

ORDINANCE NO. 2021 - 11-A

AN ORDINANCE AMENDING “HANCOCK GATEWAY PARK PLANNED UNIT DEVELOPMENT 1ST AMENDMENT” BEING THAT OF ORDINANCE 2021-3(E), AN ORDINANCE AMENDING THE HANCOCK COUNTY, INDIANA ZONING ORDINANCE, AN ORDINANCE TO AMEND TITLE XV, CHAPTER 156, OF THE HANCOCK COUNTY CODE

This is an Ordinance (“Ordinance”) to amend the Zoning Ordinance of Hancock County, Indiana, enacted by the Hancock County Board of Commissioners pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Hancock County Board of Commissioners enacted Ordinance No. 2021-3(E) on March 2, 2021 (“HANCOCK GATEWAY PARK PUD 1ST AMENDMENT Ordinance”);

WHEREAS, the Hancock County Area Plan Commission on the **26th** day of **October, 2021**, considered a petition (**Petition No. 21-2167**), requesting an amendment to HANCOCK GATEWAY PARK PUD 1ST AMENDMENT Ordinance with regard to: 1) Article 2.0 – Definitions; 2) Article 3.0 – Legal Description; 3) Illustration 4.5 – Concept Plan; 4) Article 5.35 - Development Standards Matrix – Building Standards; 5) Section 5.63 (B) (1)– IC District Building Standards; 6) Section 8.10 – Perimeter Tree Preservation; 7) Section 8.11 – Buffer Yards; 8) Section 12.5 (A)(1)(g) Development Signs – I-70 Monument Sign; 9) Section 12.6 – Stand Alone Single Business Establishment Signs; 10) Section 12.14 – CS District Sign Standards; 11) Article 13.0 Residential Guidelines; 12) Exhibit 15.1 - Land Use Master Plan; and 13) Exhibit 15.16 – Preliminary Unit Development Plan Sheet 3.

WHEREAS, the Area Plan Commission forwarded **Petition No 21-267** to the Board of Commissioners of Hancock County, Indiana with a **FAVORABLE** recommendation (5-2) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Hancock County, Indiana, that HANCOCK GATEWAY PARK PUD 1ST AMENDMENT Ordinance and the Hancock County Zoning Ordinance are hereby amended as follows:

Article 2.0 Definitions – Shall be amended by adding the following:

Senior Housing Campus shall mean a land area designated for use by a combination of various residential housing and levels of care which may include any of the following types of units: assisted living, independent living, memory care, skilled care. The Senior Housing Campus may include a mixture of dwelling unit types such as: three (3) story structures or higher or single story attached two (2) family dwellings. In no instance shall two (2) story attached structures be permitted. Senior Housing Campus shall meet the standards of development set out by this Ordinance which include architectural design, parking, outdoor recreation, building orientation, landscaping, signage and all other applicable standards.

Article 3.0 Legal Description –

- a. shall be amended by adding to the PUD boundaries the vacated r/w of N. Huger Phelps Drive which was vacated by the Board of Commissioners of Hancock County, Indiana as Ordinance 2021-6B and recorded as Instrument Number 202109852. The amended legal description is attached as Exhibit I.
- b. shall be amended by adding to the PUD boundaries the 57.54 acre parcel attached as Exhibit K.

Illustration 4.5 – shall be amended by including the additional 57.54 acres added to the boundary of the PUD and attached as Exhibit L.

Article 5.35 – Development Standards Matrix – Building Standards – shall be amended by allowing the minimum Ground Level Square Footage to be 2,225 in the IC District for the Lot attached as Exhibit J and made a part hereof.

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Section 5.63 (B) (1)– IC District Building Standards – shall be amended by permitting a primary structure on the Lot shown on Exhibit J having a Ground Floor Area of two thousand one hundred sixty-six (2166) square feet.

Section 8.10 – Perimeter Tree Preservation – shall be added as follows:

Tree lines and vegetation exist along the portions of the perimeter of Hancock Gateway Park (“Tree Lines”). In order to protect these natural vegetative buffers, this Ordinance requires a preservation easement covering said lines. Tree Preservation Easements areas are identified on the Landscape Plan in which existing trees and tree lines shall be preserved, protected and maintained in a manner consistent with this section. The final detailed plan and secondary plat shall be consistent with the Landscape Plan and this Section in location and size for all Tree Preservation Easements. The secondary plat shall include restrictive covenants and conditions (“Covenant”) which stipulate that within such Tree Preservation Easement no tree with a diameter at a breast height (“DBH”) in excess of six inches (6”) or evergreens eight feet (8’) or more in height (the “Protected Trees”) shall be removed unless the tree is damaged, diseased, dead, listed as “Invasive” or “Potentially Invasive” by the Indiana Department of Natural Resources (IDNR) and/or the Invasive Plant Species Assessment Work Group (IPSAWG), or is required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Tree Preservation Easement. The Covenant shall allow removal of understory which is: (1) deemed unhealthy, or (2) a safety hazard, or (3) which is unsightly and does not compliment the purpose of preserving, protecting and maintaining these areas.

Section 8.11 - Buffer Yards – shall be added as follows:

There are NO buffer yards required in Hancock Gateway Park in terms of transition areas between different land uses or parcels. There is however, a Buffer Yard requirement along perimeter lines which border residential uses and have been deemed priority areas for screening. See the Landscape Plan for the locations of each BUFFER YARD. Landscape buffers where required on and along the external perimeter of the project, shall have a width as identified

herein. The landscape buffer yard is not an additional setback and can be located within a minimum side, front or rear yard. The required buffer shall be designated as a “Common Area” or “Landscape Easement” with provisions for the maintenance and replacement of landscape materials as required by this Ordinance. The goal of the living plant material is to cover a minimum of seventy (70) percent of the required landscape area within five (5) years of planting. Plant materials are not required to be linear in design and areas not planted with trees and/or shrubs shall be maintained as turf or other acceptable ground cover.

The following landscape buffer yard standards shall be adhered to where buffer yards are required:

- a. Minimum width of forty (40) feet
- b. Buffer required to provide effective year-round screening, having a minimum height of no less than eight (8) feet.
- c. For every twenty-five (25) foot segment of yard, provide a minimum of one (1) deciduous tree having a minimum caliber of 2-1/2 inches as defined by this Ordinance and one (1) evergreen tree having a minimum height of five (5) feet, both from the list of approved species; and
- d. An earth mound having a minimum top width of four (4) feet, side slopes not exceed 3:1 and a maximum height of five (5) feet and planted with appropriate ground cover to allow year round maintenance.

Each Buffer Yard shall be constructed at the time of development of the adjoining portion of the development.

OWNERSHIP OF BUFFER YARDS. Buffer yards may remain in the ownership of the original developer of a land use, or they may be subjected to deed restrictions and subsequently be freely conveyed, or they may be transferred to any consenting grantees, such as adjoining landowners, or the Owners Association; provided that, any such conveyance adequately guarantees the protection of the buffer yards for the purposes of this Section.

Section 12.5 (A)(1)(g) Development Signs – I-70 Monument Sign – shall be amended as follows:

g. Shall include only the name of the Development and the Developer related uses unless other names or logos are allowed by the Developer in which case such approval may only be given for names of uses within the Development and may not exceed sixty (60) square feet in size.

Section 12.6 – Stand Alone Single Business Establishment Signs – shall be amended by adding subparagraph B as follows:

B. Monument Sign:

1. May not be located closer than five (5) feet to any right-of-way line
2. Shall not be located within any visibility triangle
3. May be double-sided with a maximum face (panel) area not to exceed forty (40) square feet
4. May be illuminated from the interior or exterior, provided the average Illumination of the vertical face of the sign does not exceed twenty-five (25)

foot candles

5. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign
6. Changeable copy is allowed however shall not account for more than twenty-five (25) percent of the panel area per side
7. Shall not be considered an integrated center sign
8. The sign height shall not exceed six (6) feet measured from the top of the base to the top of the sign.
9. The sign shall set on a base of masonry material no higher than eighteen (18) inches, measured from the natural ground elevation to the top of the base which in no instance shall the top of the base be higher than three (3) feet above the adjacent street curb elevation
8. Only one (1) monument sign shall be permitted for lots having less than three hundred (300) lineal feet of frontage along a r/w; two (2) monument signs may be permitted for lots having over three hundred (300) lineal feet of street frontage
9. Shall be consistent with the architectural character of the development

Section 12.14 – CS District Sign Standards – shall be deleted in its entirety and replaced as follows:

- (A) The existing signage associated with the C-Store/Gas Filling Station (Circle K) located within Hancock Gateway Park, as shown in the HANCOCK GATEWAY PARK PUD 1ST AMENDMENT, which includes but not limited to the pylon and ground signs along CR 600 W and the highway pole sign, shall be allowed to remain in its current state without being considered in violation of Article 12. In the event the C-Store/Gas Filling Station is remodeled or reconstructed, the following standards shall be adhered to: (1) The existing pylon sign shall be replaced with the sign conforming to Exhibit A attached hereto and made a part hereof; (2) The Building signage shall conform to that as shown in Exhibit B attached hereto and made a part hereof; (3) The canopy signage shall conform to that as shown in Exhibit C attached hereto and made a part hereof; and (4) The highway pole sign shall be no taller than the existing highway pole sign and conform to that as shown in Exhibit D attached hereto and made a part hereof.
- (B) Signs replaced or relocated with a remodel or reconstruction of the existing C-Store/Gas Filling Station shall be located in the locations as shown on the attached Sign Site Overview Plan attached as Exhibit E and made a part hereof as follows:
 - Pylon Sign – A.1
 - Highway Pole Sign – A.2
 - Building Signage – B1
 - Canopy Signage – C.1/C.2

ARTICLE 13.0 Residential Guidelines – shall be amended as follows:

- (A) Section 13.1 Purpose and Intent – Assisted Living Facility and Senior Housing Campus shall be included in the definition of types of residential use.
- (B) Section 13.4 Lot Standards Area – sub paragraph (A) shall be amended to add the following Assisted Living Facility and Senior Housing Campus standards:

- a. Minimum Lot Width – not applicable
 - b. Minimum Lot Frontage – not applicable
 - c. Minimum Lot Area = 7 acres
 - d. Maximum Density:
 - i. Overall = 20 units / acre
 - ii. Attached single family dwellings = 8 units / acre
 - iii. Multi-Story Structure shall be defined in terms of the gross floor area of all stories divided by the effective land use area supporting the structure which shall not exceed 0.7.
- (C) Section 13.4 Lot Standards Area – sub paragraph (B) shall be amended to add the following Assisted Living Facility and Senior Housing Campus standards:
- a. Front Setback: Private Drives – 15 feet
 - b. Side Setback: six (6) feet
 - c. Rear Setback: ten (10) feet
 - d. Minimum Distance between residential buildings:
 - i. one-story = 12 feet
 - ii. two story = 25 feet
 - iii. three story and higher = 30 feet
- (D) Section 13.5 Architectural Guidelines – sub paragraph (A) shall be amended to add the following Assisted Living Facility and Senior Housing Campus standards:
- a. Maximum height memory care / skilled care and assisted living principal structure = 54 feet
 - b. Independent living single attached dwelling units shall be one story and with a maximum height of 28 feet
- (E) Section 13.5 Architectural Guidelines – sub paragraph (B) shall be amended to add the following Assisted Living Facility and Senior Housing Campus standards:
- a. Minimum Living Area per unit when included in a multi-story structure:
 - i. Memory Care companion = 550 square feet
 - ii. Memory Care studio = 310 square feet
 - iii. Assisted Living one (1) bedroom = 490 square feet
 - iv. Assisted Living two (2) bedroom = 770 square feet
 - v. Assisted Living studio = 338 square feet
 - vi. Independent Living one (1) bedroom = 590 square feet
 - vii. Independent Living two (2) bedroom = 830 square feet
 - viii. Independent Living studio = 440 square feet
 - b. Minimum Living Area per unit for attached single family dwelling units (maximum two (2) bedrooms) = 1250 square feet
- (F) Section 13.5 Architectural Guidelines – sub paragraph (D) shall be amended to include Multi-Story Assisted Living structures.
- (G) Section 13.5 Architectural Guidelines – sub paragraph (F) shall be amended to include Multi-Story Assisted Living structures.
- (H) Section 13.6 Accessory Structures / Uses shall be amended to include Multi-Story Assisted Living Structures.
- (I) Section 13.8 Refuse Area shall be amended to include Multi-Story Assisted Living Structures.

- (J) Section 13.9 Mechanical Equipment shall be amended to include Multi-Story Assisted Living Structure and to allow roof mounted equipment when screened on all sides.
- (K) Section 13.95 Assisted Living Concept Plans shall be added as follows:
- a. In the event any block or lot in Hancock Gateway Park is developed for the use of assisted living or as a senior housing campus, the multi-story building design shall be substantially similar to that attached as Exhibit F.
 - b. In the event any block or lot in Hancock Gateway Park is developed for the use of single family attached dwellings in conjunction with a senior housing campus, the dwellings shall be substantially similar to those attached as Exhibit G.
 - c. In the event any block or lot in Hancock Gateway Park is developed for use as a senior housing campus, the site development plan shall be substantially similar to that attached as Exhibit H.
- (L) Section 13.96 Assisted Living Landscape Standards shall be added as follows:
- a. Multi-story structures shall be landscaped in accordance with Article 8.
 - b. Single story attached dwellings shall be landscaped in accordance with the following standards;
 - i. Landscaping required by this section shall be installed prior to the issuance of a certificate of occupancy. Extensions of up to 120 days may be granted to take advantage of optimal planting conditions.
 - ii. The minimum landscape package for front and side yards shall include:
 1. Three (3) trees of an approved species with a minimum caliber of 2 inches or in the case of evergreen trees, six feet in height.
 2. Non Corner dwellings shall include Twelve (12) shrubs a minimum of 24 inches in height.
 3. Corner Dwellings shall include eighteen (18) shrubs a minimum of 24 inches in height.
 4. All yards shall be sodded.
 - c. Maintenance shall occur per Article 8.
- (M) Section 13.97 Assisted Living Site Lighting Standards shall follow the standards of Article 11.0.
- (N) Section 13.98 Assisted Living Sign Standards shall follow the standards of Article 12.0.
- (O) Section 13.99 Assisted Living Parking, Loading and Circulation standards shall follow the standards of Article 7.0 with the exception that multi-story structures shall provide parking spaces at a ratio of 0.5 per dwelling unit for structures containing more than 50 dwelling units; and for those structures containing less than 50 dwelling units, parking spaces shall be provided at a ratio of 0.9 per dwelling unit. Due the unique nature of this land use, section 7.1 (A)(5) shall not apply and there is no restriction of size of parking areas.

Exhibit 15.1 - Land Use Master Plan: shall be amended per Exhibit M attached hereto.

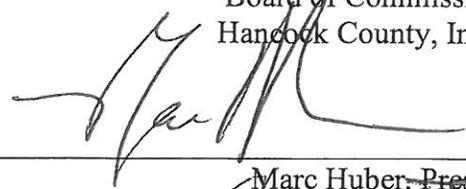
Exhibit 15.16 – Preliminary Unit Development Plan Sheet 3: shall be added as per Exhibit N attached hereto.

APPLICABILITY. Development of the Real Estate shall be governed by Hancock Gateway Park PUD 1ST AMENDMENT Ordinance, as amended by this Ordinance. All other provisions

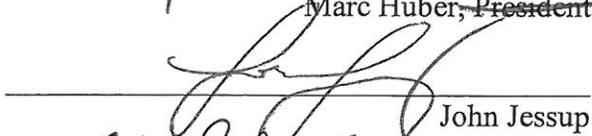
of Hancock Gateway Park PUD 1ST AMENDMENT Ordinance shall remain in effect with the adoption of this Ordinance.

