



Planning & Building Department
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McCordsville, IN 46055
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PUBLIC HEARING INFORMATION

Case #: PC-22-009

Title: Real America's request for favorable recommendation on a rezone to the StorAmerica PUD on property located at the southeast corner of W Broadway and CR 750N, on approximately 7 acres

Meeting Date: this zoning petition is currently scheduled to be heard at the July 19th Plan Commission meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".

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 _____, 2022, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Snider 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, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, shall apply.

Section 2. Intent. The Store America PUD provides strict design requirements which are compiled with the intent to produce a commercial development featuring office suites, a commercial out-lot, and a self-storage facility.

Section 3. 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:
See Exhibit B

Permitted Accessory Uses, Incidental Uses, and Structures:
Those permitted pursuant to the Town Zoning Ordinance

Permitted Temporary Uses:
Those permitted pursuant to the Town’s Zoning Ordinance

Section 4. Development Standards. The development shall comply with the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as “Exhibit C”. All development shall comply with the following standards:

A. The Development Standards – Office Suites & Self Storage

- | | |
|--|--------------------|
| 1. Maximum Number of Lots | 1 |
| 2. Minimum Lot Area | XXXXXX acres |
| 3. Minimum Lot Width at Building Line | 200 feet |
| 4. Minimum Setbacks: | |
| a. CR 750N | 40 feet |
| b. East Property Line | 20 feet |
| c. Southeast Property Line | 20 feet |
| d. Southwest Property Line | 20 feet |
| e. Setback Along Private Street | 20 feet |
| f. Building Separation | 15 feet |
| 5. Minimum Gross Floor Area (GFA) per Office Suite | 1,000 square feet |
| 1. Maximum Gross Floor Area (GFA) for Storage | 91,000 square feet |
| 2. Maximum Height-Principal | 35 feet |
| 3. Maximum No. of Accessory Structures* | Prohibited |

B. The Development Standards – Commercial Out-lot

- | | |
|---|-------------------|
| 1. Maximum Number of Lots | 1 |
| 2. Minimum Lot Area | 0.75 acres |
| 3. Minimum Lot Width at Building Line | 150 feet |
| 4. Minimum Setbacks: | |
| a. CR 750N | 40 feet |
| b. W Broadway | 50 feet |
| c. West Property Line | 10 feet |
| d. Setback along Private Street | 15 feet |
| e. Building Separation | 15 feet |
| 5. Minimum Gross Floor Area (GFA) | 3,800 square feet |
| 6. Maximum Height-Principal | 35 feet |
| 7. Maximum No. of Accessory Structures* | Prohibited |
| 8. Maximum No. of Primary Structures | 1 |

*For the purposes of this requirement, trash enclosures shall not be considered an accessory structure.

The Store America PUD will provide a minimum of [redacted] % open space as generally shown in the Concept Plan. Drainage facilities shall be permitted as part of the open space calculation. The gross floor area of the Store America PUD will not exceed [redacted] GFA.

C. Architectural Standards:

The Architectural Standards for the Real Estate are attached as “Exhibit D”.

D. Landscaping Standards:

Standards of the Town’s Zoning and Subdivision Control Ordinance regarding Landscaping shall be applicable to the Real Estate with the following exceptions:

1. The perimeter landscape areas along CR 750N (min. 40’ in width) and W Broadway (min. 50’ in width) shall feature the following plantings per one hundred (100) lineal feet:
 1. Two (2) deciduous canopy tree with a min. 2” caliper.
 2. Two (2) ornamental tree with a min. 1.5” caliper or 6’ tall at time of planting.
2. Any property line adjacent to a non-age restricted apartment development and/or agricultural land use shall install a small buffer-yard as required by the Town of McCordsville Zoning Ordinance.
3. The perimeter along a property line shared with an age-restricted apartment development shall be required to install the following plantings per one hundred (100) lineal feet:
 1. Two (2) deciduous canopy tree, with a min. 2” caliper at time of planting.
 2. Two (2) evergreen tree, with a min. height of eight (8) feet at time of planting.
4. The self-storage portion of the project shall be required to install the following plantings per one hundred (100) lineal feet along on its western perimeter to the internal drive connecting Gateway Crossing to CR 750N:
 1. Two (2) deciduous canopy tree, with a min. 2” caliper at time of planting.
 2. Two (2) evergreen tree, with a min. height of eight (8) feet at time of planting.
 3. One (1) ornamental tree, with a min. 1.5” caliper at time of planting.
5. The entrance from 750N shall feature a median with a landscape bed at least twelve feet in width.

