

## PUD ORDINANCE TEMPLATE

Plainfield  
Planning & Zoning  
DP RZ PUD PP BZA ILP SP

NOV 26 2014

### Section 1: General Purpose Statement

The purpose of this Planned Unit Development is for the overall development of a tract for Commercial uses. Specific uses will be further detailed in Section 3 below, but effectively the primary uses are for retail, restaurant/dining, conference/banquet and other commercial endeavors as may fit into the overall theme of the development and conform to uses included in Plainfield Zoning Ordinance (PZO), Article 2.11.A, Sections 1-4.

APPROVED  
RECEIVED

This plan is to act as a replacement for plans formerly approved as Phases I, II, and III of the Metropolis Development.

### Section 2: General Terms & Conditions (legal description)

The legal description for the area covered under this plan is included as Appendix A and consists of 61.04 acres.

### Section 3: Land Use

For purposes of clarification, the applicable portions of PZO, Article 2.11.A, Sections 1-4, General Commercial (GC) are included as Appendix B. Commercial/Retail land uses within this development will conform to those allowed in the Appendix B.

Should the opportunity present itself for inclusion of residential uses beyond those identified in Article 2.11.A, compliance with land uses as presented in PZO, Article 2.07.A, Sections 1-2 would occur. The applicable uses of this section are also included in Appendix B. Other requirements of Article 2.11 would apply to these opportunities.

### Section 4: Development Standards

#### Lot Dimensions, Frontage, and Yard Sizes:

Lot Size and Frontage, as well as Front/Side/Rear Yard requirements shall be deemed as met/grandfathered for all existing development upon the site. Similar conditions for new development going forward, if connected to this PUD, shall meet the general requirements of PZO, Article 2.11.B, Section 1-3.

#### Maximum Building Height:

Maximum building height will conform to Article 2.11.B, Section 4 at 75 feet. Exceptions to this requirement will be allowed for specific special features for the development.

#### Parking and Loading:

Existing Parking counts (11/01/14) shall be deemed as meeting the minimum Off-street parking requirements for the PUD. Owner may, in their discretion choose to add parking for the shared use of all

tenants. The minimum parking standard of 3.2 per 1000 square feet (SF) of "Gross Leasable Area" (GLA) is defined as conformance for this PUD.

Parking changes are shown on the Civil Plan sheets as submitted. A calculation of the overall parking changes, both removals and additions, are shown on the submitted Civil Plans, Sheet C200. Parking space sizes and drive lane widths as shown on the submitted Civil Plans are considered as appropriate sizes going forward with this PUD development.

Owner reserves the right to designate certain areas within the PUD, from time to time, to be used for valet parking drop off and pick-up. To the extent valet parking services are offered, the idea would be to serve specific tenant spaces. The areas shall be located in safe locations, shall not unreasonably constrict traffic patterns, and may intrude into certain parking spaces adjacent to the tenant space being served by the valet parking.

#### **Section 5: Architectural**

Current conditions will be considered as meeting Architectural Standards for this PUD. In an effort to improve the overall property, Owner proposes to make changes in accent colors to some building facades and minimal changes in decorative structural portions of the existing building.

The color palette as submitted will be used as definitive limits as to color selection.

The submitted documents for this PUD should be considered as typical options for change to existing conditions. Owner may choose to make more or fewer changes than those shown in the submitted documents, but in no instance, can the changes be outside of the general theme as presented in the documents.

#### **Section 6: Amenities**

The current courtyard located on the west end of currently named Futura Parkway will be redeveloped to improve customer satisfaction and comfort. Possible inclusions in this area are: Flex area for temporary stage, movie screen, or other outdoor entertainment options, Water Jet area for summertime fun, a Gazebo for multi-seasonal uses, Possible small retail building with drive-thru capabilities not to exceed 3000 SF, Gathering areas for relaxation during shopping excursions, etc. Submitted documents show potential development ideas.

### **Section 7: Landscaping**

Existing tree plantings and landscape beds as existing 11/01/14 shall be deemed as complying with landscape requirements for this PUD.

As a result of “on-street” parking being added, certain landscape areas will be affected and eliminated. In response to these eliminations, additional landscape areas are proposed as part of the property revitalization. The revised landscape areas are shown on submitted plans in the Landscape Plans and located via the Civil/Site Plan as submitted.

Landscape changes are shown on the Landscape Plan sheets as submitted. The overall planting area changes, both removals and additions, are shown on the submitted Landscape Plan, Sheet C700.

Plantings within the affected landscaping beds will consist of canopy trees, ornamentals, and shrubbery with varieties complying with the current Town Plant Lists. Annual plantings may be included in certain beds for color and variety.

Any reduction in planting space is very limited and represents a very small percentage of the overall green space for the entire property for The Shops at Perry Crossing.

### **Section 8: Lighting**

Existing lighting within the parking lots will not be changed as part of this revitalization project. Light fixtures along the drives and in common areas will be updated to accomplish better presentation for property guests. Proposed lighting is shown on the submitted Lighting Plan. Lighting levels are shown on the plan sheets based on location and selection of the fixtures as shown.

### **Section 9: Signs**

Attached as Appendix C is Owner’s policy concerning tenant signage requirements. Signage will be in compliance with these requirements. The requirements as stated are generally equal to, or stricter than, the requirements contained in the PZO.

Site signage changes are proposed to revise the name of the operation to be “The Shops at Perry Crossing”. Examples of the proposed signage changes are included in the submitted documents for PUD approval.

### **Section 10: Approval Process**

Approval Process for this PUD shall follow the standard Development Review Committee process, including TAC review and responses. In addition, this PUD shall be reviewed by a PUD Committee to be convened by the Plainfield Planning Department. Both the PUD Committee and

Special

**Development Review Committee will give their recommendations for consideration by the Plan Commission.**

**Because portions of the PUD documents being submitted are general in nature, the specific design of areas should be reviewed by Town Planning and/or their designated reviewers and administratively approved, so long as detailed design meets the theme of the approved PUD.**

**APPENDIX:**

- APPENDIX A: Legal Description for the PUD area;**
- APPENDIX B: Land Use documents from PZO, Articles 2.07 & 2.11**
- APPENDIX C: Tenant signage requirements**
- PUD DRAWINGS: Drawings as identified on Sheet G000, which is the Cover Sheet for Civil Site Plans (4 sheets), Landscape Architecture (14 sheets), Building Architecture (18 sheets), Lighting (Site) (5 Sheets), and Signage (Site) (2 Sheets)**

