

Hall Business PUD Planned Unit Development 6448 and 6450 S CO RD 675 East Plainfield, Hendricks County, Indiana

I. Introduction/Overview

The Hall Business Planned Unit Development pertains to the development and continued use of approximately 18.5 +/- acres at 6448 S County Rd 675 East in Hendricks County, more particularly described in the attached Exhibit A (the "PUD Real Estate"). The existing improvements within the PUD Real Estate are depicted on the attached Exhibit B.

The PUD is designed to permit the current uses on the PUD Real Estate until phased out and to permit the development of future uses on the PUD Real Estate as set forth in Section IV below. This document shall serve as the PUD ordinance for the PUD Real Estate. The PUD Real Estate will be divided into three lots, which lots are depicted on the attached Exhibit C. A proposed concept plan is attached hereto as Exhibit D. Any new lot creation or development plan on the PUD Real Estate shall be subject to the review and approval of a Detailed Final Plan and Plat by the Plainfield Plan Commission as provided herein.

II. Interim Land Use

All portions of the PUD Real Estate that are not developed as part of the initial phase of development shall either be farmed or will be maintained as an open area with regular mowing and trash collection until developed. Soil piles, leaf piles and aggregate piles shall be removed prior to the completion of any residential structures within the residential development to the north and west of the PUD Real Estate. All land uses, structures and buildings that currently exist on the PUD Real Estate that are not permitted uses under existing Plainfield Zoning Ordinances shall be permitted to continue until such time as they are phased out. Any existing structure or improvement located on the PUD Real Estate as of the date of adoption of this PUD Ordinance may be reconstructed if partially or completely destroyed by fire or other casualty. The location of any such reconstructed structure shall comply with the setbacks of this PUD.

III. Phasing of Development.

The PUD shall be developed in phases. At the time of filing of the request to establish the PUD, it is not possible to accurately predict the order in which the phases of the PUD will be developed. However, it is recognized that: (a) a primary plat will be required, (b) each phase of the development in the PUD shall be required to file for and obtain Final Detailed Plan Approval except for Lot #2

and Lot #3 and their existing uses; and (c) all development within the PUD shall be in compliance with the development requirements of this PUD District Ordinance. Each phase shall also require the submission and approval of a Site Plan, Landscape Plan, Lighting Plan, Sign Plan and Building Elevations, each containing the content required by Article 5.7 of the Town of Plainfield Zoning Ordinance in effect as of the date this PUD is enacted (the "PZO") as part of the requested Approval of a Development Plan.

IV. Uses.

A. Existing Uses:

1. The chart below lists each existing building on the PUD Real Estate with each building's existing use listed in the "Current Use" column. Each use listed as a "Current Use" shall be considered a Permitted Use within such existing building until phased out:

<u>Lot #</u>	<u>Building #</u>	<u>Current Use</u>
2	7	Offices
3	1	Offices
3	2	Farm and Construction Equipment Storage
3	3	Equipment Repair Garage
3	4	Farm and Construction Equipment Storage
3	5	Truck Parking
3	6	Equipment and Tool Storage
3	8	Storage
3	11	Farm and Construction Equipment Storage
3	12	Farm and Construction Equipment Storage
3	13	Farm and Construction Equipment Storage
3	14	Farm and Construction Equipment Storage and Boat, RV and Large Vehicle Storage
3	15	Farm and Construction Equipment Storage and Boat, RV and Large Vehicle Storage
3	16	Farm and Construction Equipment Storage and Boat, RV and Large Vehicle Storage

2. Double Wall Fuel Tanks on Lot 3: Three double wall fuel tanks, as described below, are located within Lot 3 as shown on Exhibit D and shall be considered a Permitted Use and remain in their current location until phased out. No other fuel tanks shall be permitted on the PUD Real Estate.

- a. 4,000 gallon gasoline tank east of Building #11;

- b. 10,000 gallon off road diesel tank south of Building #5;
 - c. 12,000 gallon on road diesel south of Building #5.
3. Outdoor Storage on Lot 3: The existing outdoor storage on Lot 3 described below shall be considered a Permitted Use and remain on Lot 3 until phased out:
- a. The outside storage of construction materials and construction equipment west of the existing structures labeled #3, #5, #6 and #8 on the attached Exhibit D; and
 - b. Tractor and trailer, dump truck, farm equipment and construction equipment parking which shall not be located east of the existing structures on Lot 3 labeled #1 and #2 on the attached Exhibit D.