E. Pedestrian Accessibility:

Standards of the Town’s Zoning and Subdivision Control Ordinance regarding Pedestrian Accessibility shall be applicable to the Real Estate with the following exceptions:

1. Perimeter (asphalt) multi-use path, a minimum of ten (10) feet in width shall be installed along CR 750N for the width of the frontage of the Real Estate.
2. All truncated domes shall be black in color.

F. Lighting, Parking, and Signage:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, and Signage shall be applicable to the Real Estate. with the following exceptions:

1. The petitioner shall work with the staff and ARC on the exterior lighting around the perimeter of the storage area during the Development Plan stage of the project.
2. The perimeter wall adjacent to the internal street may feature a wall sign complying with the standards of the Town's Sign Ordinance.

G. Roadway:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Streets, Roadways, and Right-of-way shall be applicable to the Real Estate with the following exceptions:

1. Rights-of-way (ROW) shall be dedicated to the Town as denoted below:
 - a. Minimum half-width ROW of thirty-five (35) feet (from centerline) on CR 750N
2. The Town shall not be responsible for any maintenance or repairs on any alley, private street, nor any roadway which is not built to town standards and/or not dedicated and accepted as public right-of-way.
3. The Town shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
4. The following traffic improvements shall be constructed:
 - a. Acceleration and deceleration lanes, in conformance with town standards, at all access points into the development from any local-collector, collector, and/or arterial roadway.
 - b. Passing blisters or left-turn lanes, in conformance with town standards, at all access points as required by the Town Engineer.
 - c. [Other improvements] as identified in the Traffic Study.
 - d. [Other improvements] as identified by the Town Engineer.
5. CR 750N shall be curbed for the full width of the frontage of the Real Estate.

H. Miscellaneous

1. Section 4.17 shall not apply to the Real Estate.
2. Decorative fountain(s) shall be installed in all detention/retention facilities. Such fountains shall be illuminated.
3. Developer commits to creating a professional owner's association that will manage and maintain the common spaces.
4. Snow Removal: The Town shall not be responsible for snow removal of all internal streets.
5. Fences: All fencing is limited to black, wrought iron, aluminum or an equivalent like material.
6. Gate: Any gate shall be limited to black, wrought iron, aluminum or an equivalent like material.

I. **Definitions:**

1. Stone: shall not be interpreted to include concrete masonry units (CMU).

Section 6. 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 7. Introduced and filed on the ____ day of _____, 2022. 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 _____, 2022 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

DRAFT

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Voting Opposed:

Thomas R. Strayer

Thomas R. Strayer

Larry J. Longman

Larry J. Longman

Gregory J. Brewer

Gregory J. Brewer

Chad D. Gooding

Chad D. Gooding

Branden D. Williams

Branden D. Williams

ATTEST:

Staci A. Starcher, Clerk-Treasurer

This instrument was prepared by Ryan Crum.

