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IN ASSOCIATION WITH

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(CLIENT LOGO)

PREPARED FOR

**Tom Rich**

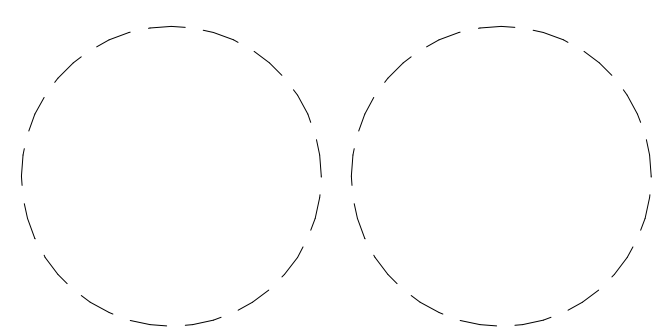
ADDRESS  
 CITY, STATE, ZIP

PROJECT

**Breedlove Dobbs**

LOT 33 & 34, RAILROAD STREET  
 MCCORDSVILLE, IN 46055

CERTIFICATION



NO.	DATE	DESCRIPTION

DRAWN BY: JEL  
 REVIEWED BY: JEL

PROJECT NUMBER 20026

SHEET TITLE

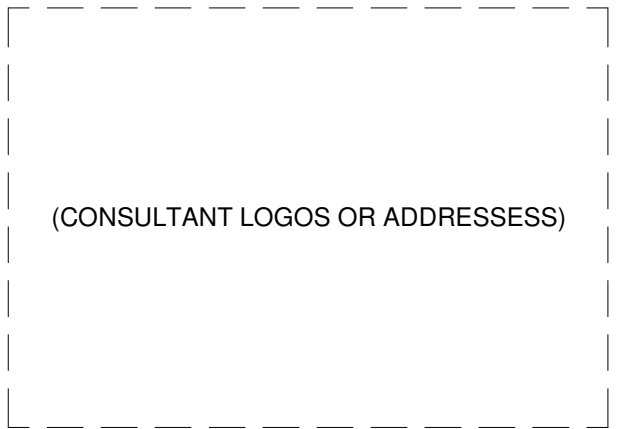
**PERSPECTIVE  
 RENDERINGS**

SHEET NUMBER

**A202**



IN ASSOCIATION WITH



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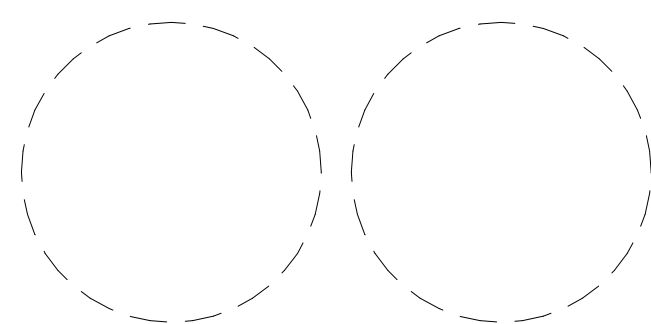
ADDRESS  
 CITY, STATE, ZIP

