

**MetroAir Business Park
Planned Unit Development
District Ordinance**

**Ronald Reagan Parkway
Plainfield, Hendricks County, Indiana
by
Horn Properties, LLC**

I. Introduction/Overview.

The MetroAir Business Park Planned Unit Development (the "PUD") pertains to the development of approximately 56.09 acres of vacant land located at the northwest quadrant of the intersection of Ronald Reagan Parkway and Stafford Road, in Plainfield, Hendricks County, Indiana. The PUD provides for a mixed use development which is designed to meet the needs of the business corridor developing along Ronald Reagan Parkway in the Town of Plainfield and in the area of the Greater Indianapolis International Airport. The PUD is designed to permit the development of warehouse and distribution facilities that are predominant in the area surrounding MetroAir Business Park, but also to allow for other compatible uses which support the existing development in the area. MetroAir Business Park will be developed in phases as an integrated development with common facilities for drainage, parking, access, utilities and signage. MetroAir Business Park has been designed to allow for the expansion of the development should the developer acquire additional real estate adjacent to the subject site.

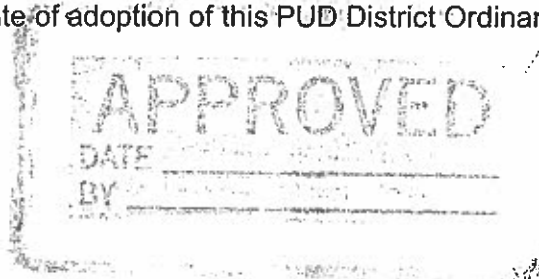
This document shall serve as: (a) the body of the PUD District Ordinance for the entire MetroAir Business Park Planned Unit Development; and (b) the Preliminary Plan for the entire MetroAir Business Park Planned Unit Development.

II. Interim Land Use.

All portions of the PUD which are not developed as part of the initial phase of development shall either be farmed or will be maintained as a yard area by regular mowing and trash collection until developed.

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) each phase of development in the PUD shall be required to file for and obtain Final Detailed Plan Secondary Approval and Approval of a Development Plan for Architectural Review; and (b) all development within the PUD shall be in compliance with the development requirements of this PUD District Ordinance. The PUD will be developed as a Non-Residential Incremental Subdivision pursuant to Article 2.1 D. of the Town of Plainfield Subdivision Control Ordinance as in effect on the date of adoption of this PUD District Ordinance.



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IV. Permitted Uses and Development Standards.

The Development Standards applicable to this PUD shall be the Development Standards specified herein.

A. Permitted Uses:

1. Any permitted use in the I-1: Research/Office Industrial District as set forth in Article 2.12 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance, excluding Agricultural Uses (other than as specified in Section II above).
2. Any permitted use in the I-2: Office/Warehouse Distribution District as specified in Article 2.13 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance, excluding Agricultural Uses (other than as specified in Section II above).
3. Transfer Stations (containing front and rear docking facilities) which do not include the repair or maintenance of motor vehicles or the transfer of solid waste materials.
4. Gasoline Service Stations without repair.
5. Dry cleaning and laundry establishments.
6. Drive-in/drive-through restaurants, convenience stores and restaurants.
7. Flower shops, gift shops, news dealers and stationary and book stores.
8. General Retail supporting businesses in the surrounding area.
9. Hotel.
10. Retail Showrooms.
11. Manufacturing Uses consisting of:
 - a. Light manufacturing, assembly and repair of medical devices.
 - b. Light manufacturing, assembly and repair categorized as "Industrial Uses" in Article 2.14 A. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance, excluding Petroleum Tank Farm, Brewing Distillation of Liquor and Spirits, Bottled Gas Filling, Manufacturing of Pre-fab Wood building and structural members, Communication towers, Truck terminals.
12. Accessory Uses and Temporary Uses as set forth in Articles 4.1 and 4.2 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

B. Development Standards.

1. The Development Standards applicable within this PUD Zoning District shall be the Development Standards specified in Article 2.13 B. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance, except as expressly set forth below:

- a. Setback - The Front Yard and Building Setback along Ronald Reagan Parkway shall be one hundred twenty (120) feet; provided, that such Front Yard and Building Setback shall be measured from the edge of pavement of Ronald Reagan Parkway to the edge of pavement or the Building, as applicable, on the real estate subject to this PUD District Ordinance.
- b. Maximum Building Height - Fifty (50) feet.
- c. Encroachments. Architectural features and appurtenances may encroach into the Minimum Yards up to a maximum of three (3) feet.
- d. Outdoor Operations. Outside Storage and Operations may be conducted in connection with any permitted use specified in Section IV A. 1, 2, 3, 4 and 11 of this PUD District Ordinance, but only within the interior of this PUD District Ordinance (that is, between Buildings and so as not to be visible from Ronald Reagan Parkway or Stafford Road) and otherwise in accordance with and subject to the provisions of Article 2.13 B. 7. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

Outdoor Operations may be conducted in connection with any permitted commercial use specified in Section IV A. 6. of this PUD District Ordinance, but only within the interior of this PUD District Ordinance (that is, between Buildings and so as not to be clearly visible from Ronald Reagan Parkway or Stafford Road) and otherwise in accordance with and subject to the provisions of Article 2.11 B. 7. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

- e. Signs. The following Signs shall be permitted within this PUD Zoning District:
 - (1) Free Standing Identification Signs (other than pole signs; provided that pylon signs shall be permitted) shall be permitted in accordance with and subject to the requirements of Article 7.4 B. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance as it pertains to the I-2 and GC Zoning Districts; provided, that no Sign Structure shall exceed twenty-six (26) feet in height above grade.

