

Conceptual Plan:

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

Submitted January 11, 2024

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Site Description:

Innovation Park at Franklin College Planned Unit Development (PUD)

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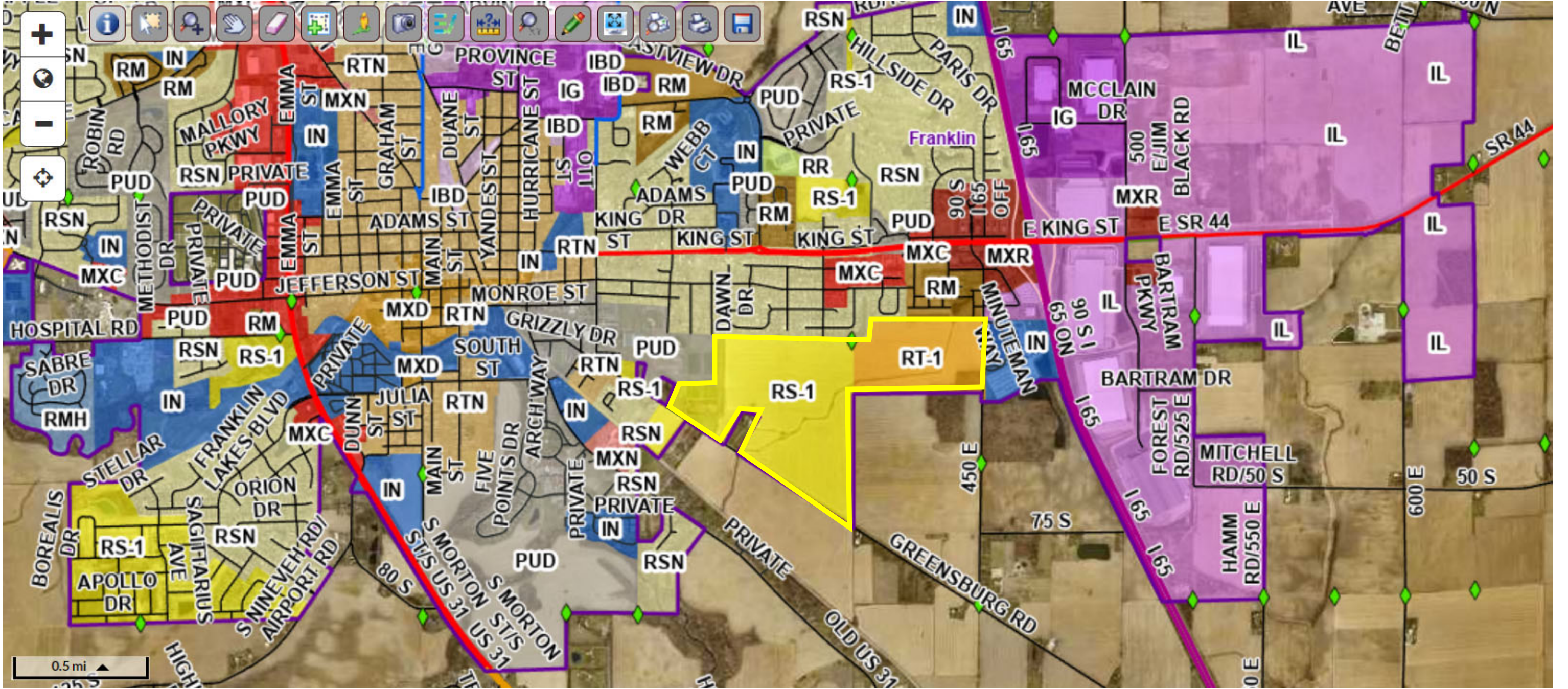
Legal Description

See Exhibit A

Vicinity Map:

