

Conceptual Plan:

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

**Submitted January 11, 2024;
Resubmitted March 4, 2024;
Resubmitted April 1, 2024**

Index

1. Site Description
2. Vicinity Map
3. Common Holdings Map
4. Existing Site Conditions
5. Proposed Development

4/11/24 AMT

Exhibits

- A. Legal Description of the PUD Real Estate
- B. Conceptual Plan
- C. Design Guidelines

Site Description:

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

Applicant/Attorney

Franklin College
c/o Ice Miller LLP
Attn: Timothy E. Ochs, Esq.
One American Square, Suite 2900
Indianapolis, IN 46282
Phone: (317) 236:5952
Email: Timothy.Ochs@icemiller.com

Architects/Landscape Architects

Browning Day
Attn: Greg Jacoby, AIA
626 N. Illinois St.
Indianapolis, IN 46204
Phone: (317) 828-6230
Email: Gjacoby@Browningday.com

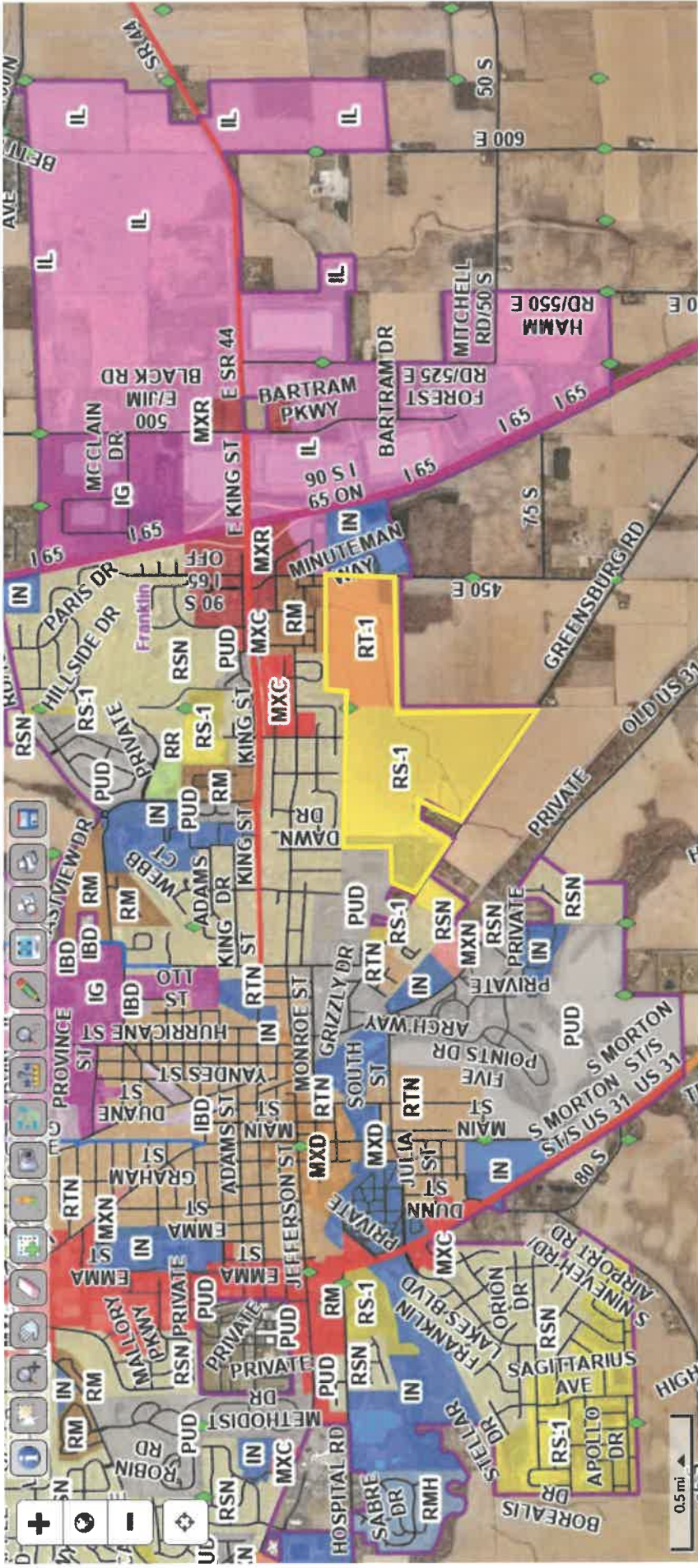
Legal Description

See Exhibit A

Vicinity Map:

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

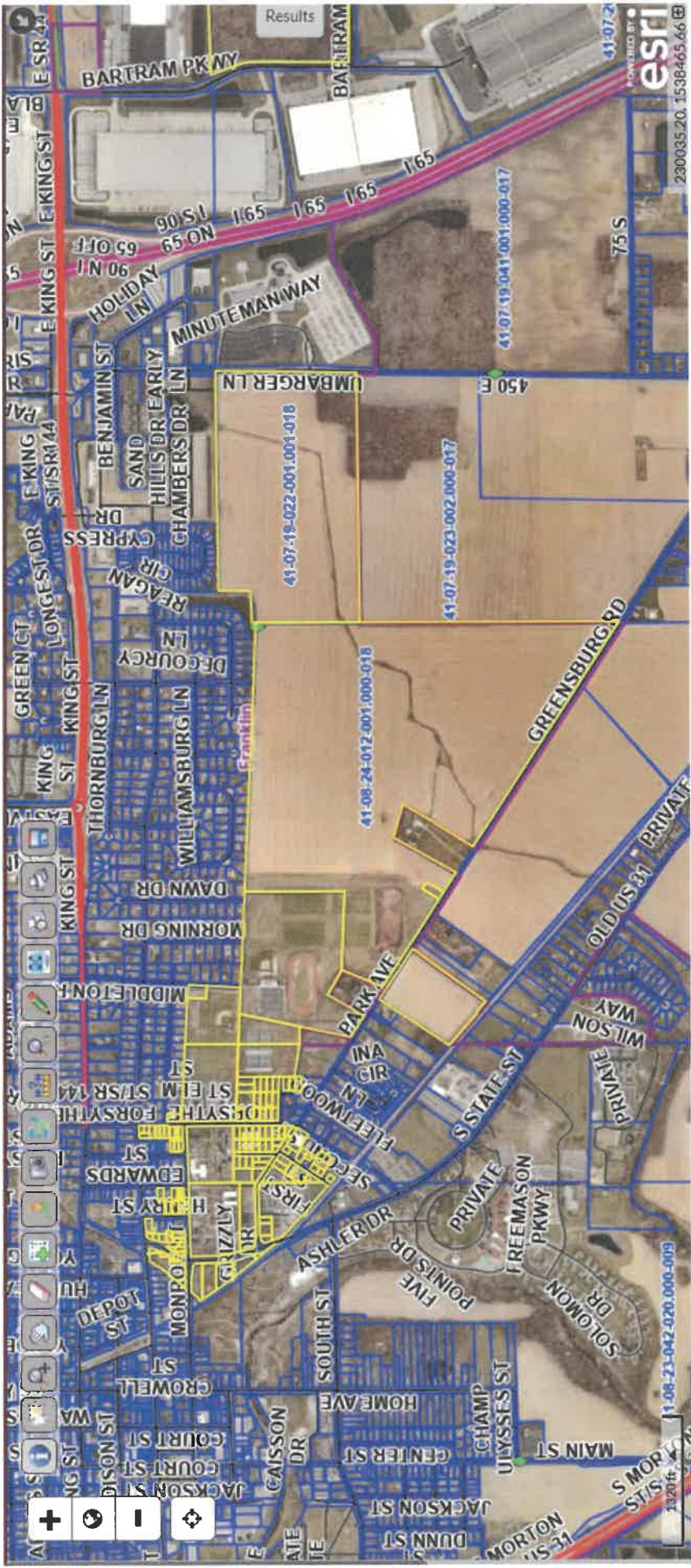
Vicinity Map (site in yellow)



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)**

Proposed Development:

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

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

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 C.) 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. Office/Innovation

1. Intent and Application

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

2. Permitted Uses

More than one primary use may occur on a lot.