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. – Ryan Crum

“Exhibit A”

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1,020.63 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 49 SECONDS WEST 198.18 FEET TO A NORTHWESTERLY BOUNDARY LINE OF GATEWAY CROSSING APARTMENTS, SECTION THREE AS RECORDED IN INSTRUMENT 2003-10979 IN PLAT CABINET "C", SLIDE 122 & 123 IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, INDIANA; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINES OF SAID GATEWAY CROSSING APARTMENTS, SECTION THREE BY THE NEXT FOUR (4) COURSES: 1) SOUTH 43 DEGREES 13 MINUTES 24 SECONDS WEST 308.07 FEET; 2) SOUTH 58 DEGREES 38 MINUTES 57 SECONDS WEST 187.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 51 DEGREES 21 MINUTES 03 SECONDS WEST 715.00 FEET FROM SAID POINT; 3) SOUTHWESTERLY ALONG SAID CURVE 53.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 47 DEGREES 05 MINUTES 37 SECONDS EAST 715.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 4) SOUTH 42 DEGREES 54 MINUTES 24 SECONDS WEST 79.02 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 45 DEGREES 06 MINUTES 39 SECONDS WEST 393.00 FEET FROM SAID POINT, SAID POINT ALSO BEING ON A NORTHEASTERLY BOUNDARY LINE OF GATEWAY CROSSING, SECTION ONE AS RECORDED IN INSTRUMENT 2002-13631 IN PLAT CABINET "C", SLIDE 98-100 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTHEASTERLY BOUNDARY LINES OF SAID GATEWAY CROSSING, SECTION ONE BY THE NEXT TEN (10) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE 165.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 20 DEGREES 44 MINUTES 14 SECONDS EAST 393.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 2) NORTH 69 DEGREES 13 MINUTES 47 SECONDS WEST 176.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 20 DEGREES 46 MINUTES 13 SECONDS EAST 260.00 FEET FROM SAID POINT; 3) NORTHWESTERLY ALONG SAID CURVE 258.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 77 DEGREES 43 MINUTES 12 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 4) NORTH 12 DEGREES 16 MINUTES 48 SECONDS WEST 210.93 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 39 DEGREES 01 MINUTES 25 SECONDS EAST 20.00 FEET FROM SAID POINT; 5) NORTHEASTERLY ALONG SAID CURVE 8.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 13 DEGREES 44 MINUTES 35 SECONDS WEST 20.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 6) NORTH 76 DEGREES 15 MINUTES 06 SECONDS EAST 21.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 13 DEGREES 44 MINUTES 54 SECONDS WEST 162.00 FEET FROM SAID POINT; 7) EASTERLY ALONG SAID CURVE 48.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 30 DEGREES 39 MINUTES 47 SECONDS EAST 162.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 8) NORTH 59 DEGREES 00 MINUTES 13 SECONDS EAST 21.26 FEET; 9) NORTH 30 DEGREES 59 MINUTES 47 SECONDS WEST 24.00 FEET; 10) NORTH 59 DEGREES 00 MINUTES 13 SECONDS EAST 130.51 FEET; THENCE NORTH 60 DEGREES 32 MINUTES 30 SECONDS EAST 428.28 FEET; THENCE SOUTH 74 DEGREES 19 MINUTES 55 SECONDS EAST 91.73 FEET; THENCE SOUTH 29 DEGREES 12 MINUTES 43 SECONDS WEST 113.66 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 55 SECONDS WEST 91.73 FEET; THENCE SOUTH 60 DEGREES 32 MINUTES 30 SECONDS WEST 428.28 FEET TO THE EASTERN MOST CORNER OF OUTLOT 2 OF GATEWAY CROSSING, SECTION ONE AS RECORDED IN INSTRUMENT 2002-13631 IN PLAT CABINET "C", SLIDE 98-100 IN SAID RECORDER'S OFFICE; THENCE NORTH 29 DEGREES 45 MINUTES 46 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT 2 A DISTANCE OF 231.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 30 DEGREES 17 MINUTES 35 SECONDS EAST 17,719.42 FEET FROM SAID POINT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY BOUNDARY LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID REAL ESTATE BY THE NEXT FIVE (5) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE 280.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 29 DEGREES 29 MINUTES 14 SECONDS WEST 17,119.42 FEET FROM THE RADIUS POINT OF SAID CURVE; 2) NORTH 60 DEGREES 34 MINUTES 44 SECONDS EAST 85.26 FEET; 3) SOUTH 49 DEGREES 25 MINUTES 14 SECONDS EAST 94.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 40 DEGREES 34 MINUTES 44 SECONDS EAST 328.08 FEET FROM SAID POINT; 4) EASTERLY ALONG SAID CURVE 404.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 29 DEGREES 59 MINUTES 42 SECONDS EAST 328.08 FEET FROM THE RADIUS POINT OF SAID CURVE; 5) NORTH 60 DEGREES 00 MINUTES 18 SECONDS EAST 124.89 FEET TO THE PLACE OF BEGINNING, CONTAINING 71.427 ACRES, MORE OR LESS.