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

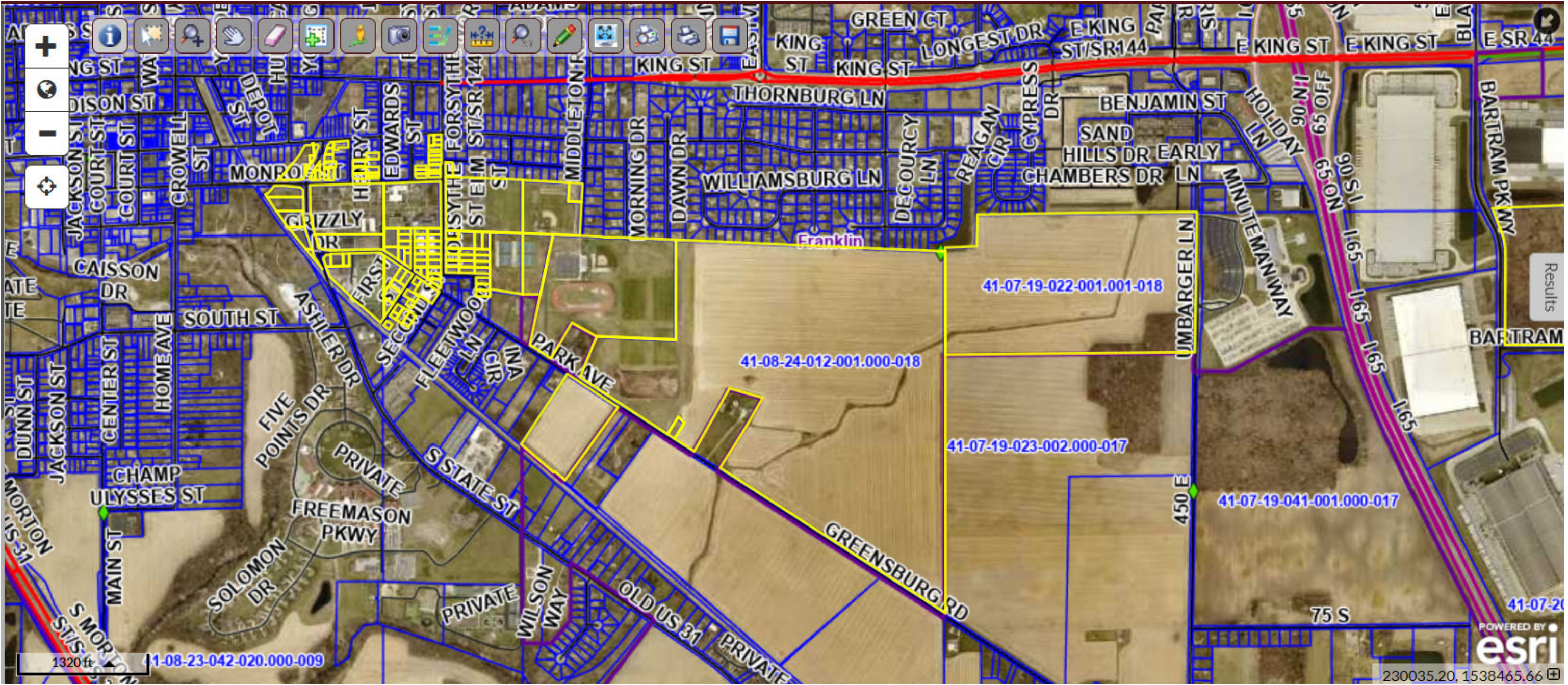
Vicinity Map (site in yellow)



Common Holdings Map:

**Innovation Park at Franklin College
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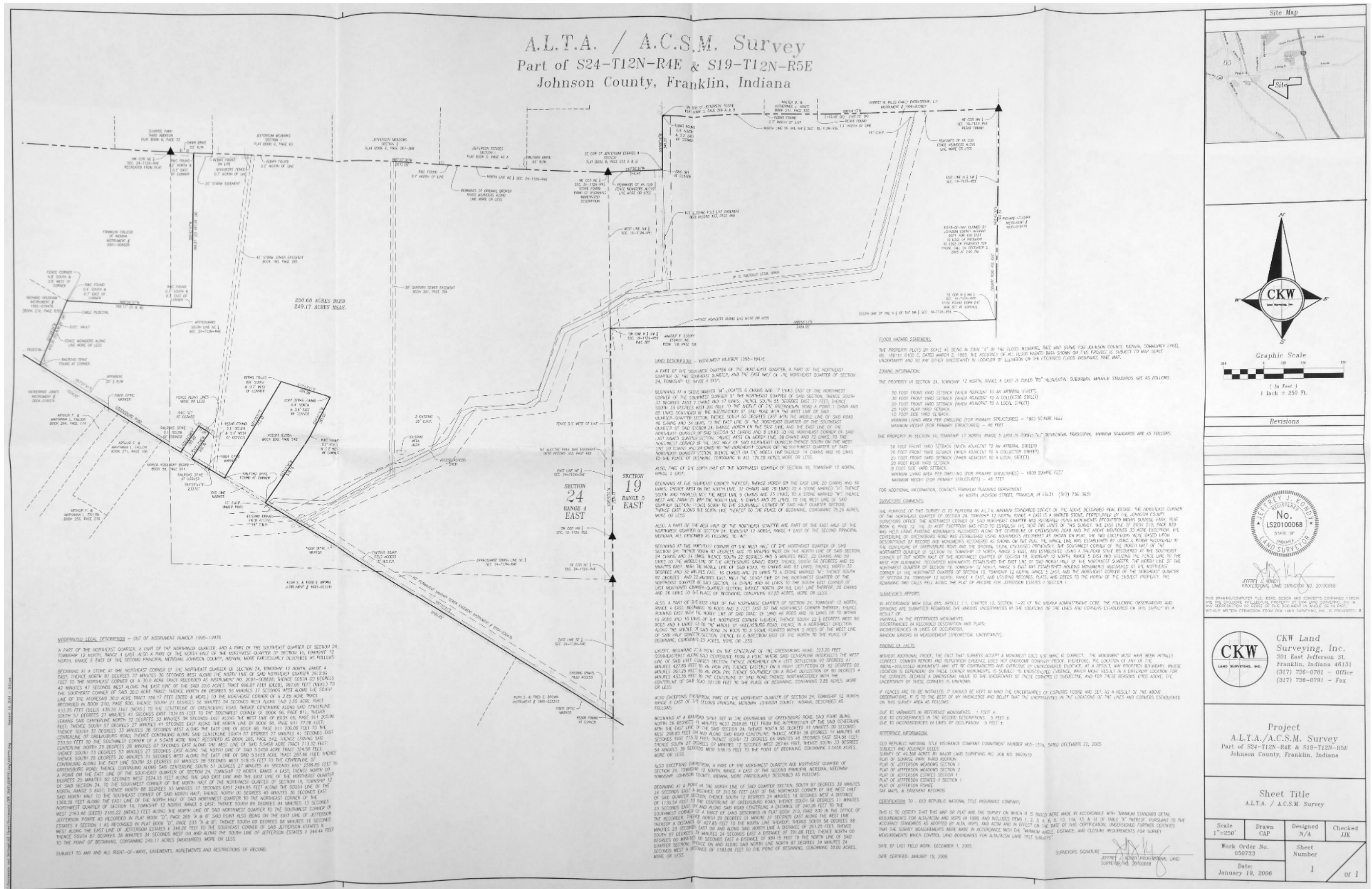
Common Holdings (in yellow)



Existing Site Conditions:

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

Existing Site Conditions



Proposed Development:

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Planned Unit Development (PUD)**

**Proposed Development:
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.

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 that are not permitted uses, structures or buildings under this PUD shall be permitted to continue as legally established nonconforming uses, buildings or structures, as the case may be, 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 (Areas 1-5 on Conceptual Plan)

1. Intent and Application

Areas 1-5 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 Areas 1-5 for this intent, while enhancing the unique identity of the IPFC PUD, these sections shall be replaced in their entirety and Areas 1-5 shall be developed in accordance with the following standards.

2. Permitted Primary Uses

More than one permitted primary use may occur on a lot.

- a) research and development facility, including wet and dry laboratory areas
- b) light industrial processing and distribution
- c) light industrial assembly & distribution
- d) food and beverage production
- e) general industrial production
- f) office uses
- g) data processing center
- h) conference center
- i) banquet or assembly hall
- j) parking lot or garage (as a primary use)
- k) medical clinic
- l) day-care center
- m) park and/or playgrounds (including athletic facilities)
- n) telecommunications facility/tower
- o) communication service exchange
- p) farmer's market

3. Primary Uses Permitted by Special Exception

More than one permitted primary use by special exception may occur on a lot.

