

Town of Brownsburg

Advisory Plan Commission

Project Synopsis

TO: Advisory Plan Commission

CC: Russell Brown | Clark, Quinn, Moses, Scott & Grahn, LLP

FROM: Lauren Gillingham, AICP Candidate

DATE: May 14, 2021

RE: PCMA-04-21-1902 | Creekside Commons Commercial PD Amend. | Zoning Map Amendment

GENERAL INFORMATION:

PETITION NUMBER:

PCMA-04-21-1902

APPLICANT:

Russel Brown representing Holladay Properties

LOCATION:

The property is at the southwest corner of E US Highway 136 and N 900 E.



PARCEL SIZE:

This portion of the overall PD is roughly 12.9 acres.

LAND USE AND ZONING:

The subdivision is currently zoned Creekside Commons Planned Development (PD) District. This parcel is undeveloped, with built-out single family residential to the south.

Direction:	North	West	East	South
Zoning:	C-2	HC- AGR; and PD	HC- AGR	PD
Use:	Single-family	Commercial, Single-Family	Single-family	Single-family

ACTION REQUESTED:

Send a favorable recommendation. The Plan Commission should hold a public hearing, offer comments and suggestions on the petition, and forward a recommendation to the Town Council.

SITE HISTORY:

This site was annexed in 1998 (Ord. 1998-02) and zoned Creekside Commons Planned Development (PD), which has a mix of residential and commercial uses. The plat calls this parcel “Creekside Commercial East”. There are no previous approvals on this site.

STAFF COMMENTS:

Overview

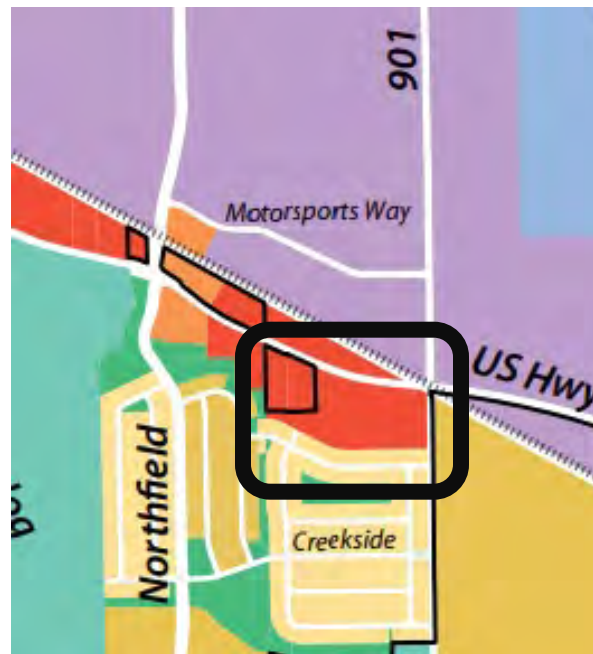
As previously mentioned, the applicant is requesting a zoning map amendment (also referred to as a rezone or PD amendment) to expand permitted uses for an undeveloped parcel within the Creekside Commons PD and detail applicable development standards, to be known as the Bulldog Business Park.

The site is complicated by much needed improvements to the E. Main – CR 900 E – railroad intersection, involving coordination between the Town, INDOT, and CSX. As this size and location is still undecided, the applicant agreed to dedicate additional ROW to accommodate a roundabout, one-half of the two roundabout “dog bone” long planned for that corner. To help defray the loss of income causing by the reduction of buildable area and subsequent shrinking of the industrial building, Holladay Properties is planning to request a property tax abatement.

This PD was created in 1998 and, like other PDs of the time, doesn’t vary much from the base zoning district. Despite having somewhat detailed standards for the residential sections, the commercial standards simply state: “1. 21.79 acres; 2. C-2 standards per the Brownsburg Ordinance”. Unfortunately, the 1998 ordinance is incredibly different from the modern UDO and leaves much to be desired, both in terms of development standards and subdivision regulations. That may be fine for smaller projects, but for a project of this nature, Staff would be forced to speculate on the intent of certain requirements and make difficult interpretation decisions. For that reason, Staff decided that instead of simply adding the requested uses, it would be easier in the long run to rewrite the ordinance and bring it

in line with the I1 standards of the UDO and the Industrial Subdivision type.

The Future Land Use map contemplates this area as Corridor Commercial, detailed as providing retail and service options that are neighborhood-oriented. Self-storage uses have become a prominent new development type and could be seen as a fit under that description. The flex/industrial portion of the proposal does not tie as directly to the description, but meets the broader goal of diversifying tax bases and revenues along corridors. In addition, given its proximity to the RRP, flex/industrial uses will not be out of place.



