

Conceptual Plan:

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

**Submitted January 11, 2024;
Resubmitted March 4, 2024**

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Site Description:

Innovation Park at Franklin College Planned Unit Development (PUD)

Applicant/Attorney

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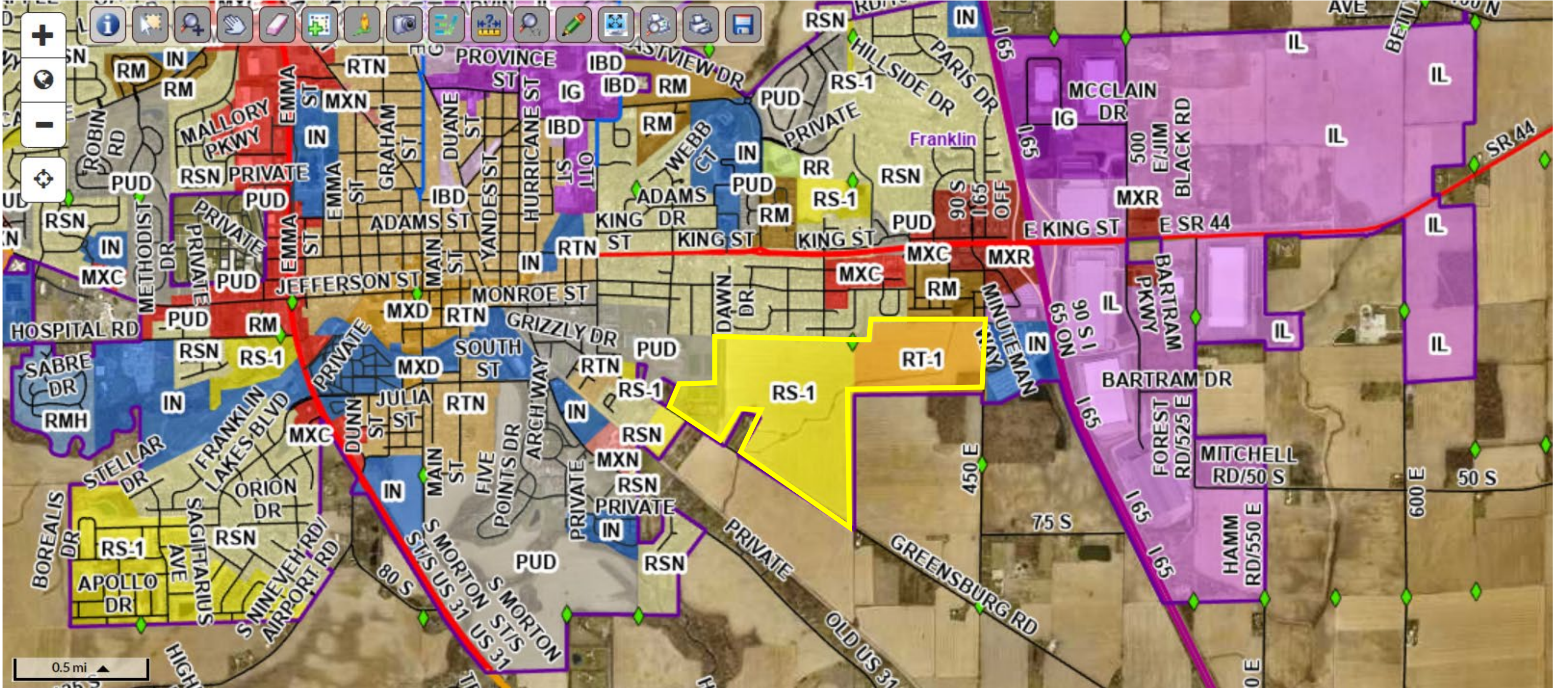
Legal Description

See Exhibit A

Vicinity Map:

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

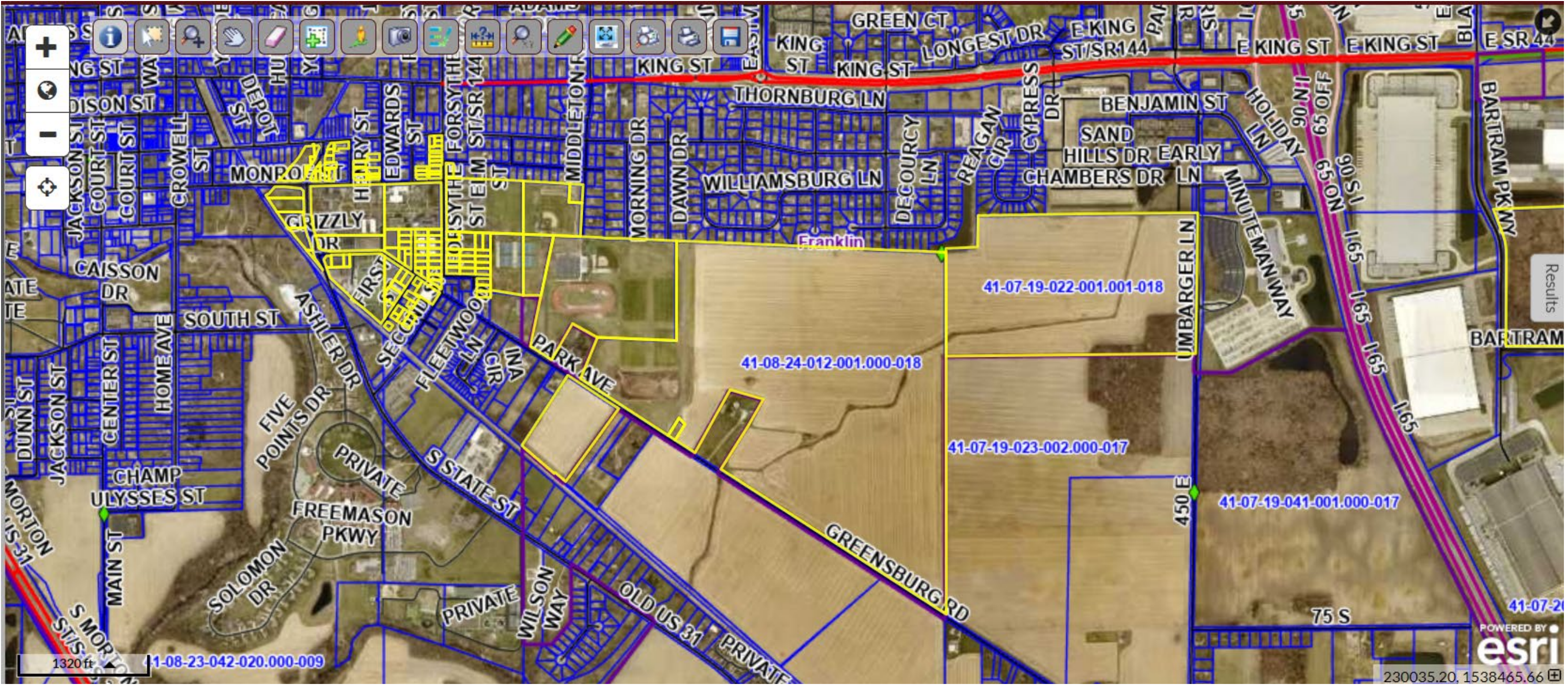
Vicinity Map (site in yellow)



Common Holdings Map:

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

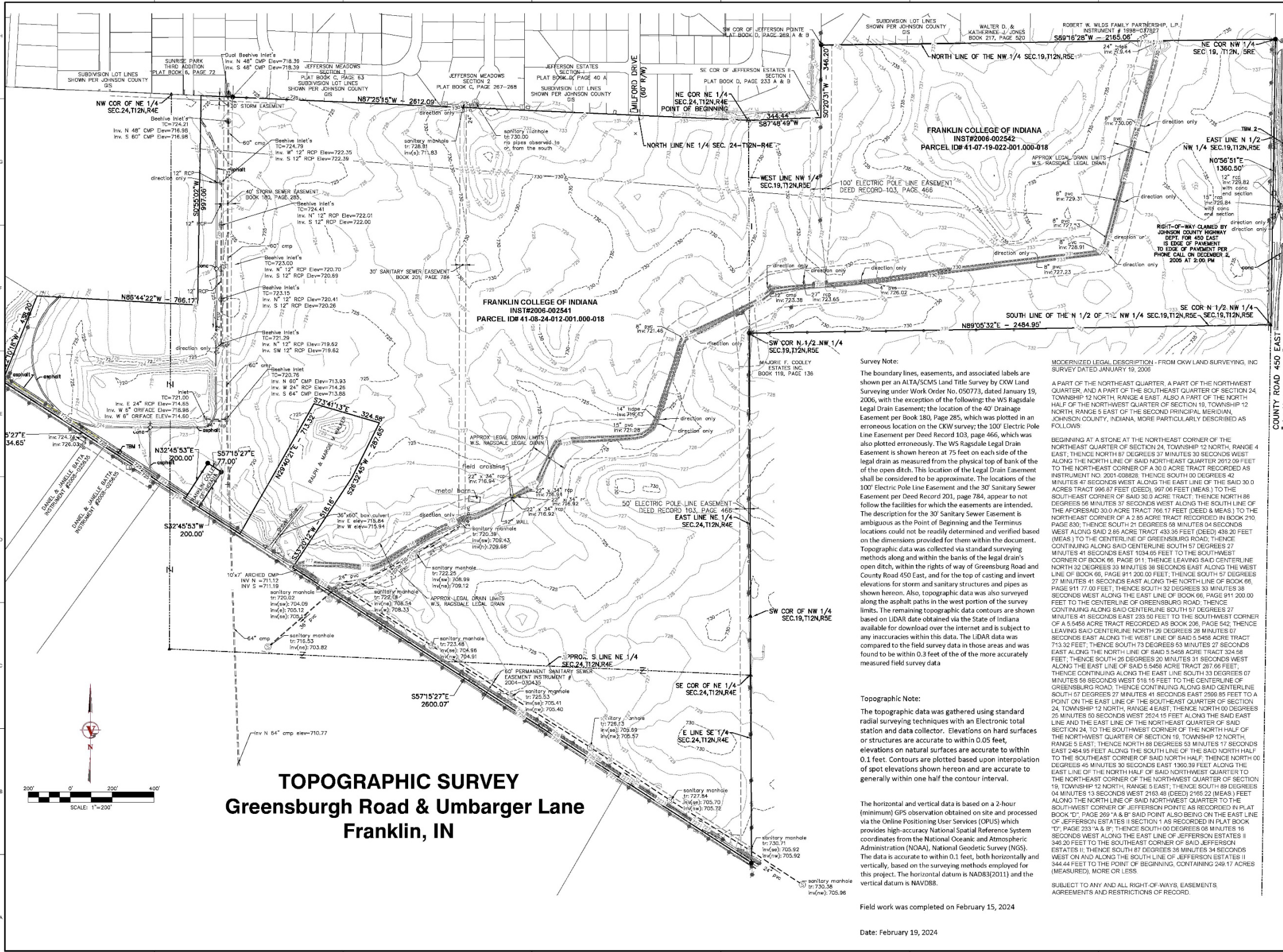
Common Holdings (in yellow)



