brookside for internal identification per the attached concept shown on "Exhibit F"
3. The Light Standards for Pine Vail Estates will be similar to the approved fixtures under the Villages at Brookside PUD per details shown on "Exhibit G".

G. Model Home:

The model home constructed for Pine Vail Estates 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.

H. Anti-Monotony Standards:

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. There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.

I. Snow Removal:

The Homeowner's Association for Pine Vail Estates 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 ____ day of _____, 2020. 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 _____, 2020 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Voting Opposed:

Larry Longman, President

Larry Longman, President

Branden Williams

Branden Williams

Tom Strayer

Tom Strayer

Barry Wood

Barry Wood

Greg Brewer

Greg Brewer

ATTEST:

Cathy 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

Pine Vail Estates – Overall Description

A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Quarter-Quarter Section; thence South 89 degrees 46 minutes 02 seconds East (assumed bearing), along the North line of said Quarter-Quarter Section, a distance of 1,333.90 feet to the Northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,313.09 feet to the Southeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the South line of said Quarter-Quarter Section a distance of 1,118.78 feet to the Southeast corner of Kim Vail Minor Subdivision, recorded as Instrument Number 865914 in Plat Cabinet A, Slide 367 in the Office of the Hancock County Recorder; thence North 01 degree 07 minutes 11 seconds East, along the East line of said subdivision, a distance of 128.00 feet to the Northeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the North line of said subdivision, a distance of 215.00 feet to the West line of said Quarter-Quarter Section; thence North 01 degree 07 minutes 11 seconds East, along said West line, a distance of 1,186.74 feet to the Point of Beginning, Containing 39.596 acres, more or less.

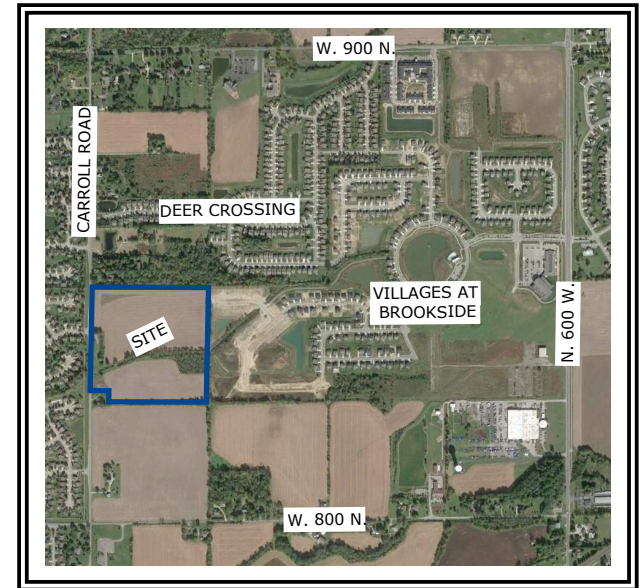
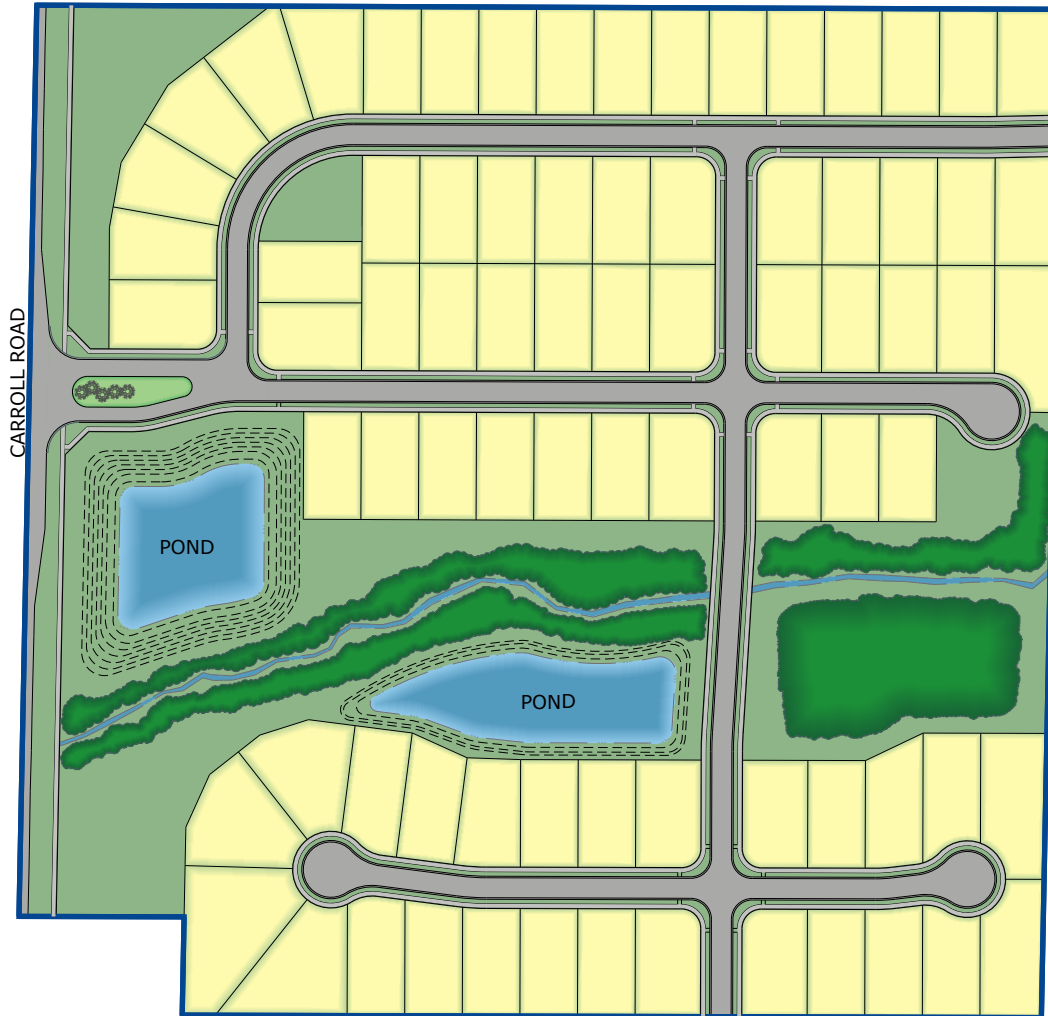
Concept Plan