Uses

The PD Amendment will retain the uses permitted in the 1998 C-2 zone, including several uses no longer permitted by-right in the modern C2 zone, such as “self-storage warehouse”. It will also add some uses not permitted in the 1998 C-2 zone but permitted in the modern UDO I1 zone, including “assembly”, “flex space”, and “wholesale business”. The applicant is voluntarily excluding uses permitted in the 1998 C-2 but no longer appropriate for an industrial-adjacent site, such as “community center”, “group home”.

Uses that are not permitted are “dry cleaning processing”, “composting facilities”, “freight terminal”, and “wind turbine system, small”. No additional uses are permitted through special exceptions.

Setbacks and Lot Coverage

The setback and lot coverage standards take into account both the unique shape of the site and the additional right-of-way dedication.

The proposed PD amendment largely uses the 1998 Ordinance's setback standards, in some cases to the applicant's benefit and in some cases not. One such example is the setbacks for primary structures. The legacy ordinance called for 10' side and rear setbacks, smaller than the 20' given in the UDO. On the other hand, the 1998 ordinance required a 50' front setback, which is much larger than the 35' required by the UDO.

Primary Structures

The maximum primary structures allowed would be increased to 15 per lot for the self-storage area and 10 per lot for the remainder of the site.

Parking

No bike racks would be required in parking areas, and the warehouse parking minimums would follow that of the UDO.

Outdoor Storage

The applicant is planning on building the self storage facility in two phases, starting with the northern portion of the site. Between phases one and two, the south half of the site will be used for the parking of boats, RVs, etc. During this time, there will be a minimum 50' buffer between the vehicle storage and Creekside Commons, reduced from the 100' buffer required by the UDO. In addition, the screening requirements were amended to permit opaque fences or walls, or an evergreen hedge in lieu of the plantings required by the UDO.

Buffer and Landscaping

Buffer yards would vary significantly from the UDO, with no additional yards required outside of the setbacks and no additional buffer yards between lots created from the same parent tract. The petitioner states that significant buffering already exists between the site and the residential to the south due to an existing mound and mature treeline. They would complete the mound where a break exists currently and would plant it with no less than 1.75 unit value plantings. The berm would be given a unit value of no less than 2, making the total of plantings equal to a level 3 buffer yard. It should be noted that the berm area is more than 10' in width, and the combination of the berm and the drive do move the building further away from the residential to the south than the minimum setbacks proposed. In addition, a 50' setback is required for the period of time that outdoor vehicle storage is offered. Level 1 Landscaping would be required along the streets.

Architectural

The PD also proposes deviations from the architectural standards that will only apply to the self storage use. Per the UDO, decorative precast panels, decorative masonry, glass, and EIFS are permitted outright. If the building has a prominent architectural feature, metal and wood siding are permitted in addition to those previously mentioned. A big caveat to that is that the exterior of all primary structures adjacent to residentially zoned or occupied structures shall predominately use decorative precast panels, decorative masonry, or EIFS. Metal siding is not permitted.

The applicant requests that decorative masonry, glass, metal siding, and EIFS shall be permitted construction materials for all facades, both internally and externally facing, with no consideration of the adjacency to residential uses.

It is Staff's opinion that this falls too short of the intent of the architectural standards and offers the following recommendation:

Facades facing residential uses may use the above mentioned materials; however, metal siding must be paired with a minimum 3' high masonry water table

STATUTORY REQUIREMENTS

In accordance with Indiana Code Sections 36-7-4-603, in considering a proposal for zoning amendments, the Plan Commission must "pay reasonable regard" to the following:

Criterion 1: The Comprehensive Plan

The proposed amendment will add additional industrial uses to the PD, however, given the proximity to the RRP and other industrial zoned uses, Staff believes it is consistent with the Comprehensive Plan.

Staff believes this criterion has been met.

Criterion 2: Current conditions and the character of the current structures and uses in each district:

With the exception of the residential uses to the south, this proposal meets and, in some case, exceeds the conditions and character of the district.

Staff believes this criterion has been met.

Criterion 3: The most desirable use for which the land in each district is adapted:

This parcel has sat empty for over two decades, possibly because it is too large of a parcel for many C2 uses. By expanding the PD to include light industrial uses, the land becomes easier to use and takes advantage of its proximity to the RRP and the industrial use planned there.

Staff believes this criterion has been met.

Criterion 4: The conservation of property values throughout the jurisdiction:

Obviously, if there is any effect on property values, it would be to the homes along Cold Springs Dr., which back up to the parcel. Aspects of the PD are designed to mitigate that impact, including adding to the landscape buffer, providing screening for outdoor storage, and, most of all, permanently closing off the stub street. For what it's worth, there has been no remonstrance against the project.

Staff believes this criterion has been met.

Criterion 5: Responsible development and growth:

This text amendment occurs in a predominantly built-out PD. It is considered infill and does not create growth that is distant from that which has already occurred. The comprehensive plan prioritizes development within the existing town limits and where vacant portions of larger overall projects exist.

Staff considers this criterion to be met.

COMMITMENTS

Staff does not recommend any new commitments on this approval.