Existing Site Conditions:

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

Existing Site Conditions





171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501
www.v3co.com

PROJECT LOCATION:
SECTION 24 - TOWNSHIP 12 NORTH - RANGE 5 EAST
NEEDHAM TOWNSHIP, JOHNSON COUNTY

TOPOGRAPHIC
SURVEY

PREPARED FOR:
FRANKLIN COLLEGE

REV. #	DATE	REV. DESC.

DRAWING LEGEND

LEGEND	
Day Wire	
Bollard	
Cable TV Pedestal	
Fire Hydrant	
Mailbox	
Power Pole	
Sign	
Sanitary Manhole	
Telephone Pedestal	
Yard Inlet Round	
Yard Inlet Square	

elips: elliptical pipe



1"=200'

Approved By: BH
Drawn By: AS
Date of Last Field Work: FEB. 15, 2024
Date Plotted: FEB. 19, 2024

Reference #:

Project Number:
231331
Sheet Number :
1 OF 1

Survey Note:

The boundary lines, easements, and associated labels are shown per an ALTA/SCMS Land Title Survey by CKW Land Surveying under Work Order No. 050773, dated January 19, 2006, with the exception of the following: the WS Ragsdale Legal Drain Easement; the location of the 40' Drainage Easement per Book 180, Page 285, which was plotted in an erroneous location on the CKW survey; the 100' Electric Pole Line Easement per Deed Record 103, page 466, which was also plotted erroneously. The WS Ragsdale Legal Drain Easement is shown hereon at 75 feet on each side of the legal drain as measured from the physical top of bank of the open ditch. This location of the Legal Drain Easement shall be considered to be approximate. The locations of the 100' Electric Pole Line Easement and the 30' Sanitary Sewer Easement per Deed Record 201, page 784, appear to not follow the facilities for which the easements are intended. The description for the 30' Sanitary Sewer Easement is ambiguous as the Point of Beginning and the Terminus locations could not be readily determined and verified based on the dimensions provided for them within the document. Topographic data was collected via standard surveying methods along and within the banks of the legal drain's open ditch, within the rights of way of Greensburg Road and County Road 450 East, and for the top of existing and invert elevations for storm and sanitary structures and pipes as shown hereon. Also, topographic data was also surveyed along the asphalt paths in the west portion of the survey limits. The remaining topographic data contours are shown based on LIDAR data obtained via the State of Indiana available for download over the internet and is subject to any inaccuracies within this data. The LIDAR data was compared to the field survey data in those areas and was found to be within 0.3 feet of the more accurately measured field survey data.

Topographic Note:

The topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector. Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.1 feet. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half the contour interval.

The horizontal and vertical data is based on a 2-hour (minimum) GPS observation obtained on site and processed via the Online Positioning User Services (OPUS) which provides high-accuracy National Spatial Reference System coordinates from the National Oceanic and Atmospheric Administration (NOAA), National Geodetic Survey (NGS). The data is accurate to within 0.1 feet, both horizontally and vertically, based on the surveying methods employed for this project. The horizontal datum is NAD83(2011) and the vertical datum is NAVD88.

Field work was completed on February 15, 2024

Date: February 19, 2024

MODERNIZED LEGAL DESCRIPTION - FROM CKW LAND SURVEYING, INC. SURVEY DATED JANUARY 19, 2006

A PART OF THE NORTHEAST QUARTER, A PART OF THE NORTHWEST QUARTER, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 4 EAST; ALSO A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 4 EAST; THENCE NORTH 87 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 2612.55 FEET TO THE NORTHEAST CORNER OF A 30.0 ACRE TRACT RECORDED AS INSTRUMENT NO. 2001-008828; THENCE SOUTH 00 DEGREES 42 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF THE SAID 30.0 ACRES TRACT 996.81 FEET (DEED); 987.06 FEET (MEAS.) TO THE SOUTHEAST CORNER OF SAID 30.0 ACRE TRACT; THENCE NORTH 86 DEGREES 56 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF THE AFORESAID 30.0 ACRE TRACT 766.17 FEET (DEED & MEAS.) TO THE NORTHEAST CORNER OF A 2.85 ACRE TRACT RECORDED IN BOOK 210, PAGE 830; THENCE NORTH 21 DEGREES 58 MINUTES 04 SECONDS WEST ALONG SAID 2.85 ACRE TRACT 433.35 FEET (DEED) 438.20 FEET (MEAS.) TO THE CENTERLINE OF GREENSBURG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 57 DEGREES 27 MINUTES 41 SECONDS EAST 1034.05 FEET TO THE SOUTHWEST CORNER OF BOOK 66, PAGE 911; THENCE LEAVING SAID CENTERLINE NORTH 32 DEGREES 33 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF BOOK 66, PAGE 911 200.00 FEET; THENCE SOUTH 57 DEGREES 27 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF BOOK 66, PAGE 911 77.00 FEET; THENCE SOUTH 32 DEGREES 33 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF BOOK 66, PAGE 911 200.00 FEET TO THE CENTERLINE OF GREENSBURG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 57 DEGREES 27 MINUTES 41 SECONDS EAST 233.50 FEET TO THE SOUTHWEST CORNER OF A 5.5458 ACRE TRACT RECORDED AS BOOK 206, PAGE 542; THENCE LEAVING SAID CENTERLINE NORTH 25 DEGREES 28 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID 5.5458 ACRE TRACT 713.32 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID 5.5458 ACRE TRACT 324.58 FEET; THENCE SOUTH 26 DEGREES 20 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SAID 5.5458 ACRE TRACT 287.66 FEET; THENCE CONTINUING ALONG THE EAST LINE SOUTH 33 DEGREES 07 MINUTES 58 SECONDS WEST 516.16 FEET TO THE CENTERLINE OF GREENSBURG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 57 DEGREES 27 MINUTES 41 SECONDS EAST 2598.85 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 25 MINUTES 50 SECONDS WEST 2014.15 FEET ALONG THE SAID EAST LINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 5 EAST; THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST 2163.48 (DEED) 2165.22 (MEAS.) FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF JEFFERSON ESTATES II AS RECORDED IN PLAT BOOK "D", PAGE 269 "A & B" SAID POINT ALSO BEING ON THE EAST LINE OF JEFFERSON ESTATES II SECTION 11 ALSO BEING IN PLAT BOOK "D", PAGE 233 "A & B"; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF JEFFERSON ESTATES II 346.20 FEET TO THE SOUTHWEST CORNER OF SAID JEFFERSON ESTATES II; THENCE SOUTH 87 DEGREES 30 MINUTES 34 SECONDS WEST ON AND ALONG THE SOUTH LINE OF JEFFERSON ESTATES II 344.44 FEET TO THE POINT OF BEGINNING, CONTAINING 249.17 ACRES (MEASURED), MORE OR LESS

SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.

Proposed Development:

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

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Innovation Park at Franklin College
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I. Introduction/Overview

The Innovation Park at Franklin College Planned Unit Development (the “IPFC PUD”) pertains to the development of approximately 249 acres of predominately vacant land located in the City of Franklin and adjacent to Franklin College, in Franklin, Johnson County, Indiana, as further described on Exhibit A attached hereto (the “PUD Real Estate”).

The PUD provides for a mixed-use development, the primary purpose of which is an Innovation District. The PUD is designed to permit the development of a mixture of uses on the PUD Real Estate, including research and development, light industrial, and office uses, as well as an array of housing to support these uses. Further, the PUD provides for an integrated development with common infrastructure, circulation, and design standards.