PROJECT

**Breedlove Dobbs**

LOT 33 & 34, RAILROAD STREET  
 MCCORDSVILLE, IN 46055

CERTIFICATION



NO.	DATE	DESCRIPTION

DRAWN BY: Author  
 REVIEWED BY: Checker

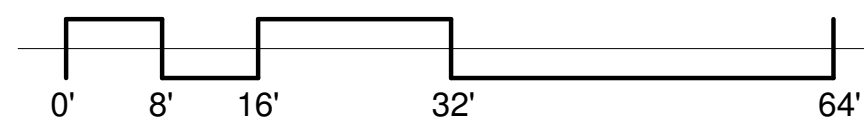
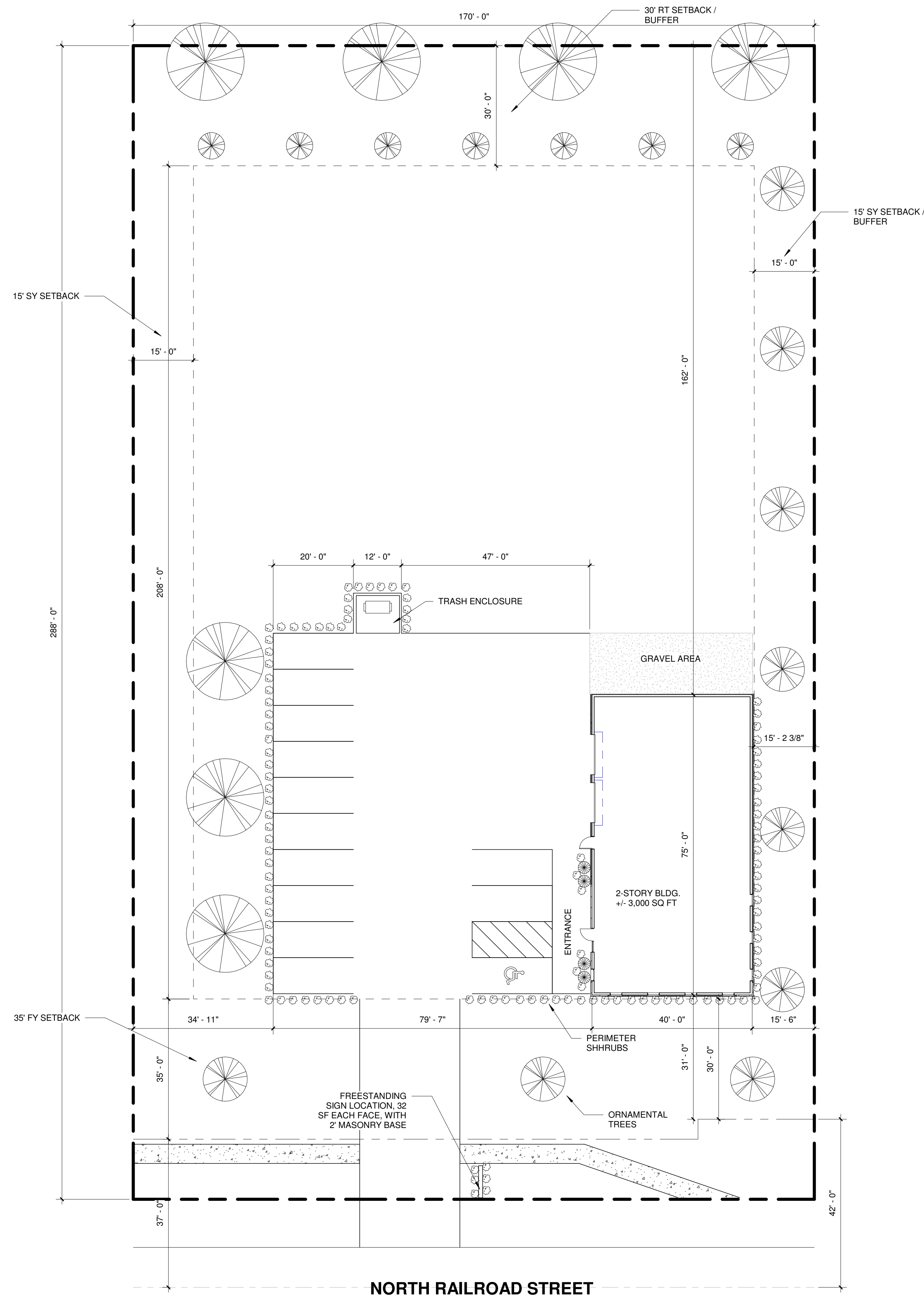
PROJECT NUMBER 20026

SHEET TITLE

**ARCHITECTURAL  
 SITE PLAN**

SHEET NUMBER

**AS101**



**1** ARCHITECTURAL SITE PLAN  
 1/16" = 1'-0"



**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE AMENDING 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 amended, as the Town of McCordsville 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 adoption of a Planned-Unit Development (PUD) to be known as the Breedlove Dobbs PUD;

**THEREFORE BE IT ORDAINED** by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410, as amended, is hereby amended as follows:

**SECTION 1.** This Amendment Ordinance applies to the real estate (the “Real Estate”) more particularly described in the attached Exhibit A.

**SECTION 2. Applicability of Ordinance.** Except as modified by this Ordinance, all other provisions of the Ordinance No. 121410 shall remain in effect with the adoption of this Ordinance.