RECOMMENDATIONS

Commissioners should hold a public hearing and offer comments and suggestions on the proposal. The Advisory Plan Commission may choose to forward a positive, negative, or no recommendation to the town council.

Requested Action: Hold a public hearing on **PCMA-04-21-1902** and forward a recommendation to the council. Should commissioners choose to make a recommendation, staff is supportive of this proposal and recommends a **positive** recommendation and the following conditions:

1. That the architectural standards to amended to require that all metal siding on residentially facing facades must be paired with a minimum 3' high masonry water table

2. This amendment applies only to the subject parcel and no other parcel also covered by the Creekside Commons Commercial PD.
3. The approval of the Findings of Fact and Report of Determination by the Plan Commission.

Should the commission choose to forward a positive recommendation to the council, any conditions or commitments must be made part of that recommendation.

ATTACHMENTS:

Motion Worksheet
Detailed Statement of Reasons
Draft PD
Conceptual Site Plan

Docket # PCMA-04-21-1902

Name: Creekside Commons Commercial PD Amend

Proposed Motion:

I move to send a **FAVORABLE / UNFAVORABLE** recommendation to the Town Council on the Zoning Map Amendment sought by Russel Brown on behalf of Holladay Properties, Docket # PCMA-04-21-1902, Creekside Commons Commercial PD Amend. The subject property being located at Not Addressed, Tax Parcel Number 32-07-13-400-002.000-016, in Lincoln Township.

I believe the petition has **SATISFIED / NOT SATISFIED** the guidelines for Zoning Map Amendment Approval as prescribed in Article 9, 9.13 of the Unified Development Ordinance for and in Indiana Code 36-7-4-603 and 36-7-4-608, for the following reasons:

1) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time by the Town Council;

2) Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property;

3) Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted;

4) Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and,

5) Whether the proposed amendment reflects responsible standards for development and growth

Should Commissioners choose to forward a positive recommendation, please list suggested conditions and/or commitments below (list all that apply):

- 1) _____

- 2) _____

- 3) _____

- 4) _____

Staff suggests the following conditions:

- 1. That the architectural standards to amended to require that all metal siding on residentially facing facades must be paired with a minimum 3' high masonry water table
- 2. This amendment applies only to the subject parcel and no other parcel also covered by the Creekside Commons Commercial PD.
- 3. The approval of the Findings of Fact and Report of Determination by the Plan Commission.

**Detailed Statement of Reasons
For
Bulldog Business Park
(Previously known as Creekwood East)**

**Rezoning from PUD to PUD to add Light Industrial as a permitted use
Southwest corner of Crawfordsville Road/US 136 and N CR 900 E**

Petitioner:
Holladay Properties

Contact(s):
Russell L. Brown & Elizabeth Bentz Williams
Clark, Quinn, Moses, Scott & Grahn
320 N. Meridian Street Ste. 1100
Indianapolis, IN 46204
(317) 637-1321

Project Overview & Timeline

The "Bulldog Business Park" is a proposed development located at the southwest corner of Crawfordsville Road/US 136 and N CR 900 E, Brownsburg, Indiana (the "Project").

The Project consists of a 12.86 acres and the proposed development includes an approximate 62,000 to 96,000 square foot warehouse facility and 62,058 square feet of self-storage units as well as a 1,680 office for the self-storage use. The ultimate size of the warehouse facility will be dependent on the determination of whether to install a roundabout at the intersection of US 136 and N CR 900 E.

The Bulldog Business Park is consistent with the Goals and Objectives of the Brownsburg Comprehensive Plan as noted below:

Comprehensive Plan



Use Map

Chapter 5: Land Use and Development / Future Land

The Comprehensive Plan recommends Corridor Commercial for this site with single family development planned and developed to the south and attached single planned to the southeast. Across Crawfordsville Road and the railroad tracks is a large area planned for industrial development. The Comprehensive Plan defines Corridor Commercial as “Corridor commercial land uses are typically organized in a linear fashion and include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail (such as auto dealers), service uses, and multi-family uses.” The proposed self-storage use provides a service to the nearby residential and commercial uses. It is also a hybrid use traditionally permitted in both commercial and industrial zoning districts. The larger warehouse basically moves both the border of the industrial district and the line of the Comprehensive Plan recommendations. Because the Comprehensive Plan is a guide, this project meets the intent. This proposal also respects that plan and furthers the goals stated therein.

The plan will include significant landscaping buffers, utilizing/improving the existing berm while adding trees, which will meet or exceed the town requirements and create an appropriate transition of uses between the future light industrial/ commercial development and the existing single family development located to the south. The one-story design of the proposed development also serves as an appropriate buffer to existing single family homes and provides a quieter use than corridor commercial development. Also, the current PUD allows for some heavy industrial uses, and by moving to light industrial, will protect neighbors from unwanted uses.

