

Statement of Intent

Petitioner seeks to annex into the Town of McCordsville and to rezone the approximately 138 +/- acre site located at the northwest corner of W 900 N and N 500 W (the “Site”) to the Planned Unit Development district. Petitioner proposes to develop a single-family residential neighborhood on the Site consisting of approximately 287 lots. The proposed lot sizes are as follows: 60’ x 135’ (to be located on the north side of the Site); 65’ x 145’ (to be located on the south side of the Site); 90’ x 145’ (to be located on the south side of the Site). The proposed neighborhood shall include certain amenities including a clubhouse, a pool and an approximately eight-foot (8’) wide walking trail along the Schultz & Schultz regulated drain.

McCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Lennar Homes of Indiana, Inc.
Current Address: 9025 North River Road, Suite 110
(Number) (Street)
Indianapolis Indiana 46240
(City) (State) (Zip)
Phone No.: 317-710-1021 E-mail Address: ty.rinehart@lennar.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: MJS Farms LLC Three Sisters Family LP
Current Address: 5254 W 900 N 5048 W 900 N
(Number) (Street)
McCordsville, IN 46055 McCordsville, IN 46055
(City) (State) (Zip)
Phone No.: [REDACTED] E-mail Address: [REDACTED]

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Brian J. Tuohy, Attorney for Applicant
Current Address: 50 South Meridian St., Suite 700
(Number) (Street)
Indianapolis Indiana 46204
(City) (State) (Zip)
Phone No.: 317-638-2400 E-mail Address: btuohy@tbmattorneys.com

Property Information

Property Address: 5254 W 900 N and the parcel at the northwest corner of W 900 N & N 500 W
(Number) (Street)

Administrative Officer Use Only:

Date Application Filed: _____

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

2 parcels of real estate consisting of approximately 138 +/- acres located at the northwest corner of W 900 N & N 500 W and the adjacent parcel to the West (Parcel Nos. 30-01-13-400-034.000-016 and 30-01-13-400-036.001-016). See Legal Description attached here to as Exhibit A.

Property Size: Approx 138 +/- acres **OR** _____ square feet

Current Land Use: Agriculture Intended Future Land Use: Single Family Residential Subdivision

Current Zoning: Hancock County: R1.0 Intended Future Zoning: PUD

Annexation Reasons

Explain the reason(s) why the applicant has proposed this annexation:

Applicant is the developer of a single family residential subdivision known as McCord Pointe which subdivision is just north of the above described real estate. Applicant desires to develop the site with single family homes similar to the homes in McCord Pointe. McCord Pointe has a similar PUD zoning classification as the PUD zoning classification proposed for this site. The developer desires to develop this site in accordance with the PUD zoning classification of the Town of McCordsville

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Lennar Homes of Indiana, Inc.
By Brian J. Tuohy, Attorney



(Applicant's Signature)

1/22/2021

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

MJS Farms, LLC

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

Three Sisters Family LP

(Owner's Signature)

(Date)

Annexation 2 of 2
PC-21-002

LENNAR – SUMMERTON
MJS Farms LLC
As-Surveyed Land Description

Part of the Southeast 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, HWC Engineering Job Number 2020-235-S, dated January 7, 2021, more particularly described as follows:

BEGINNING at the southwest corner of said Southeast Quarter, marked by a railroad spike found per Hancock County Surveyor reference ties; thence North 86 degrees 54 minutes 55 seconds East (assumed bearings per ALTA/NSPS Land Title Survey recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana) along the south line of said Southeast Quarter a distance of 1124.27 feet to the southwest corner of a tract of land described in Instrument Number 090012517 in said Recorder's Office, the following two (2) courses being along the west and north lines of said tract; (1) thence North 00 degrees 15 minutes 10 seconds East a distance of 243.00 feet; (2) thence North 86 degrees 54 minutes 55 seconds East a distance of 226.00 feet to the east line of the West Half of said Southeast Quarter; thence North 00 degrees 15 minutes 05 seconds East along said west line a distance of 1749.98 feet to the southeast corner of Daniel Madison Minor Subdivision, a Replat of Lot 3, Steve Collins 2nd Minor Subdivision, the plat of which is recorded in Plat Cabinet C, Slide 319 as Instrument Number 130003329 in said Recorder's Office; thence South 86 degrees 41 minutes 58 seconds West along the south line of said Daniel Madison Minor Subdivision and along the south line of Steve Collins' Minor Subdivision, the plat of which is recorded in Plat Cabinet B, Slide 329 as Instrument Number 970005177 in said Recorder's Office a distance of 1092.49 feet to the centerline of McCord Road; thence South 49 degrees 57 minutes 15 seconds West along said centerline a distance of 337.74 feet to the west line of said Southeast Quarter; thence South 00 degrees 15 minutes 04 seconds West along said west line a distance of 1785.43 feet to the POINT OF BEGINNING, containing 59.738 acres, more or less.