Adopted this ____ day of _____, 2021

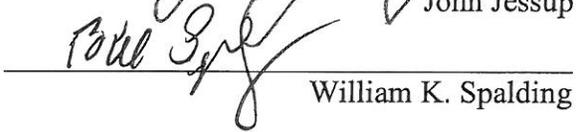
Board of Commissioners
Hancock County, Indiana



Marc Huber, President



John Jessup



William K. Spalding

Attest: Debra A Carnes
Hancock County Auditor

Exhibit A - Pylon Sign Standards

EXISTING - 168.9 SqFt



EXISTING



NEW RETAINERS
168.8 SqFt
Scale: 3/8" = 1'-0"

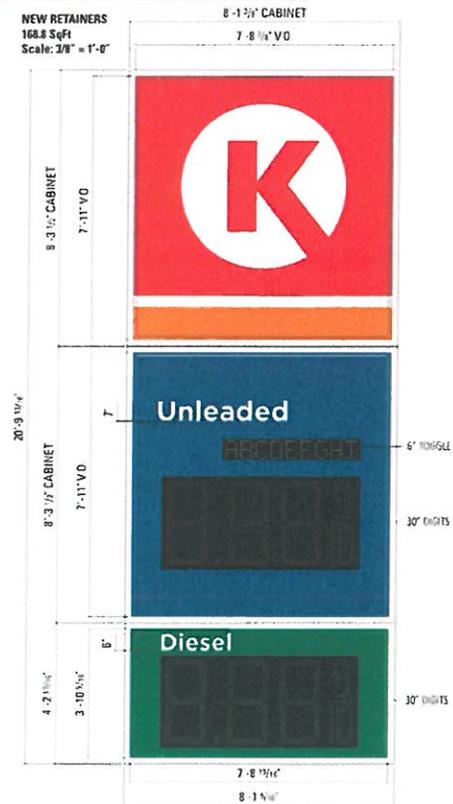


Exhibit B - Building Signage



FRONT ELEVATION



REAR ELEVATION

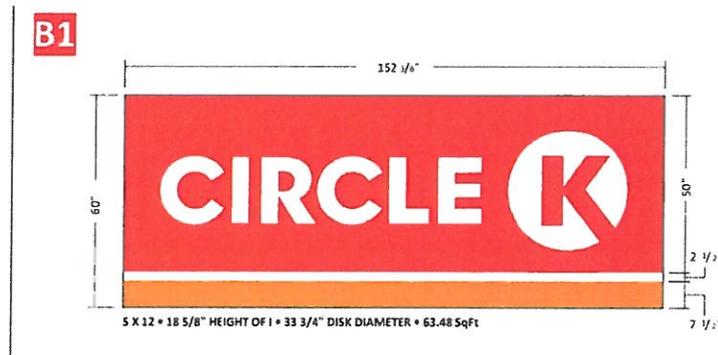


Exhibit C - Canopy Sign Standards

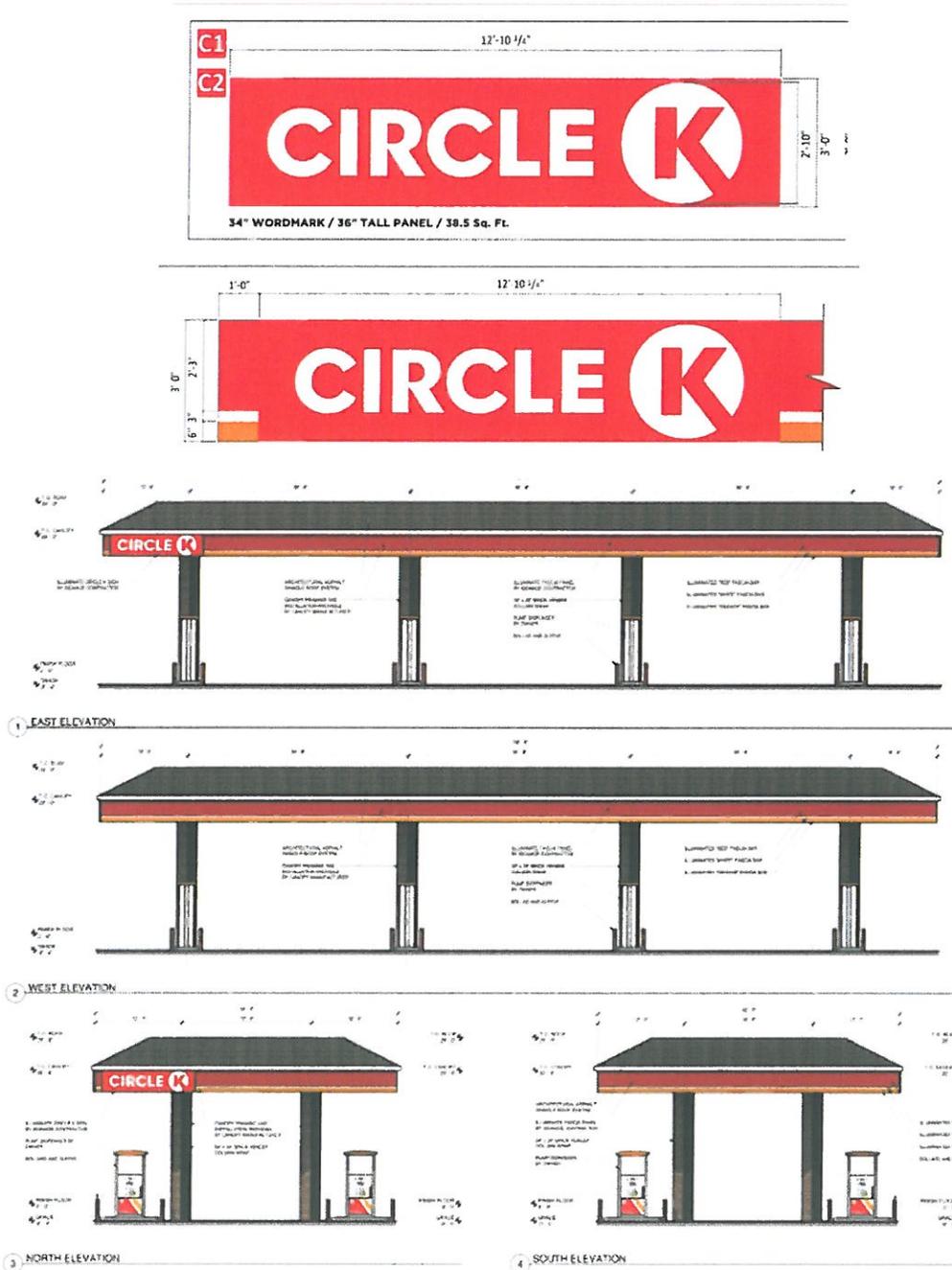


Exhibit D - Highway Pole Sign

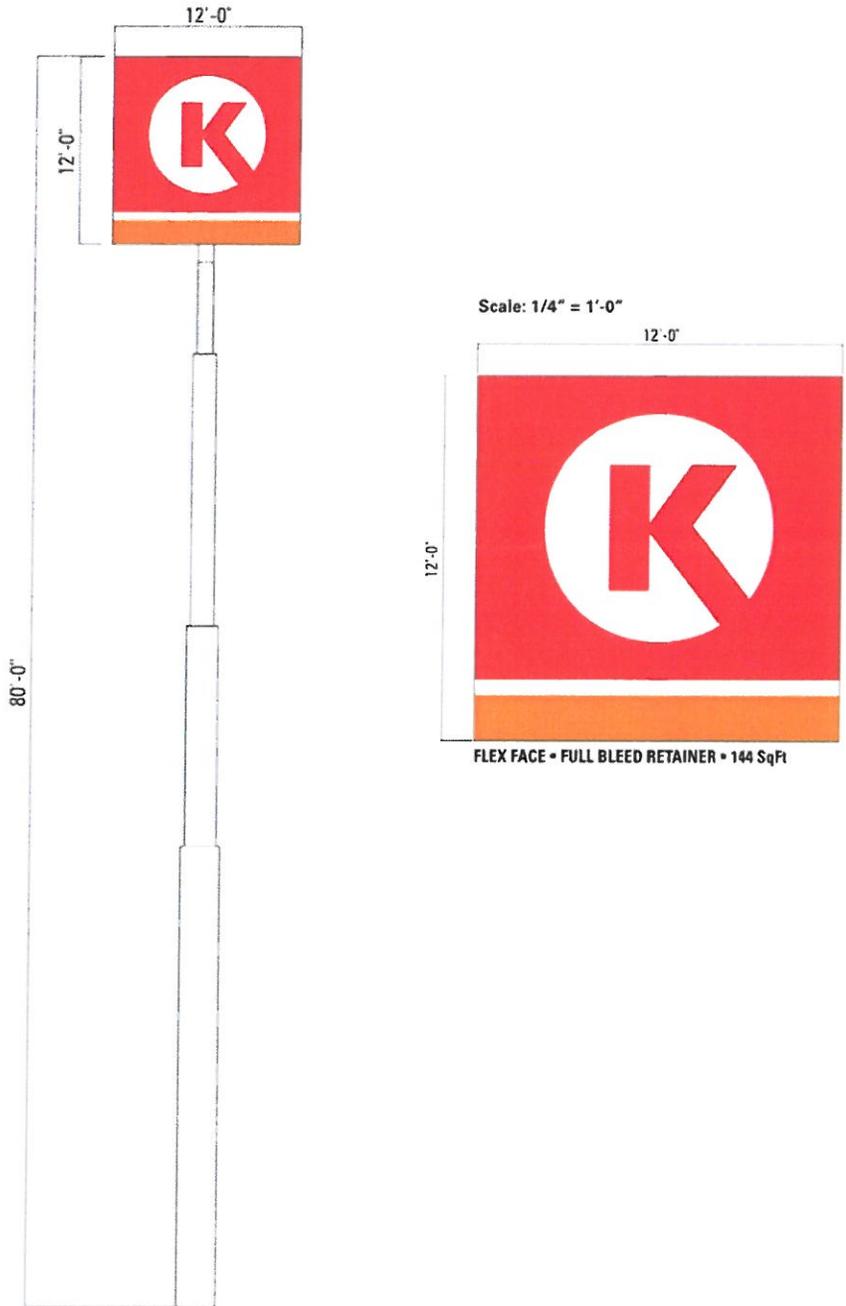
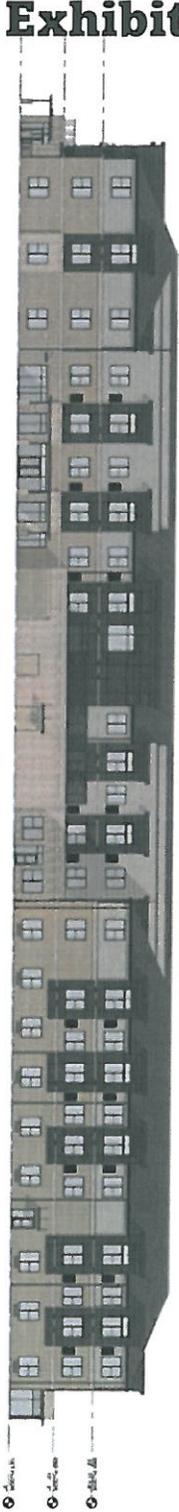


Exhibit F - CONCEPTUAL PLAN

1 ELEVATION - OVERALL SOUTH



2 ELEVATION - OVERALL NORTH



3 ELEVATION - OVERALL WEST



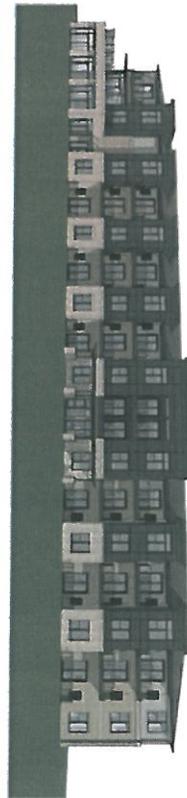
4 ELEVATION - OVERALL EAST



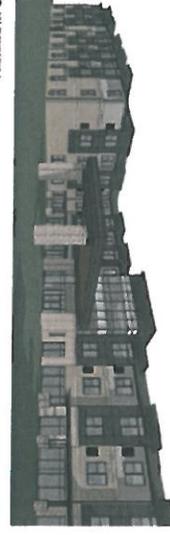
Exhibit F - CONCEPTUAL PLAN



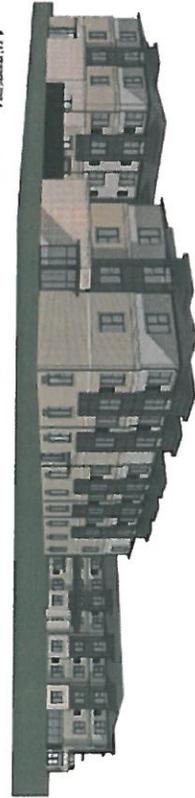
1. EAST ELEVATION



2. WEST ELEVATION



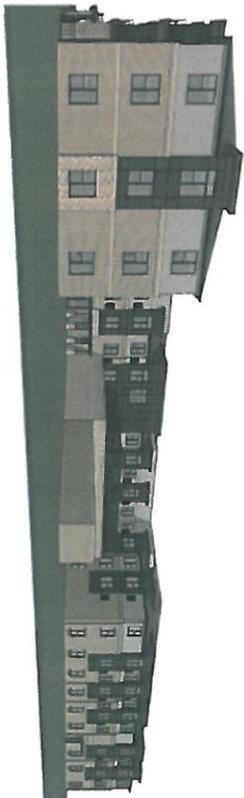
3. NORTH ELEVATION



4. SOUTH ELEVATION



5. EAST ELEVATION



6. WEST ELEVATION

Exhibit G - CONCEPTUAL PLAN (P1)

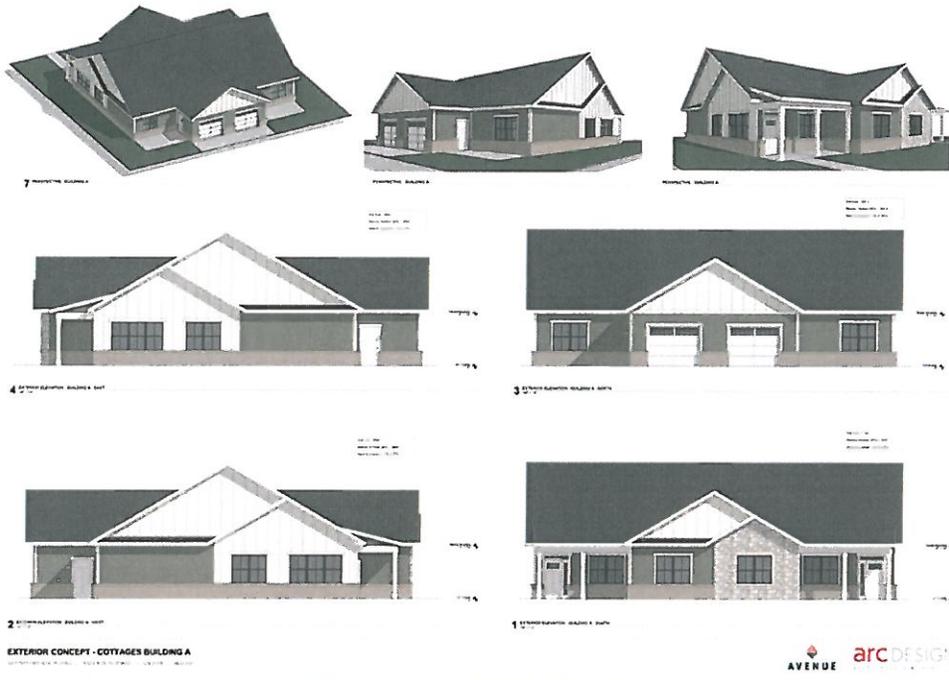


Exhibit G - CONCEPTUAL PLAN (P2)

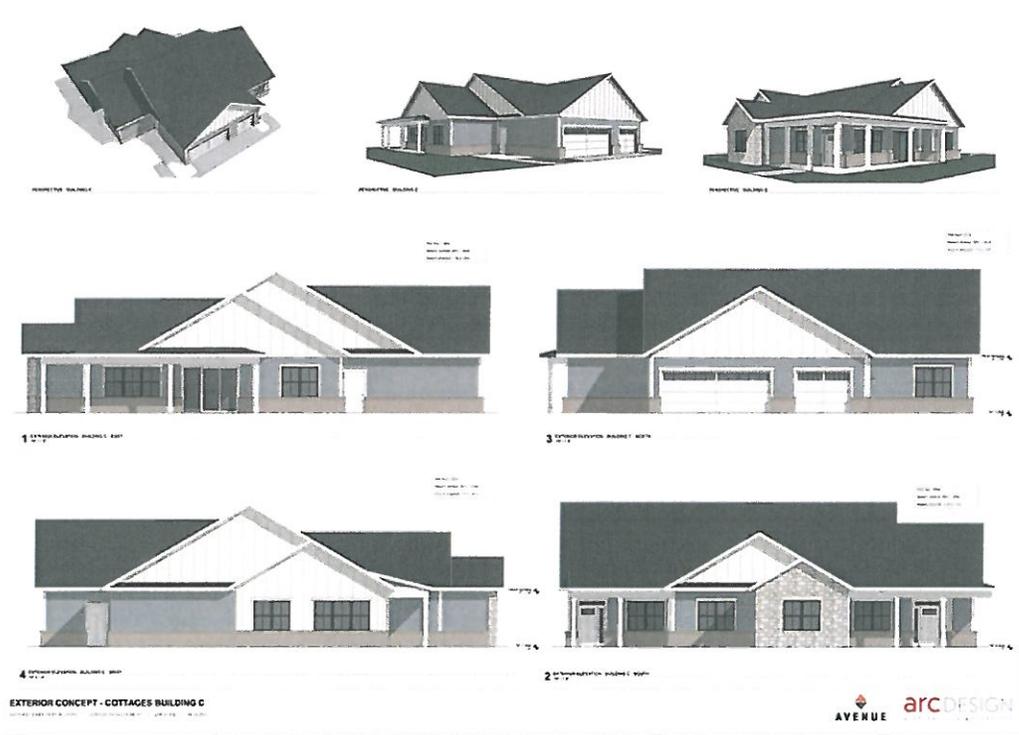


Exhibit H

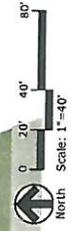


Exhibit I

1st Amendment to the HANCOCK GATEWAY PARK PUD 1st Amended

LEGAL DESCRIPTION – Parcel 1 (Hancock Regional Hospital)

