

EXHIBIT B

Written Commitments

The Petitioner agrees to abide by the following written commitments as part of the conditions for the approval of the proposed Gateway Crossing planned unit development.

1. The Gateway Crossing Conceptual/Preliminary PUD Plan dated March 5, 2001, prepared by Stoeppelwerth & Associates, Inc. is hereby included in these written commitments to illustrate the intent, layout, and general amenities of the project, subject to the following revision:
 - a. The road within the multifamily residential parking area shall be extended to provide access between buildings B-14 and B -17.
2. The following uses are permitted within the PUD:
 - a. Retail business
 - b. Eating and drinking establishments
 - c. Offices and banks
 - d. Personal and professional services
 - e. Fire stations and municipal buildings
 - f. Public utility structures
 - g. Public parks and playgrounds
 - h. Hotels and motels
 - i. Cleaning and laundry plants
 - j. Health and fitness clubs
 - k. Drive-in businesses
 - l. Veterinary hospital
 - m. Animal kennel as accessory to and completely enclosed within a veterinary hospital
 - n. Group child care centers - Class A and Class B
 - o. Theatres
 - p. Commercial recreation
 - q. Single family attached dwellings
 - r. Single family detached dwellings
 - s. Multifamily dwellings
 - t. Wholesale businesses
 - u. Printing shops
 - v. Warehouses (no outside storage is permitted)

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HANCOCK COUNTY RECORDER

Carly J. Moore

- w. Schools, public and parochial
 - x. Hospitals and clinics
 - y. Funeral homes
 - z. Gas stations/convenience store
3. The Overall density for residential areas within the project shall not exceed 4.42 du/ac. The maximum densities permitted within the residential areas on the site shall be:

Residential Area	Maximum Density
80' wide lot single family detached area	1.29 du/ac
70' wide lot single family detached area	2.65 du/ac
Attached single family area	3.15 du/ac
Multifamily area	11.31 du/ac

4. Open Space:
- a. A minimum of 30.68 acres of open space shall be provided within the project.
 - b. The open space shall remain under the ownership of the homeowner's association.
5. The existing residence along CR 750 N that is not included in the project shall be buffered from the adjoining commercial and multifamily uses with a landscaped area that, at a minimum, meets the standards identified in Section 7.1-307(2)(a) of the McCordsville Overlay.
6. The multifamily residential buildings shall:
- a. Be a maximum of two stories tall.
 - b. Contain a maximum of 16 units per building.
 - c. Enclosed garages shall be provided for at least 25 percent of the units.
 - d. 100 percent of the exterior wall surface of the first floor shall be masonry, exclusive windows, doorways, and bays.
 - e. If used, vinyl siding shall be premium grade vinyl siding. Colors and quality shall be subject to the approval of the Town of McCordsville Zoning Committee. Such approval shall not be unreasonably withheld. The siding shall be at least 0.050 inches in thickness unless otherwise agreed to by the Town of McCordsville.
 - f. Exterior chimneys shall be finished in masonry or stucco.
7. The multifamily housing will not involve Section 8 or Section 42 housing.
8. All single family residential buildings, attached and detached, shall meet the Architectural Standards for Residential Districts identified in Section 7.1-303(2)(e) of the McCordsville Overlay.

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Emily J. Hance

9. The detached single family residential homes with a minimum lot width of 80 feet shall:
 - a. Be a minimum of 1,600 square feet for one-story homes (exclusive of porches and garages)
 - b. Be a minimum of 1,800 square feet for two-story homes (exclusive of porches and garages)
 - c. Have a minimum ground floor area of 900 sq. ft. for two-story homes.
10. The detached single family residential homes with a minimum lot width of 70 feet shall:
 - a. Be a minimum of 1,300 square feet for one-story homes (exclusive of porches and garages)
 - b. Be a minimum of 1,500 square feet for two-story homes (exclusive of porches and garages)
 - c. Have a minimum ground floor area of 750 sq. ft. for two-story homes.
11. The detached single family residential dwellings shall conform with the garage orientation standards identified in Section 7.1-303(2)(d)(3) of the McCordsville Overlay.
12. The attached single family residential homes shall:
 - a. Be a minimum of 1,200 square feet per unit.
 - b. Have a minimum lot width of 55 feet per unit.
13. The attached single family residential dwellings are encouraged to, but will not be required to, conform with the garage orientation standards identified in Section 7.1-303(2)(d)(3) of the McCordsville Overlay.
14. No additional road cuts will be made by the outlots to Pendleton Pike and CR 750 N. The outlots will gain access through the ring road shown on the plan, except Outlot 6 which shall have one road cut that aligns with the proposed access road on the south side of CR 750 N.
15. All commercial structures will conform with the requirements of the Highway Corridor Overlay in the Hancock County Zoning Ordinance.
16. The outlots shall have building materials, signage, and an architectural character that is consistent with that of the primary commercial buildings .
17. Loading docks and storage areas shall be screened from view from public roadways and adjoining residential uses.
18. Street lighting, parking lot lighting, and exterior lights on buildings shall conform with the standards identified in Section 7.1-308 of the McCordsville Overlay.
19. Mandatory owners associations and shall be created to fund the maintenance of common areas within the project.
20. The rental cost of multifamily units shall be indexed to the Consumer Price Index (CPIU.) The maximum interval between rate adjustments shall be five years based on the prior 12 month period.