- a. research and development facility, including wet and dry laboratory areas
- b. light industrial processing
- c. light industrial assembly
- d. office uses
- e. data processing center
- f. conference center
- g. banquet or assembly hall
- h. parking lot or garage (passenger vehicles only)
- i. medical clinic
- j. park and/or playgrounds (including athletic facilities)
- k. telecommunications facility/tower
- l. communication service exchange
- m. utility substation
- n. government facility (non-office)
- o. police, fire, or rescue station
- p. post office
- q. hotel
- r. retreat center
- s. retail uses (small scale)
- t. personal service uses
- u. restaurant
- v. health spa

TRADE / BUSINESS ?
SCHOOL

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 buffer yard 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 Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.

MAX. # PRIMARY STRUCTURES
PER LOT
→ EACH DISTRICT

*CLARIFY LANG.
THROUGHOUT
DISTRICTS*

- ii. Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise ~~15~~ ²⁵ feet.
- iii. Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 15 feet.
- iv. Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 25 feet.

e. Maximum Height (for primary structures): 50 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 primary use 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 Setbacks
 - i) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 25 feet.
 - ii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 15 feet.
 - iii) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 15 feet.
- e. Maximum Height (for primary structures): 50 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. The design of buildings and spaces in this area should be consistent with and/or complementary to the predominate design elements of the Franklin College Campus.

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: Multifamily
- 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 primary use may occur on a lot.

- a. retail uses (small scale)
- b. personal service uses
- c. office uses
- d. restaurant
- e. dwelling, Multifamily (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 buffer yard 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 Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
 - ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.
 - iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 10 feet.
 - iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.
- e. Minimum Area Per Dwelling Unit: 650 square feet
- f. Maximum Height (for primary structures): 50 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: Multifamily. 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 primary use ~~e~~ may occur on a lot.

- a. dwelling, multifamily (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 buffer yard 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 Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
 - ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.

- iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 10 feet.
- iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.
- e. Minimum Living Area per Dwelling Unit: 650 square feet
- f. 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.

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: Multifamily. 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, attached residential (two to eight 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 if each unit is platted as an individual lot; otherwise 1,500 square feet per dwelling unit.
- b. Minimum Lot Width: 20 feet if each unit is platted as an individual lot; otherwise 20 feet per dwelling unit.
- c. Maximum Lot Coverage (including all hard surfaces): 75%

d. Minimum Setbacks

- i) A buffer yard 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 Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
- ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise:
 - a) 25 feet to any attached garage, or
 - b) 20 feet to a building face without a garage door:
- iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 10 feet.
- iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.

How Does THIS APPLY TO EACH LOT/DWELLING IF EACH LOT IS PLATTED?

e. Minimum Living Area per Dwelling Unit (for primary structures): 800 square feet

f. Maximum Height (for primary structures): 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 Detached 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: 10,800 square feet
- b. Minimum Lot Width: 75 feet
• Lots Adj. To North Existing Lots Must Be AT OR GREATER IN WIDTH
- c. Maximum Lot Coverage (including all hard surfaces): 75%
- d. Minimum Setbacks
 - i) A buffer yard 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 Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
 - ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise:
 - a) 25 feet to any attached garage, or
 - b) 20 feet to a building face without a garage door:
 - iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 10 feet.
 - iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.
- 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.

~~ENTIRE SECTION IV~~
NEEDS TO BE ABLE TO BE PRACTICALLY APPLIED.
CAN BE FINALIZED THROUGH
DETAILED PLAN
PHASE.

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 C) and the following objective Design Standards for Building Massing, Facades and Materiality, Entrances, and Sustainability.

1. Building Massing

- a. For the purposes of these standards building massing shall refer to the three-dimensional volume of the building and shall be documented by either dimensioned diagram(s) and/or elevation drawing(s) illustrating the relative percentages of building volume.

- b. 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. Facade 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.

- c. Building massing in the Office/Innovation, 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.

- d. Building massing in the Attached Residential and Detached Residential areas: The largest building massing by height shall face the street. 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.

IS THIS BETTER
SERVED AS A REVIEW
BY/TROUGH
COVENANTS;
i. ARCH. REVIEW
COMMITTEE
INSTEAD OF THE CITY?

- 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.
 - e) A combination of any materials allowed within a category (primary, secondary, accent) may be used to comply with percentage standards.
- ii) Fencing and screening may be achieved with fencing materials as indicated in the table below, or constructed from materials indicated as primary or secondary for the area in which they are located.

