


FILED
SUBJECT TO FINAL ACCEPTANCE
OCT 06 2021


AUDITOR, JOHNSON COUNTY

City of Franklin Common Council

ORDINANCE NUMBER 2021-22

AN ORDINANCE APPROVING RESOLUTION NUMBER 2021-30
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION, REZONING CERTAIN PROPERTY TO
PUD (Planned Unit Development)
(To be known as Kingsbridge PUD)

2021-029946
RECORDED ON
10/06/2021 01:09:34 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC FEE: 25.00
PAGES: 23
RECORDED AS PRESENTED

WHEREAS, the City of Franklin, Indiana Plan Commission (referred to hereafter as the "Plan Commission") is an advisory Plan Commission to the City of Franklin, Indiana (referred to hereafter as the "City"), and has, by Resolution Number 2021-30 forwarded a favorable recommendation with conditions that the City's Common Council amend the Zoning Map and rezone the property described in Exhibit "A", attached hereto, from MXC (Mixed Use: Community Center), RS-1 (Residential: Suburban One), and A (Agriculture) to Planned Unit Development (PUD) with the Gateway Overlay (GW-OL) district to remain.

WHEREAS, pursuant to Indiana Code § 36-7-4-605, Resolution 2021-30 has been certified to the City's Common Council; and

WHEREAS, the Common Council, after paying reasonable regard to: 1) City of Franklin Comprehensive Plan, 2) the current conditions and the character of current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the City of Franklin's planning jurisdiction, and 5) responsible growth and development, finds the rezoning of the property described in Exhibit "A" should be approved.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, ORDAINS AND ENACTS THE FOLLOWING:

1. **Zoning Map Amended:** The subject property described in Exhibit "A" is hereby rezoned Planned Unit Development (PUD), with the development standards set forth in Exhibit "B" attached hereto, subject to the following conditions:
 - a. Subject to the effective date of Ordinance 2021-14: Kingsbridge Annexation.
 - b. The dedication of the public park and any proposed amenities are subject to the review and acceptance by the City of Franklin Park Board.
 - c. Page 18 to be revised to delete "garages" and "sheds" as permitted accessory structures. Detached garages and sheds shall be prohibited.
2. **Construction of Clause Headings.** The clause headings appearing in this ordinance have been provided for convenience and reference, and do not purport and will not be deemed to define, limit, or extend the scope or intent of the clauses to which the headings pertain.
3. **Repeal of Conflicting Ordinances.** The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect upon the remaining provisions of this ordinance.

Sale Disclosure NOT Required
Johnson County Assessor



4. **Severability of Provisions.** If any part of this ordinance is held to be invalid, such part will be deemed severable and its validity will have no effect upon the remaining provisions of this ordinance.
5. **Duration and Effective Date.** The provisions set forth in this ordinance become and will remain in full force and effect (until their repeal by ordinance) on the day of passage and adoption of this ordinance by signature of the executive in the manner prescribed by Indiana Code § 36-4-6-16.

INTRODUCED on the 20th day of September, 2021.

DULY PASSED on this 4 day of Oct, 2021, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of 7 in Favor and 0 Opposed.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Ken Austin - remote

Kenneth Austin, President

Melissa Jones

Melissa Jones

Dan Blankenship - remote

Daniel J. Blankenship

Robert D. Heuchan

Robert D. Heuchan

Anne McGuinness

Anne McGuinness

Chris Rynerson

Chris Rynerson

Shawn Taylor

Shawn Taylor

Voting Opposed:

Kenneth Austin, President

Melissa Jones

Daniel J. Blankenship

Robert D. Heuchan

Anne McGuinness

Chris Rynerson

Shawn Taylor

Attest:


Jayne Rhoades

Jayne Rhoades, City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this 4 day of October, 2021 at 7:00 o'clock p.m.


Jayne Rhoades, City Clerk-Treasurer

This Ordinance having been passed by the legislative body and presented to me was **[Approved]** by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)) [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2), this 4 day of October, 2021 at 7:00 o'clock p.m.