Statement of Reasons Supporting Request:

Indiana Code 36-7-4-603 states that in consideration of zoning ordinance amendments and zoning map changes that reasonable regard shall be given to the following considerations. The proposed Bulldog Business Park community meets the statute in the following manner:

1. Town of Brownsburg Comprehensive Plan: As outlined above, Bulldog Business Park meets the intent of the Town of Brownsburg Comprehensive Plan for Infill Growth Areas, designation of open space, sustainable design requirements, and the provision of appropriate transition of uses.
2. Current conditions and character of current structures and uses: The properties surrounding the proposed development are residential and intense commercial with outdoor storage. The proposed buildings will be one useable story in height, with buffering from the residential uses, as indicated above. The site will be accessed from Crawfordsville Road with an exit for the light industrial building only onto County Road 900 East. With the intense commercial development to the west and the intersection to the east this is a very appropriate use for this property and fits appropriately with Eagle Point to the Northwest.
3. The most desirable use for which the land is adapted: The land is identified for corridor commercial development and identified in Chapter 8, The Growth Area Plan as an area for infill development. As an infill development, this project also fulfils a need of providing a single the access point further away from the intersection of the adjacent roadways and the CXS Railroad crossing. This intersection is planned for a future roundabout. The self-storage use is a service

use for the immediate neighborhood. The request for a light industrial development of this property is a reasonable deviation from the recommendation of the Comprehensive Plan that will support the other uses anticipated in this part of growing Hendricks County. The Comprehensive Plan recognizes the site as an infill opportunity. The Town of Brownsburg's economic development director encouraged this type of use based on the requests received from company's seeking this type of product and the developer complied by adding this light industrial building to the site instead of a storage facility only, which is currently allowed, and was the only original use envisioned for the site.

4. The conservation of property values throughout the jurisdiction: Based on the one useable story design, the buffering the planned access to the site, the development and construction of Bulldog Business Park will have a positive effect on the property values throughout the Town of Brownsburg jurisdiction and provide significant tax revenue over time.

5. Responsible growth and development: Bulldog Business Park is located in an area identified in the Comprehensive Plan as an Infill Growth area. Chapter 9 of the Comprehensive Plan: Transportation and Mobility Plan identifies Crawfordsville Road as a major arterial and County Road 900 as an existing collector street with a proposed roundabout at the intersection or a cross section further east on US 136. The proposed development would provide the additional right of way for the proposed roundabout, if the state decides on the roundabout instead of the cross section further East on US 136.

Existing Conditions and Zoning History

The "**Bulldog Business Park**" will rezone and develop 12.86 acres currently zoned Planned Unit Development. The property is undeveloped. The 12.86 acres is part of a 145+ acre Planned Unit Development rezoned in 1998.

Traffic

There is a single access entry point planned, from Crawfordsville Road and a single exit for the light industrial building onto County Road 900 East. Both uses will have minimal traffic based on product type. The storage facility will have minimal traffic at different times and the light industrial building will have worker traffic at rush hours and a few truck deliveries daily or every other day depending on the company that leases the building. It is low anticipated traffic use.

Bulldog Business Park

PD Ordinance Purpose and Intent:

The Comprehensive Plan recommends Corridor Commercial for this site with single family development planned and developed to the south and attached single planned to the southeast. Across Crawfordsville Road and the railroad tracks is a large area planned for industrial development. The Comprehensive Plan defines Corridor Commercial as “Corridor commercial land uses are typically organized in a linear fashion and include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail (such as auto dealers), service uses, and multi-family uses.” The proposed self-storage use provides a service to the nearby residential and commercial uses. It is also a hybrid use traditionally permitted in both commercial and industrial zoning districts. The larger warehouse basically moves both the border of the industrial district and the line of the Comprehensive Plan recommendations. Because the Comprehensive Plan is a guide, this project meets the intent. This proposal also respects that plan and furthers the goals stated therein.

The petitioner proposes an amendment to the Creekside Commons Planned Development (PD) District to designate a portion of the commercial area, a 12.86 acre parcel formerly known as Creekside Commercial East, as the Bulldog Business Park. The creation of the new sub-district is aimed at modernizing the development standards and adding select light industrial uses.

Bulldog Business Park

District Intent

- The Bulldog Business Park district is intended to be used as a mixed-use Commercial and Low Intensity Industrial district, and include light industrial uses

Permitted Uses

- Assembly
- Bottling/canning
- Brewery
- Community center
- Distribution facility
- Flex space
- Government operations facility
- Manufacturing, light
- Materials recycling (type one)
- Office, construction trade
- Office, general
- Plant nursery, wholesale
- Printing, commercial
- Produce terminal
- Research center, general and medical
- Restaurant
- Restaurant with drive-up window
- Retail (type 2, 3, and 4)
- Self-storage warehouse
- Sign fabrication
- Storage tanks (non-hazardous)
- Testing lab, electronics and materials
- Tool and die shop
- Utility facility, above ground
- Veterinary clinic
- Veterinary hospital
- Water tower
- Welding service
- Wholesale business