Building Materials 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	Areas of the IPFC PUD		
	Office/Innovation 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	S	S	A
Factory Finished Metal, standing seam	X	X	X
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 S
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
Wrought Iron Fencing	A	A	A
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 3 feet 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. 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.
- 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) A deeper change in wall plane, a minimum depth of 36 inches, which corresponds to a change in the building's massing. 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 that is more than 30 feet wide.

How Does THIS
APPLY TO THE
RESIDENTIAL
USES?

- 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 Office/Innovation, 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.

How Does This Correspond w/ APPROVED .65% - PRIMARY MATERIALS .35% - MAX SECONDARY

*
see PG 13

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 facades facing streets or public ways, not including alleys, shall have a minimum of one window per 20 linear feet of facade area.

iii) All windows on facades facing streets or public ways not including alleys shall be recessed into the building facade a minimum of 4 inches.

iv) Facade areas containing garage doors shall be placed a minimum of 3 feet behind the adjacent building facade area.

WHAT DEFINES
A PUBLIC WAY?
A CITY TYPICALLY
DOES NOT REGULATE
BASED ON SPACE
OF PUBLIC SPACE
THAT IS OWNED PRIVATELY
SHOULD REMAIN

3. Building Entrances

a. Building entrances in all areas of the IPFC PUD:

i) Building entries shall have a direct pedestrian connection to the street or public way and to nearby parking areas.

ii) Building entries shall be enhanced by a minimum of three of the following strategies:

a) Recessed or projected entries a minimum of 2 feet from adjacent facade areas facing streets and/or public ways.

see
PG 14

NEEDS
CLARIFICATION
ON WHAT CITY JOINTS
APPLIES TO RESTRICTIONS

- b) Projected covering of a height and scale unique to other non-entry coverings on all facades (i.e., it is only used for entries and not elsewhere on the building.)
- c) Vision glass on either side of the entry measuring a minimum of 2 feet each side for non-residential buildings or 4 inches for residential buildings.
- d) Vision glass above the entry doors a minimum of 2 feet tall for non-residential buildings or 4 inches for residential buildings.
- e) Ornamental light fixtures unique to entries on the building (i.e., it is only used for entries and not elsewhere 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.

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 for the maximum area technically feasible
- b. Promote Energy Efficiency in building design by utilizing a minimum of two of the following methods:

- i) Building entrances, except at detached and attached 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 sDA% shall be calculated per ANSI/IES LM-83-12; compliance via testing report or daylight modeling results shall be accepted
- v) Install rooftop mounted solar panels sufficient to provide 10% of the typical yearly building energy use. Yearly energy use may be estimated using comparable building typologies located in central Indiana for the purposes of planning solar panel sizing and layout.
- 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. Franklin Zoning Ordinance Section 7.2 (A) shall be replaced by the following:

- i) Height Requirements: The maximum height permitted shall be as described below, subject to the exceptions listed in Z. O. Section 7.2(B).

- a) The maximum height of a primary structure in the IPFC PUD shall be as described in Part III of this ordinance.
- b) The maximum height of an accessory structure in the IPFC PUD shall be as described below in Section IV(B)2 (Accessory Use and Structure Standards.)

- ii) Measuring Height: In all instances, the height of a structure shall be measured from grade level at the lowest point of the base of the structure to the highest point of the of the

structure, excluding the necessary appurtenances listed in Section 7.2(B)(4).

- iii) **Additional Residential Limitations:** No accessory structure located in a single-family residential zoning district may exceed the height of the primary structure on the property.
- iv) **Fire Department Limitations:** The height of no structure shall exceed the fire-fighting ability of the Franklin Fire Department.

- b. Franklin Zoning Ordinance Section 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
Gazebos	P	P	P	P	P	P
Swimming pools & hot tubs (above-ground & in-ground)	P	P	P	P	P	P
Sheds	P	P	P	P		
Dumpsters, recycling, and trash enclosures	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
Maximum height of accessory structures	60 feet	25 feet	25 feet	25 feet	25 feet	5 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) Carports 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 Office/Innovation 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, Multifamily and Mixed-Use 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.
 - b) In the Multifamily Residential and Mixed-Use areas, a minimum of 2.0 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 Office/Innovation, 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 Office/Innovation, 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 Office/Innovation, 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 Office/Innovation 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 made 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 Office/Innovation, 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 Office/Innovation, 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:

i) A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus. Such buffer yard may be located within the required setbacks for the area in which it is located.

