

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	April 21, 2023	Meeting Date:	May 1, 2023
Contact Information:			
Requested by:	Joanna Tennell, Senior Planner		
On Behalf of Organization or Individual:			
		Platinum Properties Management Company LLC	
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Approval of Ordinance 2023-03: Rezoning to be known as Kingsbridge PUD 2023 (Introduction)			
List Supporting Documentation Provided:			
1. City Council memo			
2. Plan Commission Staff Report (PC-23-05) w/ PUD Detailed Plan			
3. PC Resolution 2023-05			
4. Ordinance 2023-03			
5.			
Who will present the request?			
Name:	Joanna Tennell	Telephone:	(317) 736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin.in.gov/planning

City Council - Memorandum

To: City Council Members
CC: Steve Barnett, Mayor and Jayne Rhoades, Clerk-Treasurer
From: Joanna Tennell, Senior Planner
Date: April 21, 2023
Re: **Kingsbridge PUD 2023 (Ordinance 2023-03)**

On April 18, 2023 the Franklin Plan Commission forwarded to the City Council a favorable recommendation on the above referenced rezoning petition from Platinum Properties Management Company LLC (Plan Commission Resolution #2023-05). The Plan Commission voted 9-0 for a favorable recommendation to be forwarded.

The petitioner is requesting to update the Planned Unit Development (PUD) Detailed Plan to modify and further clarify the architectural standards related to the construction of single-family homes only. No other revisions are being proposed. The subject property is approximately 150 acres located west of US 31/Morton Street and south of Knollwood Farms and Park Forest. The attached staff report prepared for the Plan Commission meeting further describes this request.

The petition was properly advertised for the Plan Commission meeting. A copy of the rezoning ordinance is included. The proposed timeline for the petition is as follows:

Introduction:	May 1, 2023
Public Hearing:	May 15, 2023

If you have any questions regarding this petition please feel free to contact me directly at 736-3631.



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Plan Commission Staff Report

To: Plan Commission Members

From: Joanna Tennell, Senior Planner

Date: April 13, 2023

Re: Case PC-23-05 (PUD – Modification): Kingsbridge PUD

REQUEST:

Case PC-23-05 (PUD – Modification)...Kingsbridge PUD. A request by Platinum Properties Management Company, LLC to amend the Kingsbridge PUD Detailed Plan to modify and further clarify the architectural standards related to the construction of single-family homes. The subject property is located west of US 31/Morton Street and south of Knollwood Farms.

Surrounding Zoning:

North: RSN (Residential: Suburban Neighborhood) and R-1 (Town of Whiteland)

South: MXC (Mixed Use: Community Center), A (Agriculture), and RT-1 (Residential: Traditional One)

East: MXC (Mixed Use: Community Center)

West: A (Agriculture) and RT-1 (Residential: Traditional One)

Surrounding Land Use:

North: Single-family residential

South: Agriculture & Church

East: Single-family residential
Agriculture

West: Agriculture

PROPOSED ZONING:

Planned Unit Development (PUD)

1. The intent of the PUD zoning district is to provide greater design flexibility in the development of land when consistent with the Comprehensive Plan and intent of the Zoning and Subdivision Control Ordinance. Planned Unit Development regulations are intended to encourage innovations in land development techniques so that unique opportunities and circumstances may be met with greater flexibility. Planned Unit Developments should be used to address unique environmental concerns, provide a unique mix of land uses, and implement the Comprehensive Plan in way not considered by the established zoning districts. A PUD should not be used if the proposed development can be created using established zoning districts.
2. In this proposal, PUD development standards are defined for the development of a mixed-use project that includes a variety of single-family homes, multi-family apartments, commercial outlots and a public park that would include amenities and a trail system. The proposed modification is to further clarify the architectural standards for the single-family residential portion only. The modifications are specifically related to garages, porches and use of materials.