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21. In concept, the landscaping shown on the site meets the requirements of the McCordsville Overlay. The landscaping throughout the site will be fine-tuned as detailed plans are developed to ensure the intent of the Overlay is met.
22. Pedestrian connections shall be provided between the multifamily units and the commercial center.
23. No vacancy obsolescence factor shall be applied for any part of this project.
24. The recreation trail illustrated on the plan shall be a hard surface trail at least eight feet wide.
25. Landscaping along the boulevard and the interior of islands and the traffic circle will be maintained by the homeowners association.
26. The ring road in the commercial area will be maintained by the landlord..
27. The developer will commit to minimize the duplication of uses on the commercial outlots.
28. Dry-vit is an acceptable material substitution for stucco, and to comply with the Highway Corridor Overlay Zone.
29. The front yard setback shall be as noted on the Preliminary PUD Plan.
30. Side and rear yard setbacks for the project shall be as follows:

Residential Area as Shown on the Preliminary PUD Plan	Minimum Side Yard Setback	Minimum Rear Yard Setback
80' wide lot single family detached area	8'	20'
70' wide lot single family detached area	7'	20'
Attached single family area	6'	20'

31. All garage doors must be closed when not in use.
32. A multiuse path (as shown in the zoning ordinance) shall be located on the east side of Pendleton Pike (except on Outlot 6) and along the south side of CR 750 N.

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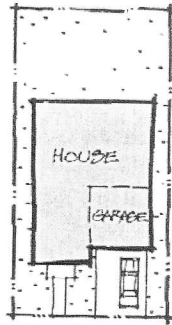
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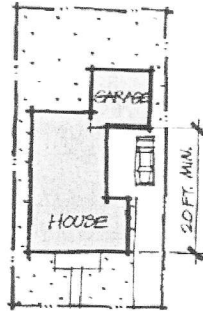
Carol J. Hines

3. Garage Locations/Orientation.

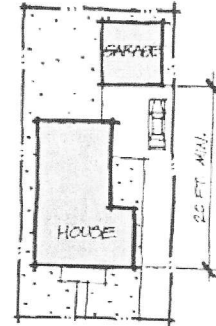
A garage or carport may not face the street unless it is located a minimum 20 feet behind the front façade of the principle structure.



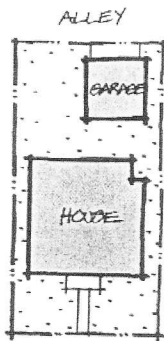
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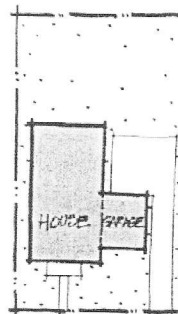
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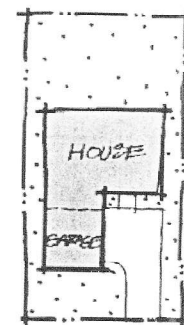
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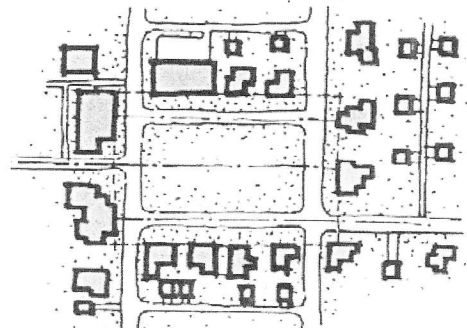
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c. Architectural Standards for Residential Districts

1. All residential construction shall conform in street orientation and massing to adjacent homes.
2. Schools, churches, and government buildings shall be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community.
3. Principle building roofs shall have a pitch that conforms to the roof pitches of adjacent homes.