B. Future Uses.

1. The chart below lists each existing building and proposed building as depicted on Exhibit D. Each use listed in the “Future Use” column shall be considered a Permitted Use within such corresponding building:

<u>Lot #</u>	<u>Building #</u>	<u>Future Use</u>
1	9	Mini-Storage Warehouses
1	10	Mini-Storage Warehouses
1	11b	Mini-Storage Warehouses
1	17	Mini-Storage Warehouses
1	18	Mini-Storage Warehouses
1	19	Boat and Large Vehicle Storage
1	20	Boat and Large Vehicle Storage
1	21	Boat and Large Vehicle Storage
1	22	Boat and Large Vehicle Storage
1	23	Boat and Large Vehicle Storage
1	24	Boat and Large Vehicle Storage
1	25	Boat and Large Vehicle Storage
2	7	Uses permitted under the GC – General Commercial District as set forth in the PZO
3	1	Uses permitted under the GC – General Commercial District as set forth in the PZO
3	2	Uses permitted under the GC – General

		Commercial District as set forth in the PZO
3	3	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	4	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	5	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	6	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	8	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	11	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	12	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	13	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	14	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	15	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage
3	16	Self Storage, Mini-Storage Warehouses, Large Vehicle and Boat Storage

2. Outdoor Storage on Lot 1: The outdoor storage of RVs and boats shall be considered a permitted use on Lot 1 until Buildings #23, #24 and #25 on the attached Exhibit D are constructed.

V. Development Standards. The Development Standards applicable to the PUD Real Estate shall be the Development Standards set forth below:

A. Screening, Setbacks and Landscaping

1. Proposed Lot 1:

- a. The landscaping and mound between Proposed Lot 1 of the PUD Real Estate and the proposed residential development to the north and west shall be installed in accordance with the Exhibit E attached hereto. Proposed Buildings #9, #17, #18, #19 & #20 shall be built prior to any other building on Lot 1. Proposed Buildings #19 and #20 shall not be constructed until the landscaping and mound depicted on Exhibit E is installed west of Lot 1. Proposed Buildings #9, #17 & #18 shall not be constructed until the landscaping and mound depicted on Exhibit E is installed north of Lot 1.

- b. Along the north and west boundaries of the proposed Lot 1, minimum twenty-foot (20') setbacks shall be provided.
- c. The minimum twenty-foot (20') wide yards along the north and west boundaries of the proposed Lot 1 shall be landscaped with grass and free from structures.
- d. For the portion of the south boundary of the Proposed Lot 1 that is west of the west boundary of Lot 3, a minimum thirty-foot (30') setback shall be provided.
- e. The minimum thirty-foot (30') wide yard along the portion of the south boundary of the Proposed Lot 1 that is west of the west boundary of Lot 3 shall be landscaped with Level 3 landscaping as set forth in the PZO.
- f. Minimum zero-foot setbacks shall be provided along the common boundaries of Lots 1, 2 and 3, as no setback shall be required for interior lot lines.
- g. For the portion of the east boundary of proposed Lot 1 along 675 E, a minimum thirty-foot (30') setback shall be provided.
- h. Along the east lot line of proposed Lot 1 that borders CR 675 E, Level 3 landscaping shall be installed as set forth in the PZO; provided that the Director of Planning and Zoning shall have the authority to approve an alternative landscape plan along the east lot line of proposed Lot 1 that borders CR 675 E.
- i. There will be a gated entrance to Lot 1 from 675 East when Lot 1 is developed. The gate shall be far enough back from 675 East to allow for sufficient stacking of cars in front of Building #9.
- j. A minimum 6' tall wrought-iron type metal fence shall be installed between each of the proposed buildings located along the perimeter of proposed Lot 1 and such fence shall connect to the gate described in Section V.A.1.i. above.

2. Proposed Lot 2

- a. Minimum zero-foot setbacks shall be provided along the common boundaries of Lots 1, 2 and 3, as no setback shall be required for interior lot lines.
- b. For the east boundary of the proposed Lot 2 along 675 E, a

minimum thirty-foot (30') setback from the east boundary of Lot 2 shall be provided .

- c. Along the east lot line of proposed Lot 2 that borders CR 675 E, Level 3 landscaping shall be installed as set forth in the PZO; provided that the Director of Planning and Zoning shall have the authority to approve an alternative landscape plan along the east lot line of proposed Lot 2 that borders CR 675 E.

3. Proposed Lot 3

- a. Along the south boundary of the proposed Lot 3, a minimum zero-foot setback shall remain for existing Buildings #3 and #4. All other existing structures, any replacement structure or new structure within the proposed Lot 3 has or shall have a minimum twenty foot (20') setback along the south boundary.
- b. Within any portion along the south boundary of proposed Lot 3 which contains a twenty-foot (20') wide yard, such yard shall be landscaped with Level 3 landscaping as set forth in the PZO.
- c. Minimum zero-foot setbacks shall be provided along the common boundaries of Lots 1, 2 and 3, as no setback shall be required for interior lot lines.
- d. For the portion of the east boundary of the proposed Lot 3 along 675 E, a minimum thirty-foot (30') setback along the east boundary shall be provided.
- e. Along the east lot line of proposed Lot 3 that borders CR 675 E, Level 3 landscaping shall be installed as set forth in the PZO; provided that the Director of Planning and Zoning shall have the authority to approve an alternative landscape plan along the east lot line of proposed Lot 3 that borders CR 675 E.

