

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 10-2007

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT**

WHEREAS, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

WHEREAS, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

Section 1. Amendment

That the Market Place Planned Unit Development and "Detailed Development Standards" incorporated herein by this reference are hereby amended as part of Docket No. DP-007-05 and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, a copy of said Amended "Detailed Development Standards" are attached hereto as Exhibit "A" (exhibit on file at the Clerk-Treasurer's Office, 206 W Main St, Plainfield, IN 46168) and incorporated herein by this reference.

Section 2. Severability

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

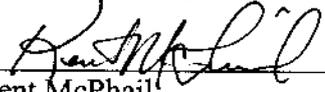
Section 3. Effective Date

This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

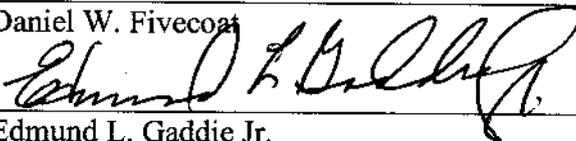
Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 23rd day of April 2007.

TOWN COUNCIL, TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA


Robin G. Brandgard


Kent McPhail


Bill Kirchoff

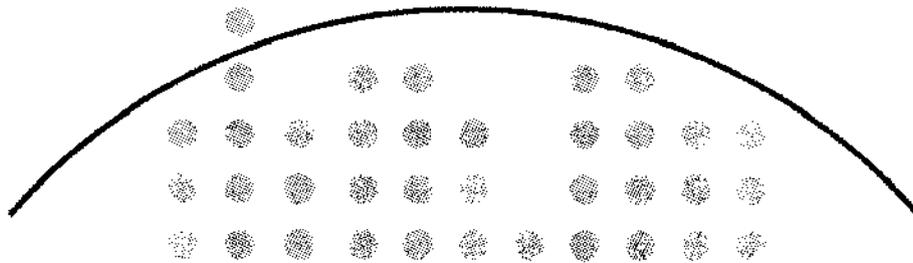
Daniel W. Fivecoat

Edmund L. Gaddie Jr.

Constituting a majority of all of the members of
the Town Council

ATTEST:

Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

PUBLISHED:
Hendricks County Flyer APR 26 2007
Hendricks County Flyer MAY 03 2007



METROPOLIS

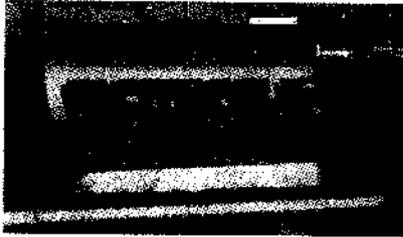
The future of shopping is here.

APPROVED REVISIONS
PUD SIGNAGE STANDARDS
MARCH 6, 2007

Freestanding Sign Types

Type A Primary Project Identification

Type A Primary Project Identification. One "water" mounted sign @ 8'-0" tall x 90'-10" long (727 sq.ft.). Sign type A shall be setback a minimum of 150' from the west right-of-way of Perry Road and 40' from the north line of the main entrance access easement into the mall. The individual letters shall be made of Aluminum. Sign illumination shall be via underwater lights located within the lower pool.

Type B Secondary Project Identification.

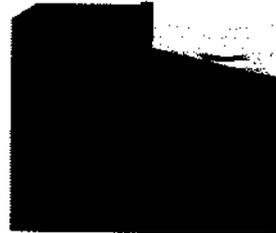
Type B Secondary Project identification. Seven ground mounted signs @ 8' tall X 20.5' long (164 sq.ft. each/ total 1,148 sq.ft.)

Type C Directional Signs.

Type C Directional Signs. Fifteen ground mounted signs @6' wide by 9.67' tall (58 sq.ft. each)

Type E US 40 Pylon Sign.

Type E US 40 Pylon Sign. One (location 028) 24' tall and 216 sq.ft. in area, which only identify Metropolis with out the LED display.

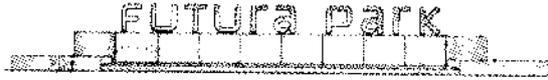
Roof Sign.

Roof Sign. One roof top sign, laying flat on the roof and only visible from the air, measuring 12' x 271' (3,252 sq. ft.). Illumination shall be from a soft blue back-light source that will not cause glare in the night sky.

Internal Directory.

Internal Directory. Ground mounted 7'-6" tall x 2'-10" wide (21.25 sq.ft. each)

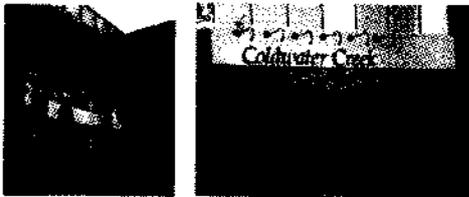
Ground Sign.



Ground Sign. One ground mounted sign @ 25'-0" wide x 3'-6" tall on a 32'-6" long x 10" concrete base.

Storefront and Architectural Wall Sign Types:

Metal Letters mounted on storefront.



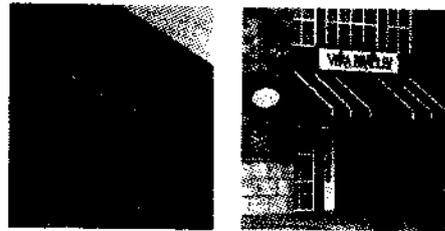
Metal Letters mounted on storefront. Primary identification located on the storefront facing pedestrian walkways or adjacent street. Constructed of cut out metal or formed metal letters mounted directly or indirectly to storefront façade. Either face illuminated or internally illuminated.