A part of the southeast quarter and a part of the southwest quarter all in Section 24, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana; said parts being more particularly described as follows:

BEGINNING at a Harrison Monument marking the southeast corner of said southeast quarter section; thence North 89 degrees 44 minutes 15 seconds West (assumed bearing) along the south line of said southeast quarter section a distance of 280.00 feet to the southwest corner of a 2.233 acre tract as described in a Quitclaim Deed recorded as Instrument #201802621 in the office of the Recorder of Hancock County, Indiana; (the next six (6) calls are along the lines of said 2.233 acre tract) (1) north 00 degrees 44 minutes 22 seconds west parallel with the east line of said southeast quarter section and along the west line of said 2.233 acre tract a distance of 40.03 feet; (2) north 88 degrees 41 minutes 34 seconds east a distance of 165.09 feet; (3) north 63 degrees 45 minutes 27 seconds east a distance of 47.60 feet; (4) north 00 degrees 45 minutes 32 seconds west a distance of 7.06 feet; (5) south 88 degrees 42 minutes 35 seconds west a distance of 157.44 feet to the point of curvature of a tangent curve concave northwesterly whose radius is 9,940.00 feet; (5) southwesterly along the arc of said curve through a central angle of 00 degrees 17 minutes 30 seconds a distance of 50.61 feet to a westerly corner of said 2.233 acre tract, said point also being the southeast corner of a 3.450 acre tract as described in a Quitclaim Deed recorded as Instrument #201806569 in the office of said Recorder; thence continuing westerly along the arc of said curve concave northerly whose radius is 9,940 feet and through a central angle of 00 degrees 17 minutes 17 seconds an arc distance of 49.99 feet to the southwest corner of said 3.450 acre tract; thence north 00 degrees 44 minutes 22 seconds west along the west line of said 3.450 acre tract a distance of 77.00 feet to the southeast corner of a 4.31 acre tract as described in a Quitclaim Deed recorded as Instrument #201801583 in the office of said Recorder; (the next three (3) calls are along the south line of said 4.31 acre tract) (1) south 67 degrees 46 minutes 10 seconds west a distance of 155.19 feet; (2) south 89 degrees 18 minutes 33 seconds west a distance of 184.84 feet to the point of curvature of a tangent curve concave northwesterly whose radius point bears north 00 degrees 41 minutes 27 seconds west a distance of 6920.00 feet from said point; (3) westerly along the arc of said curve through a central angle of 00 degrees 00 minutes 20 seconds a distance of 0.71 feet to the southwest corner of said 4.31 acre tract, said point also being the southeast corner of a 9.657 acre tract described in a Warranty Deed recorded as Instrument #201801339 in the office of said Recorder; (the next six (6) calls are along the lines of said 9.657 acre tract) (1) continuing westerly along the arc of said curve through a central angle of 00 degrees 40 minutes 32 seconds a distance of 78.53 feet to the point of tangency of said curve, said point being South 00 degrees 01 minutes 35 seconds East 6,920.00 feet from the radius point of said curve; (3) South 00 degrees 01 minutes 35 seconds East a distance of 20.00 feet to a point on a curve concave Northerly, the radius point of said curve being North 00 degrees 01 minutes 35 seconds West 6,940.00 feet from said point; (4) Westerly along the arc of said curve through a central angle of 00 degrees 17 minutes 20 seconds a distance of 34.99 feet to a point on said curve, said point being South 00 degrees 15 minutes 45 seconds West 6,940.00 feet from the radius point of said curve; (5) North 89 degrees 44 minutes 15 seconds West 464.71 feet; (6) South 00 degrees 15 minutes 45 seconds West a distance of 60.00 feet to the South line of said Southeast Quarter section; thence North 89 degrees 44 minutes 15 seconds West along the south of said southeast quarter section a distance of 1454.06 feet to a railroad spike marking the southwest corner of said Southeast Quarter section; thence north 89 degrees 47 minutes 34 seconds west along the south line of the Southwest Quarter of said Section a distance of 2684.68 feet to the west line of the southwest quarter of said section; thence north 00 degrees 35 minutes 57 seconds west along the west line of said southwest quarter section a distance of 35.00 feet to south right-of-way line of Interstate 70 (INDOT project number I-70-3(49)92) dated 1964; (the next six (6) calls are along said south right-of-way line) (1) north 88 degrees 37 minutes 28 seconds east a distance of 16.50 feet; (2) south 51 degrees 04 minutes 44 seconds east a distance of 29.45 feet; (3) south 89 degrees 47 minutes 34 seconds east a distance of 58.44 feet; (5) north 01 degrees 50 minutes 27 seconds west a distance of 153.96 feet; (6) north 67 degrees 02 minutes 14 seconds east along said south right-of-way line a distance of 2796.43 feet to the intersection of said south right-of-way line with the east line of said southwest quarter section; thence continuing north 67 degrees 02 minutes 14 seconds east along said south right-of-way line a distance of the 1080.16 feet to designated point #387 as per the RIGHT OF WAY PARCEL MAP prepared as part of Interstate 70 INDOT Project No. IM-70-3(15), said point being the southwest corner of a 0.12 acre parcel recorded as Instrument #080004860 in the office of the Recorder of Hancock County, Indiana; (the next eleven (11) calls are along the south right-of-way line of said INDOT Project No. IM-70-3(215)) (1) north 72 degrees 40 minutes 49 seconds east along the south line of said 0.12 acre parcel a distance of 201.20 feet to designated point #386 per said RIGHT OF WAY PARCEL MAP; (2) north 67 degrees 07 minutes 44 seconds east continuing along the south line of said 0.12 acre parcel and along the south line of a 0.803 acre parcel as per Instrument #080004863 recorded in the office of said Recorder a distance of 250.00 feet to designated point #383 as per said RIGHT OF WAY PARCEL MAP; (3) north 76 degrees 17 minutes 39 seconds east continuing along the south

line of said 0.803 acre parcel a distance of 186.43 feet to designated point #382 as per said RIGHT OF WAY PARCEL MAP; (4) north 88 degrees 15 minutes 53 seconds east continuing along the south line of said 0.803 acre parcel a distance of 141.41 feet to designated point #381 per said RIGHT OF WAY PARCEL MAP; (5) south 76 degrees 53 minutes 22 seconds east continuing along the south line of said 0.803 acre parcel and along the south line of a 2.911 acre parcel as per an "Agreed Finding and Judgment" recorded as Instrument #080004866 in the office of said Recorder a distance of 294.23 feet to designated point #379 per said RIGHT OF WAY PARCEL MAP; (6) south 86 degrees 02 minutes 30 seconds east continuing along the south line of said 2.911 acre parcel a distance of 258.95 feet to designated point #378 per said RIGHT OF WAY PARCEL MAP; (7) north 65 degrees 05 minutes 16 seconds east continuing along the south line of said 2.911 acre parcel a distance of 114.06 feet to designated point #377 per said RIGHT OF WAY PARCEL MAP; (8) north 89 degrees 12 minutes 07 seconds east continuing along the south line of said 2.911 acre parcel a distance of 99.28 feet to designated point #376 as per said RIGHT OF WAY PARCEL MAP; (9) south 68 degrees 22 minutes 07 seconds east continuing along the south line of said 2.911 acre parcel a distance of 53.65 feet to designated point #375 as per said RIGHT OF WAY PARCEL MAP; (10) south 41 degrees 23 minutes 22 seconds east continuing along the south line of said 2.911 acre parcel a distance of 49.70 feet to designated point #374 as per said RIGHT OF WAY PARCEL MAP; (11) south 00 degrees 51 minutes 14 seconds east a distance of 42.64 feet to the north line of the plat of "The Bass-Dellen Minor Plat" recorded as Instrument #91-5892 in the office of the Recorder of Hancock County, Indiana; thence north 89 degrees 34 minutes 25 seconds west along the north line of said plat a distance of 459.62 feet to the northwest corner of said plat; thence south 00 degrees 25 minutes 35 seconds west along the west line of said plat a distance of 410.00 feet to the southwest corner of said plat; thence south 89 degrees 34 minutes 25 seconds east along the south line of said plat a distance of 241.97 feet to the northwest corner of a 1.102 acre parcel described said "Agreed Finding and Judgment" recorded as Instrument #080004866 in the office of said Recorder, said point being designated point #262 per a right-of-way parcel map defined in Exhibit A of said Instrument #080004866; (the next four (4) calls are along the west, south and west lines of said 1.102 acre tract) (1) south 00 degrees 40 minutes 34 seconds east a distance of 281.88 feet to designated point #255 per said right-of-way parcel map in said Instrument #080004866; (2) north 89 degrees 19 minutes 26 seconds east a distance of 101.56 feet to designated point #254 per said right-of-way parcel map in said Instrument #080004866; (3) south 00 degrees 45 minutes 58 seconds east a distance of 37.44 feet to the northwest corner of a 0.777 acre parcel recorded as Instrument #130005044 in the office of said Recorder; (4) south 89 degrees 36 minutes 31 seconds east along the north line of said 0.777 acre tract a distance of 190.84 feet to the northwest corner of a 0.049 acre exception parcel described and recorded in said Instrument #130005044, said point being on the west right-of-way line of Mt. Comfort Road; thence south 00 degrees 44 minutes 59 seconds east along the west line of said 0.049 acre parcel and a southerly extension thereof and continuing along the west right-of-way line of Mt. Comfort Road a distance of 151.14 feet to the northeast corner of a 1.23 acre tract as described in a Quitclaim Deed recorded as Instrument #201804884 in the office of said Recorder; thence south 10 degrees 49 minutes 51 seconds west along the east line of said 1.23 acre tract and the west right-of-way line of Mt. Comfort Road a distance of 111.79 feet to the northeast corner of a 3.450 acre tract described in Instrument #201806569 recorded in the office of said Recorder; thence south 11 degrees 08 minutes 30 seconds west along the east line of said 3.450 acre tract and the west right-of-way line of Mt. Comfort Road a distance of 264.06 feet to a corner of said 3.450 acre tract; thence south 33 degrees 04 minutes 13 seconds east continuing along the east line of said 3.450 acre tract and the west right-of-way line of Mt. Comfort Road a distance of 64.97 feet to the corner of a 2.233 acre tract described in a Quitclaim Deed recorded as Instrument #201802621 in the office of said Recorder, said point also being the northwest corner of a 0.090 acre exception described in Instrument #110006549 in the office of said Recorder; thence north 28 degrees 15 minutes 26 seconds east along the northwesterly line of said 2.233 acre tract a distance of 188.06 feet to the east line of said southeast quarter section; thence south 00 degrees 44 minutes 22 seconds east along the east line of said southeast quarter section a distance of 635.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 16 North, Range 5 East, in Buck Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

COMMENCING at a Harrison Monument marking the Southeast corner of the Southeast quarter of said Section 24; thence North 89 degrees 44 minutes 34 seconds West (assumed bearing) along the south line of said quarter section a distance of 280.00 feet to the southwest corner of a 2.442 acre parcel recorded as Instrument #110006549 in the office of the Recorder of Hancock County, Indiana; thence north 00 degrees 44 minutes 22 seconds west parallel with the east line of said quarter section and along the west line of said 2.442 acre parcel a distance of 40.03 feet to the southwest corner of a 0.120 acre parcel recorded as Instrument #120000392 in the office of said Recorder; (the next five (5) calls are along the south, southeasterly, east and north lines of said 0.120 acre parcel) (1) north 88 degrees 41 minutes 34 seconds east a distance of 165.09 feet; (2) north 63 degrees 45 minutes 27 seconds east a distance of 47.60 feet; (3) north 00 degrees 45 minutes 32 seconds west a distance of 7.06 feet to Point "334" as per a R/W Parcel Plat prepared by Beam, Longest & Neff, LLC (job #101081) dated 7-19-2011 for CR 200 North Project #0810490 recorded as Exhibit "B" as part of said Instrument #120000392; (4) south 88 degrees 42 minutes 35 seconds west a distance of 157.44 feet to the point on a tangent curve concave northwesterly whose radius is 9,940.00 feet, said point also designated as Point "308" per said R/W Parcel Plat; (5) southwesterly along the arc of said curve through a central angle of 00 degrees 17 minutes 30 seconds a distance of 50.61 feet to the west line of said 2.442 acre parcel; thence north 00 degrees 44 minutes 22 seconds west along said west line a distance of 57.65 feet to the northwest corner of said 2.442 acre parcel; thence north 28 degrees 15 minutes 26 seconds east along the northwesterly line of said 2.442 acre parcel a distance of 389.46 feet to the westerly corner of a 0.090 acre exception as described in said Instrument #110006549; (the next three (3) calls are along the west,

east and north lines of said 0.090 acre exception) (1) south 09 degrees 59 minutes 31 seconds east a distance of 202.66 feet; (2) north 00 degrees 42 minutes 04 seconds west a distance of 224.67 feet; (3) south 89 degrees 17 minutes 23 seconds west a distance of 19.07 feet to the northwesterly line of said 2.442 acre parcel; thence south 28 degrees 15 minutes 26 seconds west along said northwesterly line a distance of 28.31 feet to the POINT OF BEGINNING. Containing 0.090 acre, more or less.

CONTAINING AFTER SAID EXCEPTION 139.090 ACRES, more or less.

ALSO: LEGAL DESCRIPTION – Mac’s Family Convenience Stores (a/ka/ Circle K) – Parcel 2

A part of the east half of the southeast quarter of Section 24, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana more particularly described as follows:

COMMENCING at the northeast corner of east half of the southeast quarter of section 24, Township 16 North, Range 5 East; thence south 00 degrees 48 minutes 00 seconds east 1300.00 feet on and along the east line of said east half of the southeast quarter; thence north 89 degrees 44 minutes 38 seconds west 56.99 feet parallel with the north line of said east half of the southeast quarter to a point on the westerly right-of-way line of Mt. Comfort Road, said point also being the PLACE OF BEGINNING; thence south 02 degrees 27 minutes 15 seconds east 200.19 feet on and along said westerly right line of Mt. Comfort Road; thence north 89 degrees 44 minutes 38 seconds west 200.00 feet parallel with the north line of said east half of the southeast quarter; thence north 02 degrees 27 minutes 15 seconds west 200.19 feet parallel with the westerly right-of-way line of Mt. Comfort Road; thence south 89 degrees 44 minutes 38 seconds east 200.00 feet parallel with the north line of said east half of the southeast quarter to the PLACE OF BEGINNING. EXCEPTING THEREFROM the following described real estate: A part of the east half of the southeast quarter of Section 24, Township 16 North, Range 5 East, Hancock County, Indiana more particularly described as follows: COMMENCING at the northeast corner of the east half of the southeast quarter of section 24, Township 16 North, Range 5 East; thence south 00 degrees 48 minutes 00 seconds east 1300.00 feet on and along the east line of said east half of the southeast quarter; thence north 89 degrees 44 minutes 38 seconds west 56.99 feet parallel with the north line of said east half of the southeast quarter to a point on the westerly right-of-way of Mt. Comfort Road (the foregoing portion of this description beginning with the words “commencing at” is quoted from Instrument #01-08041), being also the northeast corner of the Grantors land; thence south 02 degrees 29 minutes 57 seconds east 166.14 feet along the western boundary of said Mt. Comfort Road to the POINT OF BEGINNING of this description; thence south 02 degrees 29 minutes 57 seconds east 34.05 feet along said boundary to the southeast corner of the Grantor’s land; thence north 89 degrees 33 minutes 42 seconds west 19.64 feet along the south line of the Grantor’s land to a point; thence north 28 degrees 11 minutes 13 seconds east 38.43 feet to the POINT OF BEGINNING. All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project IM-70-3(215).

ALSO: LEGAL DESCRIPTION – VACATED R/W OF N. HUGER PHELPS DRIVE NOW OWNED BY Mac’s Family Convenience Stores (a/ka/ Circle K) – Parcel 3

An irregular shaped parcel being a part of an “Agreed Finding and Judgment” recorded as Instrument Number 080004866 in the Office of the Recorder of Hancock County, Indiana and being a part of the southeast quarter of Section 24, Township 16 North, Range 05 East in Buck Creek Township, Hancock County, Indiana, more commonly known as the public right-of-way of N. Huger L. Phelps Drive; and being more particularly described as follows:

COMMENCING at the northeast corner of the southeast quarter of Section 24, Township 16 North, Range 05 East in Hancock County, Indiana; thence south 00 degrees 44 minutes 22 seconds east (assumed bearing) along the east line of said quarter section a distance of 1300.00 feet to the easterly extension of the south line of “The Bass-Dellen Minor Plat” as per plat thereof recorded as Instrument Number 91-5892 in the office of said Recorder; thence north 89 degrees 34 minutes 25 seconds west along said easterly extension and along said south line a distance of 256.45 feet to the northwest corner of Instrument Number 2060003146 recorded in the office of said Recorder, said point being the POINT OF BEGINNING of this description; thence continuing north 89 degrees 34 minutes 25 seconds west along said south line a distance of 84.84 feet to the northeast corner of Block D in “Hancock Gateway Park, Phase 1-Section 1” as per plat thereof recorded as Instrument Number 201910205 in the office of said Recorder; thence south 00 degrees 40 minutes 34 seconds east along the east line of said plat and the west right-of-way line of said N. Huger L. Phelps Drive a distance of 200.00 feet to the southeast corner of said Block D, said point being on the north right-of-way line of John L. Modglin Drive; thence south 89 degrees 34 minutes 24 seconds east along said north right-of-way line a distance of 91.22 feet to the southwest corner of said Instrument Number 2060003146, said point being east right-of-way line of said N. Huger L. Phelps Drive; thence north 02 degrees 30 minutes 08 seconds west along said east right-of-way line a distance of 200.21 feet to the POINT OF BEGINNING.

