

Plainfield Logistics Center Buildings 4 and 5

Planned Unit Development Statement Plainfield, IN

Developer:
Ambrose Plainfield Industrial IV, LLC
55 Monument Circle, Suite 450
Indianapolis, IN 46204

Attorney for Developer:
Mr. Brian Tuohy
Doninger Tuohy & Bailey LLP
50 South Meridian Street, Suite 700
Indianapolis, IN 46204

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I. Overview of Proposed Development

A. General Location and Surrounding Properties

The proposed Plainfield Logistics Center Buildings 4 and 5 development is generally located north and south of Stout Heritage Parkway between Ronald Reagan Parkway and Plainfield Road, and is more particularly described on the attached Exhibit A (the “Development”). There is a mix of industrial, agricultural and PUD zoning districts surrounding the site, as depicted on the zoning map attached as Exhibit B. Access to the Development will be obtained via Plainfield Road to the north section of the development and via Plainfield Road to the south section of the Development.

B. Conceptual Planning

The Development is situated on approximately 34.8 acres and is currently zoned CI – Commercial Industrial. The property is currently unimproved. The Town of Plainfield Comprehensive Plan recommends “Light Industrial / Warehousing” uses for the site. The proposed Development aims to provide two (2) mid-sized industrial buildings, which may be utilized by a single tenant or by multiple smaller tenants, and which will meet the goal of light industrial development set forth in the Comprehensive Plan. The buildings may contain office uses, research uses, light manufacturing/assembly uses as well as distribution and/or warehouse uses. A Preliminary Site Plan is attached hereto as Exhibit C. This Planned Unit Development Statement shall serve as (1) the PUD District Ordinance for the Development and (2) the Preliminary Plan for the Development.

C. Phasing

Construction of improvements on both the north and south parcels is intended to occur simultaneously. Developer may elect to develop the Development in phases depending on demand.

II. Permitted Uses and Development Standards

A. **Permitted Uses**: The following uses are permitted within the Development:

1. The uses within the Development (the “Permitted Uses”) shall be limited to the list of uses shown as Permitted Uses under the “Governmental Use”, “Industrial Uses”, “Miscellaneous” and “Office/Professional Services” sections in Article 3.5 A. of the Town of Plainfield Zoning Ordinance in effect as of the date this PUD is enacted (the “Ordinance”) (except Race Car Assembly and Testing, Machine Shop, and Welding Shop shall not be Permitted Uses). Additionally, Pharmaceutical Packaging and Distribution and Medical Product Packaging and Distribution uses, along with Accessory Uses and Temporary Uses as permitted in the Ordinance, shall be allowed within the Development. The schedule of Permitted Uses is set forth in the “List of Permitted Uses” below (and for demonstrative purposes, in order to show unpermitted uses, a mark up of Article 3.5 A. of the Ordinance is attached hereto as Exhibit D). No Permitted Uses shall be subject to the Maximum Gross Floor Area Limitations set forth in Article 3.5 B. 9. of the Ordinance. The Permitted Uses shall be subject to the Development Standards set forth below in Section II.B.

List of Permitted Uses

Governmental Use

Fire Station
Governmental Offices
Police Station
Post Office (without Storage of Delivery Vehicles)

Industrial Uses

Assembly of previously manufactured parts, subassemblies or components
Dental Laboratories
Engineering Laboratories
Flex-Space
Light Assembly or Repair of Previously Manufactured Parts
Medical Laboratories
Research Laboratories
Warehouse

Miscellaneous

Clinic, Medical, Dental or Optometrists
Electrical Repair
Mail Order Distribution
Print Shop
Sign Painting
Wholesale Business