B. Driveways and Sidewalks. Driveways shall be constructed in the locations shown on and in accordance with the Town of Plainfield improvement plans for CR 675 E as approximately shown on the attached Exhibit F. If a sidewalk is required by the Town of Plainfield on the west side of 675 E, a sidewalk shall be installed by the developer / owner.

C. Minimum Lot Width and Frontage. Each Lot within the PUD Real Estate shall have a minimum of 100 feet of lot width and lot frontage on 675 East.

D. Maximum Building Height. The maximum building height for buildings within

the PUD Real Estate shall be not taller than thirty-five (35) feet; provided that Buildings #9, #17, #18, #21 & #22 are limited to twenty-five (25) feet tall.

E. Encroachments. Architectural features and appurtenances, such as exterior lighting, entry stoops, stairs, railings, cameras and overhangs, may encroach into the minimum yards set forth in Section V.A. up to a maximum of three (3) feet.

F. Signs. The following Signs shall be permitted on each Lot within this PUD Zoning District:

1. One (1) freestanding ground sign along 675 East shall be permitted on each Lot.
2. One (1) building wall sign shall be allowed on each building on each Lot.
3. The size, location and surface area of wall signs and ground signs shall be as follows:
 - a. The sign area for wall signs shall not exceed five percent (5%) of the allowable façade.
 - b. The ground signs shall not exceed six (6) feet in height and forty-eight (48) square feet for the sign area for each sign. No pole or pylon signs are permitted.
4. Incidental Signs.
 - a. One (1) Incidental Sign shall be permitted for each Driveway within the PUD Real Estate. Additionally, one (1) Incidental Sign shall be permitted at each critical turning point when required to safely direct pedestrian or vehicular traffic (e.g., to direct pedestrian or vehicular traffic to a customer or employee Parking Area or a delivery or Loading Area).
 - b. The maximum Sign Surface Area of Incidental Signs shall be six (6) square feet.
 - c. The Minimum Setback for Incidental Signs shall be three (3) feet from the Proposed Right-of-Way.
 - d. The maximum height of Incidental Ground Signs shall be six (6) feet in height above Grade.

G. Paving

1. Proposed Lot 1: The paving of proposed Lot 1 will be phased with the development of the storage warehouses as follows:
 - a. Phase 1: The entry drive from CR 675 E shall be paved to the gated entrance. A minimum of a twenty-five foot (25') wide drive will be paved for the proposed buildings labeled #9, #10, #17, & #18 on the attached Exhibit D. Pavement for the proposed building labeled #11B will also be provided. The area where the proposed buildings labeled #23, #24, & #25 are located on the attached Exhibit D will remain gravel with dust control measures and used for the outdoor storage of RVs and boats until buildings #23, #24 & #25 on the attached Exhibit D are constructed, at which time the gravel areas shall be paved.
 - b. Phase 2: A minimum of a twenty-five foot (25') wide drive will be paved for the proposed buildings labeled #19 & #20 on the attached Exhibit D.
 - c. Phase 3: A minimum of a twenty-five foot (25') wide drive will be paved for the proposed buildings labeled #21 and #22 on the attached Exhibit D. A twenty-five foot (25') wide north/south drive will be paved toward the proposed building labeled #17 on the attached Exhibit D to complete a perimeter paved loop within proposed Lot 1.
 - d. Future Phases: Paving will be installed upon completion of construction of the proposed buildings labeled #23, #24 & #25 on the attached Exhibit D.
2. Proposed Lot 2: Other than the areas labeled "Green Areas" on Exhibit D, proposed Lot 2 shall be paved.
3. Proposed Lot 3: The existing gravel area within Lot 3 will be paved from 675 E to the west edge of the existing building on Lot 3 labeled #1 on the attached Exhibit D, within six (6) months after completion of road improvements to 675 E.

H. Dumpster Locations. Dumpsters within the PUD Real Estate shall be located as follows:

1. Proposed Lot 1: No dumpster shall be provided for the proposed use on the proposed Lot 1.
2. Proposed Lot 2: No dumpster shall be provided for the proposed use on Proposed Lot 2.

3. Proposed Lot 3: The existing dumpster on Lot 3 is permitted to remain in its existing location west of the existing structure labeled #5 on the attached Exhibit D.