The design of the IPFC PUD shall be guided by the “IPFC Design Guidelines” (Exhibit __.) Objective standards related to design are incorporated in Part IV (A) of this ordinance, along with other applicable development standards (Part IV B).

This document shall serve as: (a) the body of the PUD District Ordinance for the entire IPFC PUD; and (b) the Conceptual Plan for the entire IPFC PUD, which Conceptual Plan is attached hereto as Exhibit B (the “Conceptual Plan”). Approval of the IPFC PUD is further subject to the review and approval of a Detailed Plan by the Franklin Plan Commission as provided in Article 6 of the City of Franklin Zoning Ordinance.

II. Interim Land Use

All portions of the PUD Real Estate which are not developed as part of the initial phase of development may continue to be used as they are as of the date of this ordinance, or for the installation of infrastructure consistent with the intent of the IPFC PUD. All land uses, structures and buildings that currently exist on the PUD Real Estate shall be permitted, subject to the provisions of Article 10 of the of the City of Franklin Zoning Ordinance in effect as of the date this PUD is enacted.

III. Permitted Uses and Lot Standards by Major Land Use Category/Area

A. Innovation/Office

1. Intent and Application

Innovation/Office areas are designed to accommodate the array of uses and development standards needed for an innovation park, which may be similar to those found in:

- a) 3.21 Industrial: Business Development (IBD)
- b) 3.22 Industrial: Light (IL)
- c) 3.23 Industrial: General (IG)

To preserve the Innovation/Office areas for this intent, while enhancing the unique identity of the IPFC PUD, these sections shall be replaced in their entirety and the Innovation/Office areas shall be developed in accordance with the following standards.

2. Permitted Uses

More than one permitted use and more than one structure may occur on a lot.

- a. The following may be a primary or accessory use on any lot in the Innovation/Office area.
 - (i) research and development facility, including wet and dry laboratory areas
 - (ii) light industrial processing
 - (iii) light industrial assembly
 - (iv) office uses
 - (v) data processing center
 - (vi) conference center
 - (vii) banquet or assembly hall
 - (viii) parking lot or garage (passenger vehicles only)
 - (ix) medical clinic
 - (x) day-care center
 - (xi) park and/or playgrounds (including athletic facilities)
 - (xii) telecommunications facility/tower
 - (xiii) communication service exchange
 - (xiv) utility substation
 - (xv) nursing/assisted living facility
 - (xvi) government facility (non-office)
 - (xvii) police, fire, or rescue station
 - (xviii) post office
 - (xix) school (P-12)
 - (xx) trade or business school
 - (xxi) hotel
 - (xxii) retreat center
- b) The following may be permitted in the Innovation/Office area, provided that the use is clearly accessory to one of the uses listed in part (a) above.
 - (i) retail uses (small scale)
 - (ii) personal service uses
 - (iii) restaurant
 - (iv) health spa
 - (v) other accessory uses and structures as provided in section IV(A)(2) below

3. Lot Standards

- a) Minimum Lot Area: 1 acre

- b) Minimum Lot Width: 100 feet
- c) Maximum Lot Coverage (including all hard surfaces): 80%
- d) Minimum Setbacks
 - (i) A Type 3 bufferyard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus, and shall be designed and installed in accordance with Franklin Zoning Ordinance section 7.17 (Buffering & Screening), except that such bufferyard may be located within the required setbacks below.
 - (ii) Minimum Front Yard Setback (measured from street right-of-way; any yard adjacent to a public street or right-of-way shall be considered a front yard):
 - (a) 50 feet when adjacent to a perimeter street
 - (b) 15 feet when adjacent to an interior street or right-of-way
 - (iii) Minimum Side Yard Setback (measured from adjacent property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 15 feet when interior to the PUD
 - (iv) Minimum Rear Yard Setback (measured from adjacent property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 25 feet when interior to the PUD
- e) Maximum Height (for primary structures): Lesser of 4 stories or 60 feet

4. Design and Development Standards

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

B. Franklin College Uses

1. Intent and Application:

The Franklin College Uses area is designed for use as needed by Franklin College, which is immediately adjacent. To preserve the area for this intent, while enhancing its connections to Innovation Park, this area shall be developed in accordance with the following standards.

2. Permitted Uses

More than one permitted use and more than one structure may occur on a lot.

- a) Dormitories
- b) Fraternity & Sorority Buildings
- c) Educational Buildings
- d) Recreational Facilities
- e) Parking Facilities
- f) Medical Clinic
- g) Pharmacy
- h) Children's Day Care
- i) Maintenance & Storage Facilities
- j) Administrative Offices
- k) Meeting Facilities
- l) Retail Facilities (for the primary use of students & staff)
- m) Other related facilities

3. Lot Standards

- a) Minimum Lot Area: 1 acre
- b) Minimum Lot Width: 100 feet
- c) Maximum Lot Coverage (including all hard surfaces): 80%
- d) Minimum Front Yard Setback (measured from street right-of-way; any yard adjacent to a public street or right-of-way shall be considered a front yard):
 - (i) 50 feet when adjacent to a perimeter street
 - (ii) 15 feet when adjacent to an interior street or right-of-way
- e) Minimum Side Yard Setback (measured from adjacent property line):
 - (i) 50 feet when adjacent to a perimeter street
 - (ii) 15 feet when adjacent to an interior street or right-of-way
- f) Minimum Rear Yard Setback (measured from adjacent property line):
 - (i) 50 feet when adjacent to a perimeter street
 - (ii) 15 feet when adjacent to an interior street or right-of-way
- g) Maximum Height (for primary structures): Lesser of 4 stories or 60 feet

4. Design and Development Standards

- a) Design and Development Standards are identified in Section IV of this ordinance and shall apply herein, except as otherwise provided below.
- b) To ensure cohesiveness with Franklin College Campus buildings, the standards of development for Franklin College shall be used to govern massing and building design. Where these standards conflict, the Franklin College Standards will supersede.

C. Mixed-Use

1. Intent and Application

Mixed Use areas are designed to support Innovation Park by providing accommodations for nearby retail, personal services and multifamily housing (more than two dwelling units per building). The permitted uses and lot standards for this Area may be similar to those found in the City of Franklin Zoning Ordinance in:

- a) Section 3.14 RM, Residential: Multi-Family
- b) Section 3.17 MXN, Mixed Use: Neighborhood Center

To preserve the Mixed Use areas for this intent, while enhancing the unique identity of Innovation Park at Franklin College, these sections shall be replaced in their entirety and the Mixed Use areas shall be developed in accordance with the following standards.

2. Permitted Uses

More than one permitted use and more than one structure may occur on a lot.

- a) retail uses (small scale)
- b) personal service uses
- c) office uses
- d) restaurant
- e) dwelling, multi-family (more than 2 dwelling units)
- f) dwelling, secondary (on upper floors)
- g) day-care center
- h) athletic fields, courts, & areas
- i) park and/or playgrounds
- j) community center

3. Lot Standards

- a) Minimum Lot Area: 1 acre
- b) Minimum Lot Width: 100 feet
- c) Maximum Lot Coverage (including all hard surfaces): 75%

- d) Minimum Setbacks
 - (i) A Type 3 bufferyard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus, and shall be designed and installed in accordance with Franklin Zoning Ordinance section 7.17 (Buffering & Screening), except that such bufferyard may be located within the required setbacks below.
 - e) Minimum Front Yard Setback (measured from street right-of-way; any yard adjacent to a public street or right-of-way shall be considered a front yard):
 - (i) 50 feet when adjacent to a perimeter street
 - (ii) 5 feet when adjacent to an interior street or right-of-way
 - f) Minimum Side Yard Setback (measured from adjacent property line):
 - (i) 50 feet when adjacent to a perimeter boundary of the PUD
 - (ii) 10 feet when interior to the PUD
 - g) Minimum Rear Yard Setback (measured from adjacent property line):
 - (i) 50 feet when adjacent to a perimeter boundary of the PUD
 - (ii) 20 feet when interior to the PUD
 - h) Minimum Area Per Dwelling Unit: 650 square feet
 - i) Maximum Height (for primary structures): Lesser of 5 stories or 65 feet

4. Design and Development Standards

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

D. Multifamily Residential

1. Intent and Application

Multifamily Residential areas are designed to support Innovation Park by providing accommodations for nearby multifamily dwellings (five or more dwelling units per building), with development standards similar to those found in the City of Franklin Zoning Ordinance, Section 3.14 RM, Residential: Multi-Family. To preserve the Multifamily Residential areas for this intent, this section shall be replaced in its entirety and Multifamily Residential areas shall be developed in accordance with the following standards.

2. Permitted Uses

More than one permitted use and more than one structure may occur on a lot.