Special Exception Uses

- None
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Bulldog Business Park

District Development Standards

Minimum Lot Area:	1 acre
Maximum Lot Area:	None
Minimum Lot Width:	100'
Minimum Lot Frontage:	60'
Minimum Front Yard Setback	
Primary Structures:	50'
Accessory Structures:	5'
Minimum Side Yard Setback	
Primary Structures:	10'
Accessory Structures:	5'
Minimum Rear Yard Setback	
Primary Structures:	10'
Accessory Structures:	5'
Maximum Lot Coverage:	95%
Minimum Main Floor Area:	500 SF
Maximum Main Floor Area:	150,000 SF
Maximum Number of Primary Structures	
Self-Storage Uses:	15
All other uses:	10
Maximum Structure Height	
Primary Structure:	50'
Accessory Structures:	35'
Maximum Number of Stories:	3 stories

Sewer & Water Service Requirements:

Sewer utility connection required

Water utility connection required

Notes:

1. Any District Development Standards not referenced and modified above shall fall back to the Low Intensity Industrial (I1) District Standards of the Unified Development Ordinance (UDO), Latest Edition, as amended, or the nearest equivalent district.
2. Land shall be dedicated for improvements at the intersection of E. Main St, CR 900 E, and the CSX railroad tracks

Additional District Development Standards

Accessory Structure Standards: Same as I1 Industrial District (Section 5.14 of the UDO)

Architectural Standards: Same as I1 Industrial District (Section 5.19 of the UDO)

Section 5.82(D) and (E) shall apply to primary and accessory structure facades within the self-storage use with the following exceptions:

Within the self-storage use, decorative masonry, glass, decorative metal siding, and EIFS shall be permitted construction materials for all facades, both internally and externally facing.

Section 5.82(B) shall not apply.

Canopy and Portico Standards: Same as I1 Industrial District (Section 5.20 of the UDO)

Environmental Standards: Same as I1 Industrial District (Section 5.22 of the UDO)

Fence and Wall Standards: Same as I1 Industrial District (Section 5.29 of the UDO) with the following exceptions:

Chain link fences are not permitted.

A fence or wall shall be permitted in a front yard for a self-storage warehouse use.

Floor Area Standards: See District Development Standards (I1 Area)

Height Standards: See District Development Standards (I1 Area)

Landscaping Standards: Same as I1 Industrial District (Section 5.38 of the UDO) with the following exceptions:

The minimum buffer yard width requirements shall be the same as the setback requirements. There shall be no additional required buffer yard between lots created from the same original parent tract.

Any plantings included in buffer yards shall be credited towards on the on-site and street frontage landscaping standards included in Section 5.38(F).

The buffer yard to the residential uses to the south shall be a Level 3 buffer yard. The existing tree line and berm on the southern border shall be maintained in its current location and shall be completed where a break currently exists. The mound shall be assigned a value of at least 2.0 and be planted with evergreen trees/shrubs with at least a value of 1.75 per 100 linear foot.

Street frontage landscaping requirements for both US 136 and N 900 E shall be Level 1 requirements.

Lighting Standards:	Same as I1 Industrial District (Section 5.46 of the UDO)
Loading Standards:	Same as I1 Industrial District (Section 5.47 of the UDO)
Lot Standards:	See District Development Standards (I1 Area)
Outdoor Storage Standards:	Same as I1 Industrial District (Section 5.54 of the UDO) with the following exceptions: Outdoor storage areas adjacent to residentially zoned properties must be set back 50' from the property line A 6' high, completely opaque fence or wall, or a 6' high evergreen screen planted nine 9 feet on center in a double staggered row may be provide in lieu of plantings required by the Outdoor Screening Landscape Standards (Section 5.41 of the UDO).
Parking Standards:	Same as I1 Industrial District (Section 5.62 of the UDO) with the following exceptions: Bicycle parking is not required Warehouse use shall require 1 space per employee on the largest shift, plus 1 visitor space for each 10 employees.
Setback Standards:	Same as I1 Industrial District (Section 5.63 of the UDO)
Sewer and Water Standards:	Same as I1 Industrial District (Section 5.64 of the UDO)
Sign Standards:	Same as I1 Industrial District (Section 5.78 of the UDO)
Special Exception Standards:	Same as I1 Industrial District (Section 5.81 of the UDO)

Structure Standards:	See District Development Standards (I1 Area)
Telecommunication Facility Standards:	Same as I1 Industrial District (Section 5.84 of the UDO)
Temporary Use & Structure Standards:	Same as I1 Industrial District (Section 5.88 of the UDO)
Trash Receptacle Standards:	Same as I1 Industrial District (Section 5.90 of the UDO)
Vision Clearance Standards:	Same as I1 Industrial District (Section 5.91 of the UDO)
Wind Turbine System Standards:	Not permitted

Notes:

1. Any District Development Standards not referenced and modified above shall fall back to the Low Intensity Industrial (I1) District Standards of the Unified Development Ordinance (UDO), Latest Edition, as amended or the nearest equivalent district.