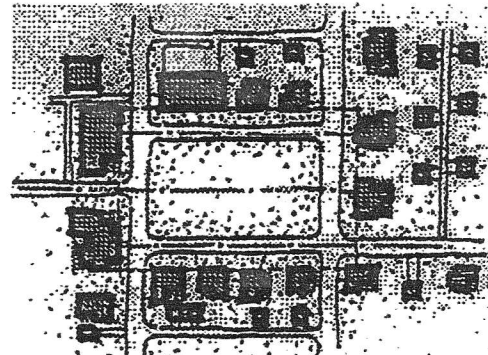


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4. Where two wall materials are combined horizontally on one façade, the heavier material must be below.

✓ 5. The exterior elevations of all residences 1500 square feet or less in livable floor area shall be masonry. This requirement shall include all sides of the structure, exclusive of windows, doorways and bays.

✓ 6. For residences greater than 1500 square feet in livable floor area, an area equal to or greater than 50 percent of the exterior wall surface of the first floor of each residence shall be masonry. At least 50 percent of the front façade of all residential buildings, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry. When garage doors are allowed on a front elevation, in making the calculation, garage doors shall be included as part of the front façade.

✓ 7. Exterior chimneys shall be finished in brick or stucco. Exposed metal chimneys are prohibited. Half chimneys for gas fireplaces shall have a gable roof and vent on the side. The siding shall match the type, color, and texture of the siding material on the house.

8. Front porches a minimum of four feet in depth are encouraged.

9. Stains and paints used for exterior walls need to conform to the existing appearance and character of the neighborhood.

10. Civic building walls shall be clad in stone, brick, marble, or cast concrete. Civic building roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles. Flat roof lines are allowed.

11. All rooftop equipment on civic buildings shall be enclosed in building material that matches the structure or is visually compatible with the structure.

12. The location and construction of mailboxes shall conform to the rules and regulations of the U.S. Postal Service.

✓ 13. There shall be a minimum roof overhang of nine inches of on all sides of a house.

✓ 14. Monolithic exterior building walls (walls with one type of siding and no windows or doors) are prohibited. There must be a change of siding materials and/or architectural features (such as windows, chimneys, doors, etc.) on all sides of each house.

- ✓ 15. There shall be permanent external window treatments on all windows visible from a public road, except for large picture windows, casement windows, and small, non-opening windows. Acceptable window treatments include shutters, dividers (mullions or inserts), etc.
- ✓ 16. Exhaust vents shall not be visible from the front elevation of the home.
- ✓ 17. 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. A letter or certificate stating such shall be attached to each building permit request. All vinyl siding colors shall be submitted for Town approval.
- ✓ 18. A single front elevation shall not be repeated unless it is separated by at least three different front elevations along the same street frontage.
- ✓ 19. The pitch of the largest square footage roof must be 8/12 or greater, unless the style of the house warrants a change.
- ✓ 20. There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.
- ✓ 21. It is expected that the workmanship on the exterior of the building will be of high quality resulting in no visual defects (such as wavy siding.)

(3) Mixed Use Design Standards in the Civic Center Overlay

- a. Intent. These provisions apply to the shaded areas of the B-2 Business District in McCordsville as indicated on the Official Overlay Map. Developments in these areas are to emulate the characteristics of traditional downtowns (e.g. two and three story buildings close to the street with parking in the rear) and encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed use buildings. Areas within the B-2 Business District but outside of the shaded areas indicated on the Official Overlay Map shall follow the development standards of the Hancock County Zoning Ordinance.
- b. Permitted Uses.
 - 1. General commercial uses up to 30,000 gross square feet (Not permitted: Any use that encourages patrons to remain in their automobiles while receiving goods or services, adult retail, automotive repair, garages, welding shops, machine shops, outdoor storage or sales)
 - 2. Office uses up to 30,000 gross square feet
 - 3. Restaurants (Exception: Drive thru restaurants)
 - 4. Bed and Breakfast Inns
 - 5. Mixed use structures up to 35,000 gross square feet
 - 6. Civic uses on lots not exceeding 3 acres
 - 7. Fraternal and Service Organizations
 - 8. Home occupations
 - 9. Day care centers