**APPENDIX A  
LEGAL DESCRIPTION**

LEGAL DESCRIPTION  
Instrument No. 200700014570

A part of the Plainfield Marketplace Phase I, recorded in Plat Cabinet 5, Slide 88, Page 2A and 2B, a part of Plainfield Marketplace Phase II, recorded in Plat Cabinet 5, Slide 196, pages IA-D, a part of the Plainfield Marketplace, Phase III, recorded in Plot Cabinet 6, Slide 136, pages 2A-B, in the Office of the Recorder of Hendricks County, Indiana, also a part of the West Half of Section 30. Township 15 North, Range 2 East and a part of the East Half of Section 25, Township 15 North, Range 1 East, all of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

Commencing at a 5/8 inch rebar in concrete at the southeast corner of Section 25 (being also the southwest corner of said Section 30): thence South 88 degrees 24 minutes 57 seconds West (the basis for bearings is per the Indiana State Plane Coordinate System - West Zone) along the south line of said Section 25 a distance of 1349.97 feet to the southwest corner of the East Half of the Southeast Quarter of said Section; thence North 00 degrees 43 minutes 04 seconds West along the west line of said Half Quarter a distance of 1245.67 feet to the south right-of-way line of Gladden Road as recorded in Easement Record 3, Page 342 and amended in Miscellaneous Record 158, Pages 472-474 in the Office of the Recorder of Hendricks County, Indiana; (the following 3 courses are along the south and east lines of said right-of-way), (1) North 87 degrees 40 minutes 25 seconds East a distance of 121.85 feet; (2) North 88 degrees 30 minutes 43 seconds East a distance of 483.13 feet; (3) North 00 degrees 43 minutes 26 seconds West a distance of 60.11 feet to the southwest corner of said Gladden Farms Apartments, Phase II; thence North 88 degrees 25 minutes 28 seconds East along the south line of said plat and the prolongation thereof a distance of 297.25 to the **POINT OF BEGINNING**, said point being on the east line of Block B of said Plainfield Marketplace, Phase II; thence North 00 degrees 43 minutes 26 seconds West along said east line a distance of 926.21 feet; thence South 89 degrees 16 minutes 34 seconds West a distance of 60.00 feet to a point on the west line of said Block B; thence North 00 degrees 43 minutes 26 seconds West along said west line a distance of 600.00 feet to a point on the north line of said Block B, (the following three (3) courses are along said north line); (1) North 62 degrees 31 minutes 33 seconds East 8.86 feet; (2) South 00 degrees 51 minutes 28 seconds East 24.41 feet; (3) North 81 degrees 09 minutes 08 seconds East along said north line and the north line of Block C of said plat 395.57 feet to the northwest corner of Lot 1 of said plat; thence North 62 degrees 29 minutes 18 seconds East along the north line of said Lot 1 and the north line of Block F of said plat a distance of 733.91 feet to the west line of Block C of said Plainfield Marketplace, Phase 1; (the following nine (9) courses are along the west, north and east lines of said Plainfield Marketplace, Phase I), (1) North 05 degrees 04 minutes 35 seconds East 219.41 feet; (2) North 27 degrees 30 minutes 42 seconds West 294.80 feet; (J) North 63 degrees 12 minutes 40 seconds East 129.64 feet; (4) North 00 degrees 51 minutes 23 seconds West a distance of 275.62 feet to the point of curvature of a curve to the left having a radius of 146.30 feet; the radius point of which bears South 89 degrees 08 minutes 37 seconds West; thence northerly and northwesterly along said curve an arc distance of 68.06 feet to a point which bears North 62 degrees 29 minutes 18 seconds East from said radius point; (5) North 27 degrees 30 minutes 42 seconds West 275.86 feet to the south right-of-way line of U.S. Highway 40, per ST-Project Number B176, dated 1986 and S.N.F.A. Project Number 15 SEC B (6) dated 1941; (6) North 62 degrees 27 minutes 24 seconds

East along said south right-of-way line 97.00 feet to the northwest corner of Lot 2 in Plainfield Shoppes, recorded in Plat Cabinet 3, Slide 117, page 2, in said Recorder's Office; (7) South 27 degrees 30 minutes 42 seconds East 34.00 feet; (8) South 62 degrees 27 minutes 24 seconds West 17.18 feet; (9) South 27 degrees 30 minutes 42 seconds East along said plat and the southwesterly prolongation thereof 248.64 feet to a point on a non-tangent curve to the left having a radius of 25.00 feet, the radius point of which bears South 19 degrees 53 minutes 51 seconds East; thence southwesterly and southerly along said curve an arc distance of 39.31 feet to a point which bears South 70 degrees 00 minutes 18 seconds West from said radius point, said end of curve also being on the west line of Block A in said Plainfield Marketplace, Phase 1; (the following six (6) courses are along the west and south lines of said Block A), (1) South 20 degrees 26 minutes 28 seconds East 21.38 feet to the point of curvature of a curve to the left having a radius of 376.94 feet, the radius point of which bears North 69 degrees 33 minutes 46 seconds East (2) southerly along said curve an arc distance of 46.77 feet to a point which bears South 62 degrees 27 minutes 14 seconds West from said radius point; (3) South 27 degrees 32 minutes 43 seconds East 32.04 feet to a point on a curve to the left having a radius 24.50 feet, the radius point of which bears North 62 degrees 27 minutes 17 seconds East, hence southeasterly and easterly along said curve an arc distance of 38.57 feet to a point which bears South 27 degrees 44 minutes 27 seconds East, (5) North 62 degrees 15 minutes 33 seconds East 223.87 feet to the point of curvature of a curve to the right having a radius of 133.49 feet, the radius point of which bears South 27 degrees 44 minutes 27 seconds East; (6) easterly along said curve an arc distance of 86.21 feet to a point which bears North 09 degrees 15 minutes 37 seconds East from said radius point, said end of curve being on the west line of Outlot AA of Plainfield Commons, recorded in Plat Cabinet 3, Slide 100, Page 1 in said Recorder's Office; thence South 27 degrees 32 minutes 36 seconds East along said west line 5.94 feet to the southernmost corner of said Outlot AA; thence North 62 degrees 13 minutes 25 seconds East along the southeasterly line of said Outlot A a distance of 24.70 feet to a point on a non-tangent curve to the right having a radius of 145.50 feet, the radius point of which bears South 18 degrees 27 minutes 55 seconds West, said end of curve being at the northwest corner of Lot 1 in said Plainfield Marketplace, Phase I; (the following four (4) courses being along the west and south lines of said Lot 1), (1) southeasterly along said curve an arc distance of 81.30 feet to a point which bears North 50 degrees 28 minutes 50 seconds East from said radius point; (2) South 39 degrees 31 minutes 10 seconds East a distance of 45.72 feet to tile point of curvature of a curve to the right having a radius of 180.50 feet, the radius point of which bears South 50 degrees 28 minutes 50 seconds West; (3) southeasterly along said curve an arc distance of 30.28 feet to a point which bears North 60 degrees 05 minutes 29 seconds East from said radius point; (4) North 62 degrees 15 minutes 33 seconds East a distance of 251.23 feet to the west right-of-way line of Perry Road as described in Instrument No. 200600021163 in said Recorder's Office; thence South 27 degrees 44 minutes 56 seconds East along said west right-of-way line a distance of 67.00 feet to the south line of Block C in said Plainfield Marketplace, Phase I, (the following six (6) courses are along the south, east and north lines of said Block C; (1) South 62 degrees 15 minutes 33 seconds West 251.12 feet; (2) South 27 degrees 44 minutes 27 seconds East 339.66 feet; (3) South 26 degrees 37 minutes 07 seconds East 422.79 feet; (4) North 73 degrees 04 minutes 20 seconds East 179.15 feet to a point on a tangent curve having a radius of 84.50 feet, the radius point of which bears North 16 degrees 55 minutes 40 seconds West; (5) easterly along said curve an arc distance of 12.30 feet to a point which bears South 25 degrees 16 minutes 10 seconds East from said radius point; (6) North 64 degrees 43 minutes 50 seconds East 22.90 feet to the west right-of-way line of said Perry Road, as described in Instrument No. 200600021164 in said Recorder's Office; thence South 16 degrees 57 minutes 04 seconds East along said west right-of-way line a distance of 69.43 feet to the south line of said Block C, the following four (4) courses are along the south line of said Block C; (1) South 81 degrees 24 minutes 49 seconds West 22.92 feet to a point on a tangent curve having a