EXHIBIT J

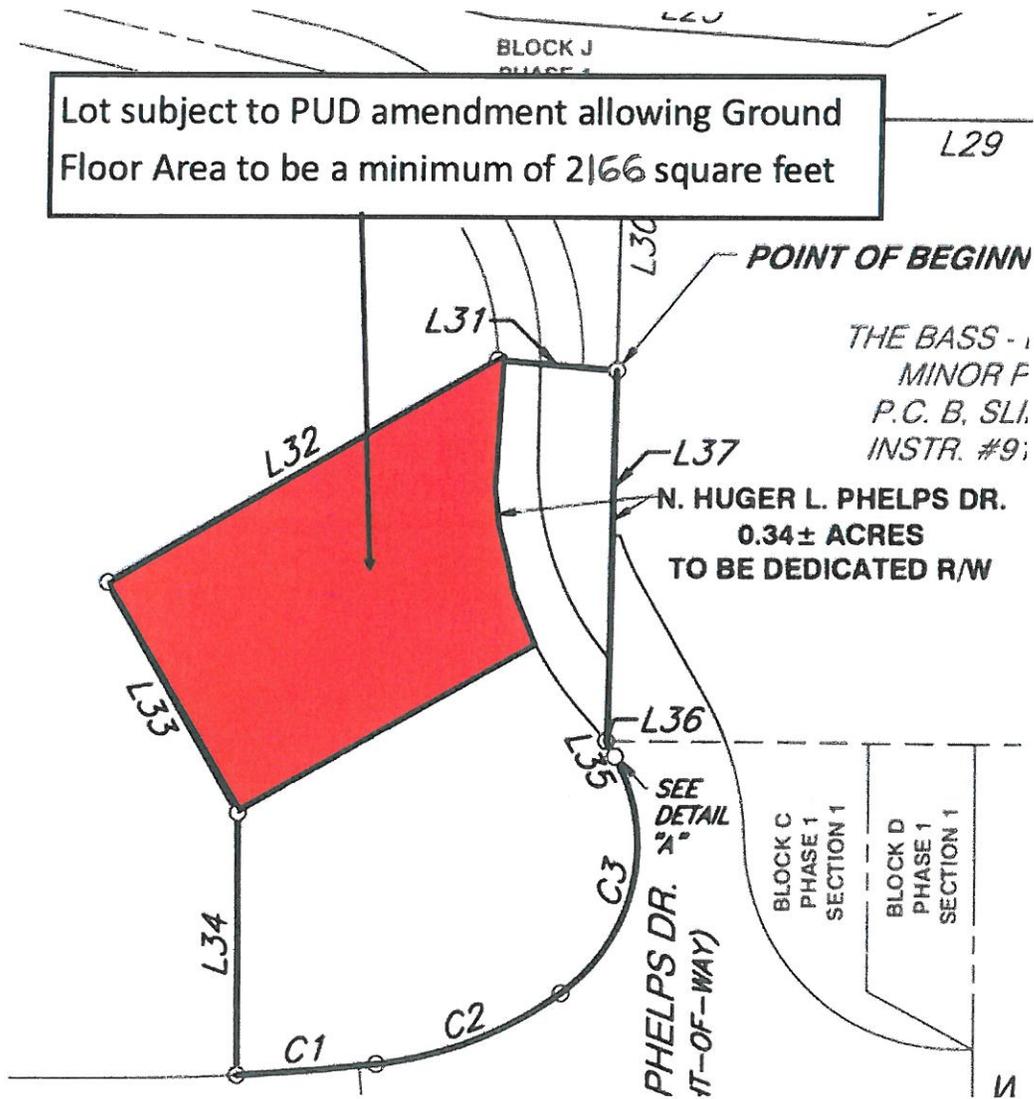


Exhibit K (page 1 of 2)

LEGAL DESCRIPTION – Parcel A

A part of the Northwest Quarter of Section 25, Township 16 North, Range 05 East in Buck Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

COMMENCING at a railroad spike marking the southwest corner of said northwest quarter; thence north 00 degrees 38 minutes 03 seconds west (assumed bearing) along the west line of said quarter section a distance of 968.28 feet to the northwest corner of a 2 acre parcel described in a Corporate Warranty Deed recorded as Instrument Number 140008544 in the Office of the Recorder of Hancock County, Indiana, said point being the POINT OF BEGINNING of this description; thence continuing north 00 degrees 38 minutes 03 seconds west along said west line a distance of 968.28 feet to a mag nail with washer (HGS); thence north 89 degrees 21 minutes 57 seconds east a distance of 16.50 feet to the south corner of a 1.791 acre tract described in a "Judgement" in Superior Court 1 of Hancock County, Indiana, Cause No 685, dated September 26, 1967; (the next six (6) calls are along the easterly lines of said 1.791 acre tract) (1) north 14 degrees 41 minutes 25 seconds east a distance of 51.79 feet; (2) north 07 degrees 42 minutes 19 seconds east a distance of 320.29 feet to the point of curvature of a non-tangent curve concave northwest whose radius point bears north 08 degrees 51 minutes 39 seconds west a distance of 185.00 feet from said point; (3) northeasterly along the arc of said curve through a central angle of 81 degrees 46 minutes 25 seconds a distance of 264.04 feet; (4) north 00 degrees 38 minutes 09 seconds west a distance of 75.31 feet to the point of curvature of a tangent curve concave southeasterly whose radius point bears north 89 degrees 23 minutes 35 seconds east a distance of 115.00 feet from said point; (5) north and northeasterly along the arc of said curve through a central angle of 90 degrees 40 minute 56 seconds a distance of 182.01 feet; (6) north 69 degrees 02 minutes 45 seconds east a distance of 51.62 feet to the east corner of said 1.791 acre tract; thence north 00 degrees 13 minutes 15 seconds east a distance of 16.50 feet to a mag nail with washer (HGS) on the north line of said quarter section; thence south 89 degrees 47 minutes 34 seconds east along the north line of said quarter section a distance of 1342.04 feet to the northeast corner of the west one-half of said northwest quarter section; thence south 00 degrees 38 minutes 28 seconds east along said east line a distance of 1999.34 feet to the southeast corner of the north one-half of the southwest quarter of said northwest quarter section; thence south 89 degrees 58 minutes 14 seconds west along said south line a distance of 1051.80 feet to the southeast corner of the Laura Vance's Minor Subdivision of Section 25, Township 16 North, Range 05 East in Buck Creek Township, Hancock County, Indiana as per plat thereof recorded as Instrument Number 97-3317 and as Slide 325 in Plat Cabinet B in the Office of said Recorder; thence north 00 degrees 38 minutes 03 seconds west along the east line of said plat and the east line of said 2 acre parcel a distance of 300.00 feet to the northeast corner of said 2 acre parcel; thence south 89 degrees 58 minutes 14 seconds west along the north line of said 2 acre parcel a distance of 290.40 feet to the POINT OF BEGINNING. Containing 57.014 acres, more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

Exhibit K (page 2 of 2)

LEGAL DESCRIPTION – Parcel B

A part of the Northwest Quarter of Section 25, Township 16 North, Range 05 East in Buck Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

COMMENCING at a Brass Monument in a buffalo box marking the northwest corner of said northwest quarter; thence south 89 degrees 47 minutes 34 seconds east (assumed bearing) along the north line of said quarter section a distance of 16.50 feet; thence south 00 degrees 38 minutes 03 seconds east a distance of 16.50 feet to the northwest corner of a 1.791 acre tract described in a "Judgement" in Superior Court 1 of Hancock County, Indiana, Cause No 685, dated September 26, 1967, said point being the POINT OF BEGINNING of this description; (the next three (3) calls are along the lines of said 1.791 acre tract) (1) south 00 degrees 39 minutes 15 seconds east a distance of 322.55 feet to the point of a non-tangent curve concave northwesterly whose radius point bears north 18 degrees 24 minutes 31 seconds west a distance of 115.00 feet from said point; (2) northeasterly along the arc of said curve through a central angle of 72 degrees 13 minutes 40 seconds a distance of 144.97 feet; (3) north 00 degrees 38 minutes 03 seconds west a distance of 211.86 feet to a point which is 16.50 feet measured perpendicular from the north line of said quarter section; (4) thence north 89 degrees 47 minutes 34 seconds west parallel with said north line a distance of 80.01 feet to the POINT OF BEGINNING. Containing 0.537 acres, more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

EXHIBIT L



ILLUSTRATION 4.5
**CONCEPT PLAN/
VISION PLAN**
*(FOR ILLUSTRATION
PURPOSES ONLY)*



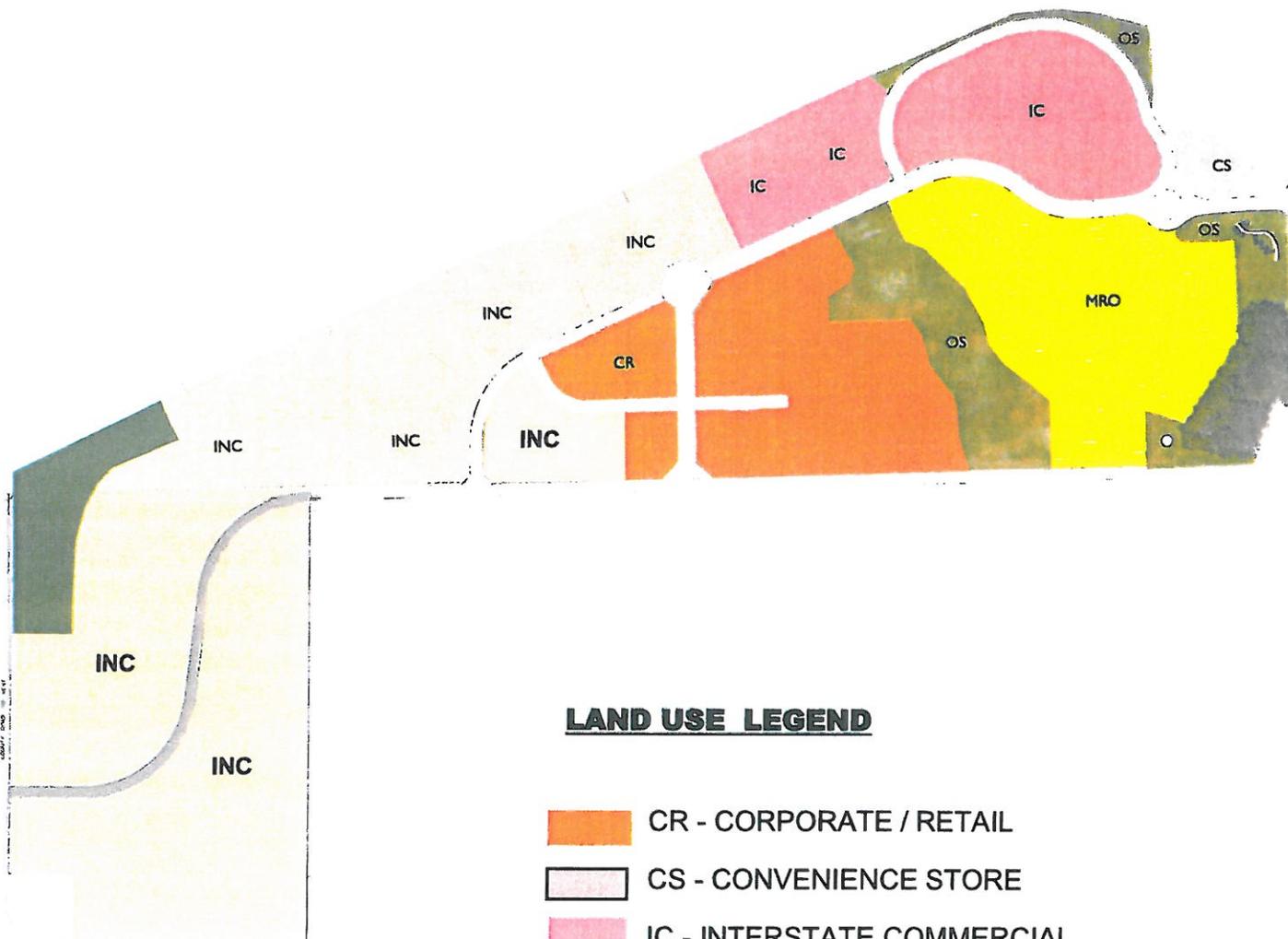
**ALTERNATE PEDESTRIAN
VILLAGE CONCEPT**



EXHIBIT M
(PAGE 1 OF 3)

EXHIBIT 15.1

HANCOCK GATEWAY PARK LAND USE MASTER PLAN - 2ND AMENDED



LAND USE LEGEND

-  CR - CORPORATE / RETAIL
-  CS - CONVENIENCE STORE
-  IC - INTERSTATE COMMERCIAL
-  INC - INSTITUTIONAL / COMMERCIAL
-  MRO - MEDICAL/RETAIL/OFFICE
-  OS - OPEN SPACE



EXHIBIT M (PAGE 2 OF 3)



HANCOCK GATEWAY PARK
PUD - LAND USE PLAN

EXHIBIT M
(PAGE 3 OF 3)



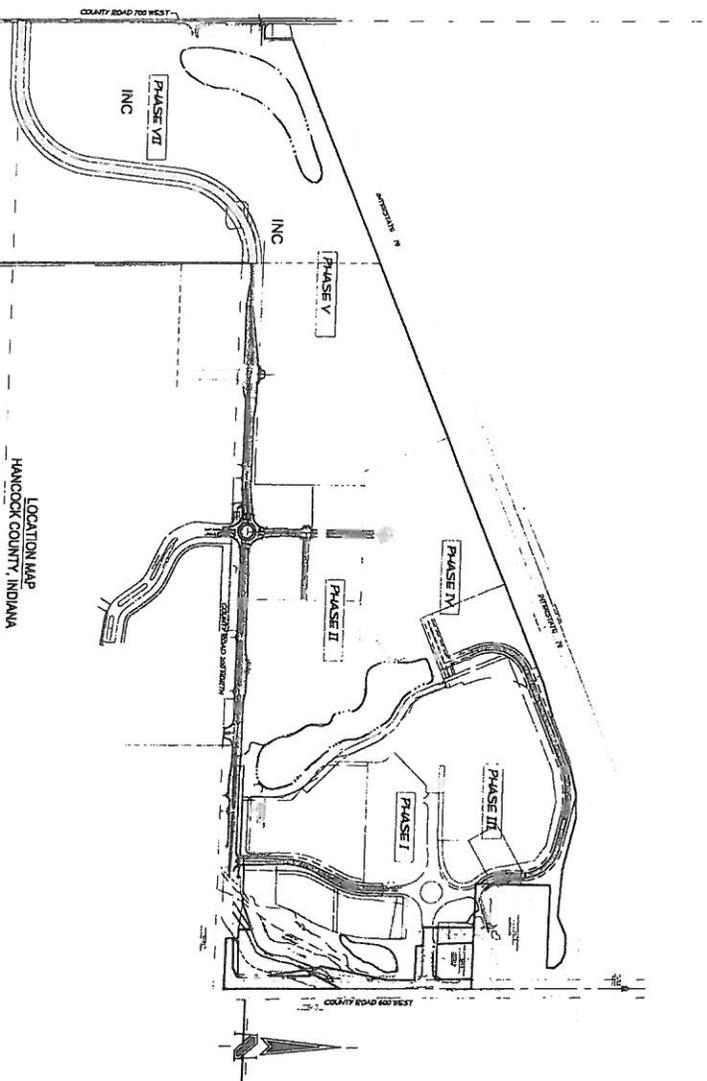
EXHIBIT N
(PAGE 1 OF 11)

HANCOCK GATEWAY PARK - PUD 2ND AMENDED PRELIMINARY PLAN

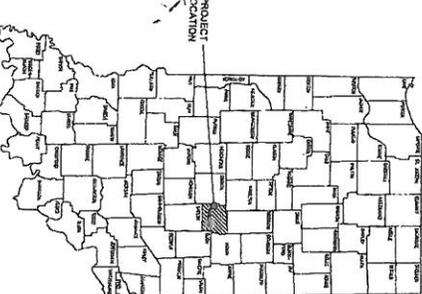
HANCOCK COUNTY, INDIANA

OWNER / DEVELOPER
HANCOCK REGIONAL HOSPITAL
801 NORTH STATE STREET
GREENFIELD, INDIANA
46140

VICINITY MAP



LOCATION MAP
HANCOCK COUNTY, INDIANA



AREA MAP

UTILITIES

- Electric**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD
- Water**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD
- Gas**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD
- Sanitary Sewer**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD
- Storm Sewer**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD
- Telephone**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD
- Other**
KODAK ALUMINUM & CO
PH: 317-766-6666
INDY CRUISEFIELD