Steve Barnett, Mayor

Attest:


Jayne Rhoades, City Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signed 

Prepared by:
Joanna Tennell, Senior Planner
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131

EXHIBIT "A"

Part of Section 33 and the Northwest Quarter of Section 34, all in Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the Northwest corner of said Northwest Quarter of Section 34; thence North 88 degrees 31 minutes 03 seconds East 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of traction company, South 16 degrees 35 minutes 00 seconds East 2661.91 feet; thence parallel to the south line of the said Northwest Quarter of Section 34, South 88 degrees 44 minutes 07 seconds West 1155.28 feet to the west line thereof; thence on and along the said west line, South 00 degrees 22 minutes 34 seconds East 130.06 feet to a stone at the Southwest corner of said Northwest Quarter of Section 34; thence on and along the east line of the Southeast Quarter of the said Section 33k South 00 degrees 02 minutes 19 seconds East 70.83 feet; thence South 88 degrees 39 minutes 54 seconds West 1331.73 feet; then South 00 degrees 15 minutes 59 seconds West 345.39 feet; thence South 88 degrees 50 minutes 56 seconds West 808.36 feet; thence North 00 degrees 08 minutes 24 seconds West 673.36 feet; thence South 88 degrees 44 minutes 38 seconds West 388.37 feet to the centerline of the Brewer Ditch (the following eight (8) calls are on and along the said centerline of Brewer Ditch); 1) thence North 28 degrees 30 minutes 51 seconds East 85.96 feet; 2) thence North 24 degrees 34 minutes 05 seconds East 23.96 feet; 3) thence North 01 degree 26 minutes 39 seconds East 37.79 feet; 4) thence North 09 degrees 09 minutes 39 seconds West 889.81 feet; 5) thence North 19 degrees 56 minutes 33 seconds West 33.87 feet; 6) thence North 44 degrees 01 minute 41 seconds West 52.90 feet; 7) thence North 43 degrees 00 minutes 43 seconds West 1302.03 feet; 8) thence North 38 degrees 20 minutes 38 seconds West 57.79 feet; thence North 88 degrees 44 minutes 38 seconds East 1445.55 feet; thence South 00 degrees 08 minutes 24 seconds East 939.17 feet to the south line of Knollwood Farms Second Section, Part "C" and Part "B" extended, as recorded in Plat Cabinet "C", page 543 and page 544, respectively, in the Recorder's Office of Johnson County, Indiana; thence on and along the extension and south line of said Knollwood Farms Section Section, Part "B" and "C", North 88 degrees 44 minutes 26 seconds East 2136.79 feet to the west line of said Northwest Quarter of Section 34; thence on and along the said west line North 00 degrees 22 minutes 34 seconds West 1274.45 feet to the Point of Beginning. Containing 159.14 acres, more or less.

EXCEPT

Part of the Northwest Quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 88 degrees 31 minutes 03 seconds East (assumed bearing) 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of Traction Company, South 16 degrees 35 minutes 00 seconds East 688.86 feet; thence South 73 degrees 25 minutes 00 seconds West 553.94 feet to a curve concave Northwesterly, the radius of said curve bears North 16 degrees 35 minutes 00 seconds West 275.00 feet; thence southwesterly along said curve through a central angle of 15 degrees 19 minutes 26 seconds 73.55 feet to the west line of said Northwest Quarter; thence on and along said west line North 00 degrees 22 minutes 34 seconds West 819.03 feet to the point of beginning. Containing 8.894 acres, more or less.

EXHIBIT “B”

Architectural Standards

The following architectural standards will apply to the single-family homes in Kingsbridge Subdivision:

1. **Windows.** For all dwelling units that are adjacent to a common area depicted on any plat, at least one (1) window, with a minimum area of eight square feet (8 sq. ft.), shall be incorporated on the side(s) that are adjacent to the common areas. Provided, however, that to the extent that additional windows are incorporated, these additional windows may be smaller than eight square feet (8 sq. ft.).
2. **Windows.** Dwellings built on corner lots shall include at least one (1) window per floor, with a minimum area of eight square feet (8 sq.ft.), on the sides of the dwelling facing the streets. Provided, however, that to the extent that additional windows are incorporated, these additional windows may be smaller than eight square feet (8 sq. ft.).
3. **Exterior materials.** The front elevations of all dwelling units shall incorporate at least two (2) exterior building materials, profiles and/or textures. Brick wainscot up to the sill of the lowest first floor window shall be used for ninety percent (90%) of the front façade of dwellings (excluding windows, doors, garage doors, and areas above the roof line).
4. **Roof pitch.** All dwelling units shall feature a minimum of 6:12 primary roof pitch. Provided, however, ancillary roofs (including, but not limited to porches, garage extensions, overhangs, accent roofs, sunrooms or third car garages with a separate roof structure) shall not be considered primary roofs for purposes of this 6:12 roof pitch requirement.
5. **Roof overhang.** All dwelling units shall have a minimum of eleven-inch (11") gable overhang on dwellings where the side consists of siding at the eave and a minimum of eight-inch (8") gable overhang on dwellings where the side consists of brick at the eave.
6. **Garages.** All dwelling units shall have a minimum two-car garage. Three-car garages shall have a separate door and shall be required to be recessed from other bays.
 - a. The width of garage doors of dwellings with two-car garages shall not exceed fifty percent (50%) of the total front façade width of the dwelling.
 - b. The limitation of 6(a) does not apply to dwellings with three-car garages.
7. **Anti-monotony.** The same front dwelling elevation will not be constructed within two (2) lots in either direction on the same side of the street or directly across the street so far as to ensure that significant architectural features will differentiate dwellings within the subdivision.
8. **Prohibited structures.** Above-ground pools and sheds, mini-barns, or other detached storage buildings are prohibited.