radius of 84.50 feet, the radius point of which bears South 08 degrees 35 minutes 11 seconds East; (2) westerly along said curve an arc distance of 12.30 feet to a point which bears North 16 degrees 55 minutes 40 seconds West from said radius point; (3) South 73 degrees 04 minutes 20 seconds West 169.84 feet; (4) South 85 degrees 11 minutes 20 seconds West 7.87 feet to the east line of Block C in said Plainfield Marketplace, Phase III, (the following seven, (7) courses being along the east line; (1) South 14 degrees 31 minutes 28 seconds East 327.39 feet to a point on a tangent curve having a radius of 300.50 feet, the radius point of which bears South 75 degrees 28 minutes 32 seconds West; (2) southerly along said curve an arc distance of 150.64 feet to a point which bears South 75 degrees 48 minutes 07 seconds East from said radius point; (3) South 14 degrees 11 minutes 53 seconds West a distance of 16.80 feet to a point on a tangent curve having a radius of 199.50 feet, the radius point of which bears South 75 degrees 48 minutes 07 seconds East; (4) southerly along said curve an arc distance of 83.87 feet to a point which bears South 80 degrees 06 minutes 38 seconds West from said radius point; (5) South 09 degrees 53 minutes 22 seconds East 44.56 feet to a point on a tangent curve having a radius of 24.50 feet, the radius point of which bears North 80 degrees 06 minutes 38 seconds East (6) southeasterly along said curve an arc distance of 35.69 feet to a point which bears South 03 degrees 20 minutes 54 seconds East from said radius point; (7) South 03 degrees 34 minutes 23 seconds East 0.74 feet to the north line of Block F in said Plainfield Marketplace, Phase II; thence North 86 degrees 25 minutes 37 seconds East along said north line a distance of 36.56 feet; thence North 88 degrees 57 minutes 05 seconds East along said north line a distance of 147.17 feet to the west right-of-way line of said Perry Road as described in Instrument No. 200600024224 in said Recorder's Office; thence South 01 degrees 02 minutes 02 seconds East along said west right-of-way line a distance of 68.27 feet; thence South 89 degrees 15 minutes 48 seconds West a distance of 133.03 feet to a point on a non-tangent curve having a radius of 935.13 feet, the radius point of which bears South 00 degrees 06 minutes 14 seconds East; thence westerly along said curve an arc distance of 153.57 feet to a point which bears North 09 degrees 30 minutes 48 seconds West from said radius point; South 81 degrees 10 minutes 19 seconds West a distance of 258.30 feet to the south line of said Block F, (the following eleven (11) courses are along the south and east lines of said Block F; (1) South 85 degrees 19 minutes 42 seconds West 73.63 feet; (2) South 80 degrees 34 minutes 43 seconds West 32.37 feet; (3) South 79 degrees 46 minutes 22 seconds West 108.34 feet; (4) North 84 degrees 25 minutes 19 seconds West 34.16 feet to a point on a tangent curve having a radius of 49.50 feet, the radius point of which bears South 05 degrees 34 minutes 41 seconds West; (5) westerly along said curve an arc distance of 12.96 feet to a point which bears North 09 degrees 25 minutes 17 seconds West from said radius point; (6) South 80 degrees 34 minutes 43 seconds West 145.78 feet; (7) South 61 degrees 26 minutes 46 seconds West 88.68 feet; (8) South 66 degrees 39 minutes 52 seconds West 10.77 feet; (9) South 80 degrees 34 minutes 43 seconds West 304.64 feet to a point on a tangent curve having a radius of 19.50 feet, the radius point of which bears South 09 degrees 25 minutes 17 seconds East; (10) southwesterly and southerly along said curve an arc distance of 30.63 feet to a point which bears South 80 degrees 34 minutes 43 seconds West from said radius point; (11) South 09 degrees 25 minutes 17 seconds East 565.58 feet to a point on a non-tangent curve having a radius of 99.50 feet, the radius point of which bears South 33 degrees 55 minutes 03 seconds East; (12) southwesterly along said curve and the south line of Lot 1 of said plat an arc distance of 43.71 feet to a point which bears North 59 degrees 05 minutes 20 seconds West from said radius point, (the following four (4) courses are along the south lines of said Lot 1); (1) South 30 degrees 54 minutes 40 seconds West 95.38 feet to a point on a non-tangent curve to the left having a radius of 194.50 feet, the radius point of which bears South 41 degrees 01 minutes 10 seconds West; (2) northwesterly and westerly along said curve an arc distance of 138.07 feet to a point of reverse curvature of a curve to the right having a radius of 750.50 feet, the radius point of which bears North 00 degrees 20 minutes 50 seconds East; (3) westerly along said curve an arc distance of 177.33 feet to a point of compound curvature of a curve to the right