SHEET NO.	DESCRIPTION	REVISION DATES
1	PRELIMINARY PLAN	
2	AMENDED PRELIMINARY PLAN	
3	AMENDED PRELIMINARY PLAN	
4	AMENDED PRELIMINARY PLAN	
5	AMENDED PRELIMINARY PLAN	
6	AMENDED PRELIMINARY PLAN	
7	AMENDED PRELIMINARY PLAN	
8	AMENDED PRELIMINARY PLAN	
9	AMENDED PRELIMINARY PLAN	
10	AMENDED PRELIMINARY PLAN	
11	AMENDED PRELIMINARY PLAN	
12	AMENDED PRELIMINARY PLAN	

INDEX

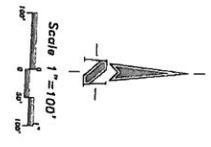
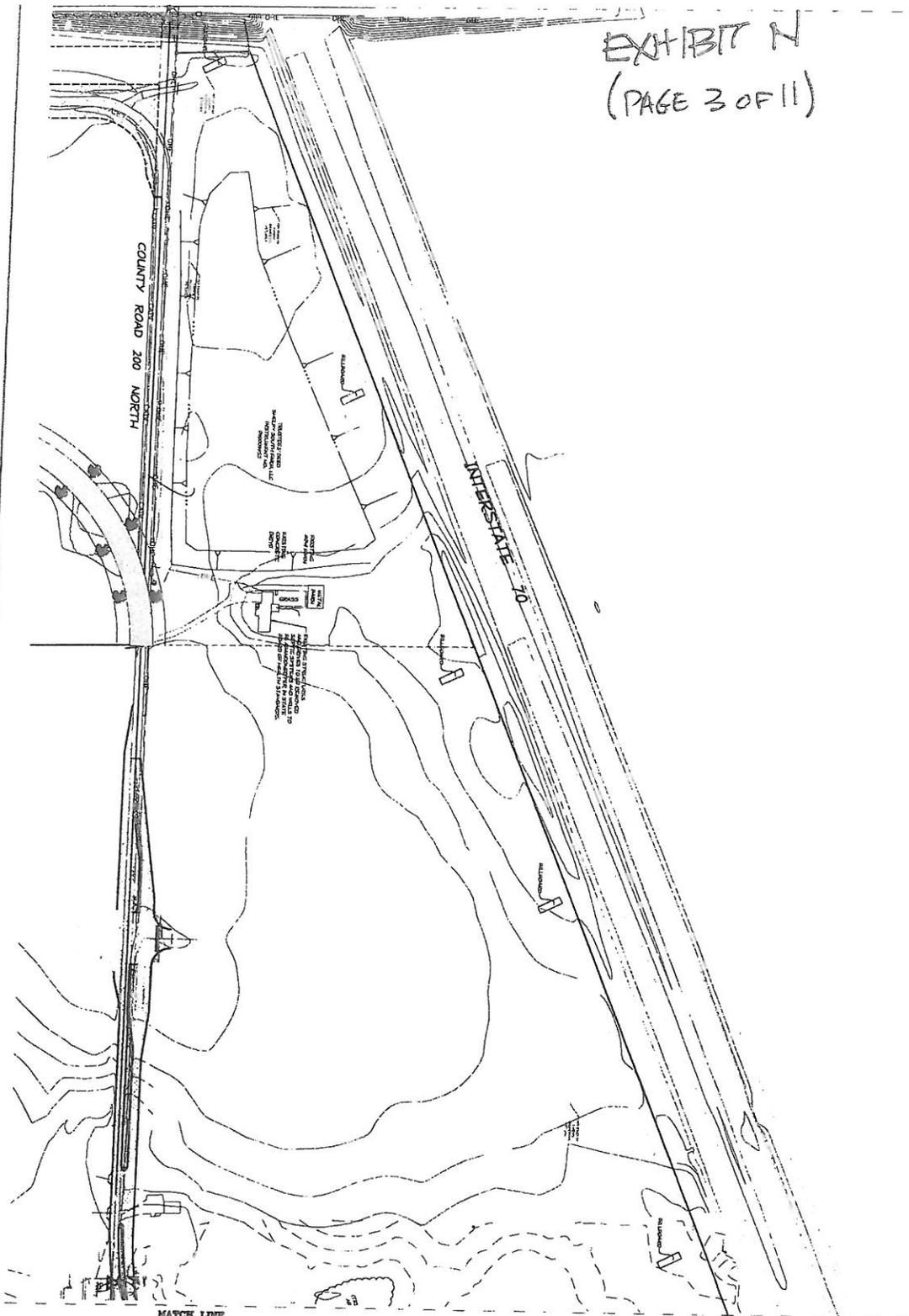
Hancock
Health

REGISTERED PROFESSIONAL ENGINEER
No. 15,001
10-25-2021

PREPARED BY:
H. GIBSON
LAND SURVEYING, INC.
301 North State Street
Greenfield, IN 46140
317-498-7412
Project: 2017-2412

OWNER / DEVELOPER
HANCOCK REGIONAL HOSPITAL
801 NORTH STATE STREET
GREENFIELD, INDIANA
46140
ATTN: DAVE HAHN
dha@hancockregional.org
317-498-0715

EXHIBIT N
(PAGE 3 OF 11)



- LEGEND**
- STREET SIGN
 - CURB INLET
 - STORM SEWER MANHOLE
 - STORM SEWER REISING INLET
 - SANITARY SEWER MANHOLE
 - STREET LIGHT
 - PROPOSED GRADE
 - EXISTING GRADE
 - PROPOSED STREET TREE
 - DRAINAGE ARROYO
 - 0.8 I.E. DRAINAGE & UTILITY EASEMENT
 - U.E. DRAINAGE, UTILITY & LANDSCAPE EASEMENT
 - VAR. DE. UTILITY EASEMENT
 - B.L. UTILITY EASEMENT
 - S.S.E. VARYING WIDTH DRAINAGE EASEMENT
 - SANITARY SEWER FORCE MAIN
 - QAS MAIN
 - PROPOSED HYDRANT
 - PROPOSED WATER METER
 - DUNE ELECTRIC LINE
 - DUNE STAR FIBER OPTIC
 - DUNE ELECTRIC ANNE STAKE
 - FIBER OPTIC
 - OVERHEAD ELECTRIC
 - PROPOSED WATER
 - EXISTING STORM
 - PROPOSED STORM
 - PHASE LINE
 - LIMITS OF DISTURBANCE
 - SILT FENCE
 - WETLANDS



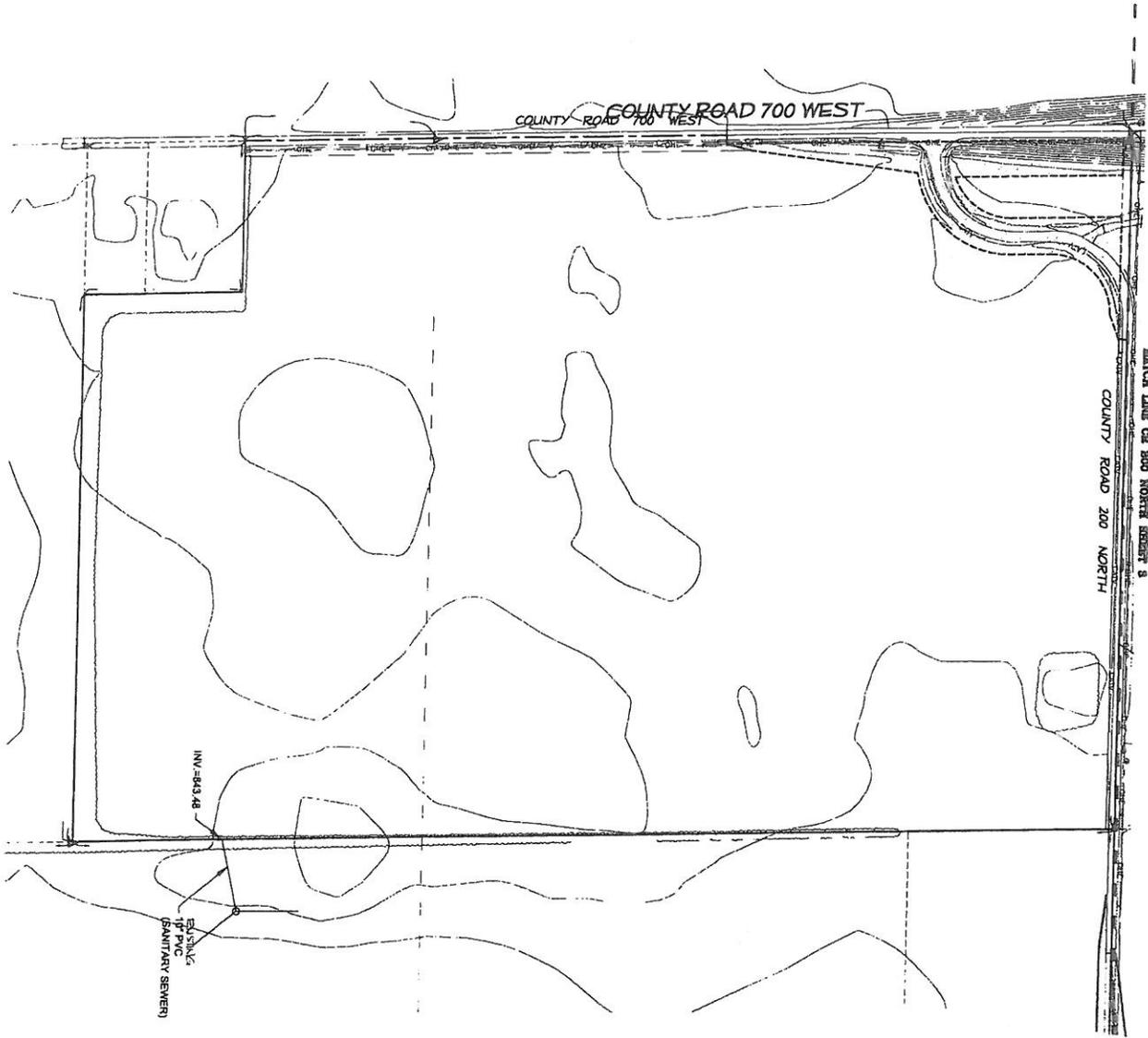
Project Name: HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK Sheet: 2320 Date: 10.25.2021	Prepared For: HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140	Revisions: <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								

H. GIBSON
LAND SURVEYING, INC.

121 North State Street
Greenfield, IN 46140
Phone: 765-834-4410
Project: HOI-17-2912

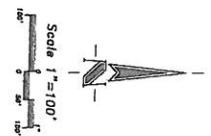
Sheet: Inc. SA OF-10

EXHIBIT H
(PAGE 4 OF 11)



Hancock
Health

- LEGEND**
- STREET SIGN
 - CURB INLET
 - STORM SEWER MANHOLE
 - STORM SEWER BEHIND INLET
 - SANITARY SEWER MANHOLE
 - STREET LIGHT
 - PROPOSED GRADE
 - EXISTING GRADE
 - PROPOSED STREET TREE
 - DRAINAGE ARROW
 - D.U.I.E. DRAINAGE & UTILITY
 - EXISTING
 - U.E. UNDERGROUND UTILITY &
 - W.A.D.E. WATER AND DRAINAGE
 - BL. LANDSCAPE BASEMENT
 - UTILITY BASEMENT
 - S.S.A. WARNING WIDTH DRAINAGE
 - BASEMENT
 - SANITARY SEWER FORCE MAIN
 - GAS MAIN
 - PROPOSED HYDRANT
 - PROPOSED WATER METER
 - D.U.E. ELECTRIC LINE
 - NINE STAR FIBER OPTIC
 - D.U.E. ELECTRIC LINE STAR
 - FIBER OPTIC
 - OVERHEAD ELECTRIC
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 - PROPOSED STORM
 - PHASE LINE
 - LIMITS OF DISTURBANCE
 - SILT FENCE
 - WETLANDS



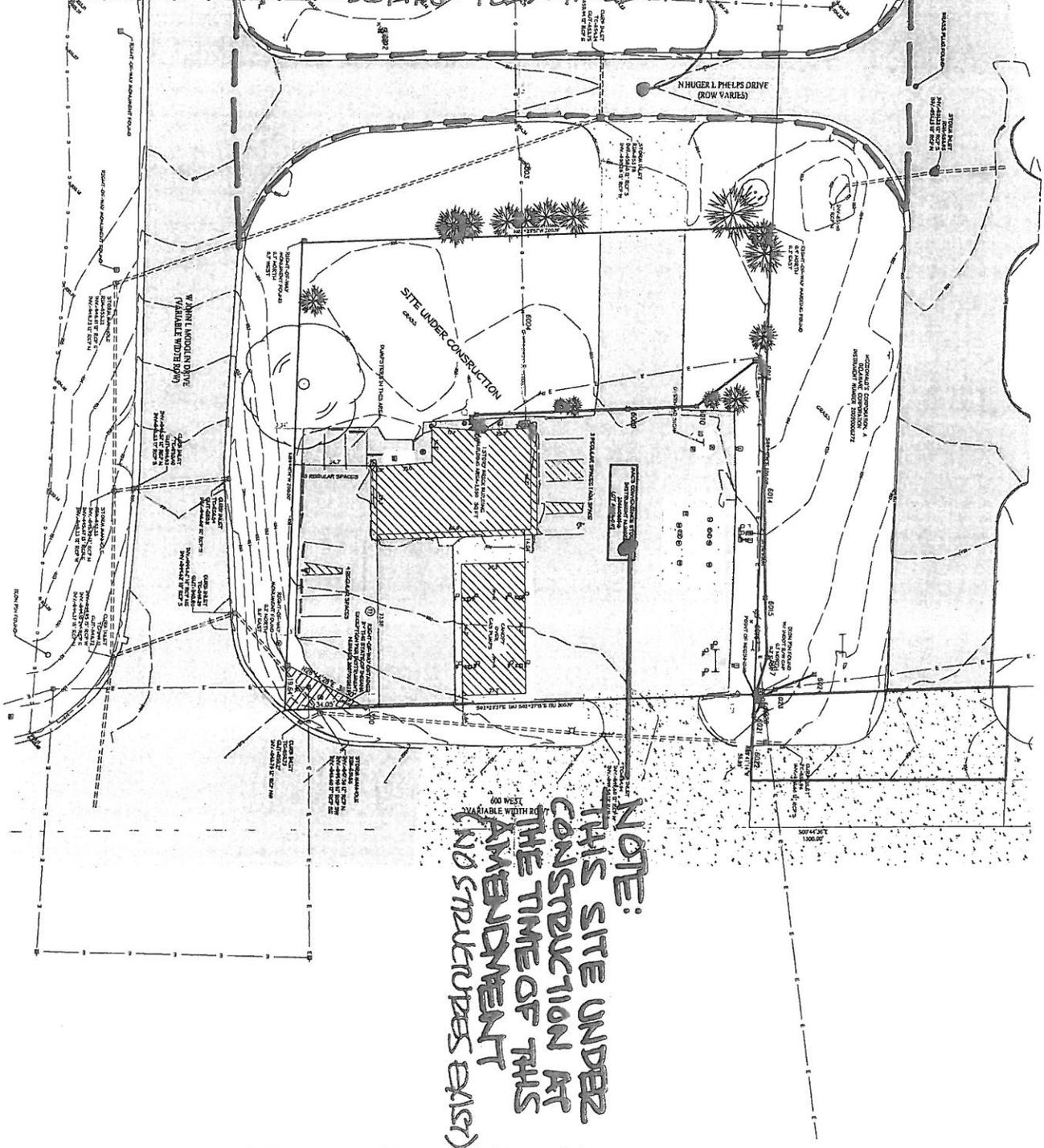
HIGBSON
LAND SURVEYING, INC.
101 North State Street
Greenfield, IN 46140
317-488-0350

Project Name	HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK
Sheet Title	HANCOCK GATEWAY PARK - PUD 2ND AMENDMENT EXISTING CONDITIONS
Block	10385.01

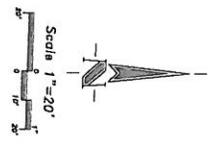
Prepared For:
HANCOCK REGIONAL HOSPITAL
801 NORTH STATE STREET
GREENFIELD, INDIANA
46140

Revisions	

NOTE - HUGER L. PHELPS DRIVE VACATED AND ROAD REMOVED



NOTE:
THIS SITE UNDER CONSTRUCTION AT THE TIME OF THIS AMENDMENT (NO STRUCTURES EXIST)