39.596 ac±
TYPICAL LOT SIZE: 75' X 140'
COMMON AREA 11.7ac± (29.7%)
DENSITY: 1.97 u/a
TOTAL LOTS: 78

"Exhibit B"

Pine Vail Estates

McCordsville, IN



STOEPFELWERTH

January 10, 2020

”Exhibit C”

Pine Vail Estates Architectural Standards

All homes constructed in Pine Vail Estates 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. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first floor exterior of a front elevation (excluding gable areas).
4. All siding shall be brick, stone, wood, cement fiber board or stucco. Vinyl materials will be allowed for soffits.
5. A minimum of fifty percent (50%) 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. 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 an internal street, identified on Exhibit C-1 shall also provide a minimum 30” masonry wainscot.
7. The front elevation of any one-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
8. 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.
9. Minimum roof overhang of twelve (12) inches on all sides of a house as measured from the wall structure to the fascia board.
10. 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.
11. 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 (porch columns to have decorative trim at top and bottom providing a minimum of 8” by 8” outside dimensions).
12. Any fencing proposed on the rear of the lots identified on Exhibit C-1 requiring rear elevation standards shall be a consistent wrought iron fence material.
13. There shall be not more than 10 percent of the same front elevation in the subdivision.
14. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
15. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
16. 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. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement.

17. 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. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement.
18. 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.
19. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround or shutters, decorative trim or headers.
20. All homes shall contain a minimum of a two car garage with a minimum width of twenty two (22) feet measured at the front corners of the garage.
21. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-2.
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. All homes shall include mailboxes with uniform design.
25. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure.
26. 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.

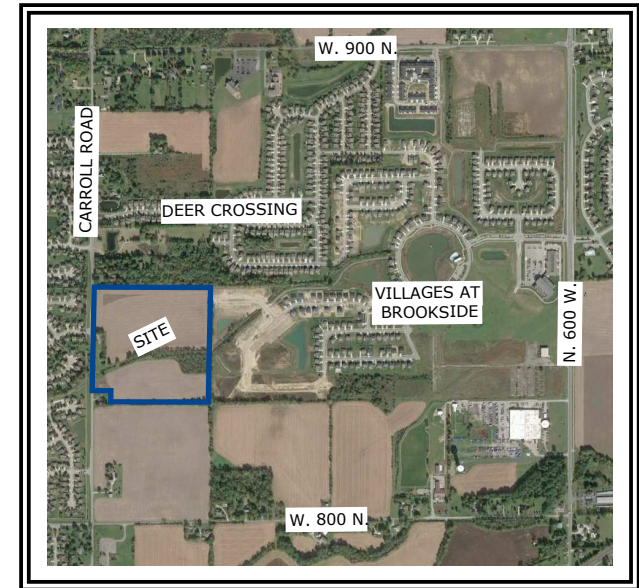
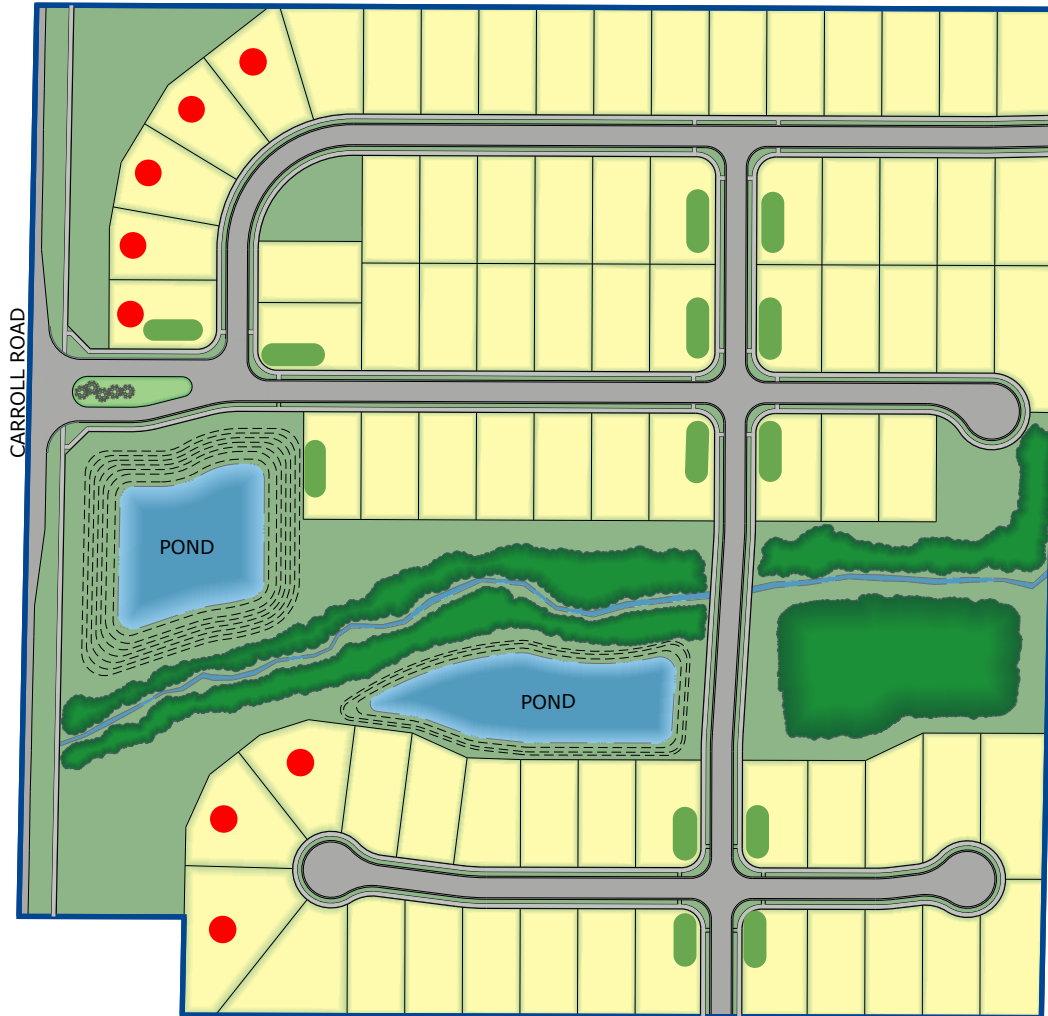
Concept Plan