I. Architectural Standards for the Proposed Storage Warehouses on Lot 1. The following architectural standards shall apply to the new storage warehouses to be located on the proposed Lot 1:

1. The new storage warehouse buildings shall be architecturally similar to the structures on Exhibit G and shall be constructed with 26 gauge metal siding and metal roofs.
2. Masonry up to four feet (4') high shall be provided only on the east walls of the proposed buildings labeled #9, #10 and #11B on the attached Exhibit D.
3. The colors of the new storage warehouse buildings and their roofs shall be complimentary to the existing structure on Lot 3 labeled #2 on the attached Exhibit D, a photo of which is depicted on the attached Exhibit H.

J. Lighting Standards. Any pole mounted lighting shall not exceed fifteen (15) feet in height. Any wall-mounted lights shall not be placed more than fifteen (15) feet above grade. There shall be no pole mounted lighting in the areas north and west of Buildings #9, #17, #18, #19, #20, and #21 or south of Buildings #21 & #22.

VI. Administration.

A. Development Requirements. The information contained in Articles IV and V of this PUD District Ordinance express the development requirements of this PUD and are expressed in "detailed terms" as specified by I.C. 36-7-4-1500 et seq., and Article 6.1 of the PZO.

B. Modifications of Preliminary Plan. Minor modifications to this PUD District Ordinance which do not involve an increase in intensity of land uses or the designation of additional land uses may be authorized by the Director without a public hearing in its continuing administration of this PUD if, in the determination of the Director, the requested modifications do not adversely impact the purpose or intent of the overall development. If the Director determines that the proposed modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Zone Map Change. Any decision of the Planning Director for the Town of Plainfield under this Section VI(B) may be appealed by the petitioner to the Plan Commission within thirty (30) days of being notified of such determination.

C. Ordinance Requirements. This PUD District Ordinance shall be subject to the terms and provisions of Article 6.1 of the PZO.

D. Conflicts. In the case of conflict between specific provisions of this PUD and a referenced primary zoning district, overlay district or sign regulations of the PZO, the provisions of this PUD shall control. The applicant agrees that the Director of Planning and Zoning shall have the authority to determine the presence of a conflict. Any decision of the Director of Planning and Zoning may be appealed by Petitioner or Owner of the PUD Real Estate to the Plainfield Plan Commission.