Office/Professional Services

Architect

Artist

Bank Machines

Bank / Savings & Loan / Credit Union

Dentist

Design Services

Engineer

Insurance Agent

Lawyer

Musician

Offices related to or in conjunction with another permitted use

Office of Construction Companies, Contractors, Home Remodeling Companies

Physician

Pharmacist

Photographic Studio

Professional Offices

Real Estate Office

Service Organization Office

Travel Agency

Pharmaceutical Packaging and Distribution

Medical Product Packaging and Distribution

Accessory Uses as permitted by Article 3.5 A. of the Ordinance

Temporary Uses as permitted by Article 3.5 A. of the Ordinance

2. Interpretation of Permitted Uses. It is recognized that the list of Permitted Uses specified within this PUD District Ordinance is a representative listing of uses and is not all inclusive of appropriate uses. Therefore, this PUD may require interpretation to determine appropriate uses in the Development. Any use which is not specifically set forth in this PUD, but which is comparable in terms of traffic generation, customer base and operational characteristics to other uses specified within this PUD shall be reviewed by the Plainfield Planning Director (“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 determining whether a particular use is permitted in the PUD, any aggrieved party may file an appeal with the Plainfield 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.

B. Development Standards:

The development standards applicable within the Development shall be the development standards specified in Article 3.5 B. of the Ordinance, which development standards are attached hereto and incorporated herein as set forth in Exhibit E, except as expressly modified as set forth below:

1. Maximum Gross Floor Area: No single user, whether free-standing, or as part of a multitenant Building, shall exceed 340,000 square feet of Gross Floor Area on the north parcel and 190,000 square feet of Gross Floor Area on the south parcel. No Building (single tenant or multi-tenant) shall exceed 340,000 square feet of Gross Floor Area on the north parcel and 190,000 square feet on the south parcel. Such Maximum Gross Floor Area standards shall pertain to all permitted uses as set forth above in Section II.A.
2. Docks: No building within the Development shall have loading docks facing Ronald Reagan Parkway. All loading docks and parking of semi-truck trailers shall be located only on the east side of any buildings constructed within the Development. For purposes of clarity, loading docks and loading spaces may only be located between the front lot line along Plainfield Road and the buildings constructed within the Development.
3. Landscaping and Screening along Ronald Reagan Parkway and Plainfield Road
 - a. Ronald Reagan Parkway: Development of the site shall include installation of a three-foot (3') berm along the frontage of Ronald Reagan Parkway along with landscaping equal to Level 4 Landscaping.
 - b. Plainfield Road: Development of the site shall include installation of a three-foot (3') berm along the frontage of Plainfield Road along with landscaping equal to Level 3 Landscaping.
4. Architectural Standards: Recognizing the desire of the Town of Plainfield for enhanced architectural character on Ronald Reagan Parkway, the west façades of Buildings will feature architectural elements similar to those pictured on Exhibit F attached hereto. Each Building within the Development will include multiple entrance features to underscore the office and flex warehouse proposed uses of the Development.

III. Regulations of General Applicability

- A. In case of conflict between specific provisions of this PUD and a referenced primary zoning district, overlay district or sign regulations of the Ordinance, the provisions of this PUD Statement and Article 6.1 of the Ordinance shall control.

EXHIBIT A Legal Description

North Parcel:

Phase 1 and Common Area "A" in Greenparke at Airwest – Phase 1, as per plat thereof recorded as Instrument Number 201007484 in the Office of the Recorder of Hendricks County, Indiana.

South Parcel:

That portion of the Southeast Quarter of Section 29 and Northeast Quarter of Section 32, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, also consisting of Block "A" in Ronald Reagan Business Park as per plat thereof recorded as Instrument Number 200907740 and a portion of the former Lots 1 through 7, and the vacated Lynn Avenue in San Pablo Estates as per plat thereof recorded in Plat Book 8, pages 1 & 1A and in the Office of the Recorder of said county, being described as follows:

Commencing at a Hendricks County Surveyor's disk found marking the northwest corner of said Northeast Quarter of Section 32; thence South 00 degrees 51 minutes 47 seconds East along the west thereof 132.00 feet; thence North 89 degrees 03 minutes 00 seconds East parallel with the north line of said Northwest Quarter 116.26 feet to the east line of Ronald Reagan Parkway, being the land of The Town of Plainfield as described in Instrument Number 201403849 in said county records, and the POINT OF BEGINNING; thence the following four (4) courses are along said east line): 1) North 00 degrees 51 minutes 39 seconds West 141.54 feet to the beginning of a tangent curve to the left having a radius of 6,635.16 feet and a central angle of 07 degrees 00 minutes 00 seconds; 2) northerly along the arc of said curve 810.64 feet; 3) North 07 degrees 51 minutes 39 seconds West 50.03 feet to the beginning of a tangent curve to the right having a radius of 6,488.18 feet and a central angle of 00 degrees 13 minutes 41 seconds; 4) northerly along the arc of said curve 25.81 feet to the southwest corner of the land of the Town of Plainfield as described in Instrument Number 201021859 in said county records and the beginning of a curve to the right having a radius of 35.00 feet, a central angle of 93 degrees 30 minutes 38 seconds, and a radial line passing through said point which bears South 85 degrees 32 minutes 22 seconds West; thence northeasterly and easterly along the south line of said land and arc of said curve 57.12 feet; thence North 89 degrees 03 minutes 00 seconds East along said south line and the north line of said Block "A" 478.70 feet to the beginning of a tangent curve to the right having a radius of 35.00 feet and a central angle of 86 degrees 21 minutes 05 seconds (the following eight (8) courses are along the east line of said Block "A"); 1) thence southeasterly and southerly along the arc of said curve 52.75; 2) thence South 04 degrees 35 minutes 55 seconds East 551.93 feet to the beginning of a tangent curve to the right having a radius of 1,930.00 feet and a central angle of 03 degrees 44 minutes 17 seconds; 3) thence southerly along the arc of said curve 125.92; 4) thence South 00 degrees 51 minutes 38 seconds East 28.29 feet to the beginning of a tangent curve to the right having a radius of 50.00 feet and a central angle of 68 degrees 53 minutes 59 seconds; 5) thence southerly and southwesterly along the arc of said curve 60.13 feet to the beginning of a reverse curve to the left having a radius of 75.00 feet and a central angle of 137 degrees 47 minutes 59 seconds; 6) thence southwesterly, southerly, and southeasterly along the arc of said curve 180.38 feet to the beginning of a reverse curve to the right having a radius of 50.00 feet and a central angle of 68 degrees 53 minutes 59 seconds; 7) thence southeasterly and southerly along the arc of said curve 60.13 feet; 8) thence South 00 degrees 51 minutes 38 seconds East 91.73 feet; thence South 89 degrees 03 minutes 00 seconds West along the south line of Block "A" and its westerly extension 529.99 to the POINT OF BEGINNING, containing 12.820 acres, more or less.