Proposed development

For an overview of proposed site conditions please review the Primary Plat Drawing.

A. Street Systems

Throughout the residential subdivision a fifty-foot (50') right-of-way is proposed to enclose:

- two (2) thirteen-foot (13') driving lanes with street parking on one (1) side of the street only;
- two (2) two-foot (2') roll curb;
- two (2) five-foot (5') planting strips; and
- two (2) five-foot (5') sidewalks.

There are six (6) cul-de-sacs proposed, all of which are within right-of-way with a 55-foot radius. All street system elements within the subdivision shall meet Franklin Code of Ordinance requirements for pavement material, street geometry, street trees, street lighting, and signage.

Applicant is requesting a waiver, pursuant to Article 2, Chapter 4, Sections A and E of the City of Franklin Subdivision Control Ordinance as to the length of the cul-de-sac located on the northern boundary that abuts Park Forest, Section 10, Phase 3, because the cul-de-sac exceeds the maximum length of five hundred feet (500').

The proposed entrance road from U.S. 31 will consist of:

- sixty foot (60') right-of-way;
- two (2) twelve foot (12') driving lanes;
- an eight foot (8') raised median with two foot (2') chairback curb;
- two foot (2') roll curb on the outside of driving lanes;
- five foot (5') landscaping strips; and
- five foot (5') sidewalks on both sides of the road up to the east line of the first lots east of US 31/Morton Street (to be installed at the time the road is constructed).

The site development plan for the commercial and multi-family developments will be submitted, pursuant to Section 9.1 of the City of Franklin, Indiana Zoning Ordinance ("Zoning Ordinance") containing the requirements of the Zoning Ordinance as to interior drives, parking lots, interior sidewalks and right-of-way dedications.

B. Land Uses

1. Residential. Approximately 113.74-acres of the site will be used for Kingsbridge Subdivision consisting of single-family residential homes, a public park that includes amenities, and a trail system. The density of Kingsbridge Subdivision is 2.11 lots/acre.

Child care homes, as defined by I.C. 12-7-2-28.6 and subject to the limits set forth in I.C. 12-7-2-33.7 and I.C. 12-7-2-33.8, are permitted as an accessory use and shall comply with Section 7.3(D)(2) of the Zoning Ordinance.

Home occupations (an occupation carried on in a dwelling by a resident thereof which is limited in extent, and incidental and secondary to the use of the dwelling for residential purposes) are permitted accessory uses and shall comply with Sections 7.3(D)(3) and 7.7 of the Zoning Ordinance.

The provisions of Section 7.6, Part 1 of the Zoning Ordinance apply concerning residential facilities for the mentally ill and residential facilities for the developmentally disabled.

2. Commercial. In the future, approximately 21.81 acres that are depicted as Commercial Outlot A and Commercial Outlot B on the attached **Concept Plan** will be used for commercial uses. The following uses are permitted on the commercial site:

- Farmer's market
- Winery
- Dwelling, secondary (on upper floors)
- Community center
- Day-care center
- Funeral home
- Government office
- Hospital/medical center
- Library
- Lodge or private club
- Medical clinic
- Parking lot or garage (as a primary use)
- Police, fire, or rescue station
- Trade or business school
- Athletic fields, courts, and areas
- Nature preserve/center
- Park and/or playgrounds
- Auto-oriented uses (small scale)
 - Gas station
 - Car wash
- Auto-oriented uses (medium scale)
 - Auto repair and body shop
 - Vehicle detailing/accessory shop
 - Oil change shop