Pinned off letters on Metal Canopies.



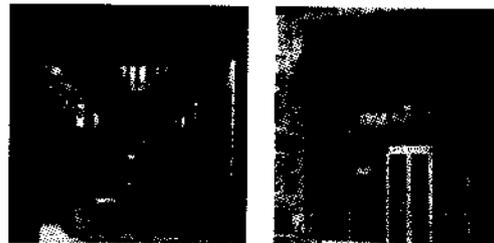
Pinned off letters on Metal Canopies. Primary identification as an option in lieu of Metal letters mounted on storefront- where metal canopies exist. Constructed out of cut metal or formed metal letters mounted directly to canopy structure (at front edge). Either face or indirectly illuminated.

Plaque Style.



Plaque Style. Primary identification located on storefront facing pedestrian walkways or adjacent street. This plaque style sign which can be face illuminated or letters only internally illuminate with opaque surround.

Letters mounted to show window glass or awnings.



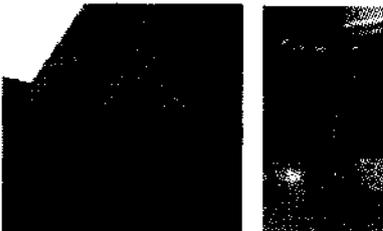
Letters mounted to show window glass or awnings. Primary identification located on storefront facing pedestrian walkways or adjacent street. Sign letters mounted directly to storefront glass illuminated by ambient store lighting or face illuminated or letters applied to awnings either unlit or face illuminated.

Graphic Decoration.



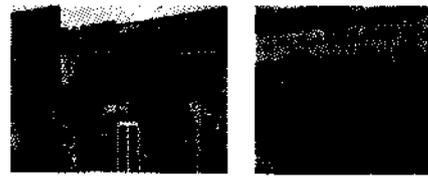
Graphic decoration. Secondary graphic decorations add character and interesting detail to the retail presentation. Sandblasted glass logos or graphic motifs may be permitted on a case by case basis.

Bracket sign.



Bracket sign. Bracket sign used in conjunction with primary identification. These signs should be highly creative and decorative. The signs are two (2) sided and perpendicular to the storefront with face illuminations. If the Tenants position within the shopping center falls so that (i) all or a portion of their storefront façade is located within the first 50 feet of building façade off-set of 5 feet or greater; (ii) their storefront façade location does not allow reasonable sightlines to a standard building mounted bracket sign location (i.e., a location within a horizontal distance of not more than 10' to either side of the main entrance door to the tenant space); and, (iii) the main wall mounted signage is partially obstructed, the Tenant may submit the option of a freestanding bracket sign. The use of the freestanding bracket sign option is subject to the approval of the landlord and any applicable local jurisdictions and the approval of such option shall be in lieu of any new building mounted bracket sign for that storefront façade or shall require the removal of any building mounted bracket signs from the storefront façade. A maximum of one bracket sign may be permitted per storefront façade. Any such new freestanding sign is required to be mounted to a pole matching the diameter, color (RAL 9006), and basic location (following the existing line up created, distance from the curb ect.) by the existing pedestrian and street lighting on site.

Metal Letters Mounted to a Raceway.



Metal Letters Mounted to a Raceway. The use of this Primary identification mounting method may be permitted on a case by case basis and ONLY when architectural conditions prevent any other structural support. The location of such signs will be limited to stores on the interior of Metropolis with no visibility from the Gateway Corridors and is subject to the approval of the landlord and Town of Plainfield staff. Constructed out of cut metal or formed metal letters mounted to an exposed raceway. Whatever means possible will be employed to conceal the raceway (i.e. raceway must be painted to match surrounding material that it has been mounted on as well as when possible be recessed or hidden by surrounding architectural elements such as metal canopies or beams).

Box Sign.



Box Sign. Primary identification constructed out of cut or formed metal to create a box in which the Tenants logo is on the front face. The use of this construction method may be permitted on a case by case basis and ONLY when architectural conditions prevent any other mounting method for primary signage or logo design restricts the use of individually mounted characters. This sign type will only be allowed for corporate/ franchise logos and limited to only stores interior to Metropolis with no visibility from Gateway Corridors. This is subject to the approval of the landlord and Town of Plainfield staff. A Typical box sign, rectangular in shape with a flat pan flex face will not be acceptable. The shape should be something more visual appealing and distinctive such as a circle or oval. The front face of the box should try to not utilize flat plastic or pan flex but dimensional aspects for the lettering such as push through acrylic, and or the front face should utilize a unique attachment method such as being offset or other innovative connection methods.

Wall Banners.

Wall Banners. Large Temporary Banners Marketing the Shopping Center and its Tenants applied to the face of the architecture. Banners can be placed 14 days prior to the event promoted, and must be removed 48 hours after the event and can not exceed 30% of the façade of the elevation where it is placed.

Tag Line Standards:

Tag lines to be allowed on a case by case basis and must be individual letters and limited only to stores interior to Metropolis with no visibility from the Gateway Corridors. This is subject to the approval of the landlord and Town of Plainfield staff.

Final Detailed Plan:

Signs that vary from standards can be approved administratively on a case by case basis without public hearing at the Plan Commission, but can still be presented to the DRC and Plan Commission for comments and recommendations.