

STATEMENT OF INTENT

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

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

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 January 19, 2021, received a favorable recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Winridge 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. The Winridge development shall have one (1) single family residential component as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as “**Exhibit B**”.

A. The Development Standards shall be as follows:

- | | |
|---------------------------------------|---|
| 1. Maximum Number of Lots | 35 lots |
| 2. Minimum Lot Area | 6,700 square feet |
| 3. Minimum Lot Width at Building Line | 52 feet |
| 4. Minimum Front Yard Setback | 25 feet |
| 5. Minimum Side Yard Setback | 6 feet |
| 6. Minimum Rear Yard Setback | 25 feet |
| 7. Minimum Livable Floor Area | 1,800 square feet (single story)
2,300 square feet (multi story) |
| 8. Maximum Lot Coverage | 50% (multi story)
55% (single story) |
| 9. Maximum Height – Principal | 35 feet |

B. Architectural Standards. The Architectural requirements 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 Architectural Review Committee concludes the standard(s) conflict with a historical architectural style.

C. Perimeter Landscape Standards. The developer shall establish an aesthetic landscape buffer along the frontage on CR1000N. Said buffer shall consist of the following per 100 feet of frontage:

1. A 20-foot landscape buffer shall be provided along the right of way of CR1000 North. Said buffer shall consist of the following per 100 feet of footage:

- (a) Three (3) deciduous shade trees with a minimum of 2” caliper.
- (b) Three (3) evergreen trees a minimum of 6 feet 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 1000 North.

D. Tree Conservation Area. A 10' tree conservation area shall be established along the west, south, and east boundaries of the Real Estate as shown on "**Exhibit B**". Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") 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 utilities, street connections, walking path or other infrastructure. 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.

E. Open Space. Open space shall be as shown on "**Exhibit B**". The open space within the cul de loop shall be passive open space but shall include perimeter sidewalks. At least one (1) of the following elements shall also be incorporated, as generally illustrated on "**Exhibit E**":

1. Seating area with bench/picnic tables
2. Hardscape with landscaping
3. Flower/Butterfly garden
4. Trellis
5. Prairie grasses and low maintenance plantings

F. Multi-Use Paths. There will be a 10' wide asphalt perimeter path along the project frontage of CR 1000 North. The developer shall attempt to secure trail easements on adjacent properties extending toward McCord Point & Bay Creek East. If secured, the cost of any trail easements and/or extensions not on the Real Estate will be a credit towards Park Impact Fees.

G. 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:

- (a) Primary Monuments – The developer shall install entry monumentation including, but not limited to, brick or stone walls and/or columns, landscaping and sign lighting at either side and/or in the median of the entry on CR 1000 North. The height of the entry sign shall not exceed 8 feet in height. Columns, posts, or other vertical features or accents of the entry sign may exceed the 8-foot maximum but shall not exceed 12 feet in height.

(b) Lighting units which shall include a pole, luminaire, and all other necessary parts and equipment, shall be placed at the entrance of the community, interior intersection, and along the cul-de-loop for a total of three (3) lighting units within the Winridge district.

(c) Every house shall have dusk to dawn carriage lights.

(d) Sidewalks shall be as shown on "**Exhibit B**".

H. Model Home. The model home constructed 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.

I. Anti-Monotony Standards. The Winridge development shall not construct homes in violation of the Town of McCordsville' code.

J. Snow Removal. The Homeowners Association for Winridge 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 _____, 2021. 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 _____, 2021 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

(signature pages to follow)

TOWN OF MCCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Barry A. Wood

Thomas R. Strayer

Gregory J. Brewer

Larry J. Longman

Branden D. Williams

Voting Opposed:

Barry A. Wood

Thomas R. Strayer

Gregory J. Brewer

Larry J. Longman

Branden D. Williams

ATTEST:

Staci A. Starcher, 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

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

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

“EXHIBIT B”

Preliminary PUD Plan/Concept Plan



“EXHIBIT C”

Architectural Standards

1. Architectural shingles.
2. Main roof pitch for two (2) story homes shall be 6:12 or greater, ancillary roofs may be less than 6:12. For one (1) story homes, the main roof pitch shall be 5:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the roof pitch is in keeping with historical architectural style¹.
3. All siding shall be brick, stone, wood, cement fiber board or stucco.
4. Vinyl siding is prohibited.
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 and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten and shake.
6. The front elevation of all homes shall contain one (1) two-foot or greater step back and two (2) ridgelines or one (1) gable.
7. Minimum roof overhang of eleven inches on all sides of a house as measured from the exterior wall framing to the fascia board.
8. Lots 1, 9, 10, and 35 shall contain a minimum of a 30-inch brick or stone wainscot on all four (4) sides of the home.
9. The rear elevation of all homes shall contain at least one (1) of the following: (i) four sides 1st floor brick wrap, (ii) four sides brick wainscot (min. 30”) wrap, (iii) covered porch, (iv) screened-in porch, or (v) 1st floor rear façade extension a min. of 4’ (café, gathering room, morning room, three-season room, etc.)
10. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
11. Unless approved by the ARC, the front porch columns shall be a minimum of 6” by 6”.
12. 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. A service door with a window, set of 3 “bullet” windows a min. of 1’ x 1’ each, or a transom window a min. of 1’ x 4’ may count as one (1) window.
13. All two-story homes shall contain a minimum of two (2) windows on all four sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. A service door with a window, set of 3 “bullet” windows a min. of 1’ x 1’ each, or a transom window a min. of 1’ x 4’ may count as one (1) window.

¹ Historical architectural styles are styles such as Heartland, Craftsman, Northern Craftsman, and Prairie or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing.

14. 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.
15. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six-inch (1" x 6") wood or vinyl surround, shutters, decorative trim, or headers.
16. All homes shall contain a minimum of a two (2) car garage with a minimum width or depth of 20' or shall incorporate additional interior garage storage space a minimum of 4' x 4'.
 - a. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on each side elevation of the garage. These windows shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
17. Front-loading garages shall contain a decorative garage door similar to those depicted on **"Exhibit D"**.
18. For any three (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.
19. For the front-loading garages the garage doors shall not comprise greater than fifty percent (50%) of the width of the front elevation for a two (2) car garage and sixty percent (60%) for a three (3) car garage.
20. All homes shall include tandem mailboxes with uniform design. In the event of an odd number of lots, the leftover lot may have a single mailbox.
21. All homes shall be landscaped with a minimum of (1) deciduous tree, two (2) ornamental trees and eight (8) shrubs planted along the front foundation of the primary structure.
22. All homes on corner lots shall also include a minimum of one (1) deciduous tree, two (2) ornamental trees, eight (8) shrubs planted along the foundation of the primary structure and a full sod package. The requirements of this paragraph 22 shall apply to both the front yard and side yard facing the street.

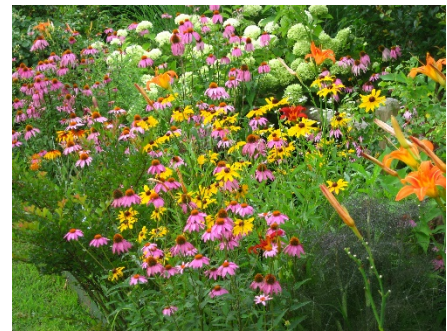
"EXHIBIT D"

DECORATIVE GARAGE DOORS



“Exhibit E”

ILLUSTRATIVE OPEN SPACE EXHIBIT



Landings Series



Landings Series



Interiors & Finishes



Interiors & Finishes