- Auto-oriented uses (large scale)
 - Automobile/motorcycle sales and service
 - Recreational vehicle sales and service
- Conference center
- Health spa
- Hotel
- Liquor store
- Office uses
 - Administrative/professional office
 - Bank/financial institution
 - Medical/dental office
 - Radio/tv station
 - Veterinary office/animal clinic (without outdoor kennels)
 - Print shop / copy center
 - Business/financial services office
 - Investment firm
 - Employment service
- Personal service uses
 - Barber / beauty shop
 - Dry cleaners (retail)
 - Photographic studio
 - Self-service laundry
 - Shoe repair/tailor shop
 - Dance or martial arts studio
 - Gymnastics center
 - Tanning salon
 - Fitness center
- Recreation uses (small scale)
 - Billiard room or arcade
 - Night club
 - Microbrewery / brew pub
 - bar
- Recreation uses (medium scale) – see uses permitted for this category on the attached Land Use Matrix from the Zoning Ordinance
- Recreational uses (large scale) – see uses permitted for this category on the attached Land Use Matrix from the Zoning Ordinance
- Restaurant
- Retail uses (small scale) – see uses permitted for this category on the attached Land Use Matrix from the Zoning Ordinance
- Retail uses (medium scale) – see uses permitted for this category on the attached Land Use Matrix from the Zoning Ordinance
- Retail uses (large scale) – see uses permitted for this category on the attached Land Use Matrix from the Zoning Ordinance
- Retreat center

The provisions of Section 7.6, Part 1 of the Zoning Ordinance apply concerning residential facilities for the mentally ill and residential facilities for the developmentally disabled.

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3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use <div><div>P</div> Permitted Use <div>S</div> Special Exception Use</div>	Zoning District															
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
Commercial Uses																
recreation uses (medium scale)																
bowling alley																
theater																
banquet or assembly hall										P		P	P			
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
recreational uses (large scale)																
seasonal hunting or fishing facility	S	S														
shooting range (outdoor)																
restaurant									P	P	P	P		S		
retail uses (small scale)																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop						S			P	P	P	P				
news dealer/bookstore																
stationary shop																
ice cream shop																
convenience store (without gas station)																
jewelry store																
antique shop																
meat market																
retail uses (medium scale)																
craft/fabric store																
apparel/footwear store																
record/CD/musical instrument shop																
sporting goods shop																
pharmacy																
grocery store									P		P	P				
garden shop																
variety store																
auto parts sales (without on-site repair)																
building finishes shop (paint, carpet, wallpaper, etc.)																
repair services (small appliances, jewelry, alterations, etc.)																
pet store																
retail uses (large scale)																
auction facility (excluding livestock)																
supermarket																
department store																
shopping mall									S		P	P				
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
retreat center	S	S							P		P	P	S			
truck stop / travel center												S			S	S

3. Multi-family. The remaining approximately 14.55-acres will be for multi-family dwelling residential use (structures designed for and occupied by three (3) or more families or other single units of housekeeping – in other words, apartments) and related recreational facilities for residents of the apartments. This area is shown on the attached **Concept Plan**.

Child care homes, as defined by I.C. 12-7-2-28.6 and subject to the limits set forth in I.C. 12-7-2-33.7 and I.C. 12-7-2-33.8, are permitted as an accessory use and shall comply with Section 7.3(D)(2) of the Zoning Ordinance.

Home occupations (an occupation carried on in a dwelling by a resident thereof which is limited in extent, and incidental and secondary to the use of the dwelling for residential purposes) are permitted accessory uses and shall comply with Sections 7.3(D)(3) and 7.7 of the Zoning Ordinance.

The provisions of Section 7.6, Part 1 of the Zoning Ordinance apply concerning residential facilities for the mentally ill and residential facilities for the developmentally disabled.

C. Open Space

The residential subdivision design sets aside a total of 37.23-acres of open space which houses the stormwater management areas sized to treat the commercial developments, multifamily development, and Kingsbridge Subdivision, 3830-feet of 10-foot-wide trail, a proposed public park, and the existing streams on-site.

The site development plan for the commercial and multi-family developments will be submitted, pursuant to Section 9.1 of the Zoning Ordinance containing the requirements of the Zoning Ordinance as to any other natural areas, trail systems and open spaces.