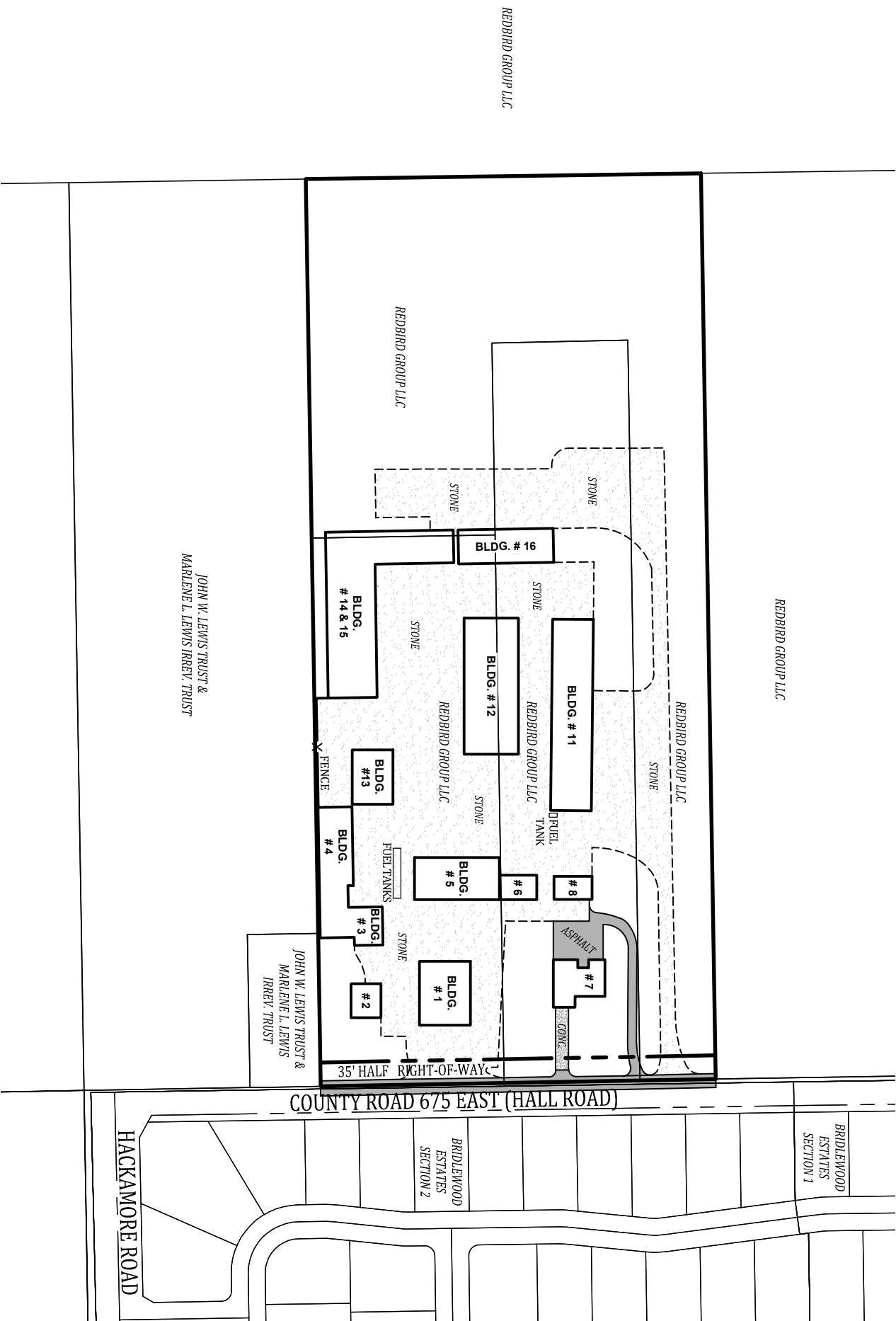
EXHIBIT A

Land Description of PUD Real Estate

A part of the Southwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian, Hendricks County, Indiana, bounded and described as follows:

Commencing at the Northeast corner of the Quarter-Quarter Section; thence South 00 degrees 28 minutes 47 seconds East along the East line of said Quarter-Quarter Section a distance of 407.84 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 28 minutes 47 seconds East along the said East line 597.42 feet to the North line of the South 10-Acres