EXHIBIT B
Zoning Map

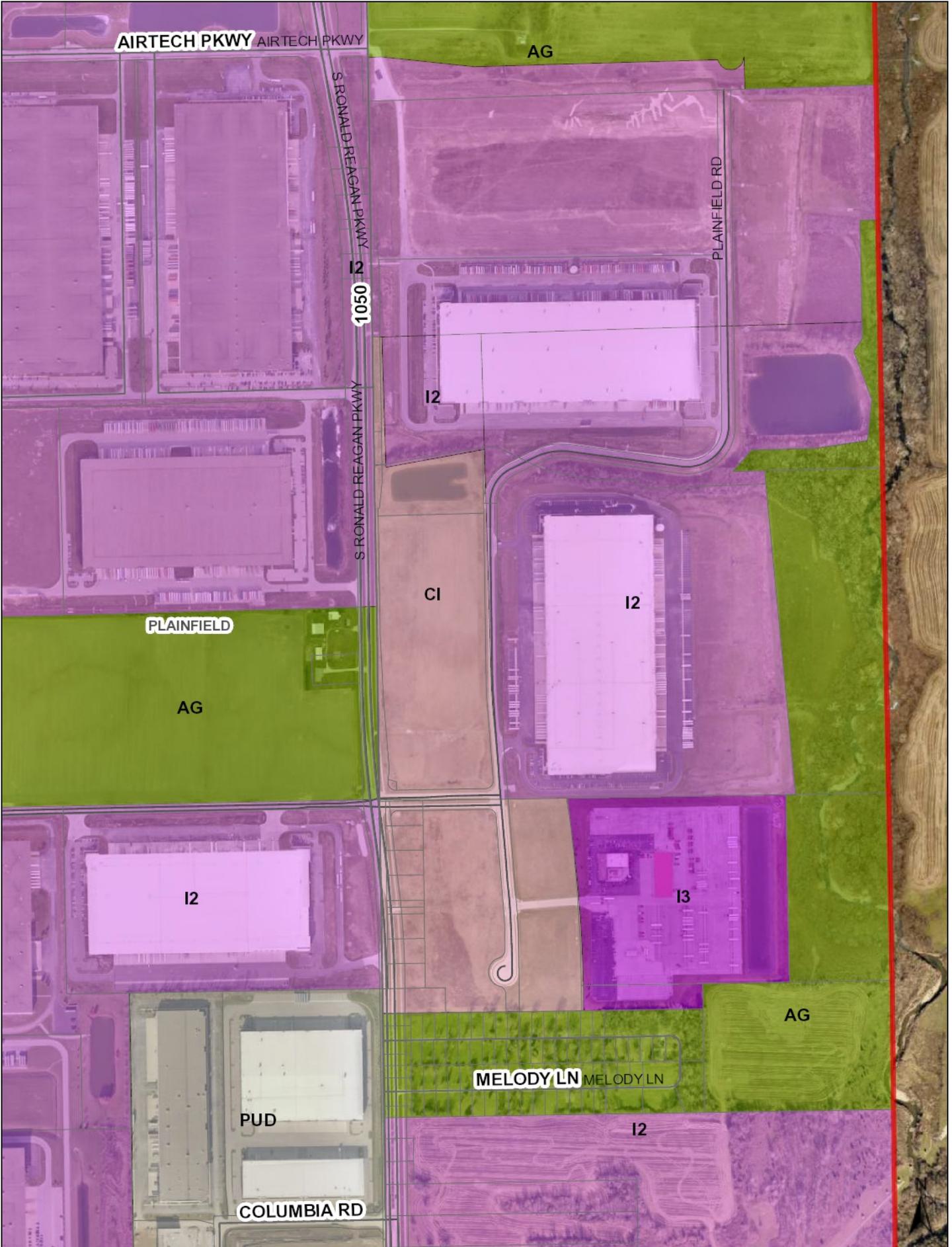
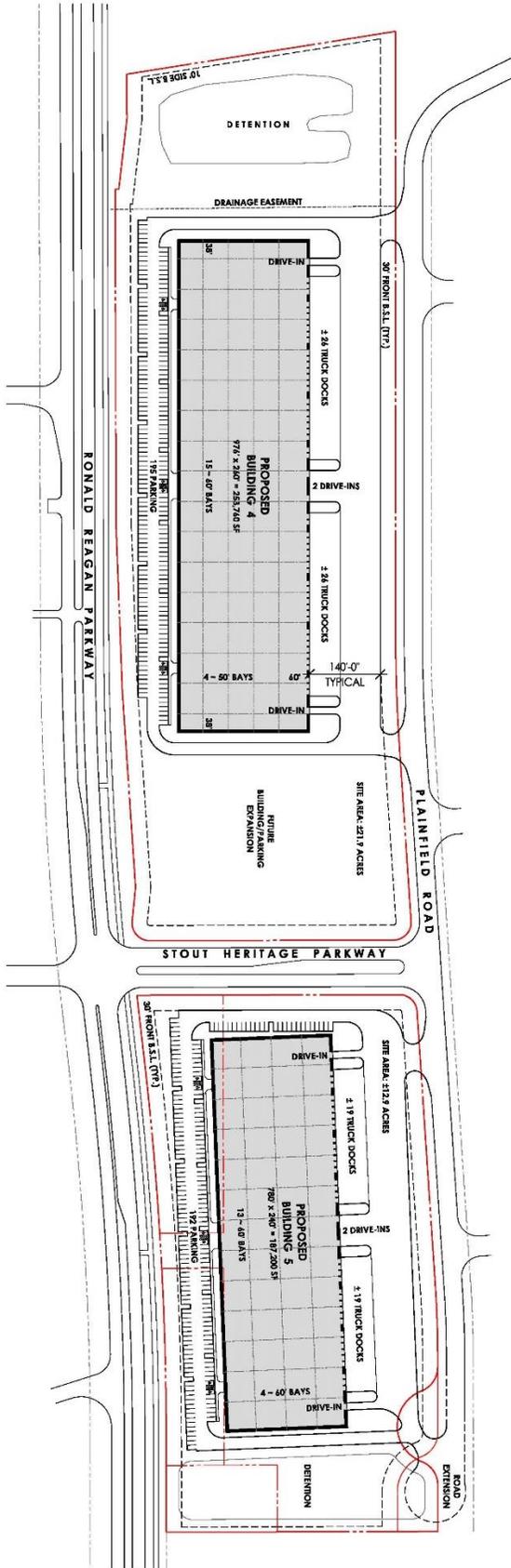