- a) dwelling, multi-family (more than 5 dwelling units)
- b) athletic fields, courts, & areas
- c) park and/or playgrounds
- d) community center
- e) day care center

3. Lot Standards

- a) Minimum Lot Area: 1,000 square feet per dwelling unit; minimum 6,000 square feet
- b) Minimum Lot Width: 50 feet
- c) Maximum Lot Coverage (including all hard surfaces): 65%
- d) Minimum Setbacks
 - (i) A Type 3 bufferyard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus, and shall be designed and installed in accordance with Franklin Zoning Ordinance section 7.17 (Buffering & Screening), except that such bufferyard may be located within the required setbacks below.
 - (ii) Minimum Front Yard Setback (measured from street right-of-way; any yard adjacent to a public street or right-of-way shall be considered a front yard):
 - (a) 50 feet when adjacent to a perimeter street
 - (b) 10 feet when adjacent to an interior street or right-of-way
 - (iii) Minimum Side Yard Setback (measured from adjacent property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 10 feet when interior to the PUD
 - (iv) Minimum Rear Yard Setback (measured from adjacent property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 20 feet when interior to the PUD
- e) Minimum Living Area per Dwelling Unit: 650 square feet
- f) Maximum Height: Lesser of 4 stories or 48 feet

4. Design and Development Standards

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

E. Attached Residential

1. Intent and Application

Attached Residential areas are designed to support Innovation Park by providing accommodations for nearby attached dwellings (two or more dwelling units per building), with development standards similar to those found in the City of Franklin Zoning Ordinance, Section 3.14 RM, Residential: Multi-Family. To preserve Attached Residential areas for this intent, this section shall be replaced in its entirety and Attached Residential areas shall be developed in accordance with the following standards.

2. Permitted Uses

Only one permitted primary use or structure may occur on a lot.

- a) dwelling, two to eight attached dwelling units per structure
- b) athletic fields, courts, & areas
- c) park and/or playgrounds
- d) community center
- e) day care center

3. Lot Standards

- a) Minimum Lot Size: 1,500 square feet
- b) Minimum Lot Width: 20 feet
- c) Maximum Lot Coverage (including all hard surfaces): 75%
- d) Minimum Setbacks
 - (i) A Type 3 bufferyard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus, and shall be designed and installed in accordance with Franklin Zoning Ordinance section 7.17 (Buffering & Screening), except that such bufferyard may be located within the required setbacks below.
 - (ii) Minimum Front Yard Setback (measured from street right-of-way; any yard adjacent to a public street or right-of-way shall be considered a front yard):
 - (a) 50 feet when adjacent to a perimeter street
 - (b) When adjacent to an interior street or right-of-way:
 - (i) 25 feet to any attached garage

- (ii) 15 feet to any building face without a garage door
- (iii) Minimum Side Yard Setback (measured from adjacent property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 8 feet when interior to the PUD
- (iv) Minimum Rear Yard Setback (measured from rear property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 20 feet when interior to the PUD
- e) Minimum Living Area per Dwelling Unit (for primary structures): 800 square feet
- f) Maximum Height (for primary structures): Lesser of 3 stories or 40 feet

4. Design and Development Standards

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

F. Detached Residential

1. Intent and Application

Detached Residential areas are designed to support Innovation Park by providing accommodations for nearby detached, single-family dwellings, with development standards similar to those found in the City of Franklin Zoning Ordinance, Section 3.12 Residential Traditional Two (RT-2) or 3.13 Residential Traditional 3 (RT-3.) To preserve the Detached Residential areas for this intent, this section shall be replaced in its entirety and Multifamily Residential areas shall be developed in accordance with the following standards.

2. Permitted Uses

Only one permitted primary use or structure may occur on a lot.

- a) dwelling, single-family
- b) athletic fields, courts, & areas
- c) park and/or playgrounds
- d) community center

3. Lot Standards

- a) Minimum Lot Size: 7,200 square feet

- b) Minimum Lot Width: 60 feet
- c) Maximum Lot Coverage (including all hard surfaces): 75%
- d) Minimum Setbacks
 - (i) A Type 3 bufferyard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus, and shall be designed and installed in accordance with Franklin Zoning Ordinance section 7.17 (Buffering & Screening), except that such bufferyard may be located within the required setbacks below.
 - (ii) Minimum Front Yard Setback, Primary Structures (measured from street right-of-way; any yard adjacent to a public street or right-of-way shall be considered a front yard):
 - (a) 50 feet when adjacent to a perimeter street
 - (b) When adjacent to an interior street or right-of-way:
 - (i) 25 feet to any attached garage
 - (ii) 15 feet to any front building facade without a garage door
 - (iii) Minimum Side Yard Setback (measured from adjacent property line):
 - (a) 50 feet when adjacent to a perimeter boundary of the PUD
 - (b) 5 feet when interior to the PUD
 - (iv) Minimum Rear Yard Setback (measured from rear property line):
 - (a) 35 feet when adjacent to a perimeter boundary of the PUD
 - (b) 15 feet when interior to the PUD
- e) Minimum Living Area per Dwelling Unit: 1,200 square feet
- f) Minimum Ground Floor Living Area: 40%
- g) Maximum Height: 48 feet

4. Design and Development Standards

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

IV. Design Standards, Development Standards, Signage and Site Plan Review

- A. Design Standards:** The design of the IPFC PUD shall be guided by the “IPFC Design Guidelines” (Exhibit __) and the following objective Design Standards for Building Massing, Facades and Materiality, Entrances, and Sustainability.

1. Building Massing

- a) Building massing for all areas of the IPFC PUD:
 - (i) All buildings shall have more than one massing element, with the secondary massing element having a minimum volume of 25% of the overall building volume.
 - (ii) Massing element changes may include either distinct building volumes, facade plane changes, or both. Façade plane changes shall have of a minimum depth of 4’ for every 100’ of facade length, or 25% of the facade length, whichever is less.
 - (iii) Massing changes may occur in the vertical and/or horizontal plane as appropriate for the form and function of the building regarding the above standards.
 - (iv) Any one-story portion of a building, including roof forms, shall have a minimum height of at least 15 feet for 75% of the building facade length.
- b) Building massing in the Innovation/Office, Franklin College Uses, Mixed-Use and Multifamily areas: Where on a corner of two streets, the largest building massing by height shall be adjacent to the corner.
- c) Building massing in the Attached Residential and Detached Residential areas: The largest building massing by height shall face the street and/or public right-of-way. Where two streets are present, the primary street will be considered to be the one adjacent to the shorter side of the lot; alleys do not count towards this standard.

2. Facades and Materiality

- a) Facades and Materiality for all areas of the IPFC PUD:
 - (i) Building Materials shall be as identified in the table below.
 - (a) Primary materials as classified below shall be utilized on a minimum of 65% of the total building facade area.
 - (b) Secondary materials as classified below shall be utilized on a maximum of 35% of the total building facade area.
 - (c) Specialty accent materials as classified below may be used on a maximum of 5% of the total building facade area.

(d) Materials identified as prohibited below shall not be allowed.

(ii) Fencing and screening shall consist of materials allowed as primary or secondary below.

Building Materials	Areas of the IPFC PUD		
P = Primary (minimum 65% of total building façade area) S = Secondary (maximum of 35% of total building façade area) A = Accent (maximum of 5% of total building façade area) X = Prohibited	Innovation/ Office Areas	Franklin College Uses, Mixed-Use and Multifamily Areas	Attached and Detached Residential Areas
Full Brick Cladding	P	P	P
Stone / Masonry	P	P	P
Glass (all types)	P	S	X
Glass Block	A	A	A
Factory Finished Metal, except standing seam	P	S	A
Factory Finished Metal, standing seam	A	A	A
Raw Metal cladding intended to patina over time (e.g. Zinc, Copper, etc.)	S	S	A
Finished Wood, Wood Veneers, and Wood Siding	S	S	P
Engineered Wood Products (Thermally modified wood, etc.)	S	S	S
Concrete Block with Integral Color and Decorative Face Finish	S	S	A
Concrete Block without Color or Decorative Finish	X	X	X
Concrete (Cast-in-Place or Precast with Architectural Finish and/or Pattern)	S	S	A
Concrete without Architectural Finish	X	X	X
Fiber-Reinforced Cement Panels or Siding	S	S	P
Ceramic Tile	S	S	A
Vegetated Walls or Trellis	S	S	A
Vinyl Siding	X	X	X
T-111 Plywood	X	X	X
EFIS	A	A	A
3-Coat Stucco	S	S	S
Plastic fencing with integral color	S	S	A
Chain link Fencing, including that with plastic slats	X	X	X

(iii) Roofs may be sloped or flat:

- (a) Flat roofs shall have trim, brick coursing, cornice or projecting parapet to visually cap the building. Cornices shall have a maximum projection of 2 feet. Parapets must be a minimum of 36 inches high with a maximum projection of 2 feet.
- (b) Sloped roofs shall consist of a minimum of two sloping planes, overhanging eaves a minimum of 12 inches from the supporting wall and have a slope of at least 3:12 on

the primary slope. Sloped roof eaves shall employ trim and or fascia boards to provide architectural closure to the roof edge.