having a radius of 483.50 feet, the radius point of which bears North 13 degrees 53 minutes 07 seconds East; (4) westerly along said curve an arc distance of 81.50 feet to a point of reverse curvature of a curve to the left having a radius of 14.50 feet, the radius point of which bears South 23 degrees 32 minutes 36 seconds West, said end of curve being on the east line of Block E in said Plainfield Marketplace, Phase II, (the following three (3) courses being along the east lines of said Block E); (1) westerly and southwesterly along said curve an arc distance of 19.71 feet to a point which bears North 54 degrees 20 minutes 46 seconds West from said radius point; (2) South 35 degrees 39 minutes 14 seconds West 380.27 feet to point of curvature of a curve to the right having a radius of 377.14 feet, the radius point of which bears North 54 degrees 25 minutes 02 seconds West; (3) southwesterly along said curve an arc distance of 281.34 feet to a point which bears South 11 degrees 40 minutes 33 seconds East from said radius point; thence North 00 degrees 43 minutes 26 seconds West a distance of 50.85 feet; thence South 88 degrees 29 minutes 43 seconds West a distance of 10.00 feet to the point of beginning. Containing 65.30 acres, more or less.

EXCEPT: The Improvements located upon the following described tract as established in that Certain Improvements Deed recorded October 16, 2003 as Instrument Number 200300046093, in the Office of the Recorder of Hendricks County, Indiana.

A part of the West Half of Section 30, Township 15 North, Range 2 East of the Second Principal Meridian, part of Lot 1 in Plainfield Shoppes, recorded in Plat Cabinet 3, Slide 49, pages 1-2, and a part of the Replat of Lot 4 in Hendricks County Plaza, II, recorded in Plat Cabinet 2, Slide 107, page 2 in Guilford Township, Hendricks County, Indiana, more particularly described as follows.

Commencing at a 5/8 inch rebar in concrete at the southeast corner of Section 25 (being also the southwest corner of said Section 30); thence South 88 degrees 24 minutes 57 seconds West (the basis for bearings is per the Indiana State Plane Coordinate System - West Zone) along the south line of said Section 25 a distance of 1349.97 feet to the southwest corner of the East Half of the Southeast Quarter of said Section; thence North 00 degrees 43 minutes 04 seconds West along the west line of said Half Quarter a distance of 1245.67 feet to the south right-of-way line of Gladden Road as recorded in Easement Record 3, Page 342 and amended in Miscellaneous Record 158, Pages 472-474 in the Office of the Recorder of Hendricks County, Indiana; (the following 3 courses are along the south and east lines of said right-of-way), (1) North 87 degrees 40 minutes 25 seconds East a distance of 121.85 feet; (2) North 88 degrees 30 minutes 43 seconds East a distance of 483.13; (3) North 00 degrees 43 minutes 26 seconds West a distance of 60.11 feet to the southwest corner of Gladden Farms Apartments, Phase II, the plat of which is recorded in Plat Cabinet 4, Slide 39, Page 2 in said Recorder's Office; thence North 88 degrees 25 minutes 28 seconds East along the south line of said plat a distance of 237.24 to the southeast corner thereof; (the following 3 courses are along the east line of said plat), (1) North 00 degrees 43 minutes 26 seconds West a distance of 927.09 feet; (2) North 89 degrees 16 minutes 34 seconds East 147.58 feet; (3) North 00 degrees 43 minutes 26 seconds West a distance of 599.51 feet to the northeast corner of said Gladden Farms Apartments, Phase II, said point also being on the south line of the Replat of Lot 4 Hendricks County Plaza II, the plat of which is recorded in Plat Cabinet 2, Slide 107, Page 2 in said Recorder's Office; thence North 81 degrees 09 minutes 08 seconds East along the south line of said replat a distance of 924.02 feet to the southeast corner thereof; thence North 00 degrees 51 minutes 23 seconds West along the east line of said replat a distance of 262.82 feet to angle point in said east line, said point also being on the southwesterly prolongation of Plainfield Shoppes, the plat of which is recorded in Plat Cabinet 3, Slide 49, Pages 1-2 and a tract of land described in a deed to Premier Ventures LLC, as recorded in Deed Record 341,



**APPENDIX B  
APPLICABLE LAND USES**

**2.11 GC - General Commercial**

Intent - GC: General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

**A. Permitted Uses.**

**1. Primary Uses**

Automobile Service

Automobile Sales, New or Used, including Showroom, On-Site Service Department, and Wash / Detail Facilities

Automobile Rental Services

Automobile repair - major

Automobile repair - minor

Automobile parts sales (new)

Car wash (automatic and self)

Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays)

Gasoline Service Station without repair

Motor Cycle/Scooter Sales, Service and Repair

Muffler Repair Shop

Painting and Customizing

Quick Lube Facilities

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

Communications/Utilities

Communication Relay Tower

Public Wells

Telephone Exchange

Educational Use

*Child Care Center*

Library

School - Public or Private

School - Commercial, Trade or Business

Food Sales and Service

Bakery - Retail

Dairy - Retail

Delicatessen

Drive-in / Drive-thru Restaurant

Grocery

Convenience Store

Meat Market

Restaurant

Governmental Use

Fire Station

Governmental Offices

Police Station

Post Office, without outdoor parking of delivery vehicles

Article 2.11  
General Commercial District

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<u>Miscellaneous</u>	<u>Personal Service</u>
Agriculture Seed Sales	Barber Shop
Bus Station	Beauty Shop
Clinic, Medical, Dental or Optometrists	Health Spa or Fitness Center
Electrical Repair	Locksmith / Security Systems
Hospital / Sanitarium / Rehabilitation Center	Tanning Salon
Hotel	<u>Public Facilities</u>
Motel (not within 600' of a <i>Gateway Corridor</i> )	Museum
Mortuary / Funeral Home / Crematories	Public Park
Print Shop	<i>Parking Lot</i>
Radio / Television Stations (without transmission towers)	<i>Religious Use</i>
Sign Painting	<u>Recreation</u>
Tool / Equipment Rental (without outdoor display or storage)	Arcade
Tourist Home / Bed & Breakfast	Bait Sales
Veterinary Hospital, including Boarding (without outdoor pet runs or kennels)	Banquet Hall
<u>Office/Professional Services</u>	Billiard Room
Architect	Bowling Alley
Artist	Dancing, Aerobics, Gymnastics, Cheerleading Studio
Bank Machines	Indoor Recreation
Bank / Savings & Loan / Credit Union	Lodge or Private Club
Construction Companies, Contractors, and Home Remodeling Companies	Night Club
Dentist	Skating Rink (Ice and Roller), indoor
Design Services	Social Hall
Engineer	Tennis / Racquet Club, indoor
Insurance Agent	Theater, Indoor
Lawyer	Video Store
Musician	<u>Residential</u>
Physician	<i>Assisted Living Facility</i>
Pharmacist	Convalescent Home
Photographic Studio	Nursing Home
Professional Offices	<u>Retail</u>
Real Estate Office	Antique Shop
Research Laboratories	Apparel Shop
Service Organization Office	Appliance Store
Travel Agency	Convenience Store
	Department Store
	Drug Store
	Floor Coverings
	Flower Shop
	Furniture Store
	Gift Shop

Retail (Cont.)