CONSIDERATIONS:

1. The PUD Detailed Plan application includes the following documentation: (1) site description; (2) common holdings map; (3) sewerage verification (4) existing site conditions– including built features, easements, topography, natural features (including floodplain), and historic features; (5) proposed development – including street systems, land uses, open space, landscaping, natural features, historic features, development requirements, written commitments, covenants, drainage with supporting exhibits, and project phasing.
2. The petitioner outlined the details of the request in the attached “Kingsbridge PUD Detailed Plan”. Amended portion is highlighted on Page 22 – labeled Page 17 of 29.
 - a. The current PUD Ordinance 2021-22: G(1)(j) - Residential Standards referenced Section 7.6, Part 2 of the Zoning Ordinance. See attached.
 - b. The proposed amendment to replace the above reads as follows:
 - i. Entry Porches/Covered Entry:**
 1. The design and construction of all dwelling units shall include an entry porch used to access the main entrance meeting the requirements below or the alternative.
 2. Location: The entry porch shall be located either along the front façade or side facade, whichever is consistent with the main entrance location.
 3. Dimensions:
 - a. The length of the porch shall, at a minimum, equal 50% of the façade length on which it is located.
 - i. The measurement of the facade length shall exclude any portion occupied by the garage/storage area.
 - b. The entire length of the porch shall be a minimum of 4 feet in depth.
 - i. The measurement of the porch depth may include the brick veneer and support columns/posts.
 4. Enclosure: In no instance shall any required porch be enclosed by walls or screens. Each porch shall be covered by a roof that is integrated into the design of the structure.
 - ii. Alternative:** If the above entry porch standards are not met, then the front façade must include a covered entry and meet one of the following requirements:
 1. Must consist of three separate exterior building materials; or
 2. The first floor, excluding gables, doors and windows, must consist of full brick with decorative accents of a different building material.
3. The proposed amendment is consistent with the elevations the petitioner presented as examples of the proposed single-family homes to the Plan Commission and City Council in 2021. The slides from the 2021 presentation are attached.
4. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential, Community Activity Center and Agricultural.

“Large-lot suburban residential areas are intended to include primarily single family detached residences. Other uses in small-lot suburban neighborhoods may include neighborhood and community parks and neighborhood-scale churches and schools. These neighborhoods are distinguished from small-lot suburban residential areas by their comparatively larger lot size and setbacks and lower density. A diversity of home sizes and designs is encouraged in these areas. Also encouraged is the occasional incorporation of accessory residences. In all cases, the design features of each home should provide materials, a scale, and other design elements that promote consistency in the neighborhood.”

The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as “Community activity centers area intended as areas of mixed land uses that provide gathering places and goods and services for the entire community. Community activity centers may include churches, schools, community parks, grocery stores, gas stations, shopping centers, offices, banks and restaurants. Community activity centers may also include residences located on the upper floors of otherwise commercial buildings. Community activity centers are generally located along major streets and at prominent intersections where they are readily accessible by people from throughout the community.”

The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Agricultural. “Agriculture areas are generally located outside the current city limits in Franklin’s extended zoning jurisdiction. Existing agriculture areas within the city limits are prime locations for new development, consistent with the future land use plan map. Agricultural areas are intended to include traditional farming uses, in addition to agricultural products storage and distribution facilities (such as commercial grain elevators), stables, natural preserves, agricultural research facilities, and other animal husbandry and food production related activities.”

PUD PROCESS:

1. The purpose of the PUD Detailed Plan and Rezoning stage of the PUD process is to finalize the details of the proposed PUD, document those details, and obtain final PUD approval from the Plan Commission and Common Council.
2. The PUD Detailed Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the PUD Detailed Plan and will forward the Detailed Plan to City Council with either a favorable recommendation or unfavorable recommendation. The Plan Commission can also continue the application. The City Council will hold a public hearing and vote on the proposed PUD Detailed Plan.
3. Plan Unit Developments are required to comply with the City of Franklin Subdivision Control. The Zoning Ordinance states that “In no instance shall the approval of a PUD be interpreted as waiving or modifying any Subdivision Control Ordinance or Site Development Plan processes.”

PLAN COMMISSION ACTION:

The Plan Commission may forward a *favorable recommendation or unfavorable recommendation to the Common Council* or *continue* the PUD – Detailed Plan.