Subdivision Intent (I1 Area)

- Same as Industrial Subdivision Type (Section 6.23)
- Applicable Process: Shall utilize the Major Subdivision Process

Subdivision Prerequisites (I1 Area)

- Same as Industrial Subdivision Type (Section 6.23)

Subdivision Standards (I1 Area)

Minimum Required Open Space:	Same as Industrial Subdivision Type
Minimum Perimeter Landscaping:	Shall not apply
Minimum Block Length:	Same as Industrial Subdivision Type
Maximum Block Length:	Same as Industrial Subdivision Type
Minimum Cul-De-Sac Length:	Same as Industrial Subdivision Type
Maximum Cul-De-Sac Length:	Same as Industrial Subdivision Type
Pedestrian Facility Requirements:	Same as Industrial Subdivision Type No sidewalks shall be required on interior drives Perimeter sidewalks/walking trails shall be constructed within the right of way.
Min. Row on Public Internal Streets:	Same as Industrial Subdivision Type
Max. Internal Street Design Speed:	Same as Industrial Subdivision Type
Minimum Lane Width:	Same as Industrial Subdivision Type
Curb Requirements:	Same as Industrial Subdivision Type
On-Street Parking Requirement:	Same as Industrial Subdivision Type
Minimum Sidewalk Width:	Same as Industrial Subdivision Type
Minimum Tree Lawn Width:	Same as Industrial Subdivision Type

Notes:

1. Any Subdivision Standards of the Industrial Subdivision base Subdivision Type, of the Unified Development Ordinance (UDO), not referenced and modified above shall fall back to the Standard of the UDO, Latest Edition, as amended, or nearest equivalent subdivision type
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Subdivision Design Standards (I1 Area)

Common Area Standards:	Same as Industrial Subdivision Type
Dedication of Public Improvements:	Same as Industrial Subdivision Type
Development Name Standards:	Same as Industrial Subdivision Type
Easement Standards:	Same as Industrial Subdivision Type
Entryway Feature Standards:	Same as Industrial Subdivision Type
Erosion Control Standards:	Same as Industrial Subdivision Type
Flood Hazard Standards:	Same as Industrial Subdivision Type
Lot Establishment Standards:	Same as Industrial Subdivision Type
Mailbox Standards:	Same as Industrial Subdivision Type
Monument and Marker Standards:	Same as Industrial Subdivision Type
Open Space Standards:	Same as Industrial Subdivision Type
Owners' Association Standards:	Same as Industrial Subdivision Type
Pedestrian Network Standards:	Same as Industrial Subdivision Type
Perimeter Landscaping Standards:	Same as Industrial Subdivision Type
Prerequisite Standards:	Same as Industrial Subdivision Type
Stormwater Standards:	Same as Industrial Subdivision Type
General Street Standards:	Same as Industrial Subdivision Type with the following exceptions: Shall not be required to connect to existing stub streets
Private Street Standards:	Same as Industrial Subdivision Type
Access Standards:	Same as Industrial Subdivision Type
Street Signs Standards:	Same as Industrial Subdivision Type
Street Lighting Standards:	Same as Industrial Subdivision Type
Surety Standards:	Same as Industrial Subdivision Type

Utility Standards: Same as Industrial Subdivision Type

Notes:

1. Any Subdivision Standards of the Industrial Subdivision base Subdivision Type, of the Unified Development Ordinance (UDO), not referenced and modified above shall fall back to the Standard of the UDO, Latest Edition, as amended, or nearest equivalent subdivision type.

Exhibit A
Legal Description

A part of the South Half of the Northeast Quarter of Section 26, Township 16 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being more particularly described as follows:

Commencing at a P.K Nail found representing the East Quarter corner of the Northeast Quarter of said Section; thence South 88 -degrees 17 minutes 32 seconds West a distance of 798.57 feet to the POINT OF BEGINNING of this description; thence South 01 degree 21 minutes 50 seconds East parallel with the East line of said Half-Quarter Section a distance of 573.65 feet; thence South 88 degrees 17 minutes 32 seconds West parallel with the North line of said Half-Quarter Section a distance of 517.69 feet; thence South 01 degree 21 minutes 50 seconds East parallel with the East line of said Half-Quarter Section a distance of 600.60 feet; thence South 88 degrees 25 minutes 13 seconds West parallel with the South line of said Half-Quarter Section a distance of 301.18 feet to the point of tangency of a curve concave Northerly having a central angle of 21 degrees 00 minutes 50 seconds and a radius of 1750.00 feet; thence Westerly on and along said curve an arc distance of 641 .83 feet (said arc being subtended by a chord having a bearing of North 81 degrees 04 minutes 22 seconds West and a length of 638.24 feet); thence North 70 degrees 33 minutes 57 seconds West a distance of 140.99 feet to the point tangency of a curve concave Southwesterly having a central angle of 10 degrees 30 minutes 18 seconds and a radius of 1850.00 feet; thence Northwesterly on and along said curve an arc distance of 339.19 feet (said arc being subtended by a chord having a bearing of North 75 degrees 49 minutes 06 seconds and a length of 338.71 feet) to a point on the West line of said Half-Quarter Section; thence North 01 degree 05 minutes 09 seconds West a distance of 912.22 feet to a point on the North line of said Half-Quarter Section; thence North 88 degrees 17 minutes 32 seconds East on and along said North line a distance of 1900.56 feet to the POINT OF BEGINNING and containing 41.50 acres, more or less. Subject to all restrictions, rights-of-way and easements of record.