ii) The design of the buffer yard shall be determined at the time of Site Development Plan or Plat approval, as applicable, based on the following:

a) The location of buffer yards must avoid any conflict with legal drains and utility easements such that no third party shall have the right to remove any of the trees, shrubs or plants located in the buffer yard.

b) Existing vegetation should be retained to the extent possible, provided no construction activity of any kind shall take place within the area defined by the dripline of any vegetation that is to be retained.

c) Required plantings may be consistent with a Type 1, 2 or 3 buffer yard as described in the Franklin Zoning Ordinance Section 7.17(A) 1-3, based on the need for buffering and the retention of existing vegetation.

d) The Planning Director may authorize a reduction in size or change in location for a required buffer yard if it cannot be accommodated based on the preceding conditions.

b. Section 7.17, Part 1 (B) shall be amended as follows. The buffer yard 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 of the IPFC PUD.

i) **Responsibility:** The developer or owner of the property within the IPFC PUD being developed or otherwise changed in use is responsible for installing the buffer yard at the time of that

NEEDS REFINED AS
IT CAN BE
APPLIED
ORIGINAL
LANGUAGE COULD
BE PRACTICALLY
APPLIED.
ADD LANGUAGE
ABOUT NOT BEING
IN CONFLICT
W/ OTHER
ESENTS.
COPY
FROM
EARLIER
SECTIONS

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 Office/Innovation, 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 be amended as follows:

i) Section 8.3, Part 1 (A) shall apply to the Office/Innovation, Franklin College Uses, and Mixed-Use areas, except that Changeable Copy signs shall be prohibited.

→ THIS INCLUDES ELECTRONIC SIGNS

ii) Section 8.3, Part 1 (B) shall not apply.

b. Section 8.3, Part 2 (Non-Residential Permanent Signs) shall be amended as follows:

i) Section 8.2, Part 2 shall apply to the Office/Innovation and Mixed-Use areas, as further amended below:

a) Section 8.2, Part 2 (B) (Freestanding Signs) shall be amended as follows. Freestanding signs shall be permitted in the Office/Innovation Area but prohibited in the Mixed-Use Area. Signs may only

See PG. 23

be the monument type, and the pole type shall be prohibited.

b) Section 8.2, Part 2 (F) (Changeable Copy Signs) shall not apply; such signs shall be prohibited.

c) Section 8.2, Part 2 (G) (Electronic Message Board Signs) shall not apply; such signs shall be prohibited.

d) Section 8.2, Part 2 (J) (Multi-Tenant Joint Signs) shall be amended as follows.

1) In the Office/Innovation area, structures and/or centers containing multiple businesses shall establish one freestanding sign for the structure for the joint use of all tenants for which the facility is designed, including outlots. The use of individual freestanding signs for each tenant, including those on outlots, is prohibited. This shall not count toward total square footage of signage allowed.

2) In the Mixed-Use area, structures and/or centers containing multiple businesses may establish one wall sign for the structure for the joint use of all tenants for which the facility is designed, but this shall count toward total square footage of signage allowed. The use of individual wall signs for each tenant is also permitted.

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. The Permitted Non-Residential Sign Chart from Franklin Zoning Ordinance Section 8.3 is hereby amended as follows:

Sign Standard	Areas of the IPFC PUD	
	Office/Innovation	Mixed-Use
Step 1: Calculate Permitted Sign Area & Number of Signs Allowed		
Building Frontage/Sign Size Ratio	2 sf/1 linear foot of bldg. frontage	2 1.5 sf/1 linear foot of bldg. frontage
Maximum Total Signage Allowed (square feet)	500	350
Maximum Number of Signs	4	3

Step 2: Identify Permitted Sign Types (P - Permitted, X - Not Permitted)		
Wall	P	P
Awning	X	P
Projecting	P	P
Changeable Copy* → THIS INCLUDES	X	X
Freestanding INCLUDES ELECTRONIC	P	X
Multi-Tenant SIGNS	P	P
Step 3: Review the General Sign Standards		
Maximum Sign Size (square feet) & Height		
Wall	200	100
Projecting	50	50
Freestanding	100	X
Freestanding – Maximum Height	10	X
Changeable Copy	X	X
Multi-Tenant Joint Sign - Height	10	n/a not freestanding
Multi-Tenant Joint Sign – Area per Tenant	30	20
Window Signs	25%	25%

EXPLAIN

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 Office/Innovation, Franklin College Uses, Mixes-Use areas, and Multifamily Residential Areas, or in the Attached Residential Area if not being platted into individual lots.

make c.)