of said Quarter-Quarter Section; thence South 89 degrees 06 minutes 11 seconds West along said North line 1,339.71 feet to the West line of said Quarter-Quarter Section; thence North 00 degrees 29 minutes 48 seconds West along said West line 604.35 feet; thence North 89 degrees 23 minutes 59 seconds East 1339.85 feet to the POINT OF BEGINNING, containing 18.481 acres, more or less.

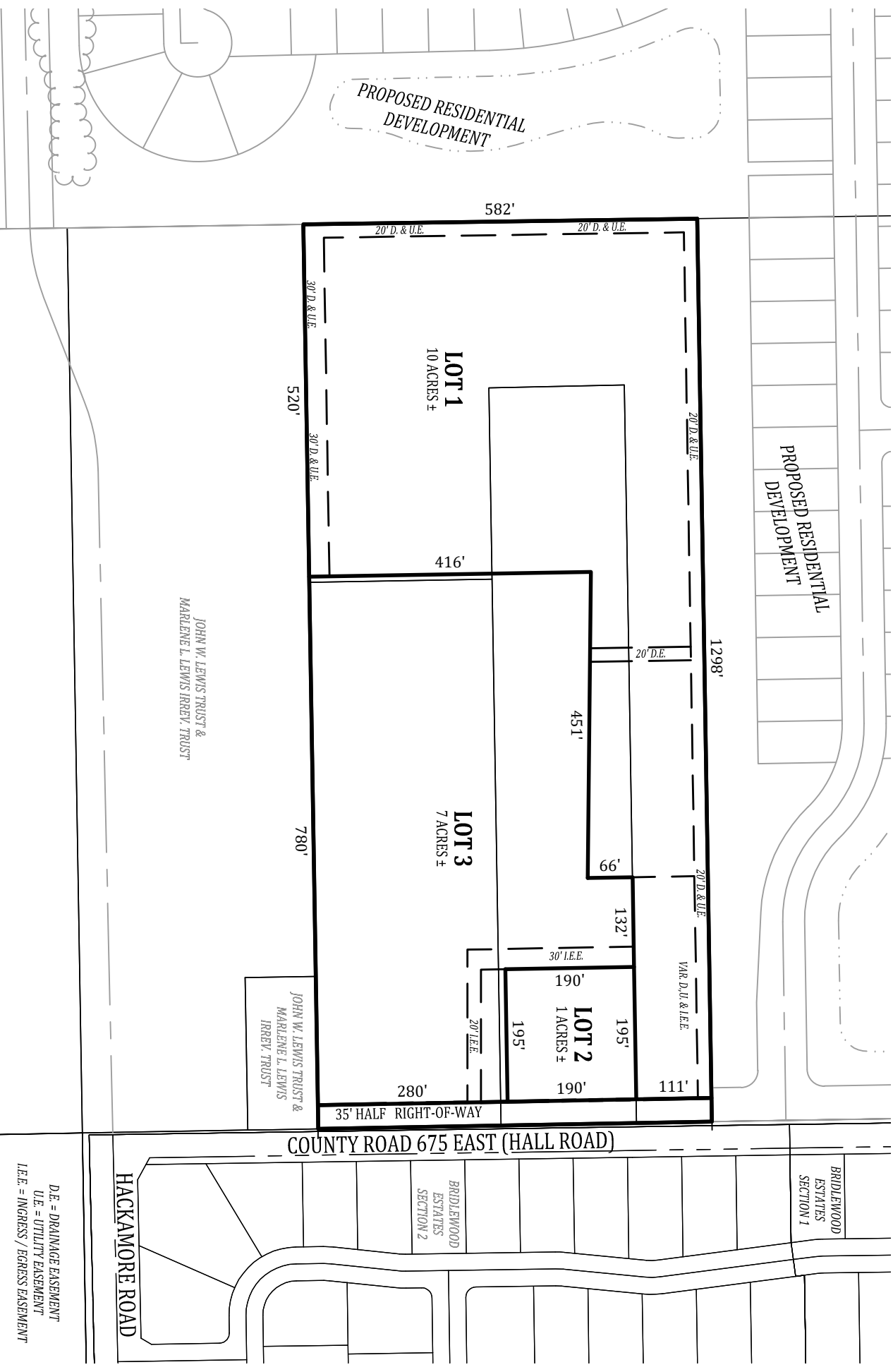
EXHIBIT "B" - EXISTING CONDITIONS
REDBIRD GROUP LLC - HALL, BUSINESS PUD
6448 AND 6450 COUNTY ROAD 675 EAST
PLAINFIELD, HENDRICKS COUNTY, INDIANA