Gun Shop and Gunsmith Shop  
Hardware Store  
Home Improvement Store  
Jewelry Store  
Music Store  
Newsdealer  
Paint Store

Retail (Cont.)

Radio, TV, Music Service and  
Sales  
Retail Showroom  
Shoe Store  
Stationery and Book Store  
Sporting Goods  
Variety Store  
Wall Coverings

2. *Special Exception Uses*

Alcoholic Beverage Sales

Any Permitted use which includes  
the sale of alcoholic beverages  
for on-site consumption or  
carry-out

Agricultural Uses

Commercial Greenhouse  
Cropland and Orchards  
Plant Nursery

Automobile Service

Automobile Auction  
Automobile Sales, New or Used,  
without a Showroom, On-Site  
Service Department or Wash /  
Detail Facilities  
RV and Camper Sales and Service  
Truck or Bus Sales and Service  
Truck Rental Services

Communication/Utilities

Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant

Educational Uses

*Child Caring Institution*  
Kindergarten

Food Sales and Service

Farmers Market  
Roadside Food Sales Stand

Governmental Use

Post Office, with outdoor  
parking of delivery vehicles

Miscellaneous

*Artificial Lake*

Boat Sales, Service and Storage  
Farm Equipment Sales and  
Service

Motel (within 600' of a Gateway  
Corridor)

Radio / Television Stations (with  
transmission towers)

Self-storage (Mini-) Warehouse  
(not within 600' of a  
Gateway Corridor)

Tool / Equipment Rental (with  
outdoor display or storage)

Veterinary Hospital, including  
Boarding (with outdoor pet  
runs or kennels)

Personal Service

Tattoo, Body Piercing,  
Scarifying and Branding  
Establishments

Public Facilities

*Neighborhood Recycling  
Collection Point*

*Parking Garage*

*Recycling Facility*

**Article 2.11**  
**General Commercial District**

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Recreation

Amusement Park  
Ball Fields  
Driving Range  
Miniature Golf  
Outdoor Commercial Recreational  
Enterprise  
Private Recreational Development  
Skating Rink (Ice and Roller),  
outdoor  
Stadium/Arena  
Tennis / Racquet Club, outdoor  
Theater, Outdoor

Retail

Liquor Store  
Lumber Yard  
Manufactured, Modular or  
Mobile Home Sales and  
Display  
Satellite Dish Sales and Service

3. *Accessory Uses* - See Article IV.
4. *Temporary Uses* - See Article IV.

2.7 R-6: High Density Residential District

Intent - The R-6: High Density Residential *Districts* are established to promote the development of *Multifamily Dwellings* and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The *Development Standards* and range of *Permitted Uses* are designed to encourage clustering in order to promote establishing on-site amenities and to allow *Multifamily Dwelling* development with a density of up to 8.0 *Dwelling Units* per gross acre.

A. Permitted Uses.

1. Primary Uses

- a. *Multifamily Dwellings*
- b. *Residential Facility for the Developmentally Disabled*
- c. *Residential Facility for the Mentally Ill*
- d. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)
- e. *Assisted Living Facility*

2. Special Exception Uses

Communication/Utilities

Telephone Exchange  
Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant

Educational Use

School - Public or Private  
Kindergarten  
*Child Care Center*  
Public Library

Governmental Use

Fire Station  
Municipal / State Maintenance  
Facility  
Police Station  
Post Office

Miscellaneous

*Artificial Lake*  
*Tourist Home / Bed & Breakfast*  
*Boarding House*

Public Facilities

Community Center  
Public Park  
*Religious Use*

Recreation

Country Club or Golf Course  
Private or Public  
Swimming Pool

3. *Accessory Uses* – See Article IV.

4. *Home Occupations* – See Article IV.

5. *Temporary Uses* – See Article IV.

**APPENDIX C**  
**TENANT SIGNAGE REQUIREMENTS**

## TENANT SIGN DESIGN AND CONSTRUCTION CRITERIA

### INTRODUCTION

Tenants are required to submit their sign shop drawings to the Landlord and gain Landlord written approval prior to submitting to the Town of Plainfield. The Town of Plainfield will review signage considering only the Town's Sign Regulations and Design Guidelines and with proof of approval by the Landlord. With the exception of any deviations contained in the Planned Development and Metropolis CSP as approved by the Town of Plainfield, all signage within Metropolis shall be consistent with the Town's Sign Regulations and Design Guidelines. The Metropolis managing agent shall review all sign applications for conformance with this criteria.

The purpose of the graphics and signage program for Metropolis is to ensure that the designs of Tenant signs are appropriate for the store and the surrounding context. Tenant signage is intended to enhance the character of the project as well as convey the Tenant's branding and identity. This distinction warrants a unique and original approach to signage and graphics that encourage a lively outdoor atmosphere.

#### 1. Sign Design Criteria

Storefront signs are the Tenant's first opportunity to engage the customers at Metropolis and should be seamlessly integrated into Tenant's storefront design. Artistic and imaginative sign designs that reflect this principle will enhance the overall retail and entertainment. Wording of the signage shall be limited to the Tenant's trade name, and shall not include specification of merchandise sold or services rendered, regardless of Tenant "legal name." Logos may be permitted at the discretion of the Landlord.

- **The storefront and blade signage must be installed on or before Tenant opens for business in the Tenant space.**
- Except with the prior written approval of Landlord, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the storefront or building.
- Stores with corner locations may place signage on both elevations, subject to these criteria.
- Exceptions may be made by the Landlord and shall be determined on an individual basis.
- Store sign width shall not exceed 70% of the storefront width, distance that shall be determined by the lineal footage of the Tenants Lease line. In no case shall signage be placed within 24 inches of the adjacent demising wall.

#### 2. Required Sign Types

- **Primary Storefront Sign**  
To be located within Tenant's Sign and Awning band
- **Storefront Blade Sign**  
Attached to Tenant's storefront a minimum 7'-6" above finished grade
- **Choice of either Canopy/Awning Sign or Glazing Sign**  
See the following sections for details
- **Primary Address Sign**  
6" tall white numerals to be placed on the storefront in "Mrs. Eaves" font

size?