- a) greenhouse (commercial)
- b) nursing/assisted living facility
- c) government facility (non-office)
- d) police, fire, or rescue station
- e) post office
- f) school (P-12)
- g) trade or business school
- h) health spa
- i) hotel
- j) personal service uses
- k) restaurant
- l) retail uses (small scale)
- m) retreat center

- n) power generation facility (commercial)
- o) kennel

4. Lot Standards: The following Lot Standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance. Additional Lot Standards may be included in the Detailed Plan and Rezoning.

- a) Minimum Lot Area: 22,000 square feet
- b) Minimum Lot Width: 100 feet
- c) Maximum Lot Coverage (including all hard surfaces): 80%
- d) Minimum Front Yard Setback, Primary Structures (measured from street right-of-way):
 - (i) 50 feet when adjacent to an Arterial Street
 - (ii) 5 feet when adjacent to a Collector Street
 - (iii) 0 feet when adjacent to a Local Street
- e) Minimum Side Yard Setback, Primary Structure (measured from adjacent property line): 25 feet
- f) Minimum Rear Yard Setback, Primary Structure (measured from rear property line): 25 feet
- g) Maximum Height (for primary structures): 60 feet

5. Architectural Standards

Architectural standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance.

B. Franklin College Uses (Area 6)

1. Intent and Application:

Area 6 is designed for use as needed by Franklin College, which is immediately adjacent, with uses and development standards similar to those found in the Franklin College Planned Unit Development. To preserve Area 6 for this intent, while enhancing its connections to Innovation Park, Area 6 shall be developed in accordance with the following standards.

2. Permitted Primary Uses

Permitted primary uses shall be as provided in the Franklin College PUD, and are listed below. More than one permitted 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
- n) Pre-existing single-family homes may be acquired by the college in the PUD district and may be used to house employees, married students, or other families, and for any other approved use as listed above.

3. Lot Standards

Lot standards shall be as provided in the Franklin College PUD and are listed below. They shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance. Additional Lot Standards may be included in the Detailed Plan and Rezoning.

- a) Minimum Front Yard Setback: 25 ft. (measured from the right-of-way)
- b) Minimum Side Yard Setback: 15 ft. from a lot line with a minimum of 30 ft. between buildings where no lot lines are present.
- c) Minimum Rear Yard Setback: 15 ft. from a lot line with a minimum of 30 ft. between buildings where no lot lines are present.
- d) Minimum Setback from Campus Property Line: 15 ft.
- e) Maximum Height: 70 ft. (building spires, bell towers, and chimneys may exceed this height)
- f) Maximum Site Coverage: 40% (as measured by the entire campus area)

- g) New areas of construction shall have street trees planted at an average of 40 feet on center along all public street frontages.
- h) All parking lots and interior drives shall be paved with either asphalt or concrete; all parking lots and interior drives shall be separated from any adjacent right-of-way by a 5-foot landscaped area; and an area equal to 5% of the parking lot area will be devoted to curbed landscaped areas, with 1 tree planted for every 300 square feet of landscaped area that is required.

4. Architectural Standards

Architectural standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance.

C. Mixed Use (Areas 7 and 8)

1. Intent and Application

Areas 7 and 8 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 Areas 7 and 8 for this intent, while enhancing the unique identity of Innovation Park at Franklin College, these sections shall be replaced in their entirety and Areas 7 and 8 shall be developed in accordance with the following standards.

2. Permitted Primary Uses

More than one permitted primary use 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: The following Lot Standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance. Additional Lot Standards may be included in the Detailed Plan and Rezoning.

- a) Maximum Lot Coverage (including all hard surfaces): 75%
- b) Minimum Front Yard Setback, Primary Structures (measured from street right-of-way):
 - (i) 30 feet when adjacent to an Arterial Street
 - (ii) 5 feet when adjacent to a Collector Street
 - (iii) 0 feet when adjacent to a Local Street
- c) Minimum Side Yard Setback, Primary Structure (measured from adjacent property line): 10 feet
- d) Minimum Rear Yard Setback, Primary Structure (measured from rear property line): 20 feet
- e) Minimum Living Area per Dwelling Unit (for primary structures): 650 square feet
- f) Maximum Height (for primary structures): 75 feet

4. Architectural Standards

Architectural standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance.