- (iv) Mechanical and communication equipment, regardless of location, shall be fully screened so they are not visible from the street level and public spaces, including alleys. Screening shall consist of 100% opaque enclosures, enlarged parapets, prefabricated screens or other means consistent with the development character. Ground-mounted equipment may be screened with evergreen shrubs or plants which fully screen the equipment from view as required above. A view study is required for any equipment not provided with a separate screen and instead which relies on the parapet or other building elements to screen from public view.
- (v) Thru-wall equipment such as PTACs and similar units shall have architectural screens and/or louvers integrated into the facade patterning such that they are not immediately and clearly identifiable as mechanical equipment. Facade mounted equipment is prohibited.
- (vi) Facade patterning and articulation shall be provided to create a dynamic and interesting composition and avoid monotonous and/or blank facades. All facades shall employ a minimum of one of the following strategies:
 - (a) A repeating pattern of recesses and/or projections with a minimum depth of 12 inches. These elements shall repeat a minimum of every 30 feet on facade facing streets and/or public ways and a minimum of every 70 feet on all other facades.
 - (b) Changes in wall plane a minimum depth of 36 inches which correspond to a building and/or massing module. These shall occur at intervals of between 25 feet and 100 feet.
- (vii) At least one of the following elements shall be used to enhance a blank wall area more than 30 feet wide.
 - (a) Vegetation including evergreen shrubs, vertical green walls, and/or trellis.
 - (b) Architectural ornament consisting of repeating element that create a visually interesting pattern over 55% of the wall area.
 - (c) Contrasting materials and/or material reveals over 50% of the wall area.

- b) Facades and Materiality in the Innovation/Office, Franklin College Uses, Mixed-Use and Multifamily areas:
 - (i) Building facades shall include a rhythm of repeating architectural elements of at least one of the following:
 - (a) Columns, pilasters, or major vertical architectural expressions at a regular interval no more than 25 feet apart.
 - (b) Major vertical mullions or fins a minimum of 5 inches wide on all-glass facades areas.
 - (c) Vertical reveals no less than 6 inches wide.
 - (d) Belt courses along the entire facade (above the ground floor)
 - (e) Lintels, arches, or other architectural features above windows.
 - (ii) Buildings shall include architectural elements which distinguish the base from the rest of the building; utilize a minimum of one of the following strategies:
 - (a) Change in primary material, color, and/or texture.
 - (b) Ornamentation unique to the ground floor
 - (c) A change in depth no less than 6 inches from the primary wall face; where this intersects vertical elements required elsewhere in this code (e.g. pilasters) the minimum depth change is permitted to be reduced to 2 inches.
 - (iii) Ground floors shall include a minimum of 55% window area on facades facing streets, public ways, and parking areas and a minimum of 35% window area on other facades.
 - (iv) Floors other than the ground floor shall include a minimum of 25% window area calculated per floor.
 - (v) All windows shall be recessed into the building facade a minimum of 4 inches.
- c) Facades and Materiality in the Attached Residential and Detached Residential areas:
 - (i) Buildings shall differentiate between individual units by utilizing a minimum of one of the following strategies:

- (a) Change in primary material, color, and/or texture.
- (b) A change in depth no less than 6 inches from the primary wall face; where this intersects vertical elements required elsewhere in this code (e.g. pilasters) the minimum depth change is permitted to be reduced to 2 inches.
- (c) For Attached Residential areas, where sloped roofs are used, the sloped sections shall be coordinated and aligned with the demising wall between units.
- (ii) All windows on facades facing streets or public ways not including alleys shall be recessed into the building facade a minimum of 4 inches.
- (iii) Facade areas containing garage doors shall be placed a minimum of 3 feet behind the adjacent building facade area.

3. Entrances

- a) Entrances in all areas of the IPFC PUD:
 - (i) Building entries shall have a direct pedestrian connection to the public way, any adjacent pedestrian ways, and parking areas.
 - (ii) Entries shall be elevated in the architectural form of the building including a minimum of three of the following strategies:
 - (a) Recessed or projected entries a minimum of 2 feet from adjacent primary facade areas.
 - (b) Projected covering of a height and scale unique to other non-entry coverings on all facades.
 - (c) Vision glass on either side of the entry measuring a minimum of 2 feet each side.
 - (d) Vision glass above the entry doors a minimum of 24 inches tall.
 - (e) Ornamental light fixtures unique to entries on the building.
 - (f) Oversized entry doors.
 - (g) Stone, masonry, or tile paving for a minimum of 6 feet horizontally from the exterior doors.

- (h) Planters on each side of the entry approach with ornamental landscaping.
 - (i) Seating along at least one edge of the approach to the entry.
 - (iii) Entrances shall be located at intervals of no more than 75 feet along the facades facing the primary street, 100 feet along facades not facing the primary street; primary street is defined as the street adjacent to the short side of the lot.
- b) Entrances in Attached and Detached Residential areas of the IPFC PUD:
 - (i) Individual unit entries shall be highlighted by architectural material changes and/or recessed facade areas a minimum of 2 feet from the adjacent primary wall.
 - (ii) Primary entries to residential units shall be visible from the street.

4. Sustainability

- a) Buildings shall promote water conservation and treatment by the utilizing two of the following methods:
 - (i) Where provided, irrigations systems shall utilize a rain sensor to prevent watering during rain events. Or provide a drip-only irrigation system. Or do not provide an irrigation system instead using native and drought-tolerant plantings throughout the project.
 - (ii) On-site rainwater gardens, bioswales, and storage and detention facilities shall be provided in accordance with applicable City, State, and local stormwater requirements.
 - (iii) Utilize permeable paving, pavers, or a combination of both on public ways and pedestrian areas.
- b) Promote Energy Efficiency in building design by utilizing a minimum of two of the following methods:
 - (i) Building entrances, except at single family residential, shall consist of double doors in stacked configuration to limit conditioned air loss.
 - (ii) Orient the long axis of the building east-west to maximize solar access on the south facade and roof.

- (iii) Locate windows to take advantage of passive solar gain and include appropriate architectural shading devices to minimize solar heat gain in summer months while promoting solar heat gain in the winter months.
- (iv) Provide skylights or other daylighting means to at least 75% of the building floor area as measured by sDA% standards.
- (v) Install solar panels sufficient to provide 10% of the typical yearly building energy use.
- (vi) Plant a vegetated roof over a minimum of 20% of the total roof area.

B. Development Standards (based on Franklin Zoning Ordinance Article 7)

1. Height Standards

- a) The maximum height of any primary or accessory structure in the IPFC PUD shall be as provided for in this IPFC PUD ordinance, subject to the exceptions listed in Franklin Zoning Ordinance Section 7.2 (B).
- b) Franklin Zoning Ordinance Section 7.2 (A) 1, 2, and 3; 7.2 (B) and 7.2 (C) shall apply as written or as may be amended.

2. Accessory Use & Structure Standards

- a) Franklin Zoning Ordinance, Section 7.3 (Accessory Use & Structure Standards) parts A, B, C, E, G and H shall apply as written or as may be amended.
- b) Franklin Zoning Ordinance Section 7.3 (D) (Permitted Accessory Uses) is hereby amended as follows. Accessory uses shall be permitted in the IPFC PUD as provided in the table below:

Accessory Uses	Areas of the IPFC PUD					
	Innovation / Office	Franklin College Uses	Mixed-Use	Multifamily Residential	Attached Residential	Detached Residential
Accessory dwellings (per FZO Section 7.3(D)(1) (as amended)						P
Day Care homes (per FZO Section 7.3(D)(2) (as amended)						P

Home occupations (per FZO Section 7.3(D)(3) (as amended) and FZO Section 7.7 (as amended))			P	P	P	P
Parking lots or garages (See also section IV(A)(5) below.)	P	P	P	P		
Other accessory uses related to the primary use	The Planning Director shall determine whether a proposed use is permitted based on the consistency of the use with the intent of the Area in which it is located.					

- c. Franklin Zoning Ordinance Section 7.3 (F) (Permitted Accessory Structures) is hereby amended as follows. Accessory Structures shall be permitted in the IPFC PUD as provided in the table below:

Accessory Structures	Areas of the IPFC PUD					
P=Permitted (1)	Innovation / Office	Franklin College Uses	Mixed-Use	Multifamily Residential	Attached Residential	Detached Residential
Amateur radio and television & radio receiver antenna (per FZO Section 7.3)(F)(2) (as amended)	P	P	P	P	P	P
Attached & detached decks above 30 inches or more from grade	P	P	P	P	P	p
Recreational greenhouses						P
Detached garages and carports (2)(3)			P	P	P	P
Mini-barns, sheds, & gazabos (3)	P	P			P	P
Swimming pools & hot tubs (above-ground & in-ground)	P	P	P	P	P	P

Dumpsters, recycling, and trash containers	P	P	P	P	P	
Other accessory structures related to the primary structure	The Planning Director shall determine whether or not accessory structures not specifically listed are permitted based on the consistency of each structure with the intent of the PUD Area in which it is located.					
Minimum side & rear yard setback for accessory structures (2)(3)	25 feet	25 feet	5 feet	5 feet	5 feet	5 feet
Minimum height of accessory structures	60 feet	25 feet	25 feet	25 feet	25 feet	10 feet

- (1) A maximum of 5 of these accessory structures may be permitted per residence or business use, with no more than 2 of any one type of accessory structure permitted.
- (2) No garage vehicle entrance from a street or alley shall have a setback of less than 20 feet (to allow for off-street parking).
- (3) Structures not on a permanent foundation and less than 200 square feet shall not be counted as an accessory structure and shall be exempt from this Ordinance.

3. Temporary Use & Structure Standards

- a) The Franklin Zoning Ordinance Section 7.4, Part 1 (General Temporary Use & Structure Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- b) The Franklin Zoning Ordinance Section 7.4, Part 2 (Residential Temporary Use & Structure Standards) shall apply to the Detached Residential areas and shall apply as written or as may be amended.

