

ORDINANCE NO. 2019- 11-A
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. Real Estate. 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 Ordinances, as amended.

SECTION 2. Preliminary Plans. The Real Estate shall be developed substantially in accordance
with the Amended Preliminary Development Plans (the "Amended Plans"), a copy of which are
attached as "Exhibit B".

SECTION 3. Permitted Uses. The permitted uses for the Real Estate, except that area
marked as "Open Space" on the Amended Plans, are described below:

PERMITTED USES:

1. Service Center Building and Paint Building:

Service Center Building 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/ breakroom;
- iv) Driver's restrooms;
- v) Parts warehouse;
- vi) Office area, breakroom 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 4. 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 5. 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 6. 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 7. 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 8. 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 9. Open Space. The development of what is marked as "Open Space" on the Amended Plans is subject to further approval by the Hancock County Commissioners.

SECTION 10. 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.

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

SECTION 11. Adoption. This Ordinance is adopted this 4th day of November, 2019 and shall take effect upon its passage, as provided by law.

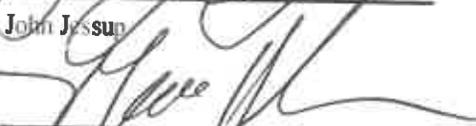
BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA:



Brad Armstrong



John Jessup



Marc Heber

ATTEST:



Debra Carnes, Hancock County Auditor

Petitioner, Carvana, LLC

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: _____

This document prepared by: Fredric Lawrence and Jon C. Dobosiewicz
Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

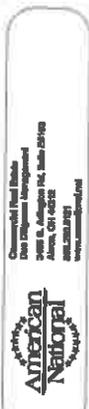
EXHIBIT A
Legal Description

A part of the North Half of Section #24, Township 16 North, Range 5 East, Buck Creek Township, Hancock County, Indiana and being remaining portion of the lands described in CELADON REALTY, LLC, Instrument #201606908 and all of Parcel 1 of Instrument #201805429, described as follows:

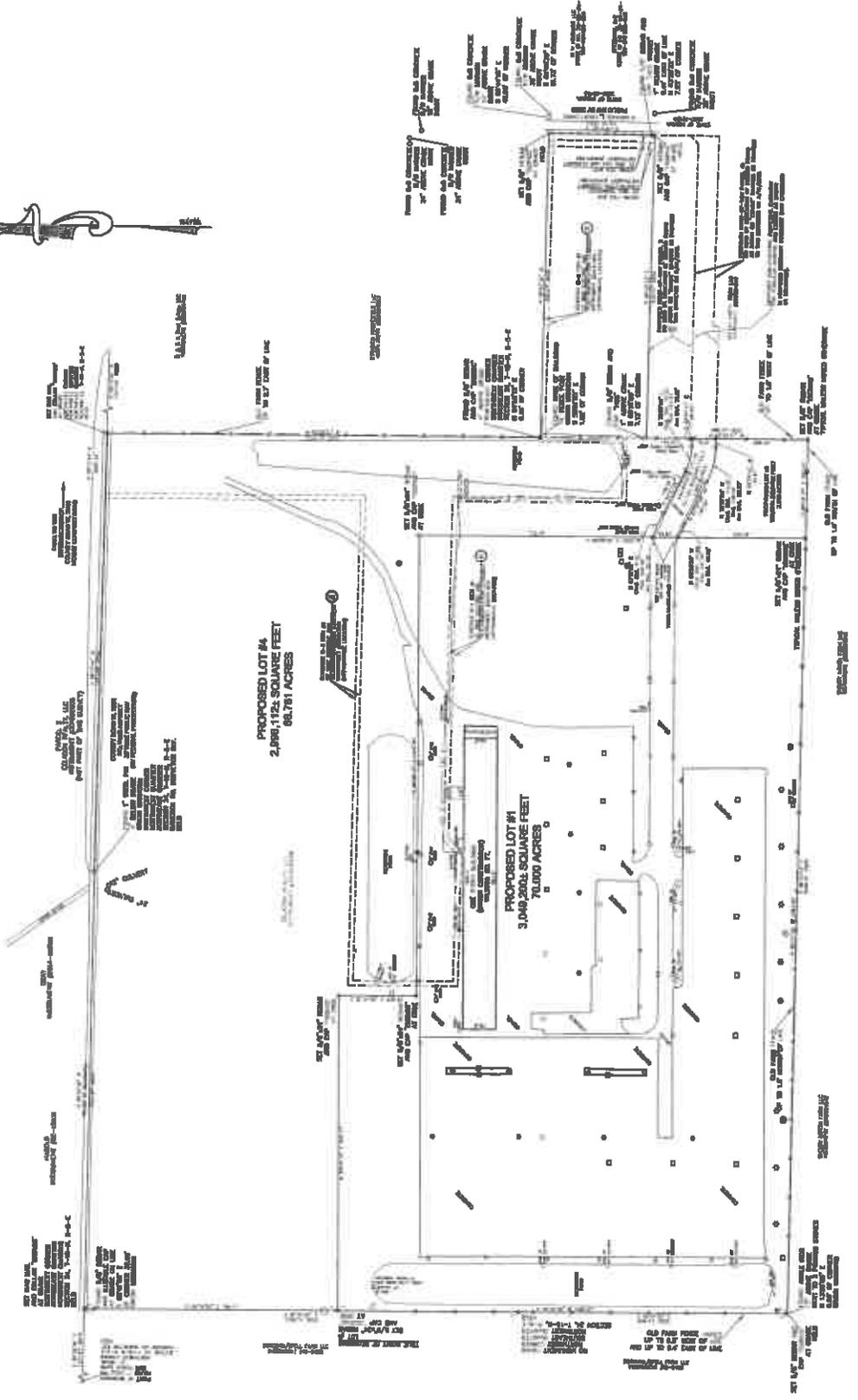
Beginning at a 1" steel pin with a punch mark found at the Northwest corner of said Section #24, THE POINT OF BEGINNING,

Thence 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, THE TRUE POINT OF BEGINNING,
Thence South 00°34'50" East, a distance of 784.11 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
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 along an arc to the right having a chord bearing of South 67°11'00" East, a chord distance of 81.61 feet, a radius of 506.00 feet and an arc length of 81.70 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence South 62°33'28" East, a distance of 148.26 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence along an arc to the left having a chord bearing of South 75°57'06" East, a chord distance of 75.52 feet, a radius of 163.00 feet and an arc length of 76.21 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence South 89°20'43" East, a distance of 24.42 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence North 00°28'51" West, a distance of 7.14 feet to a point,
Thence South 89°20'52" East, a distance of 899.97 feet to a point,
Thence North 45°25'50" East, a distance of 35.22 feet to a point, on the West right-of-way line of N. Michael Ebert Drive,
Thence North 00°12'19" East, a distance of 112.89 feet along said Drive to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence South 89°23'32" East, a distance of 0.06 feet to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence North 00°11'42" East, a distance of 331.10 feet along said Drive to a 5/8"x24" rebar and cap "Isgrigg" set,
Thence North 89°23'32" West, a distance of 930.57 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section #24 witnessed by a 5/8"x24" rebar and cap "Isgrigg" found bearing North 84°53'12" East a distance of 0.16 feet,
Thence North 00°28'51" West, a distance of 1,334.72 feet to a Mag nail and Collar "Isgrigg" Set at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section #24,
Thence North 89°12'44" West, a distance of 1,347.66 feet along County Road W. 300N to a 1" steel pin found at the Northeast corner of the Northwest Quarter of said Section #24,
Thence North 89°30'36" West, a distance of 1,342.87 feet to THE TRUE POINT OF BEGINNING.

Containing 3,123,126± Square Feet or 71.697 Acres.