D. Landscaping

Street trees will be placed within ten feet (10') of the right-of-way of a public street at an average spacing of one tree every forty feet (40') of street frontage or fraction thereof, minus the width of the driveway(s) as measured along the front property line in accordance with Section 6.15 of the Franklin Subdivision Control Ordinance. Street trees shall meet the requirements of Section 6.15(B) of the Subdivision Control Ordinance.

Ten foot (10') landscape buffers shall be installed along the north boundary, portions of the south boundary, and portions of the east and west boundaries of the single-family residential area as shown on the primary plat. All landscape buffers within the single-family residential area of the subdivision shall conform to the Franklin Code of Ordinance requirements for a Buffer Yard Type 1 landscape buffer, pursuant to Section 7.17, Part 1, Section (A)(1) of the Zoning Ordinance.

Landscaping within the commercial blocks shall comply with the landscaping standards set forth in Section 7.16 of the Zoning Ordinance. Twenty foot (20')

landscape buffers within the future commercial blocks shall conform to the Franklin Code of Ordinance requirements for a Buffer Yard Type 2 landscape buffer pursuant to Section 7.17, Part 1, Section (A)(2) of the Zoning Ordinance.

Landscaping within the multi-family residential apartment block shall comply with the landscaping standards set forth in Section 7.16 of the Zoning Ordinance. All landscape buffers within the multi-family residential apartment block shall conform to the Franklin Code of Ordinance requirements for a Buffer Yard Type 2 landscape buffer pursuant to Section 7.17, Part 1, Section (A)(2) of the Zoning Ordinance.

The buffering and screening standards of Section 7.17, Part 1(B) of the Zoning Ordinance apply to the single family, commercial and multi-family apartment areas.

The buffering and screening standards of Section 7.17, Part 2 of the Zoning Ordinance apply to the commercial and multi-family apartment areas.

No trees shall be planted directly over building sewers or laterals.

E. Natural features

All work affecting natural features on the site will be permitted through the appropriate party.

F. Historic Features

No historic features have been identified on the site.

G. Development Requirements

1. Kingsbridge residential subdivision

- a. There are three general lot sizes throughout the residential Kingsbridge Subdivision:
 - i. 60-feet wide by 120-feet deep (depicted as “60s” and colored brown on the attached **Concept Plan**)
 - ii. 75-feet wide by 135-feet deep (depicted as “75s” and colored tan on the attached **Concept Plan**)
 - iii. 80-feet wide by 135-feet deep (depicted as “80s” and colored light beige on the attached **Concept Plan**)
- b. The lots adjacent to the Park Forest, Sec. 10, Phase 3 subdivision and the Knollwood Farms, Section 5, Part B subdivision shall be at least 80-feet wide.
- c. Except for lot #43, which has a lot width of 74.54 feet, all lots adjacent to the Knollwood Farms, Section 2, Part C, and Knollwood Farms, Section 2, Part B subdivisions shall be at least 75-feet wide.
- d. Minimum lot area
 - i. 60-feet lots: 7,200 square feet
 - ii. 75-feet wide lots: 10,000 square feet
 - iii. 80-feet wide lots: 10,000 square feet
- e. Setbacks
 - i. All lots shall have 20-feet minimum front yard setback (measured from street right-of-way)
 - ii. All lots shall have 20-feet minimum rear yard setbacks (measured from rear property line)
 - iii. All lots shall have 5-feet minimum side yard setbacks (measured from adjacent property line)
 - iv. All lots shall have a minimum of 10-feet of separation between buildings.
 - v. All garage vehicle entrances from a street shall have a setback of at least 20 feet to allow for off-street parking between the sidewalk and garage door.
- f. Minimum Living Area per Dwelling
 - i. 60-feet lots: 1,600 square feet
 - ii. 75-feet lots: 1,800 square feet
 - iii. 80-feet lots: 1,800 square feet