D. Attached Residential (Areas 9 and 10)

1. Intent and Application

Areas 9 and 10 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 3.11 RT-1, Residential: Traditional One. To preserve Areas 9 and 10 for this intent, section 3.11 shall be replaced in its entirety by the following.

2. Permitted Primary Uses

More than one permitted primary use may occur on a lot.

- a) dwelling, two-family
- b) dwelling, multi-family (more than 2 dwelling units)
- c) athletic fields, courts, & areas
- d) park and/or playgrounds
- e) community center
- f) day care center

3. Lot Standards: The following Lot Standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance. Additional Lot Standards may be included in the Detailed Plan and Rezoning.

- a) Maximum Lot Coverage (including all hard surfaces): 75%
- b) Minimum Front Yard Setback, Primary Structures (measured from street right-of-way):
 - (i) 50 feet when adjacent to an Arterial Street
 - (ii) 5 feet when adjacent to a Collector Street
 - (iii) 0 feet when adjacent to a Local Street
- c) Minimum Side Yard Setback, Primary Structure (measured from adjacent property line): 10 feet
- d) Minimum Rear Yard Setback, Primary Structure (measured from rear property line): 20 feet
- e) Minimum Living Area per Dwelling Unit (for primary structures): 800 square feet
- f) Maximum Height (for primary structures): 48 feet

4. Architectural Standards

Architectural standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance.

E. Detached Single Family (Areas 11 & 12)

1. Intent and Application

Areas 11 and 12 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 3.9 RS-3, Residential: Suburban Three. To preserve

Areas 11 and 12 for this intent, section 3.9 shall be replaced in its entirety by the following.

2. Permitted Primary Uses

More than one permitted primary use 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: The following Lot Standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance. Additional Lot Standards may be included in the Detailed Plan and Rezoning.

- a) Minimum Lot Width: 50 feet
- b) Maximum Lot Coverage (including all hard surfaces): 70%
- c) Minimum Front Yard Setback, Primary Structures (measured from street right-of-way):
 - (i) 50 feet when adjacent to an Arterial Street
 - (ii) 30 feet when adjacent to a Collector Street
 - (iii) 20 feet when adjacent to a Local Street
- d) Minimum Side Yard Setback, Primary Structure (measured from adjacent property line): 8 feet
- e) Minimum Rear Yard Setback, Primary Structure (measured from rear property line): 20 feet
- f) Minimum Living Area per Dwelling Unit (for primary structures): 1,200 square feet
- g) Minimum Ground Floor Living Area (for primary structures): 40%
- h) Maximum Height (for primary structures): 48 feet

4. Architectural Standards

Architectural standards shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance.

IV. Development Standards, Signage and Site Plan Review

A. Development Standards

Development standards as addressed in the City of Franklin Zoning Ordinance, Article 7 shall apply and shall be included in the Detailed Plan and Rezoning required by Section 6.4 of the City of Franklin Zoning Ordinance.

B. Signage

1. Within Area 6 (Franklin College Uses), the sign standards of the Franklin College PUD shall apply, which are as follows:
 - a) Entrance signs shall be permitted at a maximum area of 70 square feet and a maximum height of 8 feet. Such signs shall be constructed of brick, stone, or other materials compatible with the exteriors of other structures on the campus. These signs shall be located at the campus entrances and may be lighted. If externally lighted, the signs shall be equipped with cut-off fixtures to prevent light spillage. The minimum setback for the entrance signs shall be 10 feet from the right -of-way.
 - b) Informational, directional, and building identification signs are also permitted. These signs shall not exceed 20 square feet in area and shall be constructed of customary materials compatible with campus building architecture.
2. Except as otherwise provided above, the Sign Standards of the City of Franklin Zoning Ordinance, Article 8, shall apply to the IDFC PUD.