STAFF RECOMMENDATION:

Staff recommends a *Favorable Recommendation* be forwarded to the Common Council to amend the PUD Ordinance as proposed.



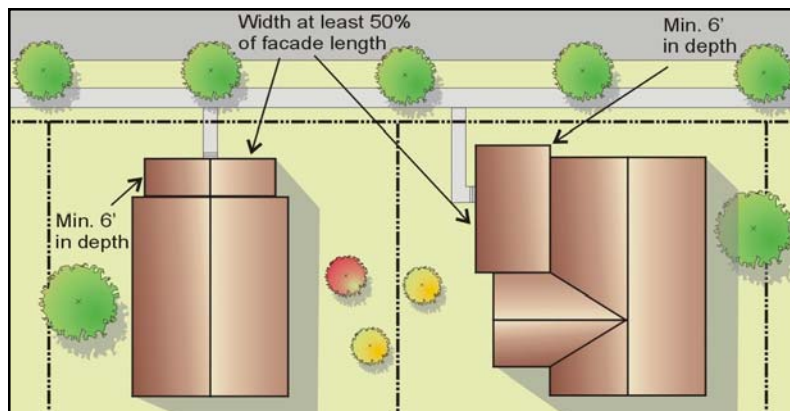
Entry Porch Example

7.6 Residential Standards (cont.)

Traditional Residential Standards

Part 2: These Traditional Residential Standards apply to the Residential, Traditional Neighborhood and Residential, Traditional zoning districts:

- A. **Entrances:** The main entrance (front door) of all residential structures shall face a public street on which the lot has frontage.
- B. **Garage Setbacks:** All attached and detached garages with vehicle entrances (garage doors) that face a public street on which the lot has frontage shall be located a minimum of 10 feet behind the setback provided by the living area of the residence. In no instance shall any open porch, bay window, eve, fireplace, exterior stair, or other similar feature be considered part of the living area of the residence.
- C. **Entry Porches:** The design and construction of all dwelling units shall include an entry porch used to access the main entrance.
 1. **Location:** The porch shall be located either along the front facade or side facade, whichever is consistent with the main entrance location.
 2. **Dimensions:** The length of the porch shall, at a minimum, equal 50% of the length of the facade on which it is located. The measurement of the facade length shall exclude any portion occupied by a garage. Each porch shall be a minimum of 6 feet in depth.
 3. **Enclosure:** In no instance shall any required porch be enclosed by walls or screens. Each porch shall be covered by a roof that is integrated into the design of the structure.



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**CITY OF FRANKLIN, PLAN COMMISSION RESOLUTION # 2023-05
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:

Platinum Properties Management Company LLC

PLAN COMMISSION DOCKET NUMBER:

PC-23-05

RESOLUTION

WHEREAS, the Plan Commission of the City of Franklin has given careful study to the requirements of the City and all of the area within the jurisdiction of the Plan Commission relative to the enactment of an amendment to the Zoning Map; and

WHEREAS, the above Petitioner has filed a petition for rezoning, wherein the Petitioner requests a rezoning and a change to the Zoning Map of certain property located within the City of Franklin, Indiana from PUD (Planned Unit Development) to PUD (Planned Unit Development) with the GW-OL (Gateway Overlay) district to remain, more particularly described in "Exhibit A" attached subject to the development standards described in "Exhibit B"; and

WHEREAS, after proper notice, as outlined in the City of Franklin Rules and Procedures and Indiana Code, a public hearing was held in the Council Chambers of Franklin City Hall, 70 E. Monroe Street, Franklin, Indiana on the 18th day of April, 2023, with the Commission having heard all objections and criticisms and having given careful study and consideration to said petition.

NOW THEREFORE BE IT RESOLVED, THAT THE FRANKLIN PLAN COMMISSION HEREBY FORWARDS A FAVORABLE RECOMMENDATION TO THE FRANKLIN COMMON COUNCIL THAT:

1. The property described herein, attached hereto, made part hereof, and marked as Exhibit "A" be rezoned to PUD (Planned Unit Development).
2. The development standards of the PUD for the real estate are described herein, attached hereto, made part hereof, and marked as Exhibit "B".
3. On behalf of the secretary, the staff of the Plan Commission is hereby directed to forward a copy of this resolution to the petitioner and the City of Franklin Common Council.
4. A copy of this Resolution forwarded to the Common Council shall be accompanied by the proposed Ordinance amending the Zoning Map for the consideration of the Common Council at its meeting.