- g. Minimum Ground Floor living area
 - i. 40%
- h. Maximum primary structures per lot
 - i. One (1)
- i. Maximum height
 - i. 48 feet for primary structure
 - ii. 35 feet for accessory structure
 - iii. Height shall be measured from grade level at the lowest point of the base of the structure to the highest point of the structure, excluding the appurtenances listed in Section 7.2(B)(4) of the Zoning Ordinance.
 - iv. No accessory structure may exceed the height of the dwelling.
 - v. The exceptions of Section 7.2(B) of the Zoning Ordinance apply.
- j. Residential Standards
 - i. The provisions of Section 7.6, Part 2, of the Zoning Ordinance apply.
- k. Home Occupation Standards
 - i. The provisions of Section 7.7 of the Zoning Ordinance apply.
- l. Environmental Standards
 - i. The provisions of 7.9 of the Zoning Ordinance apply.
- m. Off-Street Parking
 - i. The following provisions of the provisions of the Zoning Ordinance apply to the 113.74 acres of single-family residential development
 - 1. Section 7.10 Part 1(A);
 - 2. Section 7.10 Part 1(D) for the public park;
 - 3. Section 7.10 Part 1(E)(1) and (4):
 - 4. Section 7.10 Part 2(A); and
 - 5. Section 7.10 Part 2(C)
 - ii. A recreational vehicle (including travel-trailers, boats, snowmobiles, motorcycle trailers, campers, motor homes, wave runners, etc.) may be parked on a residential lot, provided it is parked and fully enclosed within a garage. Recreational vehicles shall not be stored outside.
 - iii. In no case shall any recreational vehicle be used for overnight sleeping or living.

- n. Entrance/Drive Standards
 - i. The provisions of Section 7.12 of the Zoning Ordinance pertaining to Suburban Two (RS-2) districts apply.
- o. Sight Visibility Standards
 - i. The provisions of Section 7.13 of the Zoning Ordinance apply.
- p. Fence, Hedge, and Wall Standards
 - i. The provisions of Section 7.15, Part 1 and Part 2 of the Zoning Ordinance apply.
- q. Buffering and Screen Standards
 - i. As more fully described above in Section D, provisions of Section 7.17 will apply.
- r. Lighting Standards
 - i. The provisions of Section 7.18(A), (B), (E), (F), (G), and (H) of the Zoning Ordinance apply.
- s. Sign Standards
 - i. The provisions of Section 8.1 of the Zoning Ordinance apply.
 - ii. The provisions of Section 8.2 of the Zoning Ordinance apply.
- t. Landscaping Requirements
 - i. The provisions of Section 6.15 of the City of Franklin Subdivision Control Ordinance governing Street Tree Standards shall apply.
 - ii. The association of lot owners in the Kingsbridge Subdivision shall be responsible for maintenance and upkeep of any landscape common area.
- u. Accessory Use and Structure Standards
 - i. In no instance shall a vehicle be used as an accessory structure.
 - ii. The following accessory structures are permitted:
 - 1. Satellite dish, television and radio receiver antenna;
 - 2. decks above 30 inches or more from grade;
 - ~~3. garages;~~
 - ~~4. sheds;~~
 - 5. in-ground swimming pools;
 - 6. hot tubs;
 - 7. gazebos;
 - 8. pool house used for changing and/or showering;
 - 9. architectural pavilion;

- 10. dog houses;
- 11. basketball goals.
- iii. Any and all accessory structures, except swimming pools, hot tubs, gazebos, pool houses, architectural pavilions, and basketball goals shall be attached to the residential dwelling and shall not be detached structures.
- iv. Basketball goals may be installed on a lot adjacent to the driveway so long as they are permanent with backboards supported by posts. No basketball goal or backboard shall be permitted to hang from or be affixed to the dwelling or garage.
- v. The maximum number of accessory structures that are permitted per residence use is five (5), however, no more than two (2) of any one type of accessory structure is permitted.
- vi. Satellite dishes that exceed 1 meter (approximately 3.3 feet) in diameter shall comply with the following requirements:
 - 1. No satellite dish, satellite dish anchor, or satellite dish support shall be located in any side yard.
 - 2. No satellite dish shall exceed 10 feet in height from ground level (if mounted on the ground) or 5 feet in height above the highest point of the roof of the dwelling.
- vii. Television, and radio receiver antennas shall comply with Section 7.3(F)(2) of the Zoning Ordinance.
- viii. Bird baths, bird houses, children's play equipment (such as swing sets and sandboxes), mailboxes, lamp posts, patios, fences, yard ornaments, and similar items, except as otherwise stated herein, shall not be subject to the requirements of this section regulating accessory structures.
- ix. Accessory structures, including in-ground swimming pools and hot tubs, shall comply with Section 7.3(E) of the Zoning Ordinance concerning structure location.
- x. In-ground swimming pools shall either
 - 1. Be enclosed by a fence that complies with Section 7.15 of the Zoning Ordinance and applicable laws to obstruct unauthorized access to the pool or
 - 2. shall have an automatic pool cover that complies with applicable laws.
- xi. Section 11.8 of the Zoning Ordinance, improvement location permits applies to accessory structures, including in-ground swimming pools.