Exhibit B
Project Area Map

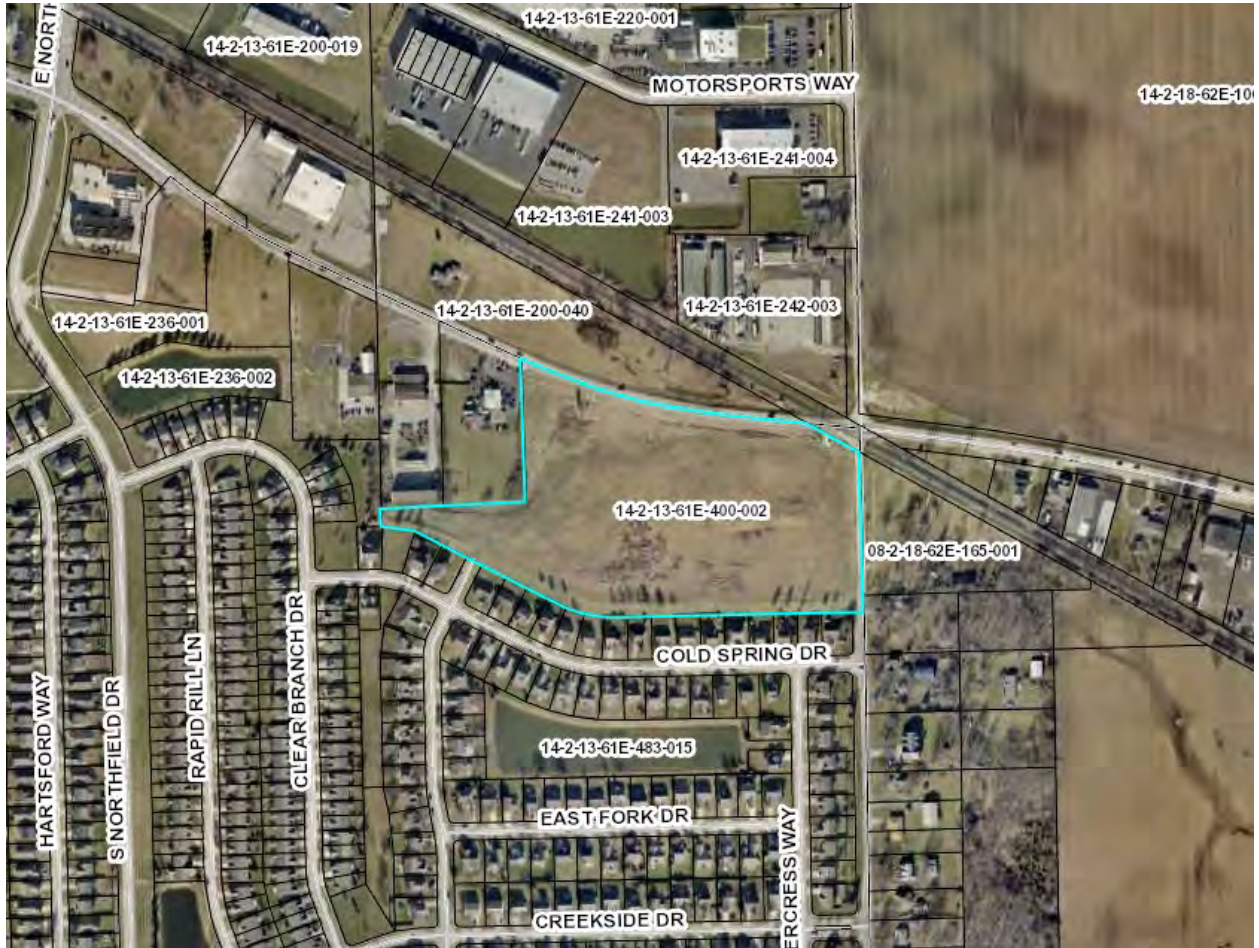
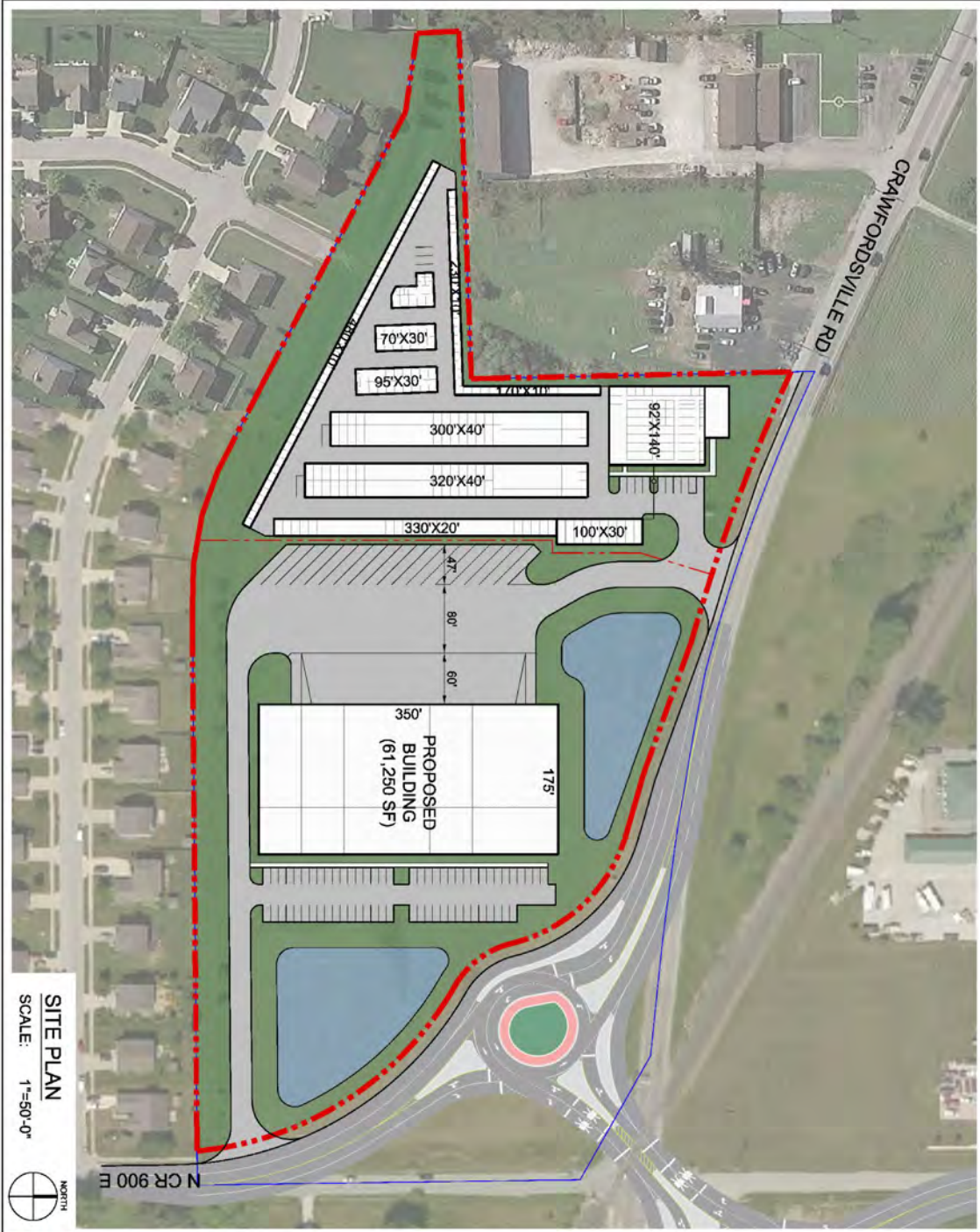


Exhibit C
Site Plan



BULLDOG INDUSTRIAL PARK

PROJECT INFORMATION

- TOTAL SITE AREA:	\$11.00 ACRES
- WAREHOUSE SITE AREA:	\$8.55 ACRES
- BUILDING AREA:	61,250 SF
- CAR PARKING:	64 CARS
- DOCKS:	19 MAX.
- DRIVE-IN:	2
- TRAILER PARKING:	18
- STORAGE FACILITY SITE AREA:	\$4.45 ACRES
- CAR PARKING:	9 CARS
- BUILDING HEIGHT:	1 STORY
- STORAGE BUILDINGS:	62,056 SF
- STORAGE OFFICE:	1,880 SF
- STORAGE UNITS:	400 UNITS
- 10'X10':	120 UNITS (30%)
- 10'X20':	100 UNITS (25%)
- 10'X15':	80 UNITS (20%)
- 5'X10':	40 UNITS (10%)
- 10'X30':	20 UNITS (5%)
- 10'X25':	20 UNITS (5%)
- 5'X5':	20 UNITS (5%)