ALSO:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1,020.63 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 49 SECONDS WEST 198.78 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 52 MINUTES 49 SECONDS WEST 344.08 FEET; THENCE NORTH 77 DEGREES 14 MINUTES 58 SECONDS WEST 213.94 FEET; THENCE NORTH 14 DEGREES 48 MINUTES 18 SECONDS WEST 46.03 FEET; THENCE NORTH 29 DEGREES 12 MINUTES 43 SECONDS WEST 113.66 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 55 SECONDS WEST 91.73 FEET; THENCE SOUTH 60 DEGREES 32 MINUTES 30 SECONDS WEST 428.28 FEET TO THE EASTERN MOST CORNER OF OUTLOT 2 OF GATEWAY CROSSING, SECTION ONE AS RECORDED IN INSTRUMENT 2002-13631 IN PLAT CABINET "C", SLIDE 98-100 IN SAID RECORDER'S OFFICE; THENCE NORTH 29 DEGREES 45 MINUTES 46 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT 2 A DISTANCE OF 231.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 30 DEGREES 17 MINUTES 35 SECONDS EAST 17,719.42 FEET FROM SAID POINT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY BOUNDARY LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID REAL ESTATE BY THE NEXT FIVE (5) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE 280.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 29 DEGREES 29 MINUTES 14 SECONDS WEST 17,119.42 FEET FROM THE RADIUS POINT OF SAID CURVE; 2) NORTH 60 DEGREES 34 MINUTES 44 SECONDS EAST 85.26 FEET; 3) SOUTH 49 DEGREES 25 MINUTES 14 SECONDS EAST 94.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 40 DEGREES 34 MINUTES 44 SECONDS EAST 328.08 FEET FROM SAID POINT; 4) EASTERLY ALONG SAID CURVE 404.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 29 DEGREES 59 MINUTES 42 SECONDS EAST 328.08 FEET FROM THE RADIUS POINT OF SAID CURVE; 5) NORTH 60 DEGREES 00 MINUTES 18 SECONDS EAST 124.89 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.631 ACRES, MORE OR LESS.

EXCEPT THAT PART PLATTED AS OUTLOT 3 OF RECORDED PLAT OF RETAIL OUTLOTS AS GATEWAY CROSSING RETAIL, SECTION 6A, RECORDED AS INSTRUMENT NUMBER 070003535 IN PLAT CABINET C, SLIDE 254-256 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