- xii. In the common areas (as reflected in the primary plat) containing park and recreation facilities, Section 7.3(G) of the Zoning Ordinance applies.

- v. Temporary Use and Structure Standards

- i. The provisions of Section 7.4, Part 1 and Part 2 of the Zoning Ordinance apply.

- w. Architectural Character

- i. The homes that are built will comply with architectural standards established in the PUD Detailed Plan and plans approved by the Architectural Control Committee, pursuant to the Declaration of Covenants, Conditions and Restrictions of Kingsbridge that is ultimately recorded with the Johnson County Recorder.

- x. Public Park

- i. The dedication of the public park and any proposed amenities will be subject to review and acceptance by the City of Franklin Park Board.

2. Commercial

- a. The Gateway Overlay (GW-OL) provisions of the Zoning Ordinance will continue to apply to the property that is within the GW-OL district.
- b. Approximately 21.81 acres of the site will be developed as Commercial Outlot A and Commercial Outlot B
- c. Maximum lot coverage (including all hard surfaces) is 75%
- d. Setbacks
 - i. Minimum 50-feet front yard setback (measured from U.S. 31 right-of-way)
 - ii. Minimum 30-feet front yard setback (measured from the right-of-way of the collector road extending from U.S. 31/Morton Street to the development)
 - iii. Minimum 20-feet front yard setback (measured from local street right-of-way)
 - iv. Minimum 15-feet side yard setback (measured from adjacent property line)
 - v. Minimum 20-feet rear yard setback (measured from rear property line)
- e. Maximum primary structures per lot: one (1)
- f. Maximum height
 - i. 45 feet for primary structure
 - ii. 25 feet for accessory structures
 - iii. The exceptions permitted by Section 7.2(B) of the Zoning Ordinance apply.
 - iv. Height shall be measured from grade level at the lowest point of the base of the structure to the highest point of the structure, excluding the appurtenances listed in Section 7.2(B)(4) of the Zoning Ordinance.
- g. Off-Street Parking Standards
 - i. The following provisions of the provisions of the Zoning Ordinance apply to the 21.81 acres of commercial development
 - 1. Section 7.10 Part 1(A);
 - 2. Section 7.10 Part 1(E); and
 - 3. Section 7.10, Part 3.
- h. Lighting Standards
 - i. The provisions of Section 7.18(A), (B), (C), (D), (E), (F), (G), and (H) of the Zoning Ordinance apply.

- i. Sign Standards
 - i. The provisions of Section 8.1 of the Zoning Ordinance apply.
 - ii. The provisions of Section 8.3 of the Zoning Ordinance apply.
- j. Accessory Use and Structure Standards
 - i. The provisions of 7.3 of the Zoning Ordinance pertaining to Mixed-Use: Community Center (MXC) Districts apply.
- k. Temporary Use and Structure Standards
 - i. The provisions of Section 7.4, Part 1, of the Zoning Ordinance apply.
- l. Home Occupation Standards
 - i. The provisions of Section 7.7 of the Zoning Ordinance apply.
- m. Environmental Standards
 - i. The provisions of Section 7.9 of the Zoning Ordinance apply.
- n. Loading Standards
 - i. The provisions of Section 7.11 of the Zoning Ordinance apply.
- o. Entrance/Drive Standards
 - i. The provisions of Section 7.12 of the Zoning Ordinance apply.
- p. Sight Visibility Standards
 - i. The provisions of Section 7.13 of the Zoning Ordinance apply.
- q. Telecommunication Facility Standards
 - i. The provisions of Section 7.14 of the Zoning Ordinance apply.
- r. Fence, Hedge, and Wall Standards
 - i. The provisions of Section 7.15, Part 1 and Part 3, of the Zoning Ordinance apply.
- s. Landscaping Standards
 - i. As more fully described above in Section D, the provisions of Section 7.16 of the Zoning Ordinance apply.
- t. Buffering and Screening Standards
 - i. As more fully described above in Section D, the provisions of Section 7.17 of the Zoning Ordinance apply.
- u. The Large Scale Retail Standards set forth in Section 7.19 of the Zoning Ordinance apply.
- v. Site development plan approval shall be required for all development and the provisions of Article 9 of the Zoning Ordinance apply.