Commercial Real Estate
 One American National
 3000 N. Ashbridge Rd., Suite 2000
 Aurora, OH 44202
 440.328.1800
 www.americanreal.com





PROJECT LOCATED IN:
 SECTION - TOWNSHIP 9 NORTH - RANGE 48 WEST
 SHERBURNE COUNTY

LANDSCAPE PLAN

PREPARED FOR:
 REGAL COURT RESORT MANAGEMENT,
 2201 UNIVERSITY AVENUE,
 INDIANAPOLIS, IN 46202

DRAWING LEGEND

1. 1/2" = 1' PLANTING
2. 1/4" = 1' PLANTING
3. 1/8" = 1' PLANTING
4. 1/16" = 1' PLANTING

CERTIFIED BY:

DATE: 08/06/10

Reference #: C19-5009
Project Number: M19-5010
Sheet Number: C 3

SEE LANDSCAPE SCHEDULE:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
11. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
12. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
13. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
14. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
15. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
16. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
17. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
18. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
19. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
20. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.

PLANT SCHEDULE - TREES

SUMMIT#	COMMON NAME	SCIENTIFIC NAME	CALIPER SIZE	APPROX. MAXIMUM HEIGHT
12	AMERICAN WHITE PINE	PIED MOUNTAIN	3.0"	60'-0"
13	REDWOOD	PIED MOUNTAIN	3.0"	60'-0"
14	AMERICAN PINE	PIED MOUNTAIN	3.0"	60'-0"
15	REDWOOD	PIED MOUNTAIN	3.0"	60'-0"
16	AMERICAN PINE	PIED MOUNTAIN	3.0"	60'-0"
17	REDWOOD	PIED MOUNTAIN	3.0"	60'-0"
18	AMERICAN PINE	PIED MOUNTAIN	3.0"	60'-0"
19	REDWOOD	PIED MOUNTAIN	3.0"	60'-0"
20	AMERICAN PINE	PIED MOUNTAIN	3.0"	60'-0"

SHRUB PLANTING

- 1. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 2. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 3. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 4. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 5. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 6. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 7. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 8. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 9. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 10. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 11. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 12. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 13. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 14. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 15. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 16. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 17. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 18. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 19. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
- 20. ALL SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.

LANDSCAPE PLAN



LANDSCAPE PLAN
 Scale: 1" = 150'