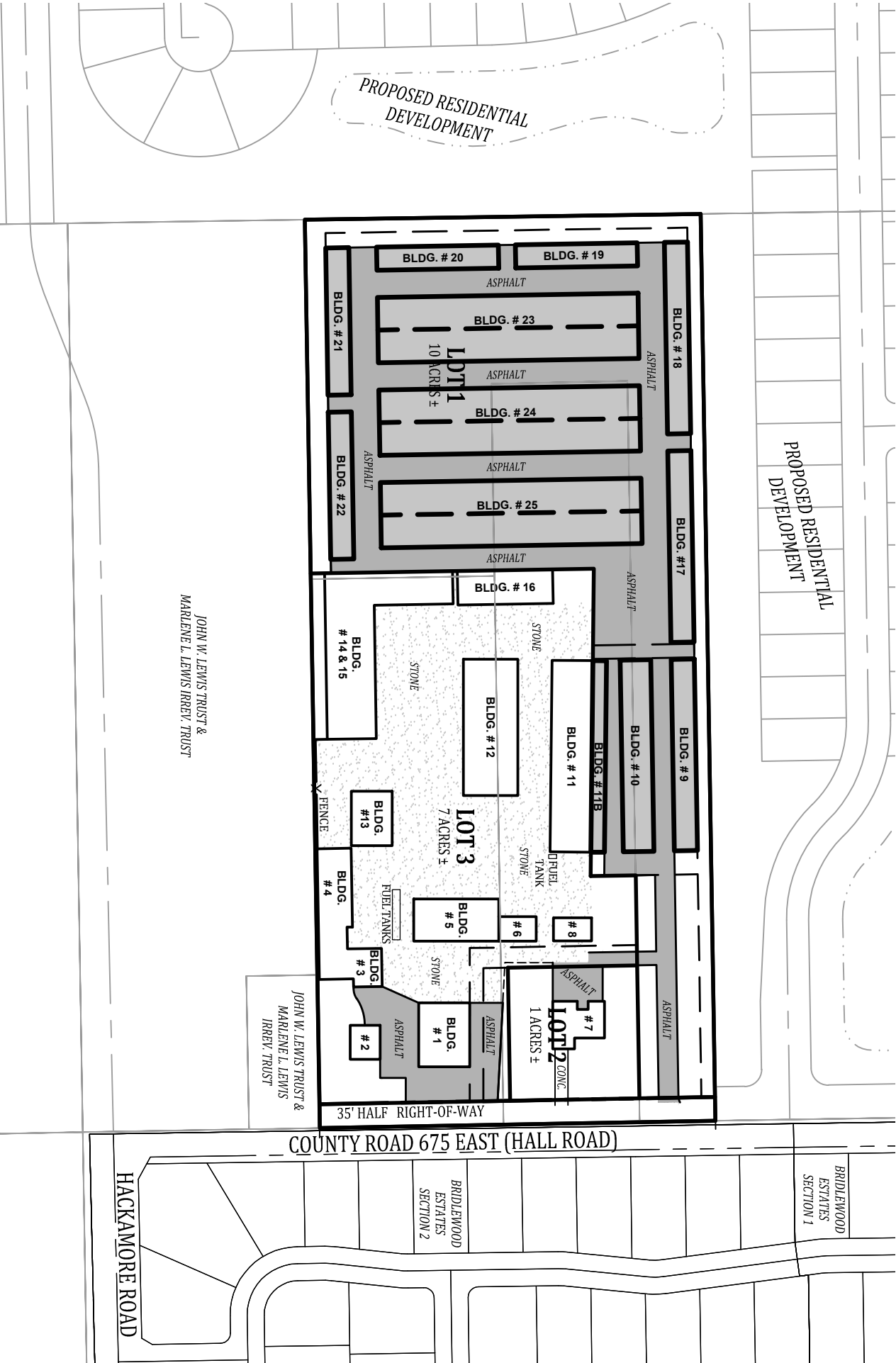
BANNING ENGINEERING
BANNING ENGINEERING, P.C.
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700