3. Multi-family apartments

- a. The Gateway Overlay (GW-OL) provisions of the Zoning Ordinance will continue to apply to the property that is within the GW-OL district.
- b. Maximum lot coverage (including all hard surfaces): 65%
- c. Setbacks
 - i. 20-foot minimum front yard setback (measured from street right-of-way)
 - ii. 50-foot minimum side yard setback (measured from adjacent property line)
 - iii. 50-foot minimum rear yard (measured from rear property line)
- d. Minimum living area per dwelling unit: 650 square feet
- e. Maximum height
 - i. 48 feet for primary structures
 - ii. 25 feet for accessory structures
 - iii. Height shall be measured from grade level at the lowest point of the base of the structure to the highest point of the structure, excluding the appurtenances listed in Section 7.2(B)(4) of the Zoning Ordinance.
 - iv. The exceptions permitted by Section 7.2(B) of the Zoning Ordinance apply.
- f. All garage vehicle entrances from a street shall have a setback of at least 20 feet to allow for off-street parking between the sidewalk and garage door.
- g. Approximately 220 apartment units will be located on the 14.55-acre parcel.
- h. Off-Street Parking Standards
 - i. The following provisions of the provisions of the Zoning Ordinance apply to the 14.55 acres for multi-family apartments:
 - 1. Section 7.10 Part 1(A);
 - 2. Section 7.10 Part 1(E);
 - 3. Section 7.10 Part 2(A); and
 - 4. Section 7.10 Part 2(G)
- i. Lighting standards
 - i. The provisions of Section 7.18(A), (B), (F), (G), and (H) of the Zoning Ordinance apply.

- j. Sign Standards
 - i. The provisions of Section 8.1 of the Zoning Ordinance apply.
 - ii. The provisions of Section 8.2 of the Zoning Ordinance apply.
- k. Landscaping Standards
 - i. The provisions of Section 7.16 of the Zoning Ordinance apply.
- l. Accessory use and structures
 - i. The provisions of Section 7.3 of the Zoning Ordinance pertaining to Multi-Family Residential (RM) districts apply.
- m. Temporary Use and Structure Standards
 - i. The provisions of Section 7.4, Part 1, of the Zoning Ordinance apply.
- n. Home Occupations
 - i. The provisions of Section 7.7 of the Zoning Ordinance apply.
- o. Environmental Standards
 - i. The provisions of Section 7.9 of the Zoning Ordinance apply.
- p. Entrance and Drive Standards
 - i. The provisions of Section 7.12 of the Zoning Ordinance apply.
- q. Sight Visibility Standards
 - i. The provisions of Section 7.13 of the Zoning apply.
- r. Fence, Hedge, and Wall Standards
 - i. The provisions of Section 7.15, Part 1 and Part 2 of the Zoning Ordinance apply.
- s. Buffering and Screening Standards
 - i. As more fully described above in Section D, the provisions of Section 7.17 of the Zoning Ordinance apply.
- t. Site development plan approval shall be required for all development and the provisions of Article 9 of the Zoning Ordinance apply.

Written Commitments

A brief description of proposed commitments are as follows:

1. Approximately 113.74 acres will be developed with 240 single family detached homes. The single-family homes will have the following lot sizes as shown on the primary plat:
 - a. 80-feet wide by 135-feet deep
 - b. 75-feet wide by 135-feet deep, except for lot #43 which has a lot width of 74.54
 - c. 60-feet wide by 120-feet deep
2. Maximum density of single-family detached homes: 2.11 units per acre.
3. Approximately 37.23 acres of open space which houses the stormwater management areas sized to treat the commercial developments, multi-family development and Kingsbridge residential subdivision, approximately 3,830 feet of 10-foot-wide trail, a proposed public park, and the existing streams.
4. The developer will donate approximately eighteen (18) acres for a public park. Developer commits to working in good faith with the City of Franklin Parks Department concerning the construction of improvements approved by the City of Franklin Park Board. If no agreement is reached, developer commits to installing a trail system similar to the trail system shown on the concept plan within the common area.
5. Subject to reaching an agreement with the City of Franklin Park Board, the developer will construct the park in conjunction with the construction of the second phase of single family residential construction anticipated to be in 2023, depending on market conditions.
6. Approximately 8.01 acres will be developed as Commercial Outlot-A along U.S. 31.
7. Approximately 9.21 acres will be developed as Commercial Outlot-B along U.S. 31.
8. Multi-family apartments will be located on approximately 14.55 acres between Commercial Outlot-B and the single-family detached homes.