EXHIBIT C Preliminary Site Plan



Plainfield Logistics Center
Buildings 4 & 5 RONALD REAGAN PARKWAY, STOUT HERITAGE PARKWAY & PLAINFIELD ROAD - PLAINFIELD, INDIANA

22 MAY 2018



Project Data
 Building 4 Site Coverage: 26.6%
 Building 5 Site Coverage: 33.3%

Site Plan Scale: 1" = 100'-0" (24" x 36")
 0 20 40 60 80 100 120 140 160 180 200



ARC LIAISON
 7222 North Shadeland Avenue, #200
 Indianapolis, IN 46220
 Phone: 317.864.1360
 Fax: 317.864.1361 #18138-Y
 8 2018 AM LIAISON INC.

**Exhibit D
Permitted Uses**

A. Permitted Uses.

1. Primary Uses

~~Automobile Service~~
~~Painting and Customizing~~
~~Tire and Auto Service Center~~

~~Clothing Service~~
~~Dressmaking~~
~~Dry Cleaning and Laundry~~
~~Establishment~~
~~Millinery Shop (Fabric Shop)~~
~~Self-service Laundry~~
~~Shoe Repair Shop~~
~~Tailor and Pressing Shop~~

~~Communication/Utilities~~
~~Telephone Exchange~~

~~Educational Use~~
~~Child Care Center (as a freestanding building only)~~
~~Library~~
~~School - Commercial, Trade or Business~~

~~Food Sales and Service~~
~~Bakery - Retail~~
~~Caterer~~
~~Convenience Store~~
~~Delicatessen~~
~~Restaurant without Alcoholic Beverages~~

~~Governmental Use~~
~~Fire Station~~
~~Governmental Offices~~
~~Police Station~~
~~Post Office (without Storage of Delivery Vehicles)~~

~~Industrial Uses~~
~~Assembly of previously manufactured parts, sub-assemblies or components~~
~~Dental Laboratories~~
~~Engineering Laboratories~~
~~Flex-Space~~
~~Light Assembly or Repair of Previously Manufactured Parts~~
~~Medical Laboratories~~
~~Race Car Assembly and Testing~~
~~Research Laboratories~~
~~Warehouse~~