39.596 ac±
TYPICAL LOT SIZE: 75' X 140'
COMMON AREA 11.7ac± (29.7%)
DENSITY: 1.97 u/a
TOTAL LOTS: 78

"Exhibit C-1"

Pine Vail Estates

McCordsville, IN



● Rear Facade Treatment

■ Corner Lot Treatment



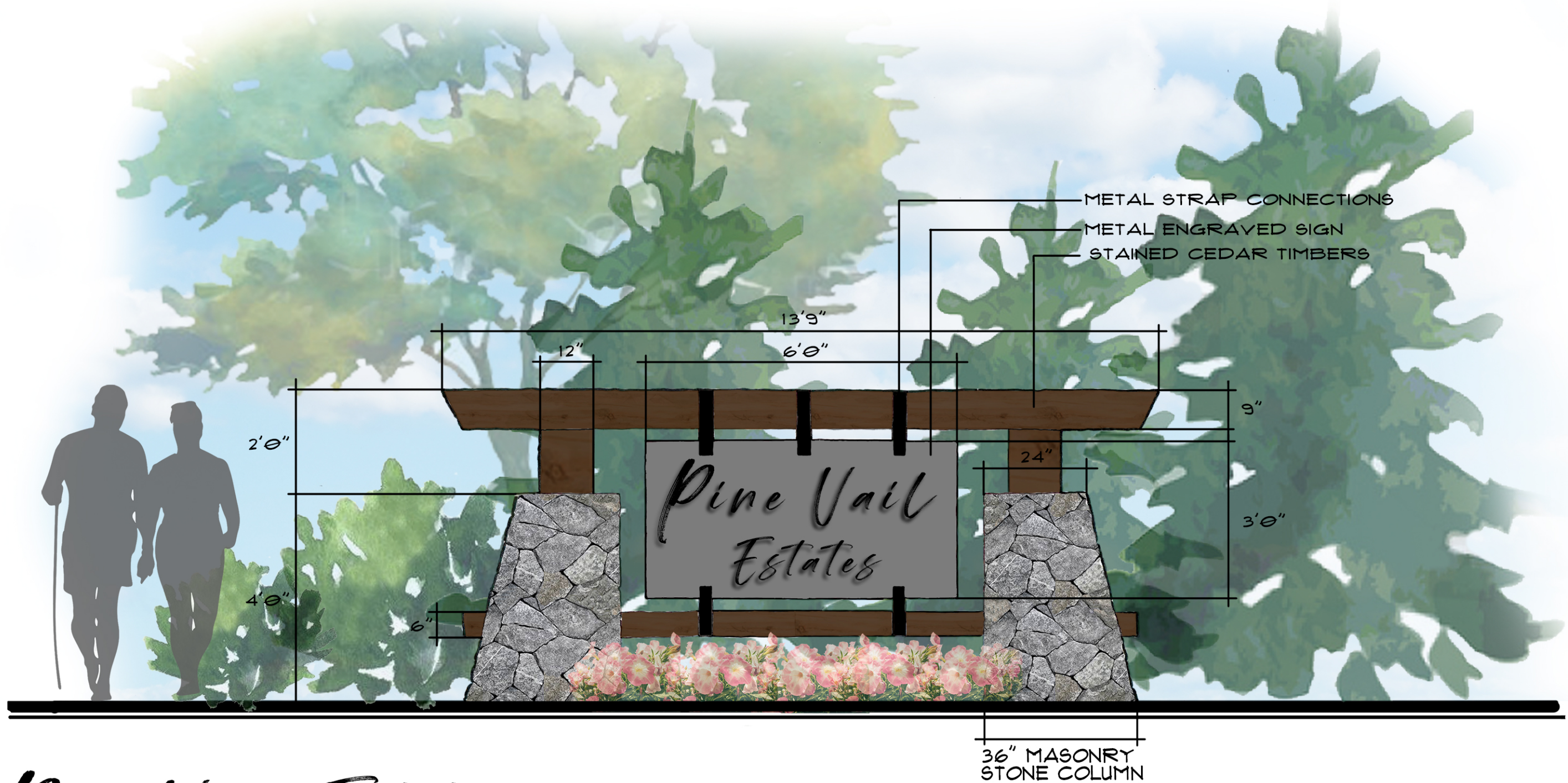
STOEPFELWERTH

January 10, 2020

Exhibit C-2



"Exhibit E"