C. 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 IDFC PUD Areas 1-8 (Innovation District, Franklin College, and Mixed-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)**

IMAGE/COPY PROPERTY OF THE COUNTY OF JOHNSON, INDIANA
TOWNSHIP 12 NORTH, RANGE 4 EAST, SECTION 24, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A"

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 249.77 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 IS: 36-228

Exhibit B: Conceptual Plan

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

Exhibit B-1: Conceptual Plan (plain background)

**Innovation Park at Franklin College
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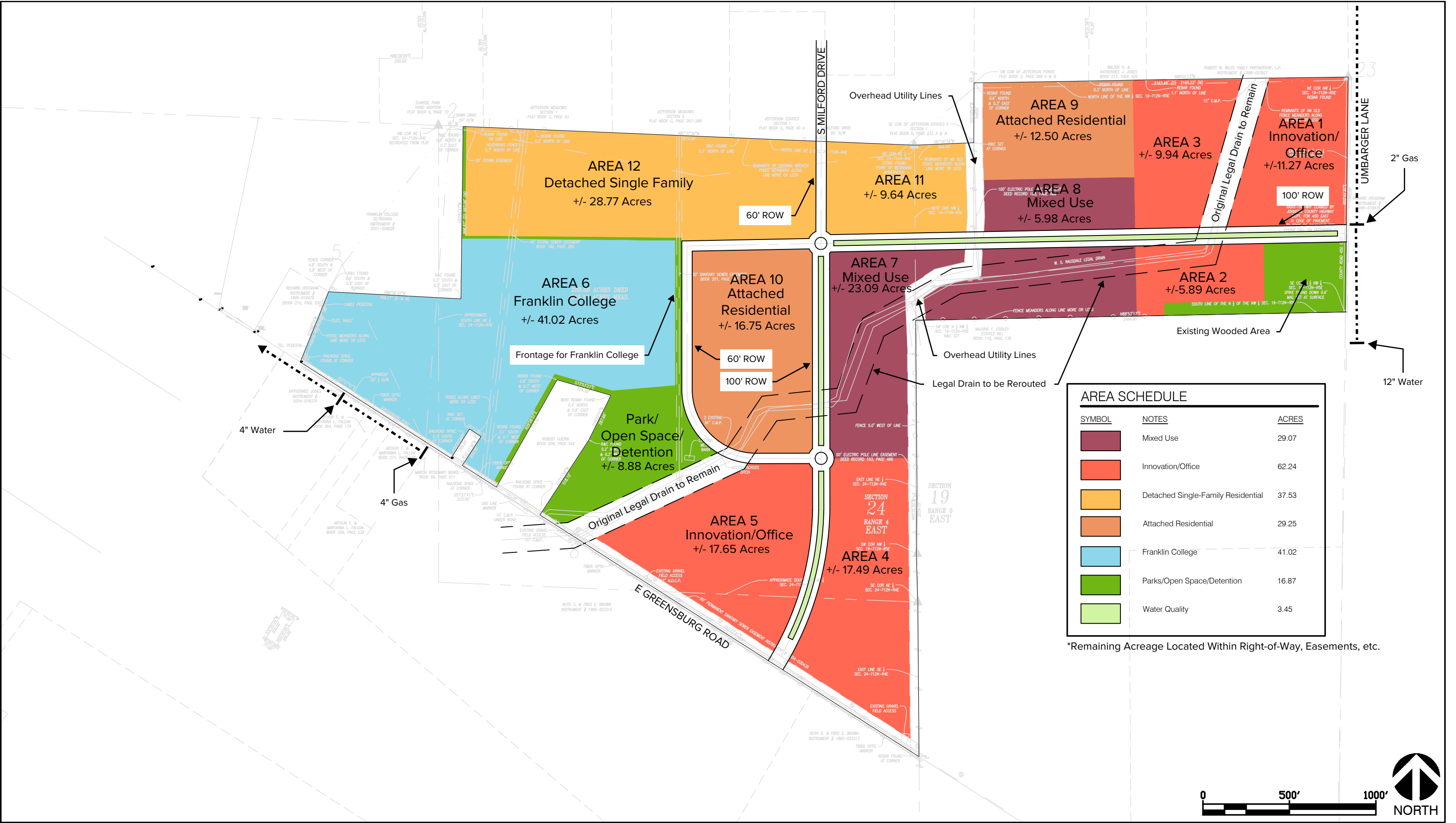


Exhibit B-2: Conceptual Plan (aerial background)

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