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 article 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. The following definitions describe the intent of specific terms used in this ordinance.

a. building massing: The overall composition of a building in three dimensions. For example, the term "big box stores" relates to their composition that resembles a large rectangular box. The Design Standards for Building Massing in this ordinance (Section IV(A)1) have been developed to encourage buildings with greater visual interest and appeal.

b. dwelling, attached residential (two to eight dwelling units per structure): A building that include two to eight dwelling units and in which the individual units are accessed by their own door to the exterior of the building; such units might or might not be platted as individual lots.

c. dwelling, multifamily (more than 5 dwelling units): A building that include five or more dwelling units and in which the individual units are accessed by means of a common lobby or hallway on the interior of the building.

d. perimeter boundary of the PUD: The property lines defined by the legal description attached to this ordinance, and which are depicted in the Concept Plan.

e. public way: Any passageway (such as a street, alley, sidewalk, trail, greenway, or public plaza) open as of right to the public and dedicated or commonly used for pedestrian or vehicular traffic or other similar purposes. They may have private or public ownership.

CONFLICTS

CITY DOES NOT REGULATE BASED ON THIS AS CAN BE INTERPRETED ARBITRARILY.

ONLY REGULATE BASED ON OWNED BY CITY - PUBLIC R/W, PUBLIC SIDEWALK, PUBLIC ALLEY, PUBLIC PARK. NOT BY PRIVATE OWNERSHIP "PERCEIVED" AS PUBLIC.

Exhibit A: Legal Description of the PUD Real Estate

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

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 19, 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 2612.09 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 996.87 feet (deed), 997.06 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 South 21 degrees 58 minutes 04 seconds West along said 2.85 acre tract 433.35 feet (deed) 438.20 feet (meas.) to the center line of Greensburg Road; thence continuing along said centerline South 57 degrees 27 minutes 41 seconds East 1034.65 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 29 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 31 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 518.15 feet to the centerline of Greensburg Road; thence continuing along said centerline South 57 degrees 27 minutes 41 seconds East 2599.85 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 2524.15 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 North 88 degrees 53 minutes 17 seconds East 2484.95 feet along the South line of the said North half to the Southeast corner of said North half; thence North 00 degrees 45 minutes 30 seconds East 1360.39 feet along the East line of the North half of said Northwest quarter to the Northeast corner of the Northwest quarter of Section 19, Township 12 North, Range 5 East; thence South 89 degrees 04 minutes 13 seconds West 2165.22 feet along the North line of said Northwest quarter to the Southwest corner of Jefferson Pointe as recorded in Plat Book "D", Page 269 "A & B"

said point also being on the East line of Jefferson Estates II Section 1 as recorded 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 Southeast corner of said Jefferson Estates II; thence South 87 degrees 36 minutes 34 seconds West on and along the South line of Jefferson Estates II 344.44 feet to the Point of Beginning, containing 249.57 acres, more or less.