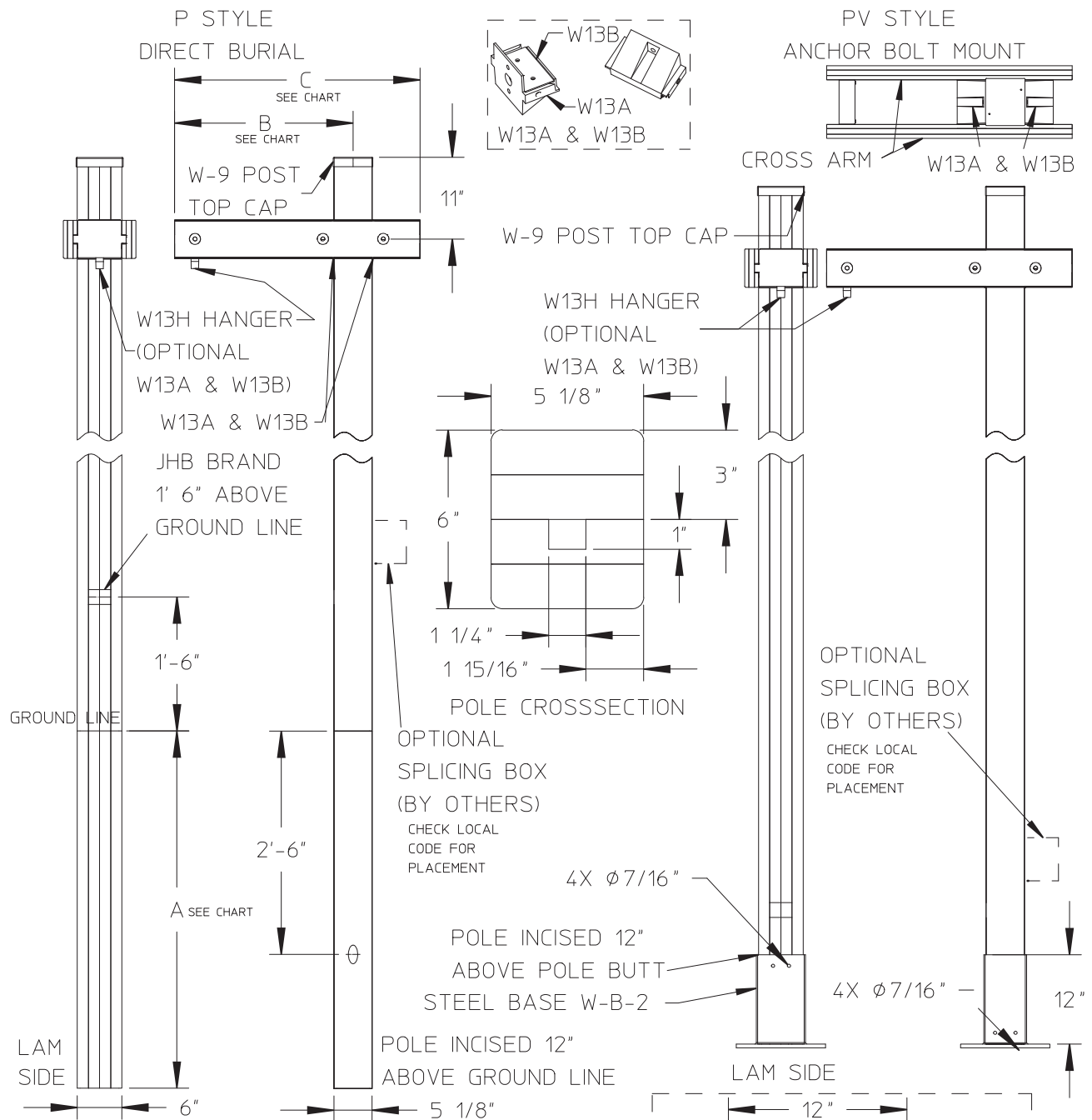
Pine Vail Estates
MCCORDSVILLE, IN

CARROLL RD. ENTRY MONUMENT
PREMIER LAND COMPANY

“Exhibit F”

Secondary Monument

"Exhibit G"



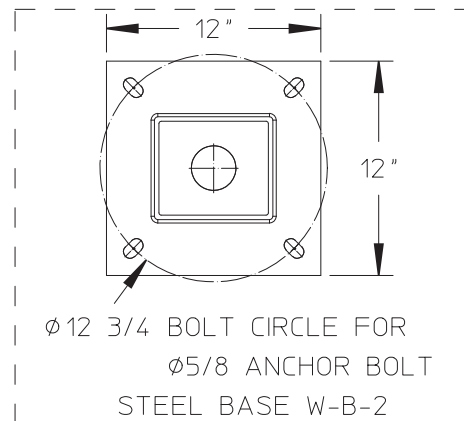
ONE WAY CROSS ARM CHART

	A-2	A-3	A-4
DIM "B"	2'	3'	4'
DIM "C"	2'-9"	3'-9"	4'-9"

P STYLE POLE BURY DEPTH CHART

POLE LENGTH	8	15P4	20P4
	10		25
DIM "A"	3' 6"	4'	4' 6"

SELECT POLE LENGTH. READ BURY DEPTH ("A") AT TOP OF APPROPRIATE COLUMN.