Resolved by the City of Franklin, Indiana Plan Commission this 18th day of April, 2023.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA

ATTEST:


Joe Abban, Secretary


Jim Martin, President

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.
9. Entry Porches/Covered Entry & Alternative. Details provided on Page 17 of 29 of the attached: G(1)(j): Residential Standards.

Proposed development

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

A. Street Systems

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

- two (2) thirteen-feet (13') driving lanes with street parking on one (1) side of the street only;
- two (2) two-feet (2') roll curb;
- two (2) five-feet (5') planting strips; and
- two (2) five-feet (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)
 - o Gas station
 - o Car wash
- Auto-oriented uses (medium scale)
 - o Auto repair and body shop
 - o Vehicle detailing/accessory shop
 - o Oil change shop

- Auto-oriented uses (large scale)
 - o Automobile/motorcycle sales and service
 - o Recreational vehicle sales and service
- Conference center
- Health spa
- Hotel
- Liquor store
- Office uses
 - o Administrative/professional office
 - o Bank/financial institution
 - o Medical/dental office
 - o Radio/tv station
 - o Veterinary office/animal clinic (without outdoor kennels)
 - o Print shop / copy center
 - o Business/financial services office
 - o Investment firm
 - o Employment service
- Personal service uses
 - o Barber / beauty shop
 - o Dry cleaners (retail)
 - o Photographic studio
 - o Self-service laundry
 - o Shoe repair/tailor shop
 - o Dance or martial arts studio
 - o Gymnastics center
 - o Tanning salon
 - o Fitness center
- Recreation uses (small scale)
 - o Billiard room or arcade
 - o Night club
 - o Microbrewery / brew pub
 - o 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.

3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use P Permitted Use S Special Exception Use	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																
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
recreational uses (large scale)																
seasonal hunting or fishing facility																
shooting range (outdoor)																
restaurant																
retail uses (small scale)																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop																
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																
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																
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
retreat center																
truck stop / travel center																



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. **Entry Porches/Covered Entry:**
 - 1. The design and construction of all dwelling units shall include an entry porch used to access the main entrance meeting the requirements below or the alternative.
 - 2. Location: The entry porch shall be located either along the front façade or side facade, whichever is consistent with the main entrance location.
 - 3. Dimensions:
 - a. The length of the porch shall, at a minimum, equal 50% of the façade length on which it is located.
 - i. The measurement of the facade length shall exclude any portion occupied by the garage/storage area.
 - b. The entire length of the porch shall be a minimum of 4 feet in depth.
 - i. The measurement of the porch depth may include the brick veneer and support columns/posts.
 - 4. Enclosure: In no instance shall any required porch be enclosed by walls or screens. Each porch shall be covered by a roof that is integrated into the design of the structure.
 - ii. **Alternative:** If the above entry porch standards are not met, then the front façade must include a covered entry and meet one of the following requirements:
 - 1. Must consist of three separate exterior building materials; or
 - 2. The first floor, excluding gables, doors and windows, must consist of full brick with decorative accents of a different building material.
- 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. in-ground swimming pools;
 - 4. hot tubs;
 - 5. gazebos;
 - 6. pool house used for changing and/or showering;
 - 7. architectural pavilion;
 - 8. dog houses;
 - 9. 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-foot front yard setback (measured from U.S. 31 right-of-way)
 - ii. Minimum 30-foot 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-foot front yard setback (measured from local street right-of-way)
 - iv. Minimum 15-foot side yard setback (measured from adjacent property line)
 - v. Minimum 20-foot 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-feet-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.