Luminaires Schedule

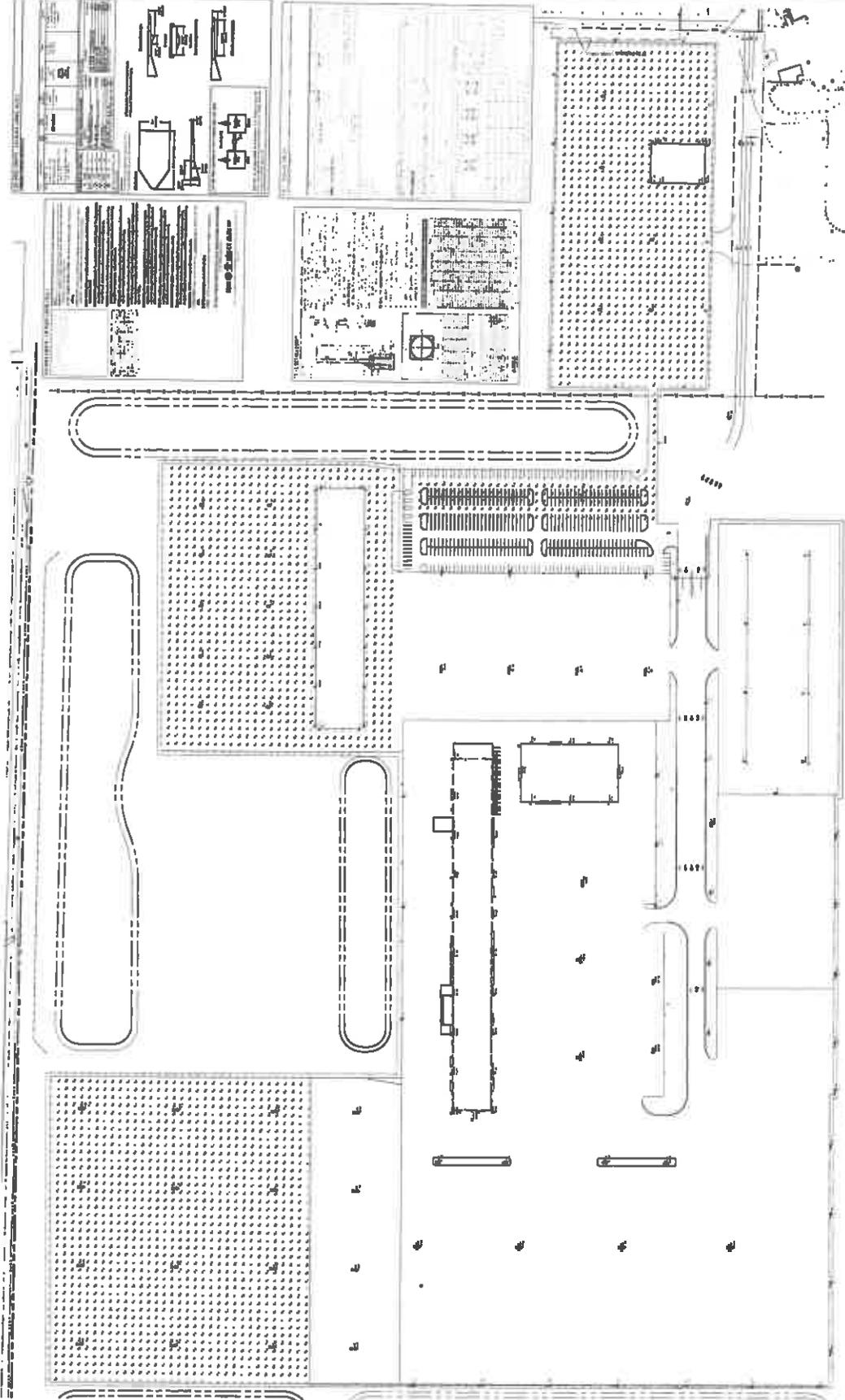
Symbol	Qty	Label	Arrangement	Lum. Lumens	LUF	Lum. Watts	Description
-	1	S3	SINGLE	53065	0.500	544.8	XLDL-S-LED-HO-CW
-	16	S5	SINGLE	59153	0.500	546.8	XLDL-S-LED-HO-CW
-	15	D5	BACK-BACK	59153	0.500	546.8	XLDL-S-LED-HO-CW
-	26	WPH	WALL MOUNT	31759	0.500	248.6	SUM-LED-30L-SL-FT-SI-70CRI
-	12	S4	SINGLE	57220	0.500	544.8	XLDL-FT-LED-HO-CW

PHASE 2 - SITE LIGHTING LEVELS SCHEDULES

SCALE: NS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Ft ²	Max/Ft ²	Min/Ft ²
Connection Road	Illuminance	Fc	3.33	29.9	0.0	N/A	N/A	N/A
NW Top Ebp Area	Illuminance	Fc	2.27	26.3	0.1	22.70	263.00	192.00
Side Ebp Area	Illuminance	Fc	2.89	19.2	0.1	28.90	192.00	N/A
Top Ebp Area	Illuminance	Fc	2.54	18.3	0.0	N/A	N/A	N/A



PHASE 2 - SITE LIGHTING LEVELS

SCALE: 1" = 100'-0"

ES001

LIGHTING LEVELS

PROJECT NUMBER:

SITE:

DATE: 08/11/2011
 DRAWN BY: JAMES BAROCK
 CHECKED BY: JAMES BAROCK
 PROJECT: 11000111

PROJECT STATUS



CARVANA
 3000 N. ROAD 600 W
 GREENFIELD, IN 46140

JAMES BAROCK INC.
 10000 N. STATE ROAD 130
 GREENFIELD, IN 46140

