

ORDINANCE NO. 2018- 9B
 AN ORDINANCE AMENDING TITLE XV, CHAPTER 156,
 OF THE HANCOCK COUNTY CODE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
 OF HANCOCK COUNTY, INDIANA, THAT:

SECTION 156.020 ZONING MAP OF TITLE XV, CHAPTER 156 IS AMENDED AS FOLLOWS:

SECTION 1. The real estate more particularly described in the attached "Exhibit A" (the "Real Estate") is hereby zoned to the Planned Unit Development (PUD) District. Unless otherwise stated herein, the standards set forth in this Ordinance shall govern the use and development of the Real Estate, and these standards shall replace all other standards set forth in the Hancock County Zoning and Subdivision Control Ordinances, as amended.

SECTION 2. Permitted Uses. The permitted uses for the Real Estate are described below:

PERMITTED USES:

1. Service Center Building and Paint Building:

Service Center and Paint Building:

- i) Automated motor vehicle wash;
- ii) Motor vehicle service, reconditioning, and repair center, including tire racks;
- iii) Shop techs/warehouse staff lounge/break room;
- iv) Driver's restrooms;
- v) Parts warehouse;
- vi) Office area, break room and restrooms;
- vii) Connector Canopy; and
- viii) Painting of motor vehicles.

- 2. The sale and leasing of motor vehicles, trailers and related equipment.
- 3. Motor vehicle and Trailer Storage.
- 4. Motor vehicle and Trailer Parking.
- 5. Loading and unloading of motor vehicles.
- 6. All permitted uses, except (unless otherwise permitted herein) the following: (a) equipment sales and rental, (b) contractor's storage yard, (c) fabrication facility, (d) food and beverage production, (e) manufacturing facility, and (f) junk yard, and truck terminal as a primary use, listed in the Industrial: Business Park (IBP), Industrial: Light (IL) and Industrial: General (IG) Zoning Districts not listed above.

SECTION 3. Special Exceptions. Special Exceptions allowed for the Real Estate will be the Special Exceptions listed in Industrial: Business Park (IBP), Industrial: Light (IL) and Industrial: General (IG) Zoning Districts.

SECTION 4. Developmental Standards. Developmental standards and requirements shall be as shown on the Planned Unit Development Preliminary Plan approved by the Hancock County Commissioners, which said Plan is incorporated herein by reference.

SECTION 5. Architectural Standards. The maximum height of any building within the site shall not exceed 50 feet. Buildings shall be constructed of durable materials that are appropriate for the building type. The character of the materials for each building shall be similar to one another to tie the site together. The site may include, but is not limited to, the Service Center Building and Paint Building. Each building shall be permitted to include supplementary functions which support the primary use of each building.

SECTION 6. Landscaping Standards. Landscaping standards shall be as shown on the Landscape Plan approved by the Hancock County Commissioners, which said Landscape Plan is incorporated herein by reference. The size and species shall be as provided by the Hancock County Zoning Ordinance.

SECTION 7. Lighting Standards. Lighting standards shall be as shown on the Photometric Plans approved by the Hancock County Commissioners, which said Plans are incorporated herein by reference. The height and fixture type shall be as provided by the Hancock County Zoning Ordinance.

SECTION 8. Future Development. The Permitted Uses and Special Exceptions allowed in Section 2 hereof shall be allowed in the areas labeled "Future Development" on the Preliminary PUD Plan, and shall be developed to the same standards as stated in Sections 4 through 7 hereof.

SECTION 9. The Owner of the Real Estate will comply with the following standards of the Hancock County Zoning Ordinance:

- A. Industrial Operation Standards
- B. Environmental Standards
- C. Entrance/drive Standards
- D. Non-residential Fence Standards
- E. Non-residential Design Standards
- F. Sign Standards
- G. Parking Standards

The entrance road shown on the approved Preliminary Unit Development Plan shall be considered in compliance with all requirements of the Hancock County Zoning Ordinance regarding road frontage and access to a public road.

Variances to Developmental Standards may be requested pursuant to the Hancock County Zoning Ordinance.

SECTION 10. Staff Recommendations. The Owner of the Real Estate shall comply with the following staff recommendations:

- A. Revise the preliminary and landscape plans to incorporate the requested amendment;
- B. Include the size and species of vegetation within the proposed landscape plan, consistent with the County's adopted Landscape Standards; and
- C. Include minimum parking standards, consistent with the Zoning Code, in the Amended Preliminary PUD Plan.

SECTION 11. Maintenance of the Real Estate. Celadon shall be responsible for the maintenance of the Real Estate for so long as it is the owner thereof. Said maintenance shall include the bush hogging of the area not occupied by Carvana twice per month during the mowing season.

SECTION 12. Adoption. This Ordinance is adopted this 18th day of September, 2018 and shall take effect upon its passage, as provided by law.

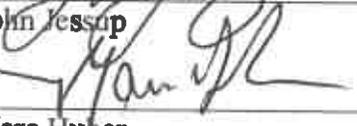
BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA:



Brad Armstrong



John Jessup



Marc Huber

ATTEST:



Robin Lowder, Hancock County Auditor
Petitioner, Celadon Realty, LLC

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EXHIBIT A

Legal Description

AS-SURVEYED DESCRIPTION OF PROPOSED LOT

A part of the North Half of Section #24, Township 16 North, Range 5 East, Buck Creek Township, Hancock County, Indiana and being a part of the lands described in CELADON REALTY, LLC, Instrument #2019069088, described as follows:

Beginning at a 1" steel pin with a punch mark found at the Northwest corner of said Section #24,
THE POINT OF BEGINNING,

Thence North South 89°30'36" East, a distance of 1,342.87 feet along the North line of said Section #24 to a Mag nail and collar "Isgrigg" set, said point being North 89°30'36" West 1,342.87 feet of a 1" steel pin found at the Northeast corner of the Northwest Quarter of said Section #24,

Thence South 00°34'50" East, a distance of 784.11 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
THE TRUE POINT OF BEGINNING,

Thence North 89°25'10" East, a distance of 969.27 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence South 00°34'50" East, a distance of 239.55 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence North 89°25'10" East, a distance of 1,415.49 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence South 00°28'50" East, a distance of 722.16 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence South 00°28'50" East, a distance of 79.97 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence South 00°28'50" East, a distance of 400.59 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence North 89°34'23" West, a distance of 2,383.03 feet to a 5/8"x24" rebar and cap "Isgrigg" set,

Thence North 00°34'50" West, a distance of 1,400.37 feet to, THE TRUE POINT OF BEGINNING, passing the Northwest corner of the Southeast Quarter of the Northwest Quarter at 844.74 feet,

Containing 3,049,200± Square Feet or 70.00 Acres.

Item 3: Carvana, LLC

- A) Planned Unit Development (PUD) Text Amendment; and
- B) Preliminary Plan Amendment depicting the general elements of the PUD on 70.0 acres.

- Location: Approximately 6200 W FW Marks Drive
 - ◆ Buck Creek Township

- Purpose: To revise the PUD text and plan to further accommodate an automobile inspection and reconditioning center and to further reduce the project area.

- History:
 - ◆ 3/1/16: BC approved Rezone 166.36 acres from IBP to PUD for trucking campus and headquarters.
 - ◆ 4/14/16: Tech Committee review of Final Detailed Plan
 - ◆ 4/3/18: BC approved PUD Text Amendment and Preliminary Plan Amendment to accommodate an automobile inspection and reconditioning center on 141.86 acres.

9/18/2018

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Carvana / Vicinity