4. **Industrial Standards:** The Franklin Zoning Ordinance Section 7.5 shall apply to the Innovation/Office areas and shall apply as written or as may be amended.

5. Residential Standards

- a) The Franklin Zoning Ordinance Section 7.6, Part 1 (Residential Facility Standards) shall apply to the Detached Residential, Attached Residential, Multifamily, Mixed-Use and Franklin College Uses areas of the IPFC PUD and shall apply as written or as may be amended.
- b) The Franklin Zoning Ordinance Section 7.6, Part 2 (Traditional Residential Standards) shall apply to the Detached Residential areas and shall apply as written or as may be amended.

6. **Home Occupation Standards:** The Franklin Zoning Ordinance Section 7.7 shall apply to the Detached Residential, Attached Residential, Multifamily, and Mixed-Use areas and shall apply as written or as may be amended.

7. **Environmental Standards:** The Franklin Zoning Ordinance Section 7.9 shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

8. **Parking Standards**

- a) The Franklin Zoning Ordinance Section 7.10 Part 1 (General Parking Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- b) The Franklin Zoning Ordinance Section 7.10 Part 2 (Residential Parking Standards) shall apply as provided below:
 - (i) The Detached Residential area shall be governed by Section 7.10 Part 2 (A) and (C) which shall apply as written or as may be amended.
 - (ii) Any Sorority/Fraternity/Student Co-op Facilities to be located within the Franklin College Uses area shall be governed by Section 7.10 Part 2 (A) and (E) which shall apply as written or as may be amended.
 - (iii) The Attached Residential and Multifamily areas shall be governed by Section 7.10 Part 2 (A) and (G), except that 7.10(G)(1) is hereby amended as follows:
 - (a) In the Attached Residential area, a minimum of 2.0 off-street parking spaces are required for each dwelling unit (rounded to the nearest complete space).
 - (b) In the Multifamily Residential area, a minimum of 1.5 off-street parking spaces are required for each dwelling unit (rounded to the nearest complete space).
 - (c) In addition, parking spaces for management offices, sales facilities, self-service laundries, and other accessory uses shall be equal to 1/2 of the requirements for those uses established by Chapter 7.10 (Part 3).

The remainder of 7.10(G) shall apply as written or as may be amended.

- c) The Franklin Zoning Ordinance Section 7.10 Part 3 (Non-Residential Parking Standards) shall apply to the Innovation/Office, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

9. **Loading Standards:** The Franklin Zoning Ordinance Section 7.11 shall apply to the Innovation/Office, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

10. Entrance / Drive Standards

- a) The Franklin Zoning Ordinance Section 7.12 (General Entrance/Drive Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- b) Section 7.12(C)(6) (Commercial Area Internal Linkages) shall apply to the Mixed-Use area and shall apply as written or as may be amended.

11. Sight Visibility Standards: The Franklin Zoning Ordinance Section 7.13 shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

12. Telecommunication Facility Standards

- a) Except as otherwise provided below, the Franklin Zoning Ordinance Section 7.14 shall apply to the Innovation/Office, Franklin College Uses, and Mixed-Use areas of the IPFC PUD, and shall apply as written or as may be amended.
- b) Section 7.14 (D) (4) (Tower Height) shall be amended as follows:
 - (i) In the Mixed-Use and Franklin College Use areas, the maximum height of the tower shall be 150 feet. The maximum height of any accessory structure shall be 15 feet.
 - (ii) In the Innovation/Office area, the maximum height of the tower shall be 200 feet. The maximum height of any accessory structure shall be 15 feet.
- c) Section 7.14 (E)(1) (Site Requirements, Residential Areas) shall be amended as follows. No tower shall be placed closer than 500 feet to any property included in a residential zoning district or residential area of the IPFC PUD.
- d) Section 7.14 (E)(3) (Site Requirements, Vehicular Access) shall be amended as follows. Access drives shall be and paved in all areas of the IPFC PUD.
- e) Section 7.14 (E)(7)(B) (Site Requirements, Fencing) shall be amended as follows. In the Franklin College Use and Mixed-Use areas, the required security fence enclosing the facility shall be 100% opaque and of wood, brick, or stone construction. Opaque, 8-foot-tall wooden gates shall be provided to access the facility.

13. Fence, Hedge, & Wall Standards

- a) The Franklin Zoning Ordinance Section 7.15, Part 1 (General Fence, Hedge, and Wall Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

- b) The Franklin Zoning Ordinance Section 7.10, Part 2 (Residential Fence, Hedge, & Wall Standards) shall apply to Detached Residential, Attached Residential, and Multifamily areas and shall apply as written or as may be amended.
- c) The Franklin Zoning Ordinance Section 7.10, Part 3 (Non-Residential Fence, Hedge, & Wall Standards) shall apply to the Innovation/Office, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

14. Landscaping Standards: The Franklin Zoning Ordinance Section 7.16 shall apply to the Innovation/Office, Franklin College Uses, Mixed Use, and Multifamily areas, and shall apply as written or as may be amended.

15. Buffering & Screening Standards: The Franklin Zoning Ordinance Section 7.17 shall apply as provided below.

- a) Section 7.17, Part 1 (A) shall be amended as follows. The perimeter of the IPFC PUD, except for the boundary between the IPFC PUD and the existing Franklin College Campus, shall have a bufferyard consistent with the Type 3 Bufferyard in the Franklin Zoning Ordinance.
 - (i) Buffer yard type 3 shall include a minimum setback of 25 feet in addition to the yard setback otherwise required by this Ordinance.
 - (ii) In addition, a row of broad-leaf deciduous canopy trees shall be planted parallel to the property line within the buffer yard with 1 tree placed every 20 feet along the boundary between the subject and adjoining properties.
 - (iii) Also, a 6-foot-tall opaque wooden fence or brick / stone wall, a 5-foot-tall undulating mound planted with shrubs, or a row of evergreen conifers shall be provided.
 - (a) If an undulating mound is used the slope shall be a maximum of 3:1 (rise:run), one shrub for every 10 feet of continuous boundary shall be planted on the mound. All required shrubs shall be 18 inches tall, measured from grade, at planting.
 - (b) If a row of evergreen trees is used, one tree shall be placed every 10 feet along the property boundary. All evergreen trees shall be 5 feet in height, measured from the top of the rootball, at the time of planting.
 - (iv) Any existing vegetation that is retained may be counted towards fulfilling the minimum bufferyard requirements, subject to the approval of the Planning Director. No construction activity of any kind shall take place within the area defined by the drip-line

of any vegetation that is to be retained and counted as fulfilling these requirements.

- b) Section 7.17, Part 1 (B) shall be amended as follows. The bufferyard requirements shall apply only to the perimeter of the IPFC PUD, except for the boundary between the IPFC PUD and the existing Franklin College Campus, and not between internal areas or lots.
 - (i) Responsibility: The developer or owner of the property being developed or otherwise changed in use is responsible for installing the buffer yard at the time of that development or change. The adjacent property owner shall not have to participate in installing the buffer yard.
 - (ii) Buffer Yard Location: All required buffer yard areas shall be provided entirely on the subject property and shall be included within the minimum perimeter setbacks required by this Ordinance.
 - (iii) The remainder of Section 7.17, Part 1 (B) (items 3-7) shall apply as written or as may be amended.
- c) Section 7.17, Part 2 (Materials & Equipment Buffering and Screening Standards) shall apply to the Innovation/Office, Franklin College Uses, Mixed-Use, and Multifamily Residential areas and shall apply as written or as may be amended.

16. Exterior Lighting Standards: The Franklin Zoning Ordinance Section 7.18 shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

C. Signage: The Franklin Zoning Ordinance Article 8 shall apply as provided below.

- 1. Section 8.1 (General Sign Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- 2. Section 8.2 (Residential Sign Standards) shall apply to Detached Residential, Attached Residential, and Multifamily areas and shall apply as written or as may be amended.
- 3. Section 8.3 (Non-Residential Sign Standards):
 - a) Section 8.3, Part 1 (Non-Residential Temporary Signs) shall apply to the Innovation/Office, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.
 - b) Section 8.3, Part 2 (Non-Residential Permanent Signs) shall apply to the Innovation/Office, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

- c) Section 8.3, Part 3 (Institutional Signs) shall apply to the Franklin College Uses areas and shall apply as written or as may be amended.

D. Plat/Site Development Plan Requirement

1. The subdivision of any part of the PUD Real Estate shall comply with the then applicable provisions of the City of Franklin Subdivision Control Ordinance.
2. The City of Franklin Zoning Ordinance, Article 9, Site Development Plans, shall apply to the IDFC PUD as follows. Site Development Plan approval shall be required for all development:
 - a) for which an Improvement Location Permit is required by the City of Franklin Zoning Ordinance Section 11.8 and
 - b) that are located in the Innovation/Office, Franklin College Uses or Mixes-Use areas.