6" X 5-1/8" P AND PV SIDE MOUNT STRAIGHT POLE SPECIFICATION WITH ONE WAY CROSS ARM



"Exhibit G"

REV.	ALTERATION	DATE	BY

SPECIFICATIONS

CATALOGUE NO.: K723-FAFL-III-75(SSL)
-5000-120-KPL10-XPG

QUANTITY: FLAT ARRAY

OPTICAL SYSTEM: TYPE III

IES LTG. CLASS: 75W

WATTAGE: SOLID STATE LIGHTING

SERIES: 5000

CCT: 4500K

LINE VOLTAGE: 120V

PAINT: TEXTURED CHICAGO BRONZE

OPTIONS: KPL10 LEVELING DEVICE

BALLAST TO BE SUPPLIED:

BALLAST TYPE: ELECTRONIC

BALLAST MANU: -

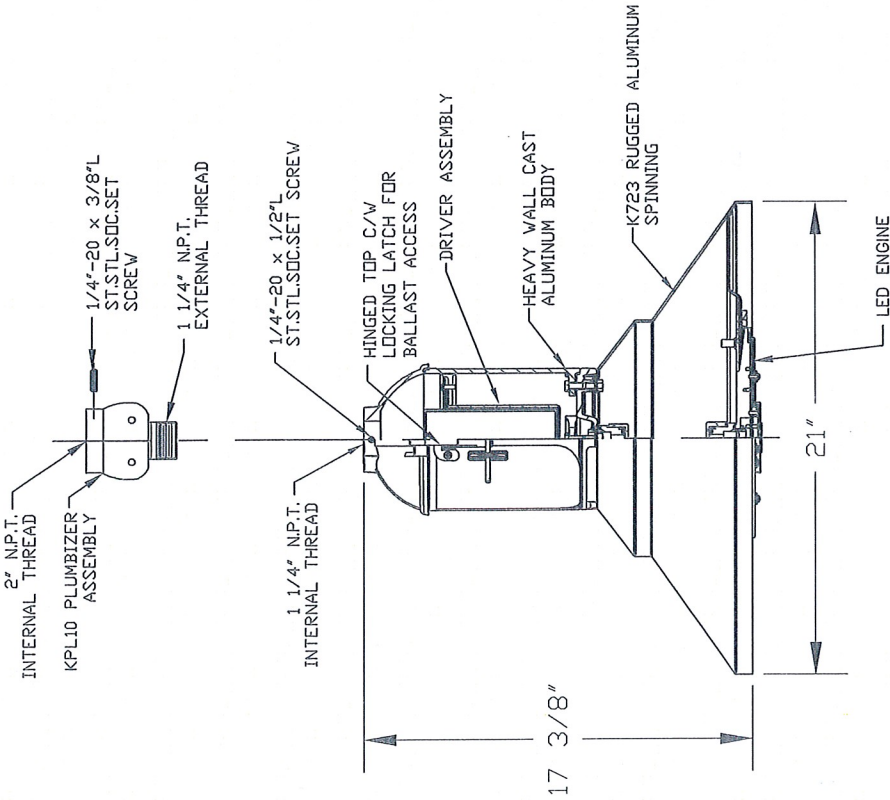
CATALOG NUMBER: -

OPTIONS:

QUICK DISCONNECT

OPTIONS:

FOR BALLAST WIRING DIAGRAM SEE DRAWING 209B0458

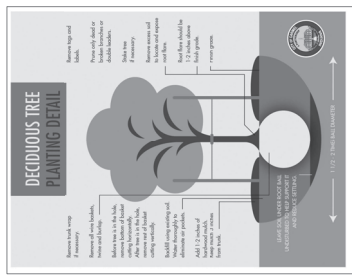
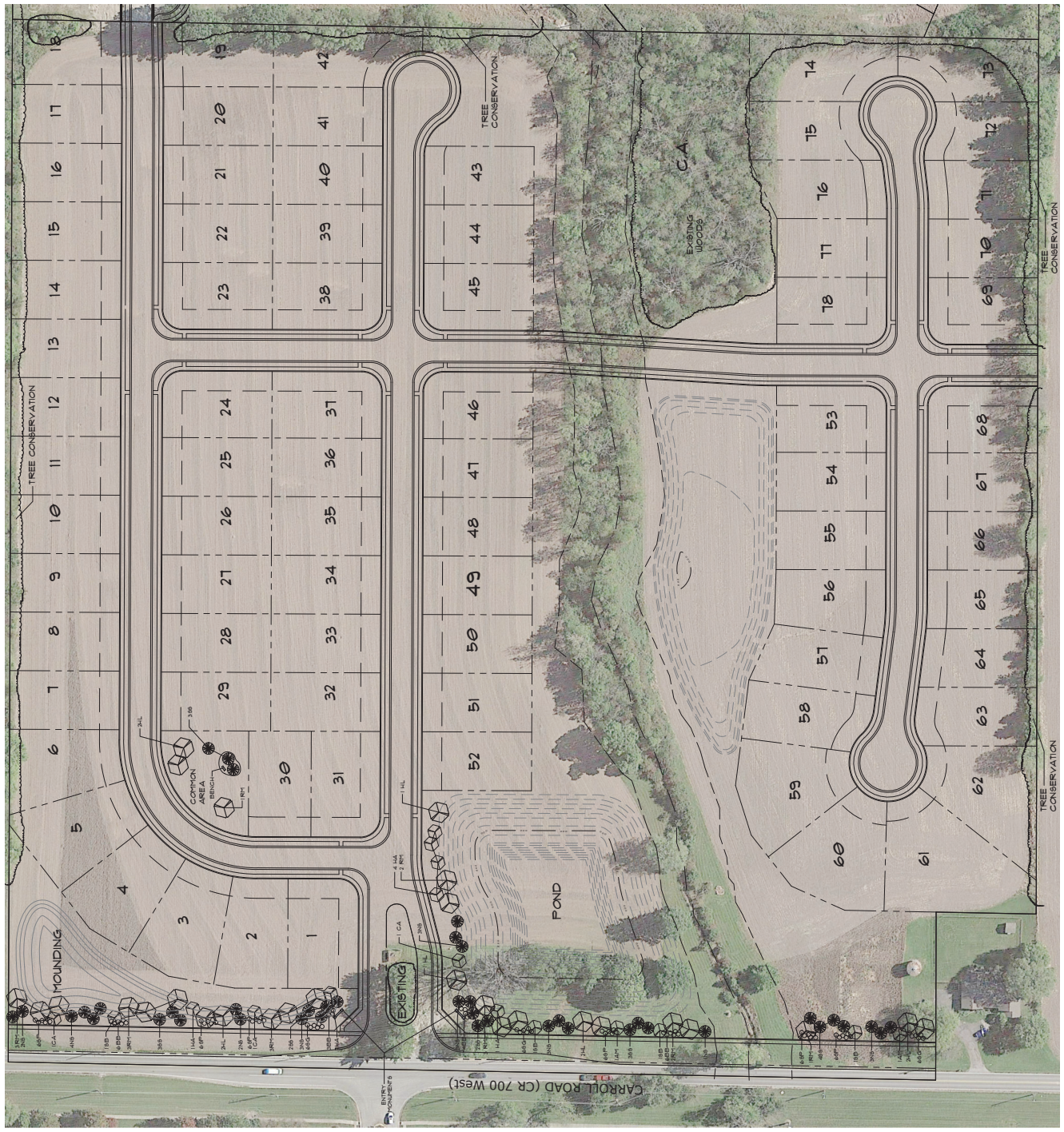