LEGEND

- STREET SIGN
- CURB INLET
- STORM SEWER MANHOLE
- STORM SEWER BEHIND INLET
- SANITARY SEWER MANHOLE
- STREET LIGHT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED STREET TREE
- DRAINAGE ARROW
- DRAINAGE & UTILITY EASEMENT
- UTILITY & LANDSCAPE EASEMENT
- UTILITY EASEMENT
- VARYING WIDTH DRAINAGE EASEMENT
- SANITARY SEWER FORCE MAIN
- GAS MAIN
- PROPOSED WYOMANT
- PROPOSED WATER METER
- DUNE ELECTRIC LINE
- NINE STAR FIBER OPTIC
- DUNE ELECTRIC ANNE STAR FIBER OPTIC
- OVERHEAD ELECTRIC
- PROPOSED WATER
- EXISTING STORM
- PROPOSED STORM
- PHASE LINE
- LIMITS OF DISTURBANCE
- SILT FENCE
- WETLANDS

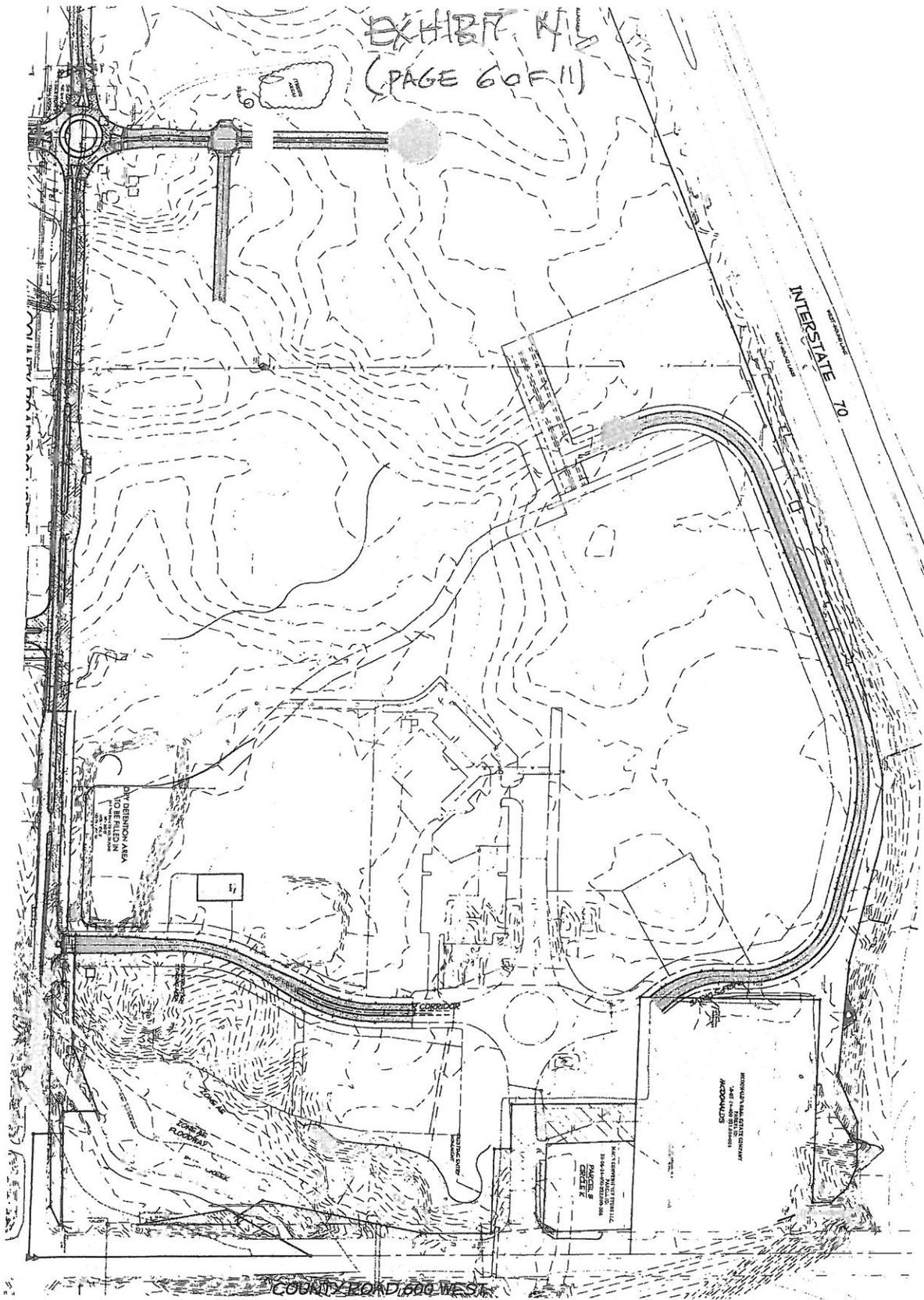


Project Name:	HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK	Prepared For:	HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140
Sheet Title:	HANCOCK GATEWAY PARK - PUD 2ND AMENDMENT PARCEL B EXISTING CONDITIONS	Revisions:	
Sheet No:	10.26.2008		

H. GIBSON
LAND SURVEYING, INC.

321 North State Street
Greenfield, IN 46140
317-462-4433
Project NO: 17-2412
Sheet No: 4 OF 10

EXHIBIT N/A
(PAGE 6 OF 11)

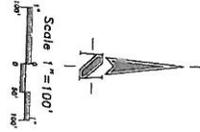
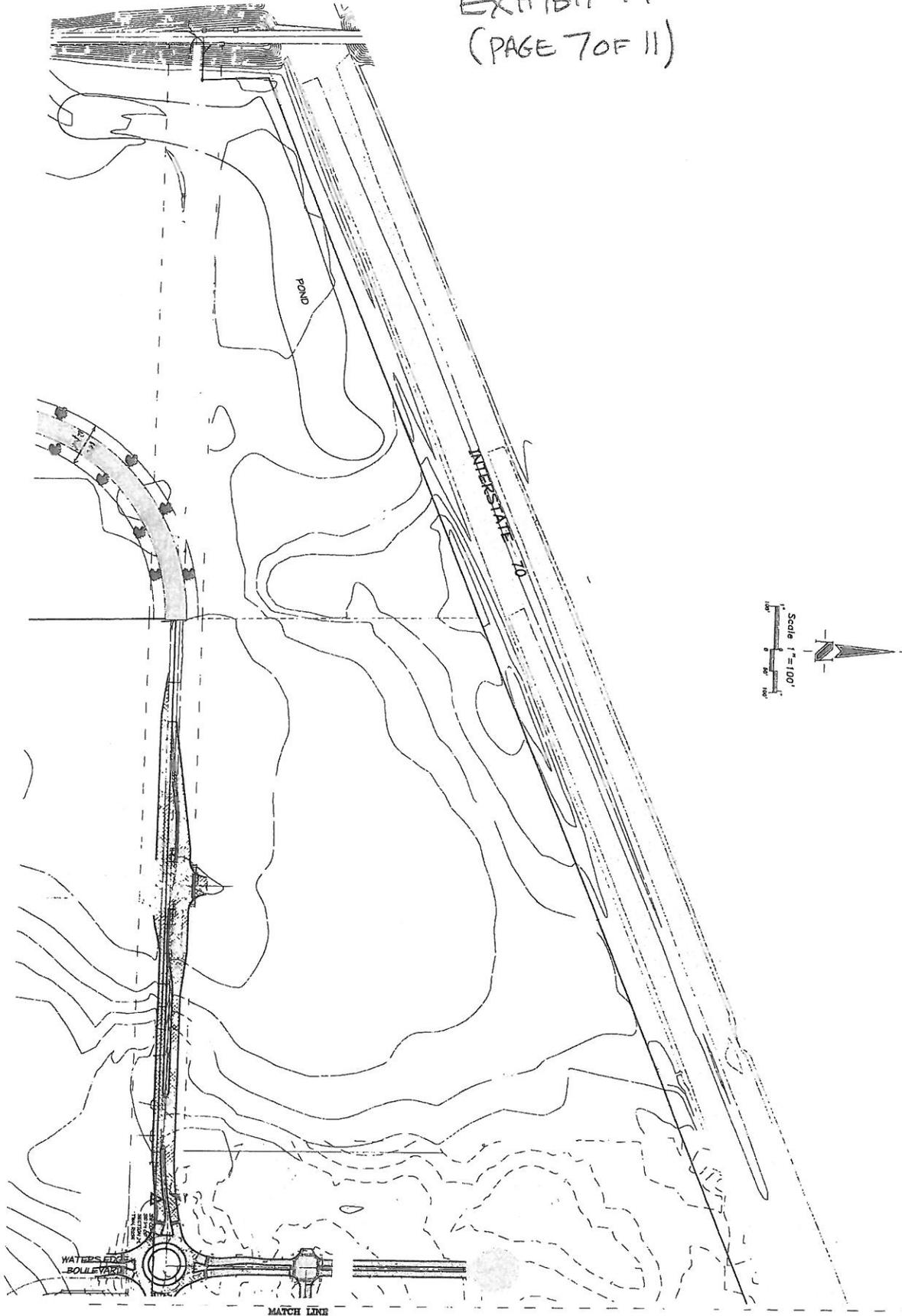


Hancock
H. Gibson

Date: 10.28.2001	Project Name: HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK	Prepared For: HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140	Revisions
	Sheet Title: HANCOCK GATEWAY PARK - PUD 2ND AMENDMENT CONCEPTUAL DEVELOPMENT PLAN		

H. GIBSON
 LAND SURVEYING, INC.
 321 North State Street
 Greenfield, IN 46140
 Phone: 765-835-1000
 Project No. H-2012
 Sheet No. 5 OF 10

EXHIBIT N
(PAGE 7 OF 11)



Hancock

WATER'S EDGE BOULEVARD

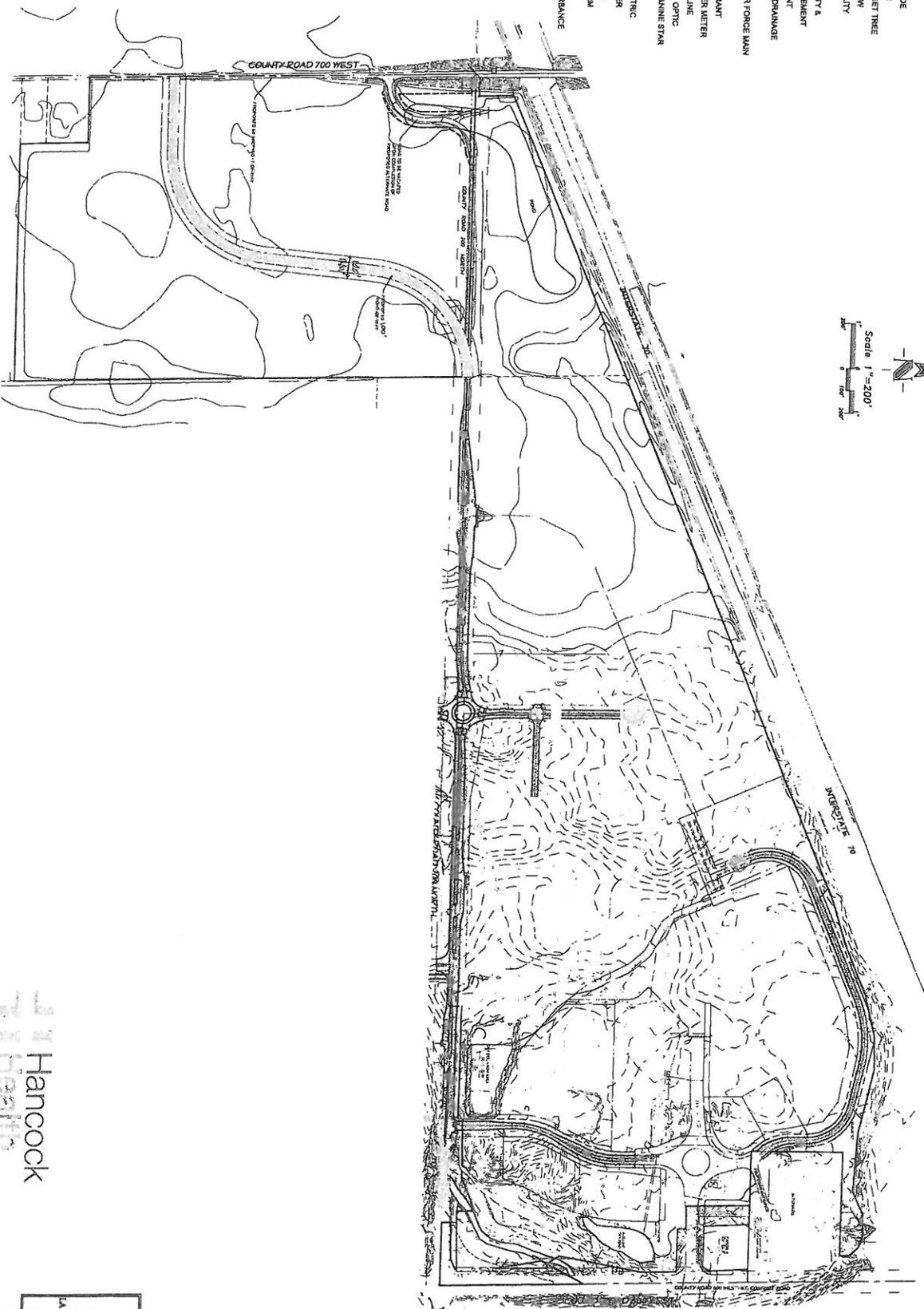
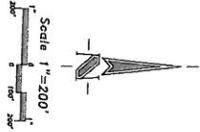
MATCH LINE

H. GIBSON
LAND SURVEYING, INC.
221 North State Street
Greenville, IN 46140
Tel: 765-465-1100
Project NO: 17-2412
Sheet No: 6 OF 10

Number: 10.000.000	Project Name:	HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK	Prepared For:	HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140	Revisions:	
	Sheet Title:	HANCOCK GATEWAY PARK - PUD 2ND AMENDMENT CONCEPTUAL DEVELOPMENT PLAN				

EXHIBIT N
(PAGE 8 OF 11)

- LEGEND**
- STREET RIGH
 - CURB INLET
 - ⊗ STORM SEWER MANHOLE
 - ⊙ STORM SEWER BEEHIVE INLET
 - ⊗ SANITARY SEWER MANHOLE
 - ⊙ STREET LIGHT
 - PROPOSED GRADE
 - EXISTING GRADE
 - PROPOSED STREET TREE
 - DRAINAGE ARROW
 - D.U.L.E. DRAINAGE & UTILITY EASEMENT
 - VAR. D.E. DRAINAGE, UTILITY & LANDSCAPE EASEMENT
 - B.L. UTILITY EASEMENT
 - S.S.E. VARYING WIDTH DRAINAGE EASEMENT
 - SANITARY SEWER FORCE MAIN
 - GAS MAIN
 - PROPOSED HYDRANT
 - PROPOSED WATER METER
 - DUNE ELECTRIC LINE
 - NINE STAR FIBER OPTIC
 - DUNE ELECTRIC ANNE STAR FIBER OPTIC
 - OVERHEAD ELECTRIC
 - PROPOSED WATER
 - EXISTING STORM
 - PROPOSED STORM
 - PHASE LINE
 - UNITS OF DISTURBANCE
 - SILT FENCE
 - WETLANDS



Hancock
Health

HIBSON
LAND SURVEYING, INC.
321 North State Street
Greenfield, IN 46140
Phone: 765-834-1100
Project: NO-17-2412

