

Celadon/Carvana Area
72 zoning map

ORDINANCE NO. 2018-4B
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. Administration Building, including but not limited to:

- A. Administrative and executive offices, conference rooms;
- B. Full service kitchen with interior/exterior dining facilities;
- C. Auditorium;
- D. Fitness center; and
- E. Courtyard area.

2. Service Center Building and Paint Building:

- A. 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.

3. Dispatch/Recruiting/Driver Amenities Facility, including but not limited to:

- A. Driver Amenities Areas:
 - Check-in/waiting room;
 - Reception staff private restroom;
 - Full service kitchen, service area, dining area;

- Cafeteria restrooms;
- Game room each floor;
- One lounge each floor;
- One business center each floor; and
- Workout room.

B. Medical Center:

- Reception/waiting;
- Private staff restroom;
- Exam rooms;
- Test sample rooms;
- Workup rooms;
- Lab
- Offices; and
- Rehab room.

C. Recruiting Department Offices:

- Office space;
- Restrooms;
- Orientation rooms; and
- Conference room.

D. Dispatch Department Offices:

- Office space;
- Restrooms;
- Conference rooms; and
- Break room.

E. Dormitory Area:

- Double occupancy dorm rooms;
- General use restrooms;
- Private shower/restroom facilities;
- One driver laundry each floor;
- One lounge each floor;
- One business center each floor;
- Staff laundry;
- General Utility/mechanical room; and
- Electrical room.

4. The sale and leasing of motor vehicles, trailers and related equipment.
5. Driver training lot.
6. Motor vehicle and Trailer Storage.
7. Motor vehicle and Trailer Parking.
8. Hiking trail.

9. Loading and unloading of motor vehicles.
10. 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) 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, four (4) primary building structures: the Administration building, the Driver Amenities building and the Service Center, and the Paint Building. The Administration building will consist primarily of office service bays. Each building shall be permitted to include supplementary functions which support the primary use of each building. It is anticipated that the Service Center and Paint Building shall be similar to the buildings shown in the renderings attached to the Development Plans.

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 Sections 2 and 3 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. No development of such areas may take place until an Amended Final Detailed Plan has been approved for such area.

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

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

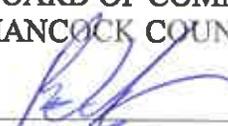
SECTION 10. Staff Recommendations. The Owner of the Real Estate shall comply with the following staff recommendations:

- 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.

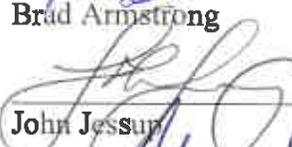
SECTION 11. Maintenance of the Real Estate. Celadon shall be responsible for the maintenance of the Real Estate for so long as it is the owner thereof. Said maintenance shall include the bush hogging of the area not occupied by Carvana twice per month during the mowing season.

SECTION 12. Adoption. This Ordinance is adopted this 3 day of April, 2018 and shall take effect upon its passage, as provided by law.

BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA:



Brad Armstrong

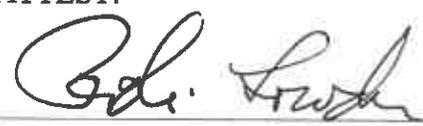


John Jessup



Marc Huber

ATTEST:



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

"EXHIBIT A"

Land Description – West C.R. 300 North, Greenfield, IN

A part of the North Half of Section 24, Township 16 North, Range 5 East, Hancock County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 24; thence South 89 degrees 30 minutes 36 seconds East (State Plane Bearing, East Zone) along the North line thereof a distance of 1342.87 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter Section and to the Point of Beginning; thence South 00 degrees 34 minutes 50 seconds East along the West line thereof a distance of 1339.74 feet to the Northwest corner of the Southeast Quarter of said Northwest Quarter Section; thence South 00 degrees 34 minutes 50 seconds East along the West line thereof a distance of 844.74 feet to a point being 495.00 feet North of the Southwest corner of said Southeast Quarter Quarter Section; thence South 89 degrees 34 minutes 23 seconds East a distance of 2686.54 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 24 at a point 495.00 feet North of the Southeast corner thereof; thence North 00 degrees 28 minutes 51 seconds West along the East line thereof a distance of 508.57 feet to a point 331.15 feet South of the Northeast corner thereof; thence South 89 degrees 23 minutes 32 seconds East parallel with the North line of the Southeast Quarter of the Northeast Quarter of said Section 24 a distance of 926.67 feet to the West line of a deed to the State of Indiana and recorded as Instrument Number 2007-03455 and recorded in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 11 minutes 42 seconds East along the West line thereof a distance of 331.10 feet to the North line of said Southeast Quarter Quarter Section; thence North 89 degrees 23 minutes 32 seconds West along the North line thereof a distance of 930.57 feet to the East line of the Northwest Quarter of the Northeast Quarter of said Section 24; thence North 00 degrees 28 minutes 51 seconds West a distance of 1334.72 feet to the North line thereof; thence North 89 degrees 12 minutes 44 seconds West along the North line thereof a distance of 1347.66 feet to the Northwest corner thereof; thence North 89 degrees 30 minutes 36 seconds West along the North line of said Northeast Quarter Quarter Section a distance of 1342.87 feet to the Point of Beginning, containing 141.66 acres, more or less.