EXHIBIT "C" - PROPOSED LOT LAYOUT
REDBIRD GROUP LLC - HALL BUSINESS PUD
6448 AND 6450 COUNTY ROAD 675 EAST
PLAINFIELD, HENDRICKS COUNTY, INDIANA



D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
I.E.E. = INGRESS / EGRESS EASEMENT

EXHIBIT "D" - PROPOSED CONCEPT PLAN
REDBIRD GROUP LLC - HALL BUSINESS PUD
6448 AND 6450 COUNTY ROAD 675 EAST
PLAINFIELD, HENDRICKS COUNTY, INDIANA



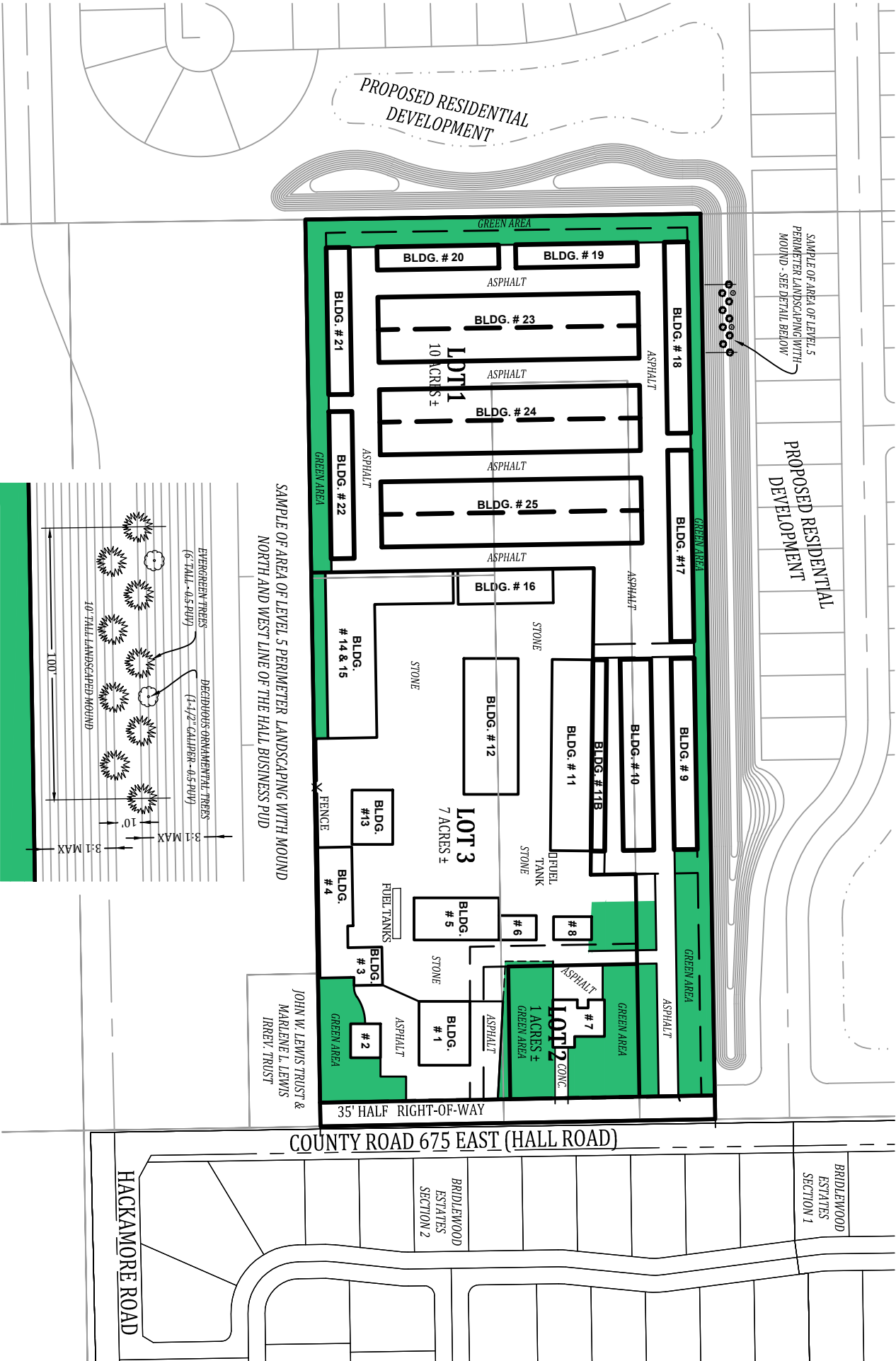


EXHIBIT "F" - PLANNED ENTRANCES PER C.R. 675
PLANS REDBIRD GROUP LLC - HALL BUSINESS PUD
6448 AND 6450 COUNTY ROAD 675 EAST
PLAINFIELD, HENDRICKS COUNTY, INDIANA

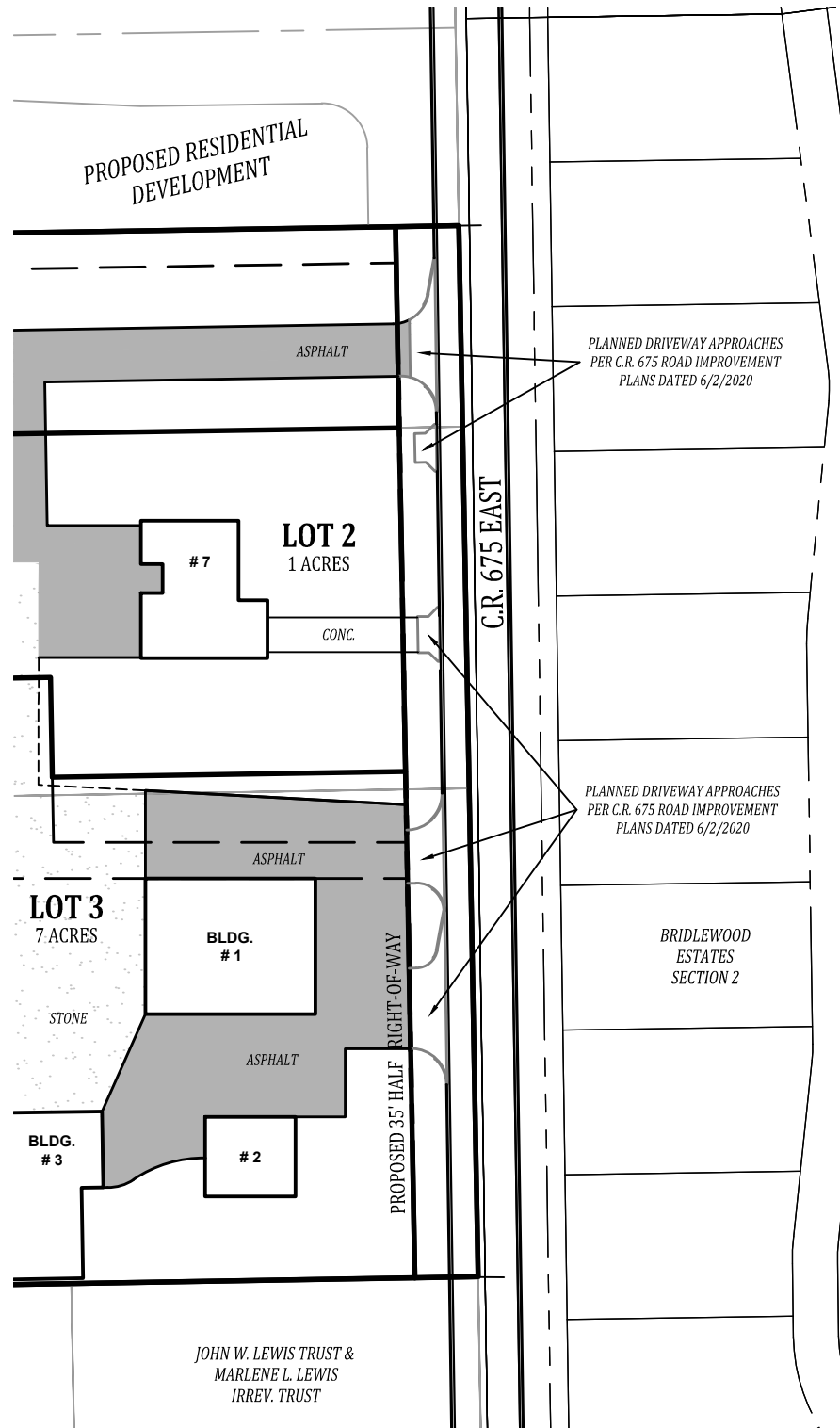


Exhibit G



Exhibit H