Project Name: HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK Sheet Title: HANCOCK GATEWAY PARK - PUD 2ND AMENMENT PRELIMINARY UTILITY PLAN	Prepared For: HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140	Revisions:
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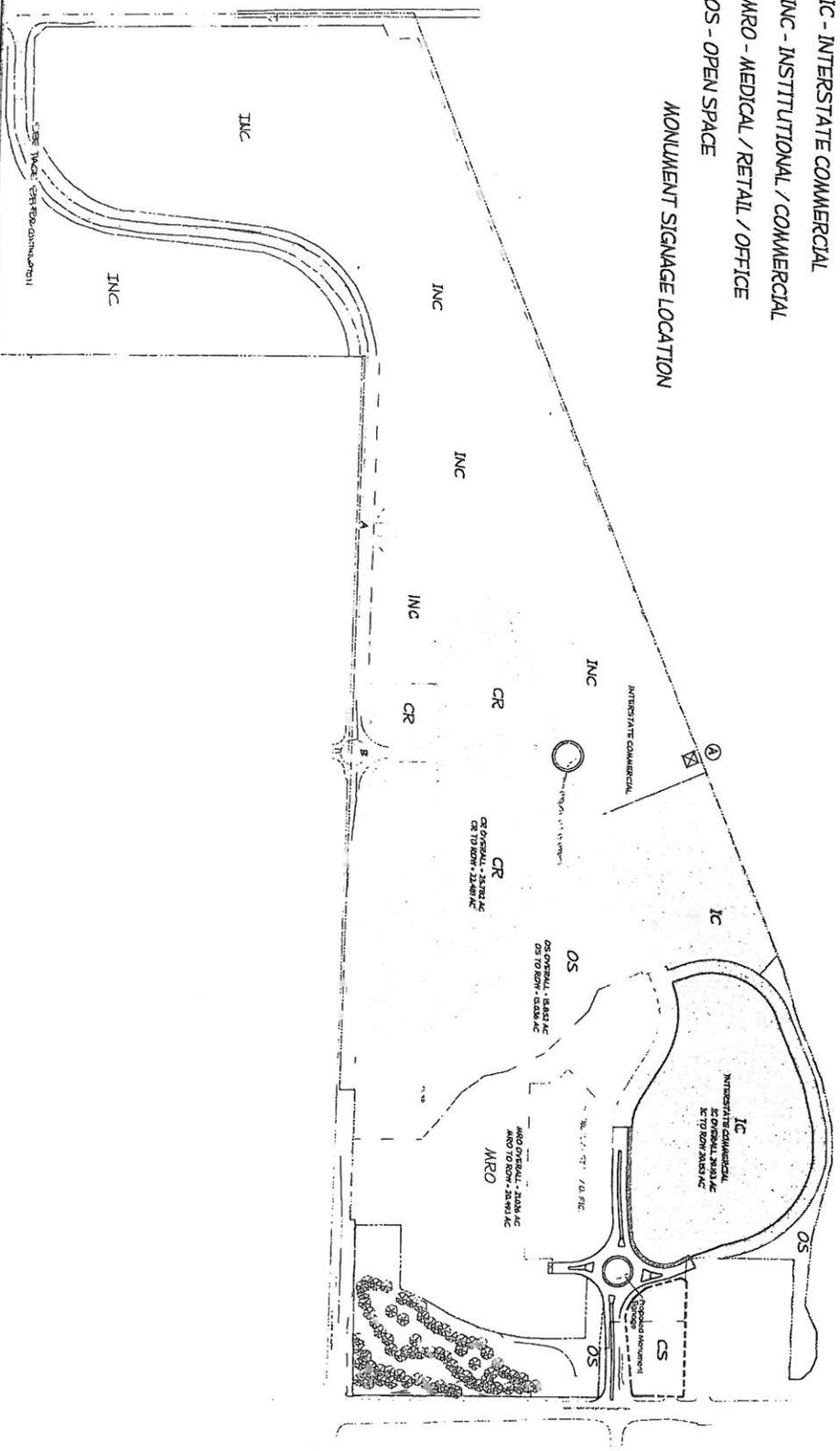
HANCOCK GATEWAY PARK

LAND USE PLAN

2ND AMENDMENT

EXHIBIT A
(PAGE 9 OF 11)

- LAND USE LEGEND**
- CR - CORPORATE / RETAIL
 - CS - CONVENIENCE STORE
 - IC - INTERSTATE COMMERCIAL
 - INC - INSTITUTIONAL / COMMERCIAL
 - MRO - MEDICAL / RETAIL / OFFICE
 - OS - OPEN SPACE
- MONUMENT SIGNAGE LOCATION**
- A



35

DATE: 01/20/2021

H. J. GIBSON
LAND SURVEYING, INC.

321 North State Street
Greenville, TN 37610
317-62-4055

Project No: 17-284UP

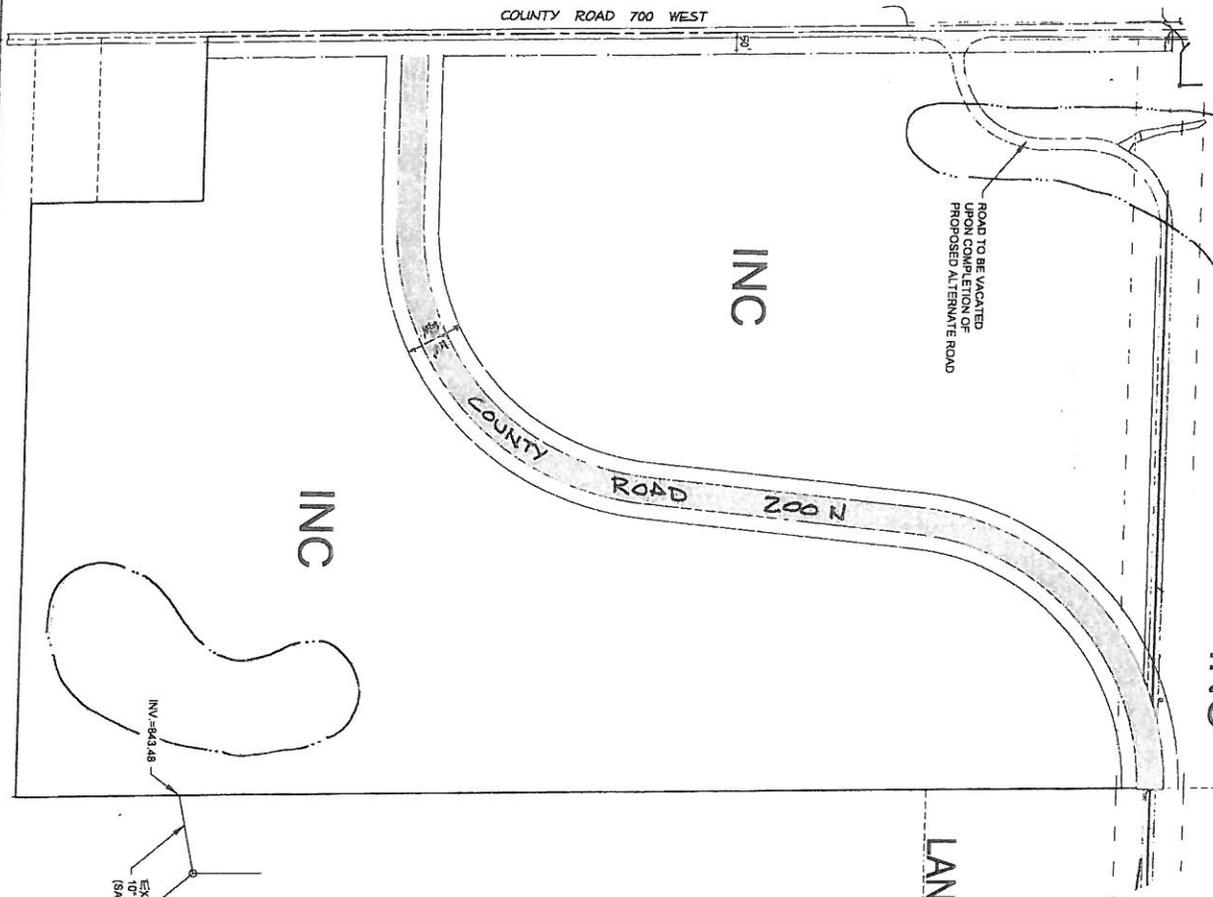
SHEET 8 OF 10

Scale 1" = 200'



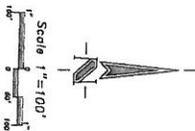
EXHIBIT N
(PAGE 10 OF 11)

SEE SHEET 8 FOR THIS AREA



HANCOCK GATEWAY PARK
LAND USE PLAN - 2ND AMENDMENT, OCTOBER, 2021

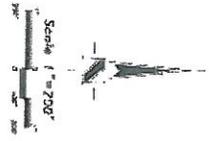
EXISTING
TOPIC
(SANITARY STAKE)



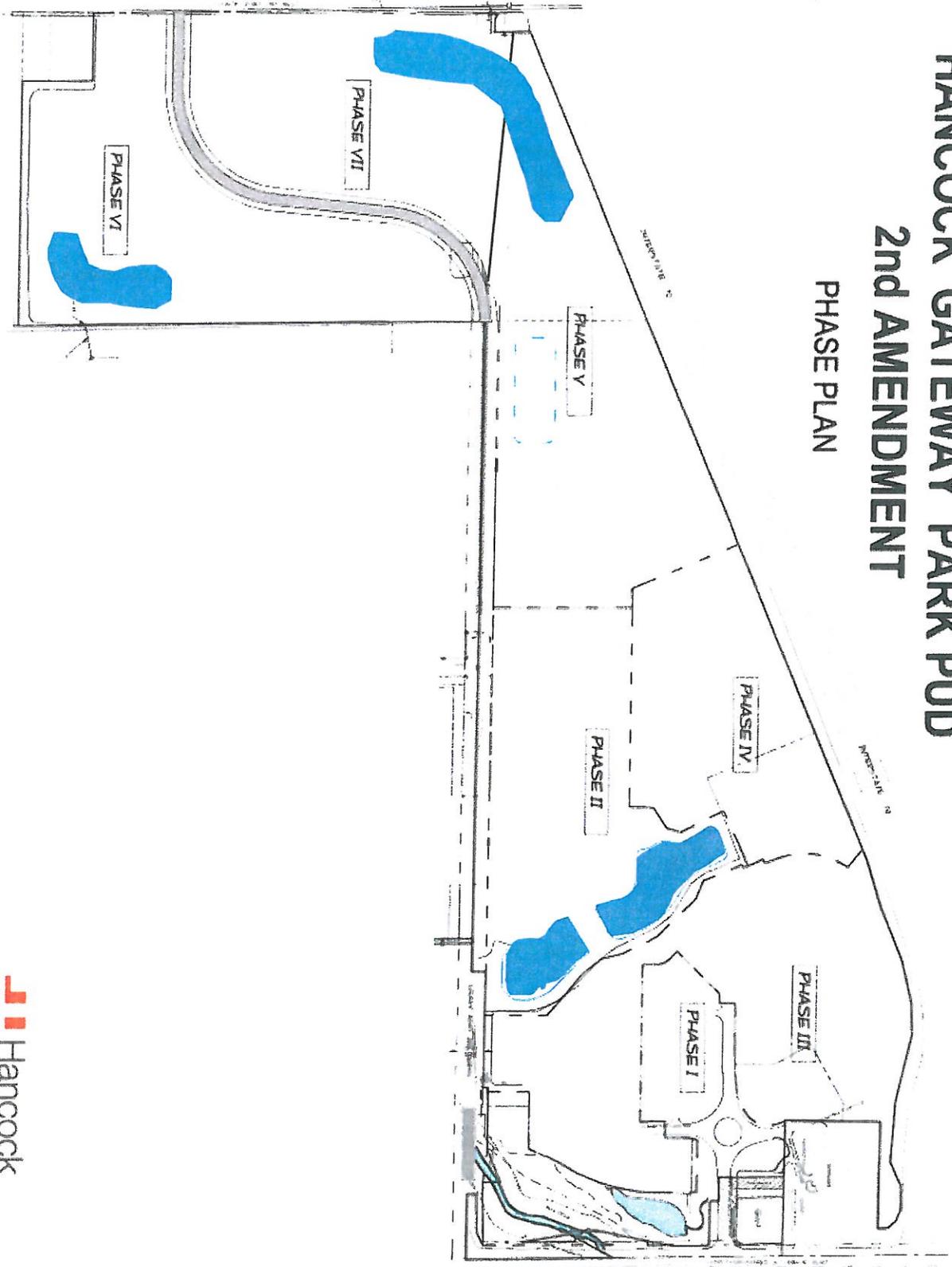
HOBSON
LAND SURVEYING, INC.
321 North State Street
Greenville, SC 29615
Phone: 864-696-4440
Fax: 864-696-4441
Project NO: 17-2412
Sheet No: 88 OF 10

Project Name: HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK Sheet Title: HANCOCK GATEWAY PARK - PUD 2ND AMENDMENT LAND USE PLAN Date: 10.28.2021	Prepared For: HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140	Revisions: <table border="1"> <tr><td> </td><td> </td></tr> </table>										

EXHIBIT N
(PAGE 11 OF 11)



HANCOCK GATEWAY PARK PUD
2nd AMENDMENT
PHASE PLAN





*The Hancock County Area Plan Commission
Court House Annex
111 American Legion Place, Suite 146
Greenfield, IN 46140
Phone: (317) 477-1134
Fax: (317) 477-1184*

CERTIFICATION
Hancock County Area Plan Commission

Project Name: Amendment of Hancock Gateway Park PUD 1st Amendment
Petitioner: Hancock Regional Hospital
Project Location: NWC / CR 200 N / CR 600 W
Township: Buck Creek

I, Michael Long, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached Planned Unit Development ordinance and Preliminary Plan are true and accurate records of the meeting of the Plan Commission on 26 October 2021. The ordinance and plan received favorable recommendations by a vote of five (5) ayes and two (2) nays.

The attached ordinance and plan are hereby certified to the Board of Commissioners, Hancock County, Indiana.

HANCOCK COUNTY AREA PLAN COMMISSION
HANCOCK COUNTY, INDIANA

Michael Long, Secretary

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140**

PLAN COMMISSION MINUTES

DATE: October 26, 2021 TIME: 6:30 P.M.

4.Hancock Gateway Park Text Amendment
NW corner of 600 W & 200 N
24 - 16 - 5

Planned Unit Dev.
PUD Text Amendment 21-2167
Buck Creek

PUD Text Amendment for Hancock Gateway Park locate on the northwest corner of 600 W and 200 N on 5.83 acres. Mr. Dale stated he was combining this agenda item and #5 agenda item. He said in July 2019 the BC adopted the PUD ordinance and Preliminary Plan consisting of 138.5 acres and the PC approved Phase 1 Sec. 1 consisting of 3 lots and 9 blocks. He said in January 2021 the PC approved an amended primary plat for Phase 1 consisting of 55.8 acres and in September 2021 the PC approved secondary plats and final detailed plans for Section 3 and 4 totaling 35.95 acres. Mr. Dale stated the petitioner is requesting to terminate a prior zoning commitment referenced as 62c on the zoning map regarding prohibited uses. He said they plan to move 200 N so the corner of 200 N and 700 W is safer. He stated prior to construction, the petitioner will need to seek and obtain approval for primary plat (s), secondary plat (s), and final detailed plans. He said per code 156.052(c)(6): Preliminary plan should include a conceptual plan including street systems, land uses, open space, landscaping, and project phasing. He said the developer has created subzoning districts within the PUD. Mr. Dale stated the proposed text amendments include: 1) Article 2.0 – Adds definition for Senior Housing Campus. 2) Article 3.0 – Add vacated R/W of N. Huger Phelps Dr.; revises the legal description to add a 57-acre tract to the PUD boundary. 3) Illustration 4.5 – Revises Exhibit L to add 57-acre tract. 4) Article 5.35 – Revises the minimum ground level square footage in the IC District for the lot shown in Exhibit J. 5) Section 5.63 (B)(1) – Allows a primary structure for the lot shown in Exhibit J to have a minimum ground floor area of 2.25 sf. 6) Section 8.10 – Adds preservation easement for trees/vegetation along perimeter of PUD. 7) Section 8.11 – Establishes buffer yard standards along PUD perimeter bordering residential uses. 8) Section 12.5 – Regulates the type/size of signage allowed on the I-70 monument sign. 9) Section 12.6 – Regulates stand-alone single business establishment signs. 10) Section 12.14 – Replaces the CS District sign standards, allows construction of an 80 ft tall highway pole sign (staff is opposed to this provision); proposal lacks Exhibit E site plan. 11) Article 13.0 – Amends the residential guidelines to accommodate Assisted Living Facility. 12) Exhibit 15.1 – Amends the land use master plan pursuant to Exhibit M. 13) Exhibit 15.16 – Adds a PUD sheet 3 pursuant to Exhibit N. Mr. Dale stated with regards to Tech comments, the Planning Dept. needs the developer to provide R/W dimensions for 200 N road alignment and internal streets and Purdue Extension stated the petition is lacking email address and telephone number of applicant. He said the petitioner is also requesting to terminate a prior zoning commitment referenced as 62c on the zoning map prohibiting uses. He said staff position is not favorable regarding the 80 ft tall pole sign and favorable regarding the remainder of the PUD. He stated the Board of Zoning Appeals recently denied an 80 ft pole sign for RaceTrac (located just