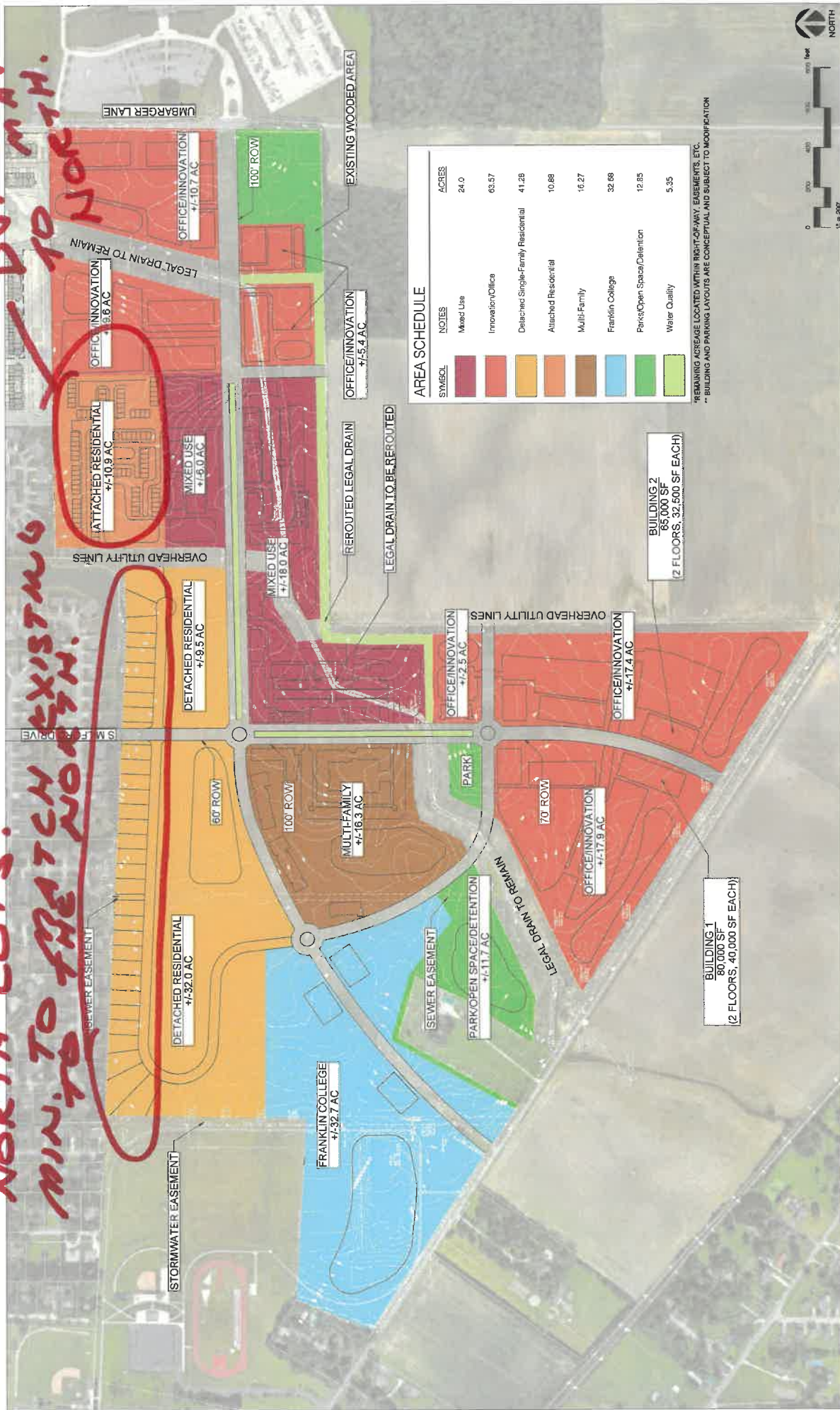
Subject to any and all easements, agreements and restrictions of record.

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE PURSUANT TO IN. 36-2271

Exhibit B: Conceptual Plan

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

NORTH LOTS:
MIN. TO MATCH EXISTING NORTH.
DUPLICATE TO MATCH.



AREA SCHEDULE

SYMBOL	NOTES	ACRES
[Red]	Mixed Use	24.0
[Orange]	Innovation/Office	63.57
[Yellow]	Detached Single-Family Residential	41.28
[Light Orange]	Attached Residential	10.88
[Brown]	Multi-Family	16.27
[Blue]	Franklin College	32.68
[Green]	Park/Open Space/Retention	12.25
[Light Green]	Water Quality	5.35

REMAINING ACRES LOCATED WITHIN RIGHT-OF-WAY, EASEMENTS, ETC.
 ** BUILDING AND PARKING LAYOUTS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION

BUILDING 1
 80,000 SF
 (2 FLOORS, 40,000 SF EACH)

BUILDING 2
 85,000 SF
 (2 FLOORS, 32,500 SF EACH)

Exhibit C: Design Guidelines

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

SEE PG. 10
TO BE FINALIZED
THROUGH
PLAN.

PUD Design Guidelines

DRAFT 02 – FOR REVIEW ONLY

EXHIBIT C

Innovation Park at Franklin College Design Guidelines

NOTE ON USE OF THIS EXHIBIT: Innovation Park at Franklin College Design Guidelines are intended to be a supplement to the clear and objective design standards outlined in Section IV.A of the PUD, providing additional context and intent behind the standards in the PUD document. Where there is conflict or ambiguity regarding the guidelines in this Exhibit, the standards of Section IV.A will govern.