NOTE:

- 1) LAMP BY OTHERS
- 2) UNDERSIDE OF SPINNING TO BE PAINTED SAME COLOR AS REST OF LUMINAIRE
- 3) PIPE SEALER TO BE USED ON ALL N.P.T. THREADED COMPONENTS

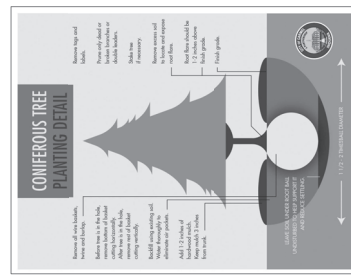
CUSTOMER APPROVAL & DATE:

<p>King Luminaire • StressCrete • Est. 1953</p> <p>S T R E S S C R E T E G R O U P</p>	<p><i>Manufacturing Locations:</i></p> <p>Burlington, Ontario 1-800-268-7809</p> <p>Northport, Alabama 1-800-435-6563</p> <p>Atchison, Kansas 1-800-637-1024</p> <p>Jefferson, Ohio 1-800-268-7809</p>	
	<p>PROJECT/CUSTOMER: VILLAGES AT BROOKSIDE</p>	
<p>CUSTOMER ORDER No: -</p> <p>KING U.S. ORDER No: -</p>	<p>DRAWN BY: AT: TASHI B. SCI</p> <p>CHECKED BY: DATE: 05/02/11</p> <p>REVISION:</p>	<p>DRAWING TYPE: CONCEPT DWG.</p> <p>DRAWING NUMBER: 206A6259</p>



A TREE PLANTING DETAIL
NOT TO SCALE

L-1

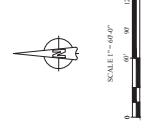


B EVERGREEN PLANTING DETAIL
NOT TO SCALE

L-1

PLANTING	PLANTING	PLANTING	PLANTING	PLANTING
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61				

PLANTING	PLANTING	PLANTING	PLANTING	PLANTING
1	2	3	4	5
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11	12	13	14	15
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21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61				



SHEET
L-1

DESIGNER
CLA
DATE
JANUARY 23, 2020

SHEET NAME
LANDSCAPE PLAN

PROJECT NAME
YAIL PROPERTY
MCCORDSVILLE, IN

DESIGNED FOR
PREMIER LAND COMPANY
10000 W. STATE ST.
PRINCETON, IN 46779





STOEPPELWERTH & ASSOCIATES, INC.
 1100 S. GARDEN ROAD, SUITE 100
 FORT WORTH, TEXAS 76104
 PHONE: (817) 348-2400
 FAX: (817) 348-2401
 WWW.STOEPPELWERTH.COM

Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

SITE DATA	
ZONING	PINE VAIL ESTATES PUD
SEC. 5450	6" MIN.
FRONT YARD	25' MIN.
REAR YARD	25' MIN.
MINIMUM LOT AREA	10,400 SQ. FT.
COVERAGE	40%
OPEN SPACE	28.7% (2,242 SQ. FT.)
	29,596 AC
	(0.224221 AC. D.)

DARTEL A. DANIELS
 Registered Agent, C.S. Act
 Agency # 01

RYAN M. CLONTS
 Registered Agent, C.S. Act
 Agency # 01

LEIGHBART FARMS LLC
 Registered Agent, C.S. Act
 Agency # 01

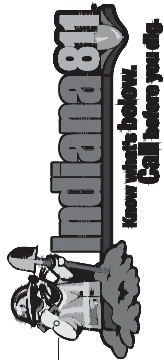
4601 VAIL DRIVE
 Recorded Area: 2.58 AC
 Zoning: PUD

8934 SP. 16 - VAL



DARTEL A. DANIELS
 Registered Professional Engineer
 No. 000012

This drawing is not intended to be used for any purpose other than that specifically described in the title block. It is the responsibility of the client to verify the accuracy of the information provided and to ensure that all necessary permits are obtained from the appropriate authorities. The information herein is provided for informational purposes only and does not constitute a warranty of any kind. The information herein is provided for informational purposes only and does not constitute a warranty of any kind. The information herein is provided for informational purposes only and does not constitute a warranty of any kind.



Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

DARRYL A. DANIELS
Recorded Area: 528 AC±
Zoning: R-1

LEGEND

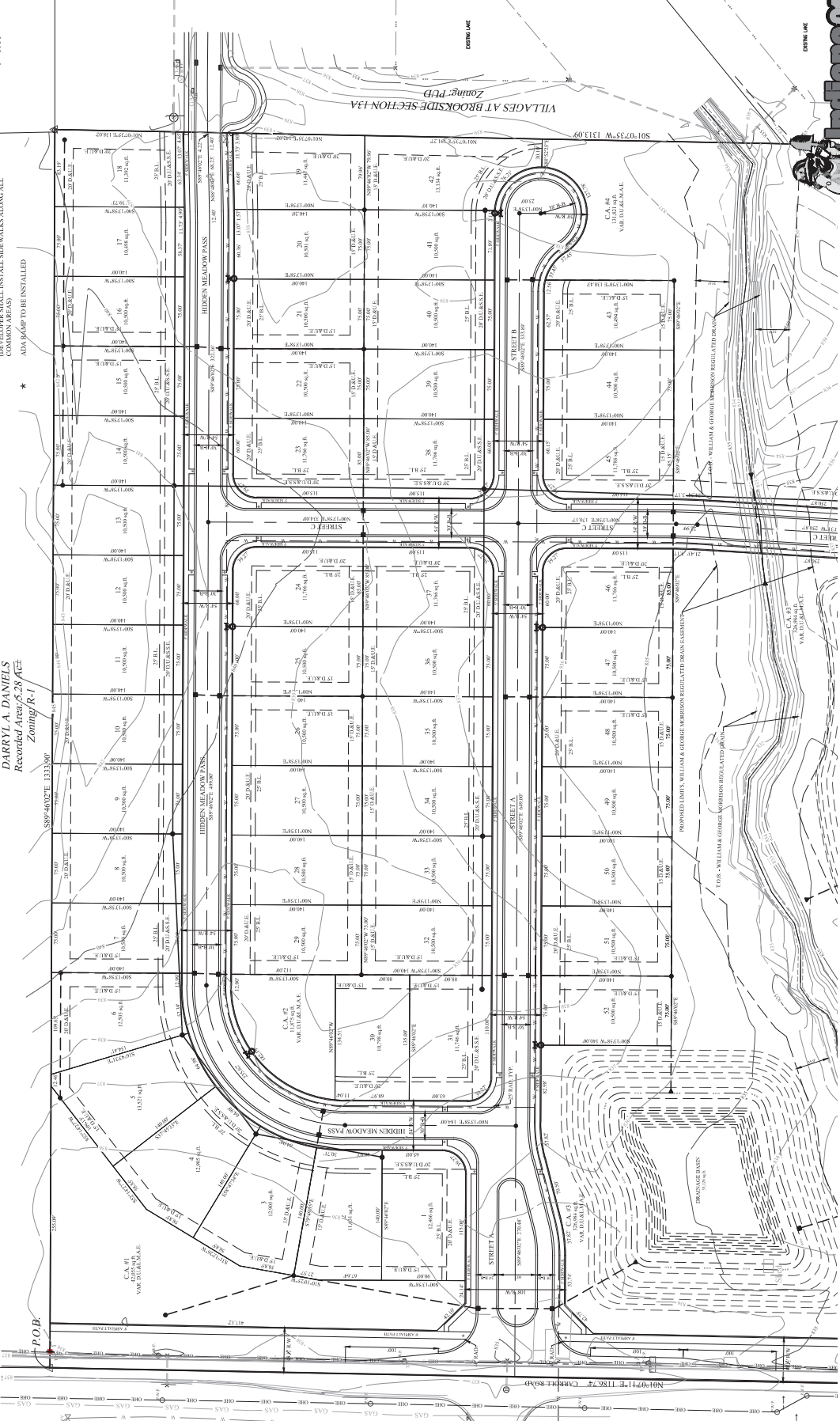
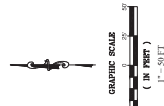
- 69 LOT NUMBER
- BL. BUILDING LINE
- DR. DRAINAGE & UTILITY EASEMENT
- DU. DRAINAGE & UTILITY & SANITARY SEWER EASEMENT
- CA. COMMON AREA
- LA. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- RW. RIGHT OF WAY

STOEPPEL WERTH & ASSOCIATES, INC.
1000 N. STATE ST. SUITE 200
INDIANAPOLIS, IN 46204
PHONE: (317) 481-2000
FAX: (317) 481-2001
WWW.SWPELWERTH.COM

THIS INSTRUMENT PREPARED FOR:
DARRYL A. DANIELS
1000 N. STATE ST. SUITE 200
INDIANAPOLIS, IN 46204
PHONE: (317) 481-2000

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
- (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA GROUP TO BE INSTALLED