### 3. Allowable Primary Storefront Sign Types

Tenants may utilize any of a wide variety of sign construction types for Storefront Signage integrated into their storefront. All signage must have three-dimensional character and be illuminated by a light source fully integrated with the architecture of the storefront. Among the signage types that may be considered are the following.

- Individual, dimensional, architectural metal or exterior grade hardwood letters lighted by external light fixtures. Letters must be 3/4" minimum thick metal or exterior grade hardwood letters with baked enamel or equivalent finish (Note: all paint finishes must have a minimum 5 year exterior use guarantee against fading, chipping or peeling). Letters are to be mounted to building on studs with a 1/4"-1/2" set off the building. All lamps shall be shielded from direct view.
- For internally illuminated letters: channel letters with 4 to 6" returns fabricated using .063" gauge aluminum, minimum, for the sides of the letters and .080" gauge aluminum, minimum for the backs of the letters. Returns (sides) and exposed fronts of letters (in case of reverse channel letters) will have a painted finish that carries a 5 year warranty. Two methods of using channel letters/logo are acceptable. These two methods are listed below:
  - a. Closed face channel letters with Lexan surface and 3M film applied over the Lexan are acceptable. All 3M film surfaces must be matte finish.
  - b. Reverse channel letters are acceptable.

Internal Illumination will be created with 12mm to 15mm neon on 1/2" tube supports or L.E.D. light strips. L.E.D. lighting shall be white. The neon option has the following requirements: White light is the only illumination allowed, PK housings if used must be painted to match adjacent surface if they are visible; clear standoffs must be used. All components are to be inspected and labeled in accordance with UL standard #48 for electric signs. Letters shall be mounted directly to the building fascia on 1/4" to 1/2" spacers to allow for water drainage and cleanliness. Spacers are to be painted to match façade. No raceways are allowed. Closed face letters must have 3/16" thick Lexan plex faces with or without 3M film or day-night film and a 1" Jewelite trim, minimum.

- Exposed neon shall be allowed ONLY at the discretion of the Landlord and Town of Plainfield on an individual and limited basis. And only when used as part of a nationally recognized logo.
- Free-standing signage letters attached to horizontal canopies may be lighted by decorative light fixtures approved by Landlord and Town of Plainfield. Directional lighting fixtures used for accenting the free-standing letters shall be full cut-off accent lights directed at the free-standing letters only and the lamps shall be shielded from direct view. Raceways on horizontal canopies shall be concealed completely from public view.
- Awnings: Internal illumination of awnings is strictly prohibited. Signage or logos applied to the exterior of fabric or metal awnings may be illuminated by decorative light fixtures (such as goose-neck fixtures) subject to approval by the Landlord and Town of Plainfield. All lamps shall be shielded from direct view. Plastic, reflective, vinyl and metal awnings are prohibited without specific Landlord approval.
- Landlord and Town of Plainfield recommend innovative and creative solutions to storefront Identification signage. Any deviation to signage types above shall be complementary to the storefront design and shall be reviewed by the Landlord and the Town of Plainfield on a case-by-case basis.

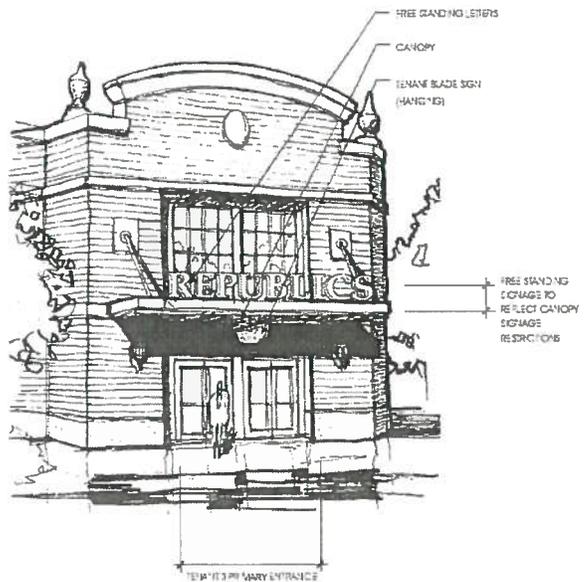
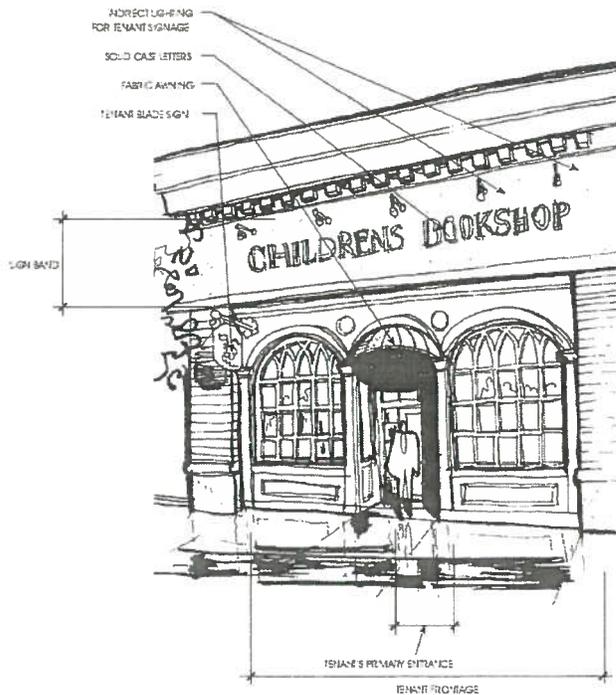
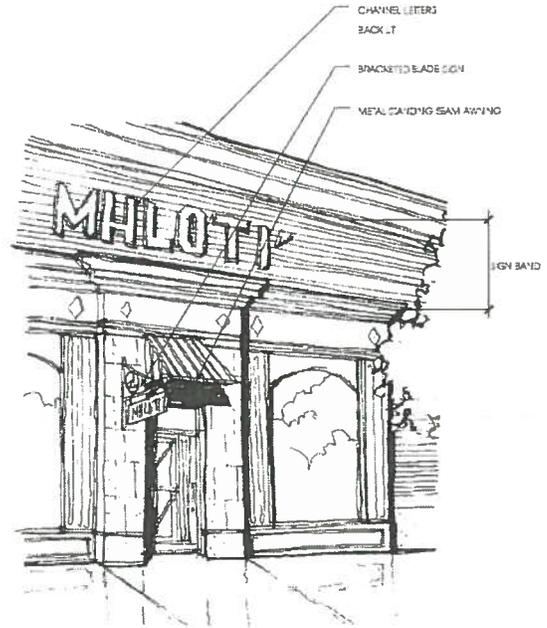
*corner space gets 2 wall signs*

- Side Elevation Signage: If the Demised Premises occupies a corner location with two (2) elevations, (front and side), and side elevation faces the outside boundaries of the shopping center, then in addition to the storefront identification sign specifications described elsewhere in this criteria, Tenant may install and maintain a sign on its side elevation in accordance with this criteria.