- (2) Building Identification Signs shall be permitted in accordance with and subject to the requirements of Article 7.4 D. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.
- (3) Incidental Signs shall be permitted in accordance with and subject to the requirements of Article 7.4 E. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance as it pertains to the I-2 Zoning District.
- (4) Freestanding Identification Signs shall be permitted in accordance with and subject to the requirements of Article 7.4 C. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.
- (5) Suspended Signs shall be permitted in accordance with and subject to the requirements of Article 7.4 F. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.
- (6) Signs which are exempted from the provisions of the Town of Plainfield Zoning Ordinance pursuant to Article 7.2 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance shall also be exempt within this PUD Zoning District.
- (7) Signs which are prohibited by Article 7.3 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD Zoning Ordinance shall be prohibited within this PUD Zoning District.
- (8) Signs located within this PUD Zoning District shall be subject to the general requirements of Article 7.8 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

f. Landscaping. The perimeter landscaping along Ronald Reagan Parkway and Stafford Road shall comply with the Level 4 landscaping requirements and all foundation landscaping shall comply with the Level 2 landscaping requirements, in each case, as set forth in Table 4.7 B. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance. Other than as set forth in the immediately preceding sentence, the general landscaping requirements set forth in Section 4.7 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance shall be applicable within this PUD Zoning District.

OK

Missing stuff about L2 on foundations
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- g. Pedestrian Circulation. A trail or sidewalk system that will serve the PUD and connect to any existing or future trail or sidewalk system along Ronald Reagan Parkway and Stafford Road shall be installed by the Developer along the frontage of the subject real estate on Ronald Reagan Parkway and Stafford Road in accordance with applicable standards and shall be connected to and any interior walkway, paths or sidewalks. Perimeter pathways shall all be within easements to be provided on the secondary plat. In the event that Developer acquires the property located adjacent to the subject real estate and at the intersection of Ronald Reagan Parkway and Stafford Road, Developer shall extend the trail or sidewalk system along the frontage of such property on Ronald Reagan Parkway and Stafford Road.
- h. Docks. No Building, including any Transfer Station, shall have docks facing and visible from either Ronald Reagan Parkway or Stafford Road unless (a) there is an intervening Building or Building site between such dock and Ronald Reagan Parkway or Stafford Road, as the case may be, or (b) Level 6 or higher landscaping with inclusion of a berm is installed to screen such docks.
- i. Retail Uses. Permitted uses specified in Section IV A. 6 of this PUD District Ordinance shall not be allowed within four hundred (400) feet of Stafford Road or Ronald Reagan Parkway. The gross square footage of all permitted uses specified in Section IV A. 6 of this PUD District Ordinance at any given time shall not exceed thirty percent (30%) of the gross square footage of all Buildings which could be developed within this PUD District Ordinance. All permitted uses specified in Section IV A. 6 of this PUD District Ordinance shall meet or exceed the GC Gateway Corridor Standards as set forth in Article 5.5 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

V. Regulations of General Applicability.

The regulations set forth in Articles 4.1, 4.2, 4.7, 4.8, 4.9, 4.10, 4.11, 4.13 and 4.14 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance shall be applicable within this PUD Zoning District.

VI. Final Detailed Plan Secondary Approval/Architectural Review.

Secondary review of a Detailed Final Plan for developments within 600 feet of a Gateway Corridor is required as a prerequisite to the issuance of an improvement location permit for development of any real property within this PUD Zoning District in accordance with the requirements of Article 5.5 and Article 6.1D. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

VII. Development Incentives.

Any proposed development located within this PUD Zoning District shall be eligible to utilize the Development Incentives for Commercial or Industrial development pertaining to setbacks as set forth in Article 5.4 of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.

only setbacks

VIII. Administration.

- A. Development Requirements. The information contained in Articles IV, V, VI and VII 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 Town of Plainfield Zoning Ordinance.
- B. Interpretation of Permitted Uses. It is recognized that the list of permitted uses specified within this PUD District Ordinance is a representative listing of use and is not all inclusive of appropriate uses. Therefore, this PUD may require interpretation to assign appropriate uses to this PUD. Any use which is not specifically set forth in this PUD, but which is comparable in terms of traffic generation, customer based and operational characteristics to other uses specified within this PUD shall be reviewed by the Director for consistency with the intent set forth in this PUD and for compatibility with uses permitted within this PUD. Based upon this review, the Director shall determine if the proposed use is a permitted use within this PUD. In case of disagreement with the determination of the Director in assigning a use to this PUD, any aggrieved party may file an appeal with the Board of Zoning Appeals. If it is: (i) determined by the Director that a particular use is not permitted in this PUD and no appeal of the Director's decision is filed with the Board of Zoning Appeals; or (ii) determined upon appeal that a particular use is not permitted in this PUD, such use shall require a variance of use or a rezoning petition in which such use is specifically included and described in order to be permitted within this PUD.
- C. Modifications of Preliminary Plan. Minor modifications to the Preliminary Plan for this PUD Zoning District shall be in accordance with and subject to the requirements of Article 6.1 E. of the Town of Plainfield Zoning Ordinance as in effect on the date of adoption of this PUD District Ordinance.
- D. Ordinance Requirements. This PUD District Ordinance shall be subject to the terms and provisions of Article 6.1 of the Town of Plainfield Zoning Ordinance in effect on the date of adoption of this PUD District Ordinance.

- E. 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 Town of Plainfield Zoning Ordinance, the provisions of this PUD shall control.