**SECTION 3. Permitted Uses**

The underlying Zoning District shall be the Professional Business Office (CO) District, and permitted land uses shall be as described in the CO District and further restricted as follows:

**Permitted**

- All uses permitted in the CO Zoning District, unless otherwise restricted by this Ordinance
- Animal clinic/hospital w/out overnight boarding
- Barber or beauty shop
- Contractor, commercial
- Doggy daycare w/out overnight boarding
- Personal services

**Special Exceptions**

- All uses prohibited in the CO Zoning District, unless otherwise permitted by this Ordinance
- Animal clinic/hospital w/ overnight boarding
- Doggy daycare w/ overnight boarding
- Financial Institution, bank, or credit union

**Prohibited**

- All uses prohibited in the CO Zoning District, unless otherwise permitted by this Ordinance

- Childcare center
- Coffee shop
- Daycare
- Dry cleaning &/or laundry, retail
- Financial Institution, payday loan
- Gas station and or convenience store w/ gas sales/service
- Hotel or motel
- Liquor store
- Retail of any kind as a primary use
- Shipping service, retail

**SECTION 4. Development Standards.**

The Development Standards for the Real Estate shall be as follows. Any standards which are not addressed by this Amendment Ordinance shall fall back to the underlining zoning district, which shall be Professional Business Office (CO).

1. Minimum Setbacks:
  - a. Front-yard setback: 40' from Proposed Right-of-way Line as shown on the Concept Plan (35' from ROW notch for cemetery parking)
  - b. Side-yard setback: 15'
  - c. Rear-yard setback: 30'
2. Minimum Lot Requirements:
  - a. Lot Size: 1 acre
  - b. Lot Width: 150'
  - c. Lot Coverage: 65%
3. Maximum Building/Unit Requirements:
  - a. Building Height: 35' (measured from grade to roof ridge)
  - b. Building Gross Square Feet: 8,000/acre
  - c. Number of Primary Structures: 1
  - d. Number of Accessory Structures: 1
    - i. The first trash enclosure on site shall not count as an accessory structure; however, any subsequent trash receptacle enclosures, similar enclosures, or accessory structures shall count as an accessory structure.
4. Minimum Buffer-yard Requirements
  - a. Northern Property Line: 30'
    - i. 30' Wide Buffer-yards shall feature: a total of 11 trees (7 evergreen & 4 canopy trees)
    - ii. Buffer-yards shall not overlap with drainage or other easements that would prevent or limit the installation of required mounding or plantings
    - iii. Buffer-yards are inclusive of setbacks
  - b. Eastern Property Line: 15'
    - i. 15' Wide Buffer-yard shall feature: a total of six (6) trees

- ii. Buffer-yards shall not overlap with drainage or other easements that would prevent or limit the installation of required mounding or plantings
- iii. Buffer-yards are inclusive of setbacks

5. Minimum Architectural Standards

- a. Exterior Siding Materials, shall be as noted below:
  - i. A minimum 3' tall brick/stone wainscot shall be provided along all building facades, except the north façade facing the old interurban line.
  - ii. The north façade shall be permitted to be sided with vertical seam metal siding.
  - iii. All other building facades shall be limited to brick, natural stone, EIFS, stucco, AdobeTexture™ Wall Panels, or other similar materials as approved by the Architectural Review Committee (ARC).
  - iv. The portion of the west façade, near the entry, generally described as the office area, shall feature a minimum 1<sup>st</sup> floor brick/natural stone.
  - v. All transitions between brick/natural stone and other siding materials shall feature a transition material (ie. capstone, etc).
- b. There shall be a minimum of eight (8) windows on the south ~~and east~~ building facade. The west building façade shall feature at least two (2) windows in the office area and at least one (1) window in the storage portion of the building. The east building façade shall feature at least two (2) windows in the office area and at least three (3) windows in the storage portion of the building. There shall be no window requirements for the north building façade. For the purposes of complying with this standard, no window shall be less than eight (8) square feet.
- c. Pitched roofs shall feature dimensional shingles and/or high-quality standing seam metal roofing, with a minimum roof pitch of 3:12. The minimum overhang shall be twelve (12) inches, measured from fascia to exterior siding.
- d. Flat roofs shall feature a parapet wall on all building facades and shall include a three-dimensional cornice.
- e. The main entrance to the building shall be located on the south or west building façade. It shall include the following: a covered entrance projecting from the building façade featuring at least the following: columns with brick/stone wainscot, sidelights/transoms/glass wall surround the main entry, glass entry door, and decorative exterior wall mounted lighting. The footprint of the covered entrance shall be a minimum of sixty-four (64) square feet.
- f. Wall Plane Articulation: No articulation shall be required on the north, south, or east building facades. A projecting entrance as required by this Ordinance shall count as the wall plane articulation for the west building façade.
- g. The building architecture shall be similar to the enclosed "Illustrative Architectural Exhibit".