V. Miscellaneous

A. City of Franklin Zoning Ordinance

1. **Applicability:** Development of the PUD Real Estate shall be governed by (i) the provisions of this PUD Ordinance and its exhibits, and (ii) the provisions of the City of Franklin Zoning Ordinance, as amended and applicable to the referenced zoning district, except as modified, revised, supplemented or expressly made inapplicable by this PUD Ordinance. To the extent of any conflict between this PUD Ordinance and any other provision of the City of Franklin Zoning Ordinance, the terms of this PUD Ordinance shall control.
2. **References:** Article (“*Article*”) and Section (“*Section*”) cross-references in this PUD Ordinance shall hereinafter refer to the section as specified and referenced in the City of Franklin Zoning Ordinance.
3. **Supersede:** All provisions of the City of Franklin Zoning Ordinance that conflict with the provisions of this PUD Ordinance are hereby made inapplicable to the PUD Real Estate and shall be superseded by the terms of this PUD Ordinance.
4. **Defined Terms:** Capitalized terms not otherwise defined in this PUD Ordinance shall have the meanings ascribed to them in the City of Franklin Zoning Ordinance. Terms that are defined in the City of Franklin Zoning Ordinance that are used in this PUD Ordinance shall have the meanings ascribed to them in the City of Franklin Zoning Ordinance unless specifically stated otherwise.

Exhibit A: Legal Description of the PUD Real Estate

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

Exhibit B: Conceptual Plan

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

Concept Plan



Exhibit C: Design Guidelines

**Innovation Park at Franklin College
Planned Unit Development (PUD)**

EXHIBIT ____

Innovation Park at Franklin College Design Guidelines

PART 1. DESIGN PRINCIPLES

- A. Create an Exciting and Vibrant Public Realm
 - a. The public realm is critical to the success of a large district. Development in the Innovation Park should focus on enhancing the streetscape, public ways, and private connections by using dynamic and interesting design strategies. Robust street tree canopies, integrated stormwater management features, unique and interesting paving and hardscapes, drought-tolerant and robust landscaping, good lighting, and human-scale features like benches and seating provide a public realm that encourages uses by the development occupants and visitors. Special care should be taken regarding safety and accessibility above and beyond baseline code requirements.
- B. Provide Excellent and Human-Scale Architectural Expression
 - a. Buildings and structures can foster and create positive environments for habitation by utilizing design elements and massing which are of a scale fit for humans. Building elements should not overwhelm the pedestrian ways and the architecture should complement movement and access to and from both the buildings and the greater site areas.
- C. Create Appropriate Connections Between Uses and Areas
 - a. Recognizing that Indiana is inevitably a car-focused culture, priority should be given to providing adequate, shaded, and well-designed parking places for vehicles. In addition to those parking places, a well-designed pedestrian network of pathways should connect all developments, parking lots, structures, and adjacent uses. These pedestrian networks should be well lit, easily accessible, and visually identifiable so that users of the developments feel safe and encouraged to utilize them in their day-to-day movement.
- D. Incorporate Sustainable Practices and Design Concepts
 - a. Sustainable design is not an optional or special exercise reserved for high-performance and expensive buildings and developments. All development within the Innovation Park should strive to incorporate strategies that reduce water use, energy use, and actively benefit the natural world. Best practices like drought-tolerant plantings, low/no irrigation landscape installations, passive stormwater management, building orientation, glazing and material specifications, and thermal design can achieve results with little to no additional investment compared to their less thoughtful counterparts. When paired with more substantial investments like active building systems, smart irrigation systems, and even power generation, development in the Innovation Park can (and should) set a high standard for sustainability.
- E. Encourage a Variety of Housing Typologies

- a. Providing a variety of housing products, designs, and ownership types creates healthy, diverse, and equitable communities. Development in the Innovation Park PUD should strive to provide a variety of housing typologies including but not limited to, single family detached, single family attached, townhouses, garden homes, small-scale multi-family, and large-scale multi-family. A variety of ownership types should also be included in as many housing developments as possible. Alternatives to market-rate housing such as co-housing and affordable housing should be woven into housing projects.

F. Provide Context and Visual Links to Franklin College Campus

- a. The Innovation Park should have a direct link to Franklin College. Buildings and development should utilize architecture detailing, massing, scale, and materiality that calls back to the primary campus architecture in ways that are respectful to the preeminence of the campus while still providing a visual identity easily associated with the College.

PART 2. BUILDING DESIGN

A. MASSING

a. APPLICABLE DESIGN PRINCIPLES

- i. A. Create an Exciting and Vibrant Public Realm
- ii. C. Create Appropriate Connections Between Uses and Areas
- iii. E. Encourage a Variety of Housing Typologies
- iv. F. Provide Context and Visual Links to Franklin College Campus

b. GUIDELINES

- i. Building massing for all areas of the IPFC PUD.
 - 1. Building massings shall be designed with changes and variations in volume to create visual interest and reflect the scale of the uses and character of the district.



Figure 1. Building Massing with a visually interesting rhythm.

2. Massing volumes shall be designed to maintain compatible scale with adjacent existing and planned development.
3. Buildings shall not include long, monotonous, and/or blank facades and shall provide variations in depth to create visual intrigue. Changes in depth shall be easily distinguishable along the facade.

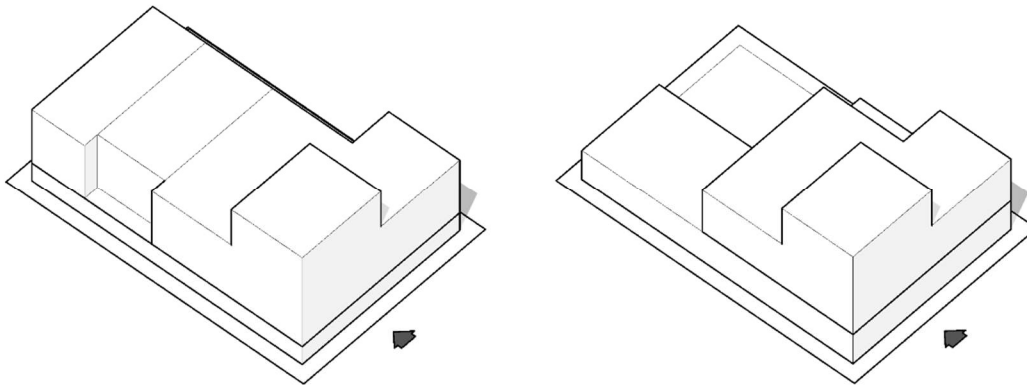


Figure 2. Building massings should have the largest massing oriented towards the primary street / corner

ii. Building massing in the Innovation/Office, Franklin College Uses, Mixed-Use, and Multifamily areas.

1. The massing of the building shall be utilized to frame and define the public realm including streetscape and required setbacks.

2. Massing should emphasize and celebrate prominent public features including intersections and major pedestrian connections.



Figure 3. Building Massing addresses and celebrates the corner and public realm.

- iii. Building massing in Attached Residential and Detached Single Family Residential areas.
 1. Orient building massing towards the primary street and/or towards the primary pedestrian way if accessed via an alley.

B. FAÇADES AND MATERIALITY

a. APPLICABLE DESIGN PRINCIPLES

- i. A. Create an Exciting and Vibrant Public Realm
- ii. B. Provide Excellent and Human-Scale Architectural Expression
- iii. E. Encourage a Variety of Housing Typologies
- iv. F. Provide Context and Visual Links to Franklin College Campus

b. GUIDELINES

- i. Facades and Materiality for all areas of the IPFC PUD

1. Building Materials shall be as follows;

- a. Primary and predominant building materials shall be durable, high-quality, and visually attractive over the building's life.
- b. Secondary materials may be used to complement the primary material(s) in limited areas as to highlight architectural features; secondary materials are those which are of lower overall quality and/or materials which require regular maintenance and upkeep to maintain their look and feel throughout the building's life.
- c. Specialty accent materials may be used in very limited areas to provide accent along the facade; specialty materials would be materials not generally considered appropriate for building claddings.



Figure 4. Facades with high-quality materials, accents, and changes in plane.

2. Materials identified as prohibited in the Objective Standards shall not be allowed.
3. Fencing and screening shall consist of durable and quality materials.
4. Roof elements shall be expressed with clear and distinct trim and architectural elements such as parapet caps, fascia trims, and other elements as appropriate in scale to the building massing, articulation, and facade patterning.



Figure 5. Building facades with distinct roof articulation and distinct base

5. Mechanical and communication equipment, regardless of location, shall be fully screened so they are not visible from the street level and public spaces, including alleys. Screening shall consist of 100% opaque enclosures, enlarged parapets, prefabricated screens or other means consistent with the development character. Ground-mounted equipment may be screened with evergreen shrubs or plants which fully screen the equipment from view as required above.
6. Thru-wall equipment such as PTACs and similar units shall have architectural screens and/or louvers integrated into the facade patterning such that they are not immediately and clearly identifiable as mechanical equipment.
7. Facade patterning and articulation shall be provided in order to create a dynamic and interesting composition and avoid monotonous and/or blank facades. All facades shall employ one of the following strategies:
 - a. Articulation of facade elements to create surface relief, depth, and shadows.
 - b. Changes in building plane within each building massing to create visual interest along lengthy facades.



Figure 6. Repeating facade elements create visual identity



Figure 7. Variations of facade pattern and detail create a compelling development

8. Use architectural elements like vegetation, ornament, lighting, reveals, architectural detailing, transitions, and contrasting materials to create visual interest in otherwise blank facades in accordance with the other guidelines in this code.

ii. Facades and Materiality for Innovation/Office and Franklin College Uses.

1. Building facades shall include a rhythm of repeating architectural elements along the facade's length.
2. Buildings shall include an architecturally distinct base.