north of I-70 on 600 W) but approved a 30 ft ground sign. Mr. Holden asked if McDonalds has a pole sign. Mr. Dale said yes, it was grandfathered. He said most people are now using an electronic device in the car to find places to eat and fuel. Mr. Bolander stated he still uses these tall signs when traveling. Ms. Oldham asked if this went along with the new corridor regulations and if this 57-acre parcel was within a TIF district. Mr. Harold Gibson, H. Gibson Land Surveying was present and stated the 57 acres is outside an existing TIF district. He said they have had some preliminary conversations regarding road construction with Mr. Gary Pool, Highway Engineer who wants a round-about at 200 N and 600 W and have talked about funding options and TIF is one of the funding options they've considered but will need to talk with Mr. Randy Sorrell, HEDC and the county council. He said with him this evening is Mr. Rob Matt, Mr. Steve Long, and Mr. Dave Hahn. Hancock Regional Hospital and Mr. Kevin Kerschner, Circle K. He said he wanted to apologize for the inconvenience caused to staff and this board for missing last month's meeting and appreciates continuing the hearing item. He first wanted to discuss the rezoning of the 57-acre parcel. He stated if the 57 acres is rezoned he will file a zoning commitment that would change the parcel to PUD with their INC zoning classification and standards and whatever is developed on that parcel must abide by those standards. He said within INC there are setbacks, building lines, road widths, land use, building heights, etc... He said they don't believe there will be any interior streets on this 57 acres, that they realigned 200 N so there won't be a bad intersection at 200 N and 700 W. He said the visual plan that was filed was a conceptual plan that showed what this could look like, it was a guide. He stated the PUD allows them to develop as long as what is being proposed fits within the PUD uses and standards. He said they did not foresee a pandemic which changed the market. He said restaurants, hotels, office space, and residential uses have all changed now. He stated they had been in discussions with full service hotels and visited different facilities but now with lack of on-site conventions and people attending conventions, maybe a full service hotel is not warranted now. He said they go through a process to determine if the user is fit for the site. He said they could have already had hotels, apartments, big box, or industrial but they didn't fit their vision. He said they omitted all signs, which he believes was a mistake by the click of a button. He said the Circle K already has the 80 ft pole sign and wants to keep the sign. He said if you look at the handout (located in the file folder) the height is needed in order to see it over the 600 W ramp and bridge. He said you can also see the existing Shell and McDonald's pole signs. Mr. Gibson said the hospital worked very hard with Circle K to bring their standards up to what the hospital expected, including giving them additional acreage. He said there was never any discussion about Circle K not keeping their sign. He said Circle K relies on the sign for I-70 traffic. He said when he travels, he uses signs to find gas stations. He said he understands new signs coming should adhere to the sign standards but signs that are already there are grandfathered. He said if he had looked at this PUD ordinance better, they would not be here tonight discussing this sign as it would have been permitted within their PUD. He said they are asking to have a building approved on exhibit J, the square footage is a little less than what the PUD ordinance requires but there is a national franchise user that's coming into their park and wants to buy two lots and they think it will be very positive for their park. Mr. Holden asked what the width was of realigned 200 N. Mr. Gibson stated the R/W will be 100 ft. He said they are talking with Mr. Pool now, but they propose a 12-14 ft lane with a 16 ft middle median for turn lane and then another 12-14 ft lane. He said there will also have an asphalt walking path/sidewalks and street trees within the R/W and then a 25 ft setback from the edge of R/W. Ms. Oldham said she loves the way Hancock Health has set the tone and it looks great but it seems the 80 ft pole sign reverts

back to the current look and standards. She said she doesn't think the sign will look good in this project or this corridor and she is really struggling because of the sign. Mr. Bolander said we allowed someone else to move their pole sign so precedent has been set. He said there are already two other pole signs and I don't think this pole sign will make people think bad of this development because of it, especially as the Pilot Truck Stop is right there and the way it looks. Mr. Gibson stated he appreciates the compliments of Ms. Oldham but the hospital asked Circle K to increase their standards for the sake of this development and they had to put additional monies into the building in order to bring it up to the standards the hospital wanted. He doesn't think it would be fair to not allow them to have their pole sign. He said he didn't have any idea that the pole sign would come into play, they never dreamed that the pole sign would have to come down and then not be able to put it back up. He said he thinks people will see the aesthetics of the building, the landscaping, the entry and don't believe people will see the pole sign. Mr. Gibson stated he would like to talk a little about the senior housing campus. He said Mr. Mattingly is here this evening and they have been designing this for a year and have raised the standards each time the hospital asked. He said the villas are for people who have an active lifestyle or maybe the spouse is in the assisted living building. He said the villas could be for people who may need to transition from the villas to the assisted living building and grow with the facility. Mr. Long asked what the uses were within the INC as those uses may be in conflict with the Mt. Comfort Corridor plan, which will be discussed later this evening. Mr. Holden said it shouldn't be as the new overlay is only one mile wide, ½ mile each side of Mt. Comfort Rd. Mr. Gibson stated the INC permits residential uses and they have already had several multi-family users inquiring about the 57 acres, which would be a good transition but they want to keep the north side of 200 N for institutional, educational and commercial for as long as they can. Mr. Long stated a concept plan is a tool used by the planning department and is the plan shown adequate for that use. Mr. Dale said the PUD ordinance tells us what the uses are but not the layout or landscaping required. Mr. Long asked Mr. Gibson if it was your intent then to bring each site development back before this board or is it to just turn it into the planning office for Mr. Dale's approval. Mr. Gibson stated it was never their intent to by-pass this board. He said the preliminary plan is brought to you with blocks and as those blocks are developed, they would come back to you with a final detailed plan and a secondary plat. Mr. Long said the plan shown tonight is more of a marketing plan and not a concept plan. Mr. Gibson said that was correct. Mr. Dale stated Mr. Gibson mentioned coming back to this board with a secondary plat and later in this meeting we will be talking about not requiring secondary plat approval coming before this board but done administratively. Mr. Gibson stated he would file a primary plat with a final detailed plan. Mr. Dale said as the current procedure may change, is the developer willing to commit that they will bring the final detailed plan and primary plat to the Plan Commission board for their approval. Mr. Gibson said yes, absolutely. There was no further discussion. The board asked for remonstrators. Mr. Scott Wooldridge said he would like to see a park located in this area. He said he doesn't like the look of the 80 ft pole sign and believes 30 ft tall sign is high enough. Mr. Bolander made the motion for a favorable recommendation, including to allow the 80 ft pole sign. Mr. Holden seconded. Motion carried. Five (5) approved, Two (2) denied.

Items 4 & 5: Hancock Gateway Park

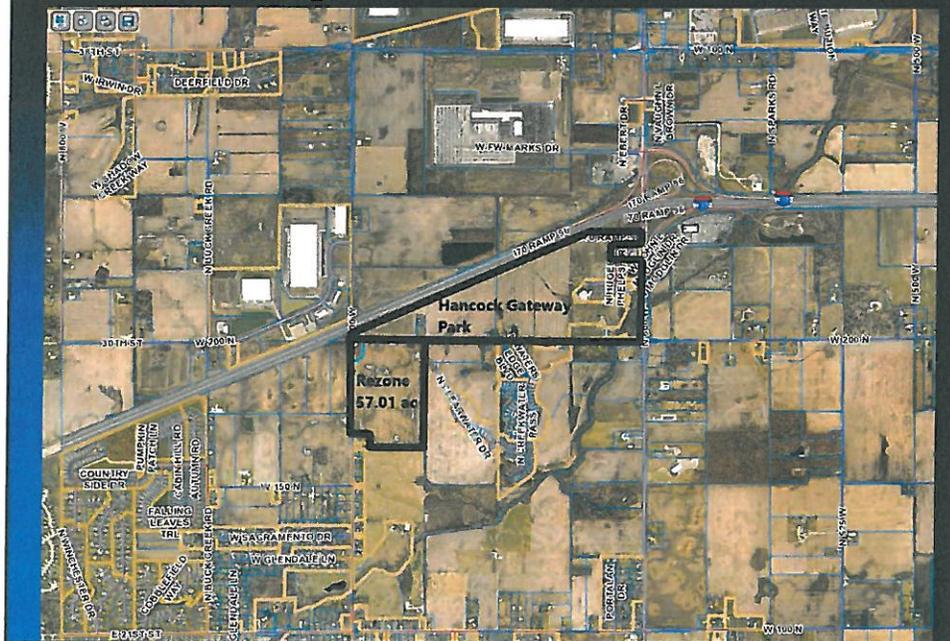
- PUD Text Amendment, and
- Preliminary Plan to rezone 57.01 acres from Industrial Business Park (IBP) and Residential (R1.0) to Planned Unit Development (PUD).
- Location: 6200 W 200 N
 - ◆ Buck Creek Township
- History:
 - ◆ 01/21: PC approved an amended primary plat for phase 1 consisting of 55.8 acres
 - ◆ 07/19: BC adopted PUD ordinance and Preliminary Plan consisting of 138.5 acres
 - ◆ 07/19: PC approved Phase 1 Section 1 consisting of 3 lots and 9 blocks on 20.3 acres.
 - ◆ 09/21: PC approved secondary plats for Sections 3 and 4 and final detailed plan totaling 35.95 acres.

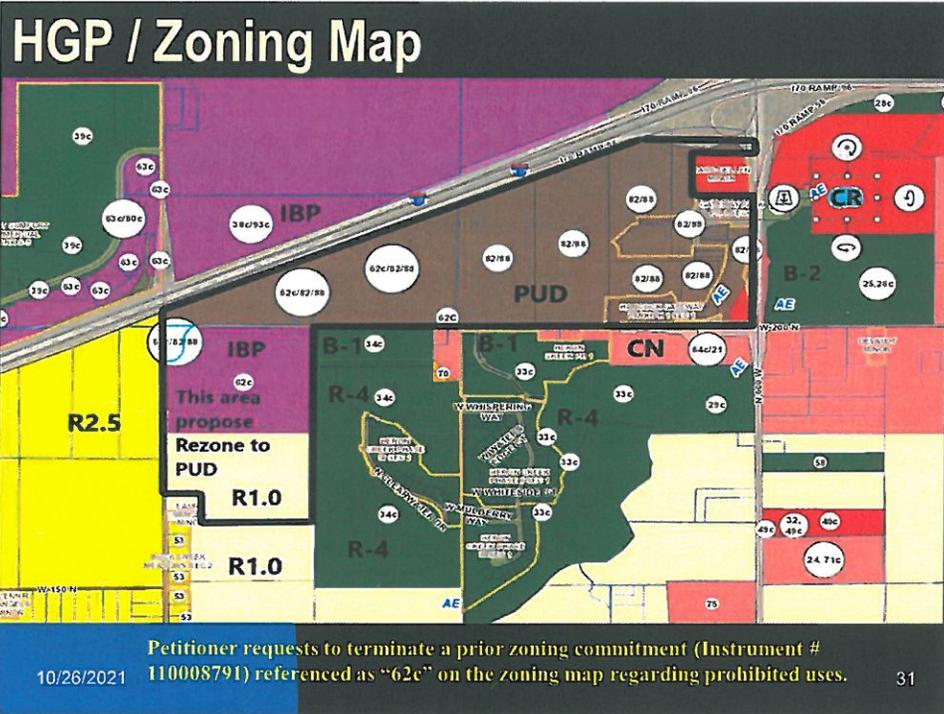
10/26/2021

29

29

HGP / Vicinity





31



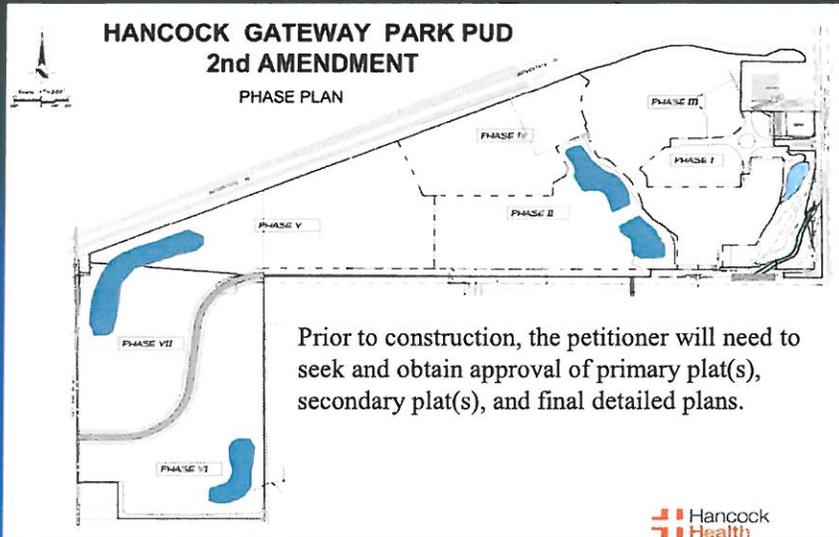
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HGP / Amended Land Use Plan



33

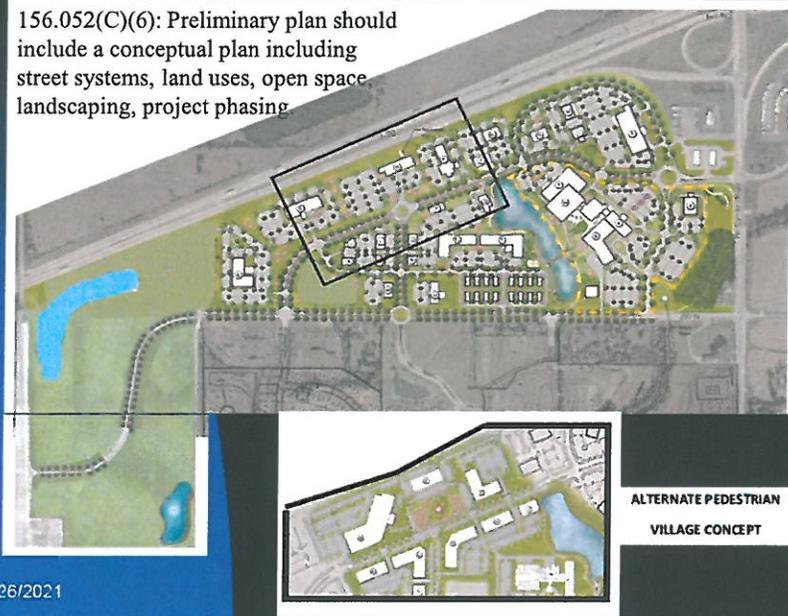
HGP / Amended Phasing Sequence



34

HGP / Amended Concept Plan

156.052(C)(6): Preliminary plan should include a conceptual plan including street systems, land uses, open space landscaping, project phasing



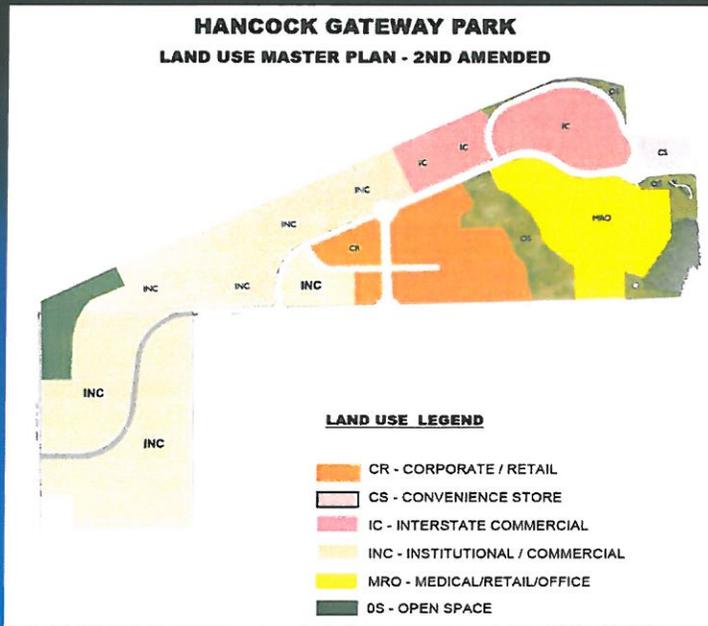
10/26/2021

35

35

HGP / Amended Subzoning Districts

HANCOCK GATEWAY PARK LAND USE MASTER PLAN - 2ND AMENDED



10/26/2021

36

36

HGP / Text Amendments

- Proposed PUD Text Amendments
 - ◆ Article 2.0 – Adds definition for Senior Housing Campus
 - ◆ Article 3.0 – Adds vacated R/W of N. Huger Phelps Drive; revises the legal description to add 57- acre tract to PUD boundary
 - ◆ Illustration 4.5 – Revises Exhibit L to add 57-acre tract
 - ◆ Article 5.35 – Revises the minimum ground level square footage in the IC District for the lot shown in Exhibit J.
 - ◆ Section 5.63(B)(1) – Allows a primary structure for the lot shown in Exhibit J to have a minimum ground floor area of 2,225 sf.
 - ◆ Section 8.10 – Adds preservation easement for trees/vegetation along perimeter of PUD
 - ◆ Section 8.11 – Establishes buffer yard standards along PUD perimeter bordering residential uses
 - ◆ Section 12.5 – Regulates the type/size of signage allowed on the I-70 monument sign
 - ◆ Section 12.6 – Regulates stand alone single business establishment signs
 - ◆ Section 12.14 – Replaces the CS District sign standards; allows construction of an 80'-tall highway pole sign (staff is opposed to this provision); proposal lacks Exhibit E site plan.
 - ◆ Article 13.0 – Amends the residential guidelines to accommodate Assisted Living Facility
 - ◆ Exhibit 15.1 – Amends the land use master plan pursuant to Exhibit M.
 - ◆ Exhibit 15.16 – Adds a PUD sheet 3 pursuant to Exhibit N.

10/26/2021

37

37

HGP / Technical Committee

- Technical Committee
 - ◆ Planning Dept.
 - Provide R/W dimensions for CR 200 N road alignment and internal streets.
 - ◆ Purdue Extension
 - Petition is lacking email address, telephone number of applicant
- Recorded Commitment
 - ◆ Petitioner also requests to terminate a prior zoning commitment (Instrument # 110008791) referenced as "62c" on the zoning map regarding prohibited uses.
- Staff Position: Not favorable regarding the 80'-tall pole sign; favorable regarding the remainder of the PUD.

10/26/2021

38

38