Illustrative Example: Major



Illustrative Example: Typical Tenant Space



#### 4. Storefront Blade Signs

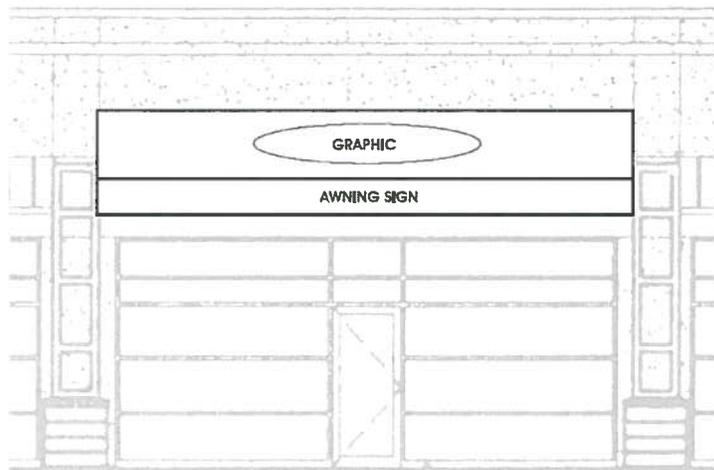
size?

Each Tenant will be required to construct and install a non-illuminated Blade Sign not to project from the building further than 48", conforming to the design specified herein. Only one blade sign will be allowed per Tenant with corner tenants allowed a total of two blade signs. The Blade Sign area is included in the total allowable Sign Area with any single blade sign not to exceed 8sf per face. ✓



#### 5. Canopy/Awning Signage

Graphics such as logos, crests, letters, etc. may be placed on the entrance cover/canopy and/or window awnings at 10% of the allowable primary sign square footage per awning, not to exceed 15 square feet overall. The minimum space between the edge of the letter/graphic and the top/bottom/side edges shall be 1.5 inches.



## 6. Primary Address Sign

Tenant shall display the suite number of the Premises to allow for precise identification of the Premises. The suite numerals of the Premises are to be applied second surface on the interior of the storefront glazing in the Landlord's standard numeral font for the shopping center. Address sign area not to exceed 36 square inches.

## 7. Rear Door Address Sign

Signs will be single face, constructed from .050 black kynar aluminum with applied HP vinyl graphics. Colors to match existing. Coordinate with Landlord representative.

## 8. Glazing Signs

Tenant, at its option, may include a graphic such as its Trade Name or logo on its glass storefront area. Any other type of graphic must be approved by Landlord and the approval of such will be granted only when appropriate for the storefront design requirement and, in the opinion of Landlord, enhances the design intent of the Shopping Center. All window graphics and signage are subject to the following:

- The area of signage/graphic on each window opening shall not exceed twenty percent (25%) of the window upon which the signage is to be placed. In no event shall the total of window signage for a Tenant exceed thirty square feet (30 sf) and must be included in computing the Maximum Permitted Signage (typically 100 sf) as described in the sections later.
- Any signage on glass must be:
  - Alphanumeric or graphic symbols no more than 6" high with serif or ornate type face.
  - Larger recognized graphics logos, all permanently painted or silk screened on interior side of glass (gold leaf, metallic color, etc.).
  - If Tenant does not utilize a local or nationally recognized prototypical sign design using graphics that are identified with its signage and Trade Name, then Tenant's sign shall utilize one of the typestyle options set forth below.
  - Internally illuminated and neon signage are prohibited in show windows.
- Incidental glazing signs shall not exceed
  - 36 square inches for signs like "Ring Bell for Service" or "Mail Drop for Anchor" etc
  - 12 square inches for signs like "Hours of Operation:..." or "All Major Credit Cards Accepted" etc

## 9. Sandwich Board (A-Frame) Signs – Restaurant/Food Tenants ONLY

Restaurant/Food Tenants are permitted to have a sandwich board as a part of the overall signage package. The area of the board does not count towards a Tenant's total allowable sign area. Each Restaurant/Food Tenant is permitted one (1) sandwich board with the following requirements:

- Board will be positioned on the sidewalk directly in front of Tenant's main entrance and located so as:
  - Not to reduce the required 60" clearance on the sidewalk at any time
  - To lie within a 6' offset to the inside of the projection of the Tenant's lease lines onto the sidewalk. For example, if a Tenant has 25' of frontage, the Tenant has 13' of sidewalk centered about the frontage to locate the board.

- Boards are intended to advertise the Tenant's business, and, as such, Tenant's brand will consume no less than 25% and no more than 50% of each face of the board with the remaining area dedicated to running specials.
- Boards will be non-illuminated with no moving parts, sounds, smells, bubbles, balloons etc and only be erected during business hours.
- Boards are not allowed to be chained or fastened to objects on the sidewalk.
- Maximum height of 48" with a maximum of 10 sf in area per side.
- Creative shapes are encouraged.
- Constructed of either metal or wood, no plastic. Wood signs will be exterior grade quality, MDO board or similar, but not plywood. All edges will be rounded and trimmed out.
- Chalkboard signs are strongly encouraged
- No advertising logos or trademarks are allowed (e.g. Pepsi, Miller-Lite, etc).
- No interchangeable lettering allowed.
- Tenant required to weight down/anchor the board in windy conditions without the use of concrete block or sand bags or bring the sign indoors so as not to pose a safety hazard. Weight-down technique to be approved by Landlord.

Submit shop drawings and designs to Landlord for review prior to any installation. Tenant must obtain Landlord approval and any local approvals from the Town of Plainfield before being allowed to put out the board.

#### **10. Approved Typestyle Options for Tenants Without a Recognized Logo**

Helvetica Font, Optima Font, and Palatino Font. Initial caps with small caps or all caps are allowed.

#### **11. Prohibited Sign Types**

The following is a list of prohibited sign types, which is by no means comprehensive.