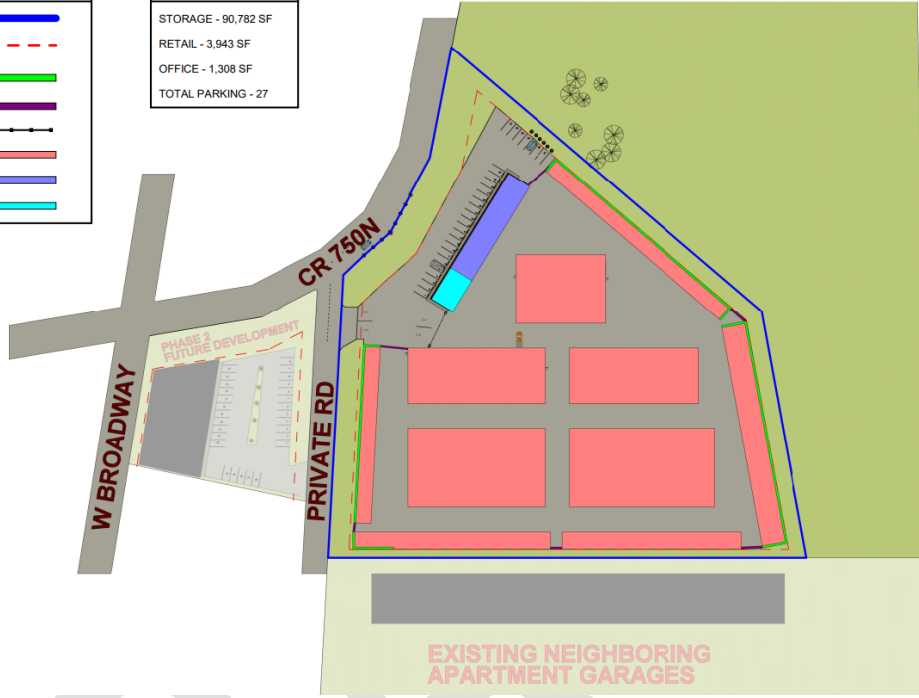
ALSO EXCEPTING LOT ONE IN CLOVER COMMUNITIES MCCORDSVILLE, AS PER PLAT THEREOF RECORDED OCTOBER 9, 2020 AS INSTRUMENT NUMBER 202013633, IN PLAT CABINET D, SLIDE 116, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

“Exhibit B”

Concept Plan

KEY:	
PROPERTY LINE	
REQUIRED SET BACKS	
BRICK VENEER ON STORAGE BUILDING	
BRICK WALL	
GATE	
STORAGE	
RETAIL	
OFFICE	

SQUARE FOOTAGE
STORAGE - 90,782 SF
RETAIL - 3,943 SF
OFFICE - 1,308 SF
TOTAL PARKING - 27



DRAFT

“Exhibit C”

Architectural Standards

All primary structures constructed on the Real Estate shall have the following minimum standards:

1. Exterior siding materials are limited to brick, stone, glass, wood, and fiber cement. Architectural/decorative metal siding, as an accent material may be permitted by the ARC.
2. Satellite dishes and the like are prohibited.
3. Window A/C units and the like are prohibited.
4. The heavier material shall always be used below a lighter material.
5. For the purposes of this PUD any roof with a slope equal to or greater than 2.5:12 shall be considered a pitched roof and therefore the material requirements of the Zoning Ordinance shall apply.
6. The architectural standards applicable to the Neighborhood Commercial Zoning District and the Overlay shall apply to the Commercial Out-lot, Office Suites, and Self-storage buildings with the following exceptions:
 - a. The self-storage facility shall be designed so that a perimeter wall screens the site completely with the exception of an allowance for one (1) gate. All perimeters, whether a wall or rear façade of a building shall be covered with brick and/or stone. A minimum of two colors or materials shall be present. This perimeter shall not be required to meet the Town’s wall plane articulation; however, articulation shall be required. The ARC shall review the proposed articulation and determine if the articulation meets the spirit and intent of the PUD. The portion of the perimeter that is immediately adjacent to the garages for the adjacent senior apartment development may feature only a brick or stone wainscot with the remainder being covered with a fiber cement material.
 - b. Any flat roof on any storage building shall not be visible from the perimeter. Compliance with the standard will be determined by the ARC.
 - c. Roofing
7. Overhangs are required along all facades with a pitched roof. No overhang shall extend less than twelve (12) inches from the exterior façade where the façade consists of siding at the eaves, and a minimum of eight (8) inches from the exterior façade where the façade consists of brick or stone at the eaves. This measurement does not include the gutter system.

“Exhibit C-1”

Illustrative Architectural Renderings