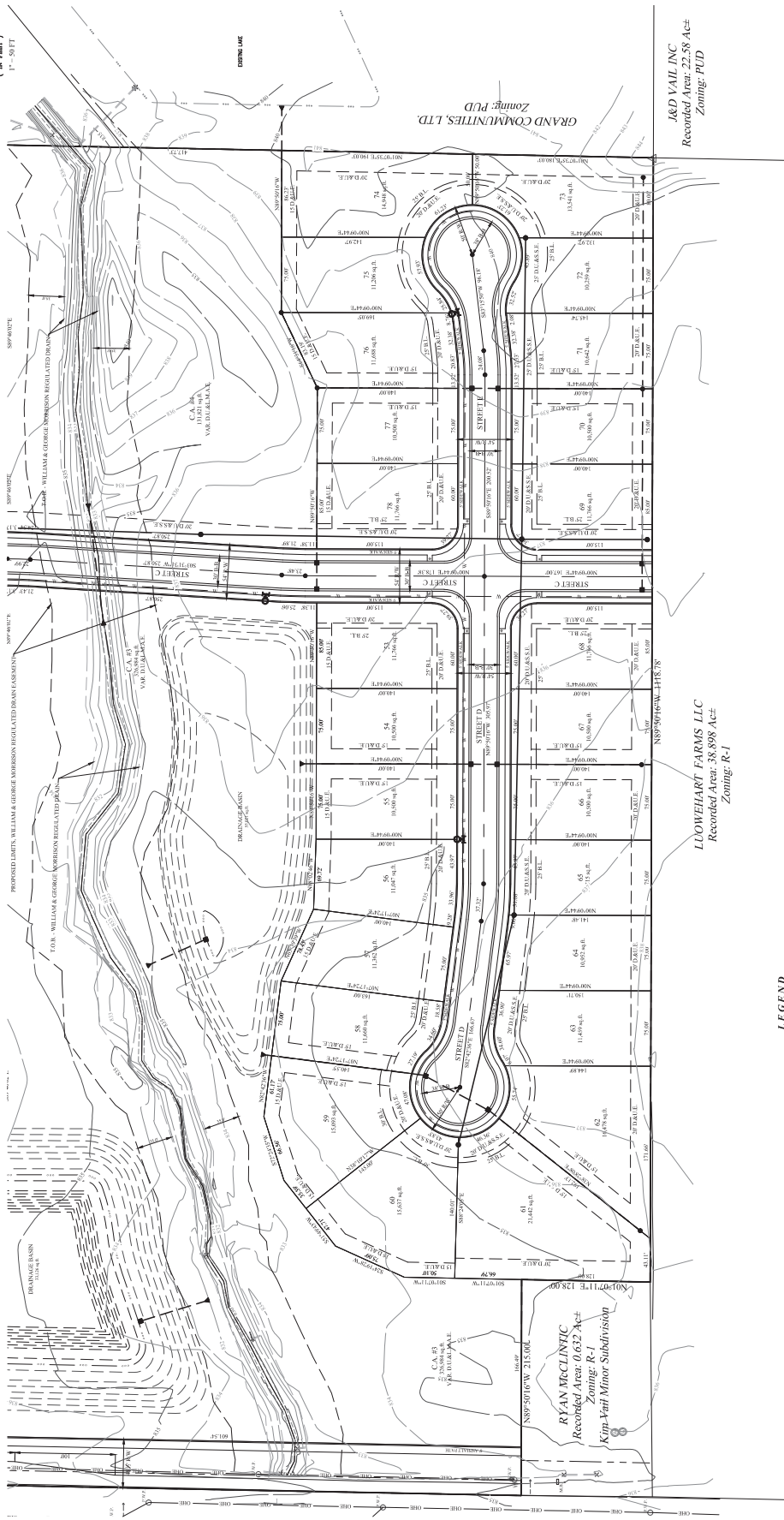
Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

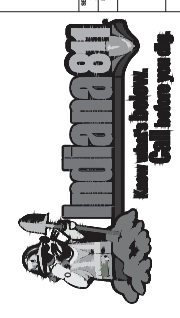
STOEPPEL WERTH & ASSOCIATES, INC.
 ENGINEERS & ARCHITECTS
 1601 WALL CREEK ROAD, SUITE 210
 RICHMOND, INDIANA 47374
 PHONE: 317.849.9942
 FAX: 317.849.9943

THIS INSTRUMENT PREPARED FOR:
 PINE VAIL ESTATES
 1601 WALL CREEK ROAD, SUITE 210
 RICHMOND, INDIANA 47374
 PHONE: 317.849.9942



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED S SIDEWALK (BY HOME BUILDER)
 - PROPOSED S SIDEWALK (COMMON AREAS)
 - ADA RAMP TO BE INSTALLED

- LEGEND**
- LOT NUMBER
 - BUILDING LINE
 - DRAINAGE & UTILITY EASEMENT
 - EASEMENT
 - COMMON AREA
 - MAINTENANCE ACCESS EASEMENT
 - RIGHT OF WAY



PRELIMINARY PLAN
 PINE VAIL ESTATES
 HANCOCK COUNTY, INDIANA



ALWAYS ON
 7945 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-9945 Fax: (317) 849-9943

REPAIRED FOR:
 VERNON TOWNSHIP
 23 1 17N 5E
 T4AF-1
 80343P1C-VAL
 SHEET NO. 3
 OF 4 SHEETS

THIS DRAWING IS NOT INTENDED TO BE
 CONSIDERED AS A BASIS FOR A
 REPORT OR A SPECIFIC LOCATION.
 CERTIFIED: 01/24/2020

BY	REVISIONS

PRELIMINARY PLAT AREA MAP
PINE VAIL ESTATES



 <p>STOEPPELWERTH ALWAYS ON</p> <p>7965 East 106th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942</p>	<p>JOB NO. 89434PLC-VAL</p> <p>DRAWN BY: LAF</p> <p>CHECKED BY: GDK</p> <p>DATE DRAWN: 01/24/2020</p>	<p>PAGE</p> <p>1</p> <p>OF 1 SHEETS</p>