- Exposed neon expressed in a simple single or double stroke application, unless approved by Landlord and Town of Plainfield.
- Signs with neon set in front of a clear or reflective surface.
- Registration "R" mark or trademark "TM" symbols, affixed either to sign or sign band.
- Signs employing luminous-vacuum formed plastic letters.
- Signs employing un-edged or uncapped plastic logos or letters with no returns and exposed fastenings.
- Signs that employ animated, moving or flashing elements visible to the public outside the premises, including L.E.D. signage.
- Box style cabinet signs or "can signs" with illuminated, translucent background and silhouette, translucent or acrylic letters.
- Signs utilizing paper, cardboard, Styrofoam signs, stickers or decals hung around, on or behind storefronts applied to or located behind the storefront glazing.
- Sandblasted wood signs in natural wood finish with painted, raised letters and/or logos.
- No simulated materials (i.e., wood grained plastic laminates, Zolatone etc.) or wall covering permitted.
- Signs employing painted non-illuminated letters.

- Handbills, bumper stickers or other advertising devices on any vehicle parked in the automobile parking areas of the Center, whether belonging to Tenant, or its officers, employees and agents, or to any other person. Tenant shall not solicit or distribute, or cause to be solicited or distributed, any handbills or other advertising devices in the Center.
- No advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive or promotional material may be affixed or maintained on windows, glass fixtures and equipment or any other area of the storefront, including credit card signs.
- Multiple or repetitive signs or those using corporate shields, crests, logos, or insignia are permitted only with the Landlord's written approval, provided that these signs conform to other applicable criteria.
- Metal framed Box type signs with Plexiglas faces.

**12. Maximum Permitted Signage**

The "Maximum Permitted Signage" shall mean the combined total square footage allowed for all signs required and permitted for tenant and shall not exceed one hundred square feet (100 sf) unless the Demised Premise is a corner tenant or 12,000 sf or greater in Leased Premises SF. If the Demised Premise is in a corner location then the Maximum Permitted Signage for the front storefront elevation shall be one hundred square feet (100 sf), and the Maximum Permitted Signage for the side elevation shall be one hundred square feet (100 sf).

Primary Storefront Sign areas shall be calculated by enclosing the entire sign face in a square, rectangle, semicircle, or parallelogram inclusive of any border or trim. *is this just letters or whole sign face?*

Tenant Standard Sign Specifications are as follows:

Tenant Square Footage	Sign Type	Maximum Letter Height	Sign SF Allowed per Elevation	Number of Signs Allowed per Elevation		
				Front	Back	Sides
100 sf to 11,999 sf	TS.1	36" Max (60" Max if stacked)	100 sf	4 (A)	0	1 (C)
12,000 sf to 19,999 sf	TS.2	42" Max	125 sf	4 (A)	0	1 (C)
20,000 sf to 44,999 sf	TS.3	48" Max	150 sf	4 (A)(B)	2 (B)	2 (B)(D)
45,000 sf to 79,999 sf	TS.4	72" Max	250 sf	4 (A)(B)	2 (B)	2 (B)(E)
80,000 sf or more *	TS.5	96" Max	350 sf	4 (A)(B)	2 (B)	2 (B)(E)

\* what's this for?

(A) Four allowable signs on the front elevation are as follows:

- a. Main sign on fascia
- b. Canopy/Awning sign
- c. Blade sign
- d. Window sign

**NOTE:** Tenant sign square footage allowance given is for all four allowable signs. The total square footage for all four signs combined may not exceed the sign square footage allowed per elevation.

(B) TS.3, TS.4, and TS.5 tenants are allowed an additional sign at entrance doors, which must comply with the square footage allowed for canopy signs. This additional sign replaces the allowed canopy sign on building fronts.

(C) Side elevation signs allowed for corner tenants only.

(D) Side elevation signs are allowed for freestanding tenants meeting this tenant square footage category only

### 13. License Agreement/Temporary Tenant Signage

Tenants who are operating under a License Agreement have the option to install signage using materials and techniques other than those proposed elsewhere in this sign criteria. The following signage criteria are available to Tenants operating under a License Agreement only. All previously outlined criteria applies unless expressly noted below:

- Backing materials for primary wall signs may consist of the following:
  - Hardwood Core sandwiched between two colorfast sheets of aluminum such as Luster board,
  - Aluminum bonded to both sides of corrugated plastic such as Alupalite and Alubond,
  - Or similar material approved by the Landlord and Town of Plainfield
- Letters and logos shall be applied to the sign backing and shall be aluminum, acrylic, or other material as approved by the Landlord and Town of Plainfield
- Illumination of License Agreement Tenant signage is not required; however, it is encouraged for nighttime readability
- If at any time a Tenant operating under a License Agreement begins operating under a Fully Executed Lease, signage must be installed to comply with criteria outlined outside of this section within 30 days of execution of the lease

### 14. Power

Electrical service to the Tenant's sign shall be installed by the Tenant and not be part of the Landlord's operating costs. The sign shall be controlled by a time clock. Electrical service to all signage to be on a time clock, on a separate circuit, and wired to Tenant's electric meter. Each Tenant sign must remain illuminated one-hour prior, during, and one-hour after opening hours.

- PK housing, (or other U.L. approved insulating sleeve approved by Landlord and local building codes), is required for all through wall penetrations and must be indicated on the sign shop drawings.
- All conductors, conduits, tubing, crossovers, transformers, wiring raceways, cabinets and other equipment must be concealed. Visible fasteners will not be permitted.

- All illuminated signage shall be UL listed and bear the UL label; their installation shall comply with all local building and electrical codes. UL labels shall be placed in accordance with approved display guidelines.

### **15. Illumination**

Sign illumination can either be internal or external based on the overall design intent of the sign. The following are basic standards for sign illumination:

- All remote or external lighting shall be reviewed and approved by the Landlord prior to installation. Cut sheets for proposed fixtures must be submitted along with Tenant's shop drawings.
- Internally illuminated channel letters, with opaque sides and plastic faces, (3200K° - 3500K°) luminous tubing or LED illumination within letters.
- Letters are to be individually illuminated. Where "Plexiglas" is used, color is to be determined on an individual basis. Trim caps are to match letter color.
- Exposed neon luminous tubing with a maximum diameter of twelve millimeters and operation current of 20 milli-amperes.

### **16. Details**

The following details should be observed in the design and construction of Tenant's signage.

- Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
- All exterior signage components (logos and all individual letters) shall stand off the face of the wall surface by a distance of one-half (1/2) inch. This shall be accomplished by the use of nylon spacers placed between the face of the wall and the back of the logo or Letter. All spacers shall be painted to match finished façade.
- Tenant may use Landlord bulkhead for lateral bracing only.
- Sign manufacturer's labels or other identification will not be permitted on the exposed surface of any portion of sign(s) except those required by local ordinance, which shall be in an inconspicuous location.
- Threaded rods or anchor bolts shall be used to mount sign letters spaced out from background pane. Angle clips attached to letter sides will not be permitted. All bolts, fastenings, and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze, and no black iron materials of any type shall be permitted.