City of Franklin Common Council

ORDINANCE NUMBER 2023-03

AN ORDINANCE APPROVING RESOLUTION NUMBER 2023-05
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION, REZONING CERTAIN PROPERTY TO
PUD (Planned Unit Development)
(To be known as Kingsbridge PUD 2023)

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 2023-05 forwarded a favorable recommendation that the City’s Common Council amend the Zoning Map and rezone the property described in Exhibit “A”, attached hereto, from Planned Unit Development (PUD) to Planned Unit Development (PUD) with the Gateway Overlay (GW-OL) district to remain.

WHEREAS, pursuant to Indiana Code § 36-7-4-605, Resolution 2023-05 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.
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 and are now repealed. This Ordinance shall repeal and replace, in full, Ordinance 2021-22.
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 1st day of May, 2023.

DULY PASSED on this ____ day of _____, 2023, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of ____ in Favor and ____ Opposed.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Kenneth Austin, President

Robert D. Heuchan

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Shawn Taylor

Voting Opposed:

Kenneth Austin, President

Robert D. Heuchan

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Shawn Taylor

Attest:

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 ____ day of _____, 2023 at ____ 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 _____ day of _____, 2023 at _____ 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.
9. Entry Porches/Covered Entry & Alternative. Details provided on Page 17 of 29 of the attached: G(1)(j): Residential Standards.

Proposed development

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

A. Street Systems

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

- two (2) thirteen-feet (13') driving lanes with street parking on one (1) side of the street only;
- two (2) two-feet (2') roll curb;
- two (2) five-feet (5') planting strips; and
- two (2) five-feet (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)
 - o Gas station
 - o Car wash
- Auto-oriented uses (medium scale)
 - o Auto repair and body shop
 - o Vehicle detailing/accessory shop
 - o Oil change shop

- Auto-oriented uses (large scale)
 - o Automobile/motorcycle sales and service
 - o Recreational vehicle sales and service
- Conference center
- Health spa
- Hotel
- Liquor store
- Office uses
 - o Administrative/professional office
 - o Bank/financial institution
 - o Medical/dental office
 - o Radio/tv station
 - o Veterinary office/animal clinic (without outdoor kennels)
 - o Print shop / copy center
 - o Business/financial services office
 - o Investment firm
 - o Employment service
- Personal service uses
 - o Barber / beauty shop
 - o Dry cleaners (retail)
 - o Photographic studio
 - o Self-service laundry
 - o Shoe repair/tailor shop
 - o Dance or martial arts studio
 - o Gymnastics center
 - o Tanning salon
 - o Fitness center
- Recreation uses (small scale)
 - o Billiard room or arcade
 - o Night club
 - o Microbrewery / brew pub
 - o 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.

3.2 Land Uses (cont.)

Primary Land Use P Permitted Use S Special Exception Use	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																
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
recreational uses (large scale)																
seasonal hunting or fishing facility																
shooting range (outdoor)																
restaurant																
retail uses (small scale)																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop																
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																
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																
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
retreat center																
truck stop / travel center																



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. **Entry Porches/Covered Entry:**
 - 1. The design and construction of all dwelling units shall include an entry porch used to access the main entrance meeting the requirements below or the alternative.
 - 2. Location: The entry porch shall be located either along the front façade or side facade, whichever is consistent with the main entrance location.
 - 3. Dimensions:
 - a. The length of the porch shall, at a minimum, equal 50% of the façade length on which it is located.
 - i. The measurement of the facade length shall exclude any portion occupied by the garage/storage area.
 - b. The entire length of the porch shall be a minimum of 4 feet in depth.
 - i. The measurement of the porch depth may include the brick veneer and support columns/posts.
 - 4. Enclosure: In no instance shall any required porch be enclosed by walls or screens. Each porch shall be covered by a roof that is integrated into the design of the structure.
 - ii. **Alternative:** If the above entry porch standards are not met, then the front façade must include a covered entry and meet one of the following requirements:
 - 1. Must consist of three separate exterior building materials; or
 - 2. The first floor, excluding gables, doors and windows, must consist of full brick with decorative accents of a different building material.
- 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. in-ground swimming pools;
 - 4. hot tubs;
 - 5. gazebos;
 - 6. pool house used for changing and/or showering;
 - 7. architectural pavilion;
 - 8. dog houses;
 - 9. 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-feet-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.