6. Minimum Landscaping Standards

- a. The McCordsville Zoning Ordinance landscape standards shall apply, except as otherwise noted in this Ordinance

- i. A minimum of three (3) ornamental trees, with a minimum mature height of twenty (20) feet shall be provided in the front-yard.
    - ii. Building foundation plantings shall not be required for the north building façade or the warehouse portion of the west building façade.
- 7. Minimum Lighting Standards
  - a. The McCordsville Zoning Ordinance lighting standards shall apply.
- 8. Minimum Road Standards
  - a. There shall be a maximum of one road cut onto N. Railroad St. and the location of said cut shall be determined by the Town Engineer.
  - b. The existing road cut at the west end of the property shall be removed.
- 9. Minimum Pedestrian Standards
  - a. A 5' sidewalk shall be provided (within ROW) along N. Railroad St.
  - b. The sidewalk required by Section 5.05(F)(6)(a)(ii), except said sidewalk shall be permitted to be 5' wide.
  - c. Decorative crosswalks required by Section 5.02(F)(6)(a)(ii) shall not be required.
- 10. Minimum Signage Standards
  - a. The McCordsville Zoning Ordinance signage standards shall apply with the following exception:
    - i. A wall sign shall be permitted on the east building façade. This sign shall be non-illuminated, externally illuminated with downlighting, or reverse channel with opaque letters. This wall sign shall be limited to seventy (70) square feet.
- 11. Minimum Outdoor Storage Standards
  - a. No material, debris, equipment, product inventory, or vehicles shall be stored outside for any length of time. The only exceptions to this standard shall be as follows:
    - i. Company and employee vehicles may be parked and remain outside during business hours. All such vehicles shall be properly plated, operable, and comply with all other Parking Standards of the McCordsville Zoning Ordinance.
    - ii. A maximum of 4 company vehicles may be parked and remain outside during non-business hours. All such vehicles shall be properly plated, operable, and comply with all other Parking Standards of the McCordsville Zoning Ordinance.
    - iii. Any other material, debris, product inventory, and/or equipment storage shall not be permitted to be stored or remain outside for any length of time, unless a method for screening such items is approved by the Architectural Review Committee.
- 12. Miscellaneous Standards
  - a. The trash receptacle enclosure shall be constructed of concrete masonry units (CMU) or materials matching the front elevation. If it is constructed of CMU it shall

be located directly behind the primary structure. Regardless of material, the enclosure shall be screened with landscaping.

b. Right-of-way (ROW) shall be dedicated as depicted on Exhibit B.

**SECTION 5.** 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 6.** Introduced and filed on the \_\_\_\_ day of \_\_\_\_\_ 2020. A motion to consider on First Reading on the day of introduction was offered and sustained by a vote of \_\_\_ in favor and \_\_\_ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this \_\_\_\_ day of \_\_\_\_\_, 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:

\_\_\_\_\_  
Barry A. Wood

\_\_\_\_\_  
Barry A. Wood

\_\_\_\_\_  
Thomas R. Strayer

\_\_\_\_\_  
Thomas R. Strayer

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Larry J. Longman

\_\_\_\_\_  
Larry J. Longman

\_\_\_\_\_  
Branden D. Williams

\_\_\_\_\_  
Branden D. Williams

ATTEST:

\_\_\_\_\_  
Staci A. Starcher  
Clerk Treasurer



This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, P.O. Box 6, 6 West South Street, 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. Gregg H. Morelock.



## **Exhibit A – Legal Description**

ORIG MC CORD L33 & 34, Parcel ID# 30-01-26-101-001.000-018 (need full)

Exhibit B – Concept Plan



-  Buildable Area
-  Entry Door

-  Window
-  Overhead Door