Figure 8. Repeating windows and material change creates a strong base

3. Large storefront style windows shall be provided on the ground floor of buildings along facade which face the street and/or public areas. Ground floor windows shall include a bulkhead or appropriate design feature to cap the window head and transition to the upper building facade.



Figure 9. Large storefront windows address the public realm

4. Appropriate scale repeating and/or continuous windows shall be incorporated into all upper levels to ensure consistent views of the street, public ways, and parking lots from the building.
 5. All windows shall be recessed into the building facade claddings to provide surface relief, depth, and shadow.
 6. All windows on facades facing streets, public ways, and parking areas shall be recessed into the building facade claddings to provide surface relief, depth, and shadow.
 7. Use architectural elements like vegetation, ornament, lighting, reveals, architectural detailing, transitions, and contrasting materials to create visual interest in otherwise blank facades in accordance with the other guidelines in this code.
- iii. Facades and Materiality for Mixed-Use and Multifamily Residential areas.
1. Building facades shall include a rhythm of repeating architectural elements along the facade's length.
 2. Buildings shall include an architecturally distinct base.
 3. Large storefront style windows shall be provided on the ground floor of buildings along facade which face the street and/or public areas. Ground floor windows shall include a bulkhead or appropriate design feature to cap the window head and transition to the upper building facade.



Figure 10. Large scale storefront windows and canopies emphasize the public realm

4. Appropriate scale repeating and/or continuous windows shall be incorporated into all upper levels to ensure consistent views of the street, public ways, and parking lots from the building.



Figure 11. Appropriate scale windows on upper levels

5. All windows on facades facing streets, public ways, and parking areas shall be recessed into the building facade claddings to provide surface relief, depth, and shadow.
- iv. Facades and Materiality for Attached Residential and Single Family Detached Residential areas.
 1. Facades shall be distinguished by distinct changes in depth, materials, or otherwise, at each unit to clearly illustrate the quantity and layout of the residential units within the building.



Figure 12. Changes in materials create distinct units

2. Roof design and style shall emphasize the individual units of each building.
3. All windows on facades facing streets, public ways, and parking areas shall be recessed into the building facade claddings to provide surface relief, depth, and shadow.

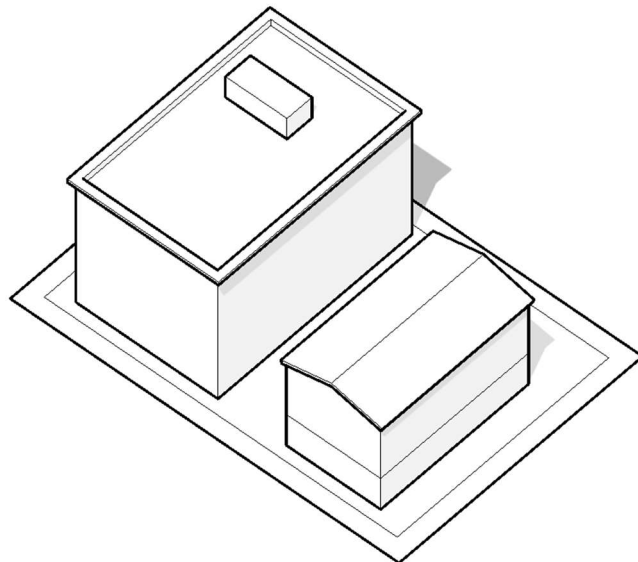


Figure 13. Varying Roof types with overhangs and architectural trims



Figure 14. Recessed windows, changes in materials, varying planes create visual interest in attached units

4. Garages shall be de-emphasized within the facade composition, either by materiality, depth of facade plane, massing, or other means consistent with this code.

C. ENTRANCES

a. APPLICABLE DESIGN PRINCIPLES

- i. A. Create an Exciting and Vibrant Public Realm
- ii. B. Provide Excellent and Human-Scale Architectural Expression
- iii. C. Create Appropriate Connections Between Uses and Areas

b. GUIDELINES

- i. Entrances in all areas of the IPFC PUD.
 1. Buildings shall be designed to create a connection and clear pathway from the public realm to the primary building entrance. These can include standard pedestrian connections sidewalks, large hardscape elements, and plazas.



Figure 15. Human scale canopies and landscaping lead to entrances



Figure 16. Outdoor dining and plazas can be used in conjunction with entry sequences

2. Entries shall be elevated in the architectural form of the building including any or all of the following strategies;
 - a. Recessed Entries
 - b. Projected covering
 - c. Elevated entry including those with stairs and accessible features
 - d. Cover; canopies, trellis, etc.

- e. Arches, special frames and trim, or otherwise distinct architectural features
- f. Landscape treatment and emphasis
- g. Surface hardscape treatment and emphasis
- h. Enhanced windows above and around entry
- i. Courtyards
- j. Specialty signage

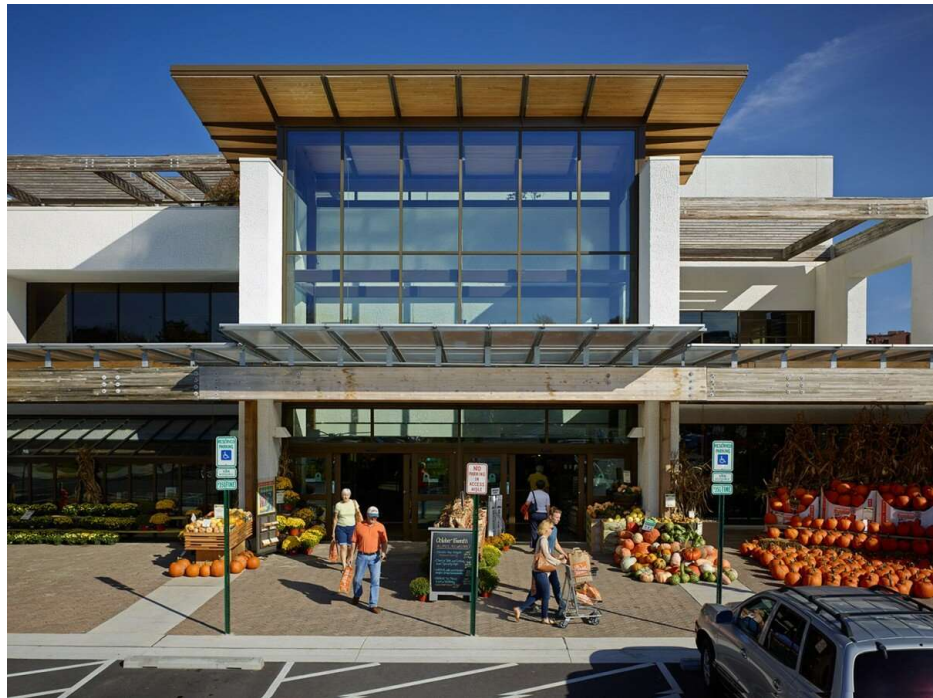


Figure 17. Building entry celebrated with large canopies and distinct massing



Figure 18. Entry articulated with special window patterning



Figure 19. Entry highlighted with large windows and signage

3. Entrances shall generally be located along the primary street frontage, at corners, or as appropriate to connect parking areas and public ways together. Buildings are required to have at least one primary entrance that addresses the public way.
- ii. Entrances in Attached Residential and Detached Single Family Residential areas.
 1. Individual unit entries shall be highlighted and visible from the street.

D. SUSTAINABILITY

a. APPLICABLE DESIGN PRINCIPLES

- i. D. Incorporate Sustainable Practices and Design Concepts

b. GUIDELINES

- i. Sustainability for all areas of the IPFC PUD.
 1. Developments shall utilize best practices and strategies to conserve and manage water and energy usage to create healthy and sustainable buildings and sites.



Figure 20. Integrated sunshading devices



Figure 21. Rooftop mounted photovoltaic array

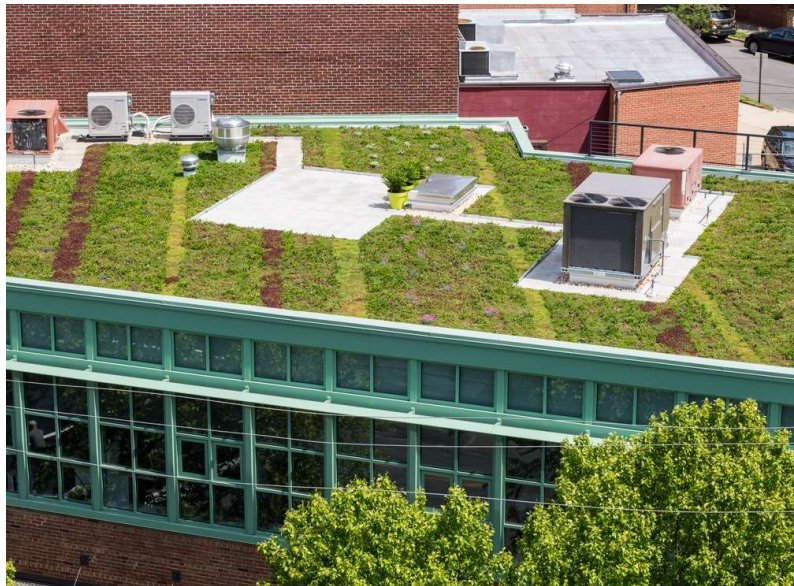


Figure 22. Extensive green roof