~~* See Article 3.5, B., 9. for Maximum Gross Floor Area Limitations.~~

~~Manufacture, Assembly or Repair*~~

~~Appliances:~~

- ~~light~~
- ~~major electric or gas~~
- ~~portable~~
- ~~household~~

~~Bottling of Beverages~~

~~Bottling of Food~~

~~Bottling of Milk Products~~

~~Cabinets~~

~~Cans~~

~~Clocks and Watches~~

~~Cloth products from finished cloth~~

~~Coating (excluding tar products)~~

~~Communication equipment and assembly~~

~~Construction Equipment and Machinery~~

~~Containers~~

~~Cosmetics~~

~~Dairy or Milk Products~~

~~Detergents and Soaps~~

~~Electric Hand Tools~~

~~Electric Neon Signs~~

~~Electric Materials~~

~~Electric Motors~~

~~Electrical components and sub-assemblies~~

~~Elevators~~

~~Furniture~~

~~Jewelry (including engraving)~~

~~Leather Products from Finished Leather~~

~~Light Component Parts of Products~~

~~Machinery and Machinery components~~

~~Marine Equipment~~

~~Mattresses~~

~~Medicine~~

~~Musical Instruments~~

~~Non-alcoholic Beverages~~

~~Office Equipment including assembly~~

~~Office machinery, electrical and mechanical~~

~~* See Article 3.5, B., 9. for Maximum Gross Floor Area Limitations.~~

~~Manufacture, Assembly or Repair*~~

~~(Continued):~~

~~Optical Goods~~

~~Paper box and paper products from finished paper~~

~~Pharmaceutical Products~~

~~Phonograph Records & Compact Discs~~

~~Prefabricated Wood Building and Structural Members~~

~~Recording Instruments~~

~~Sports Equipment~~

~~Starch~~

~~Textiles~~

~~Tools and Implements (electrical or non-electrical)~~

~~Toys~~

Miscellaneous

Clinic, Medical, Dental or Optometrists

Electrical Repair

~~Machine Shop *~~

Mail Order Distribution

Print Shop

Sign Painting

~~Welding Shop *~~

Wholesale Business

Office/Professional Services

Architect

Artist

Bank Machines

Bank / Savings & Loan / Credit Union

Dentist

Design Services

Engineer

Insurance Agent

Lawyer

Musician

Offices related to or in conjunction with another permitted use

Office/Professional Services (Cont.)

Office of Construction Companies,
Contractors, Home Remodeling
Companies

Physician

Pharmacist

Photographic Studio

Professional Offices

Real Estate Office

Service Organization Office

Travel Agency

Personal Service

~~Barber Shop~~

~~Beauty Shop~~

Health Spa or Fitness Center

Recreation

~~Arcade~~

~~Billiard Hall~~

~~Dancing, Aerobics, Gymnastics
Studio~~

Retail

~~Apparel Shop~~

~~Convenience Store~~

~~Drug Store~~

~~Floor Coverings~~

~~Flower Shop~~

~~Gift Shop~~

~~Newsdealer~~

~~Paint Store~~

~~Retail Showroom~~

~~Stationery and Book Store~~

~~Wall Coverings~~

~~2. Special Exception Uses~~

~~Communication/Utilities~~

~~Public Utility Substation~~

~~Public Wells~~

~~Sewage Treatment Plant~~

~~Water Treatment Plant~~

~~Food Sales and Service~~

~~Restaurant with Alcoholic
Beverages~~

~~Manufacture, Assembly or Repair*~~

~~Alcoholic beverages~~

~~Brewing Distillation of Liquor and
Spirits~~

~~Malt Products~~

~~* See Article 3.5, B., 9. for Maximum Gross Floor Area Limitations.~~

~~Miscellaneous~~

~~Artificial Lake~~

~~Public Facilities~~

~~Neighborhood Recycling Collection
Point~~

~~Parking Garage~~

~~Religious Use~~

~~Recreation~~

~~Archery Range~~

~~Shooting Range~~

3. Accessory Uses – See Article IV.

4. Temporary Uses – See Article IV.

The following uses shall also be Permitted Uses:

Pharmaceutical Packaging and Distribution

Medical Product Packaging and Distribution

Exhibit E
Development Standards

Article 3.5

C-I: Commercial - Industrial District

B. Development Standards.

1. Minimum Lot Width and Frontage - each Lot or Integrated Center shall have a minimum of 75 feet on a Public Street.

2. Minimum Yards and Minimum Building Setbacks

a. Front - a minimum Front Yard and minimum Building Setback measured from the Proposed Right-of-Way shall be provided as follows:

Interstate Street:	60'
Primary Arterial Street:	30'
Secondary Arterial Street:	30'
Collector Street:	30'
Local Street / Cul-de-sac Street:	30'

b. Minimum Side Yard and Setback - shall be provided from the Lot Line as follows:

- (1) Minimum Side Yard - 10 feet
- (2) Minimum Side Bufferyard - 25 feet

c. Minimum Rear Yard and Setback - shall be provided from the Lot Line as follows:

- (1) Minimum Rear Yard - 10 feet
- (2) Minimum Rear Bufferyard - 25 feet

3. Use of Minimum Yards and Bufferyards

Use of Minimum Yards and Bufferyards - all Minimum Yards and Bufferyards shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

a. Minimum Front Yards - may include Driveways and Parking Areas (provided that no portion of the Parking Area may be located closer to the Right-of-Way than the (10) feet; except for Minimum Front Yards abutting the Ronald Reagan Parkway or a Frontage Street parallel to the Ronald Reagan Parkway, where Parking Areas shall be prohibited) and shall be maintained as open space free from Buildings or Structures in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;

- b. Minimum Front Bufferyards - may include Driveways and shall be maintained as open space free from Buildings or Structures in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
- c. Minimum Side and Rear Yards - minimum Side and Rear Yards may include Interior Access Driveways connecting to adjoining Lots provided that the remainder of said yards shall be maintained as open space free from Buildings or Structures in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
- d. Minimum Side and Rear Bufferyards - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.
- e. Minimum Yards for Out Lots - Out Lots within an Integrated Center shall provide a Minimum Yard of five (5) feet along all Lot Lines in common with other Out Lots or with the main portion of the Integrated Center. If any portion of an Out Lot abuts the perimeter of the Integrated Center, that portion of the Out Lot shall be required to comply with the applicable Minimum Front, Side or Rear Yard requirements set forth above. The main portion of the Integrated Center shall not be required to provide a Minimum Yard along the Lot Line in common with an Out Lot.

Provided, however, the Minimum Yards for Out Lots along all Lot Lines in common with other Out Lots may be used for Parking Areas, Loading Areas, Interior Drives or Interior Access Drives provided that:

- (1) the area of each such Minimum Yard that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in each such Minimum Yard, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected Out Lots as either additional Foundation Landscaping Area or additional interior Parking Area landscaping; and,
- (2) documentary assurances are provided on the Secondary Plat or by other legally binding instrument which binds the adjoining Lots to be developed in compliance with the special provisions of this sub-Section allowing such Minimum Yards to be used for Parking Areas, Loading Areas,

Interior Drives or Interior Access Drives subject to the provision of such additional Foundation Landscaping Area or additional interior Parking Area landscaping.

4. Maximum Building Height - 50 feet.
5. Parking and Loading - See Article IV.
6. Signs – All Signs shall comply with the provision of Article VII regarding Signs for Commercial or Industrial Districts.
7. Outside Storage and Operations - All storage, servicing and operations, except for parking and loading, shall be conducted within completely enclosed Buildings.
8. Landscape Requirements.

Landscape requirements within the C-I District shall comply with the provisions of Article 4.7 – Landscape Provisions as applicable to the I-1 District, provided that the basic requirement for landscaping of required front Yards shall be a Level 2 and the basic requirement for landscaping of required front Bufferyards shall be a Level 4.

- ~~9. Maximum Gross Floor Area.~~
 - ~~a. General – No single use, whether free-standing, a part of a multi-tenant Building, shall exceed fifty thousand (50,000) square feet of Gross Floor Area.~~
 - ~~b. General – No multi-tenant Building shall exceed one hundred and fifty thousand (150,000) square feet of Gross Floor Area.~~
 - ~~c. All "Manufacture, Assembly or Repair" and Certain "Miscellaneous" Uses as identified with an " * " in the Permitted Use listing contained in Article 3.5, A., shall be subject to the following additional limitations:~~
 - ~~(1) No "Manufacture, Assembly or Repair" use or specified "Miscellaneous" use shall exceed 25,000 square feet in Gross Floor Area.~~
 - ~~(2) All "Manufacture, Assembly or Repair" use or specified "Miscellaneous" use shall include a minimum of ten (10) percent of the Gross Floor Area of such use as office, retail, showroom or other finished space.~~

EXHIBIT F
Representative Architectural Images