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 massing 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.

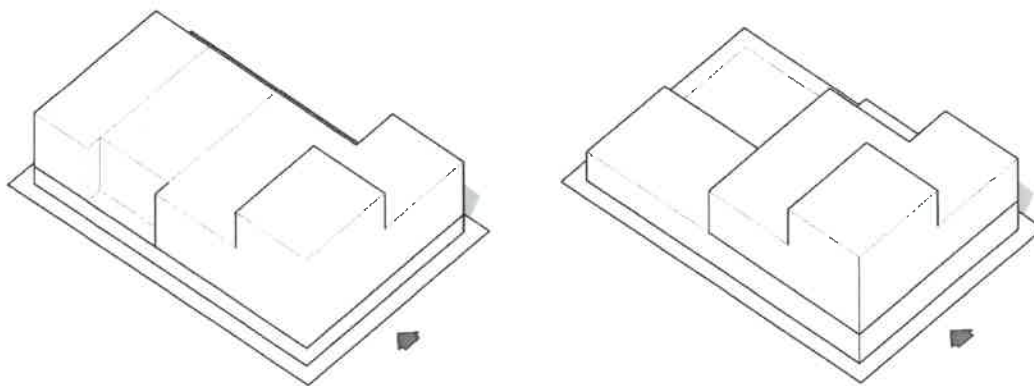


Figure 2. Building massings should have the largest massing oriented towards the primary street / corner

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 PUD Section IV.A.2 Facades and Materiality 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. 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 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.

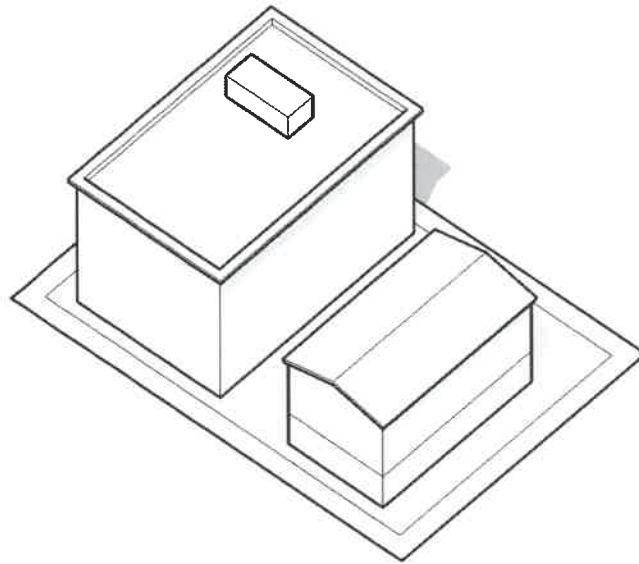


Figure 13. Varying Roof types with overhangs and architectural trims



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.

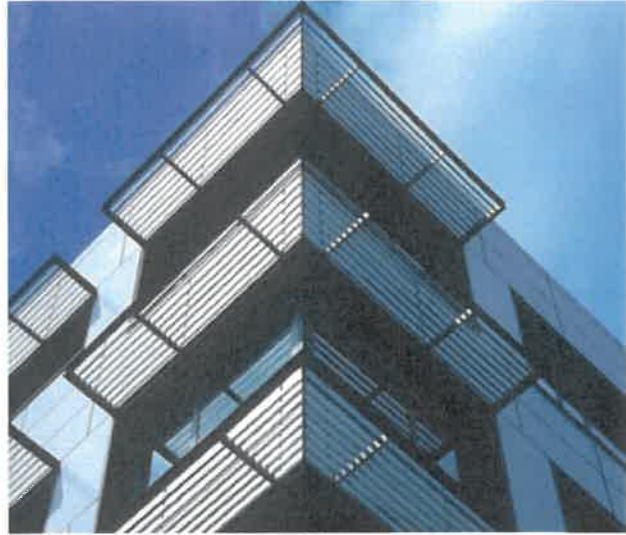


Figure 20. Integrated sunshading devices



Figure 21. Rooftop mounted photovoltaic array



Figure 22. Extensive green roof