



TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Community and Economic Development
RE: **Consideration of a Rezoning Ordinance** affecting 11.51± acres (Lots #9, #10, and #11) within Creekside Corporate Park.

History:

In 2015, The Town of Zionsville rezoned 75± acres of Town-owned property to the Creekside Planned Unit Development ("Creekside PUD") under Docket #2015-02-Z. Revisions to the Creekside PUD Ordinance occurred in 2016, 2018, and 2020.

The Plan Commission heard and considered Docket #2022-60-Z, the proposed Creekside PUD Rezoning Ordinance, at their January 17, 2023, meeting and forward it to you with a Favorable Recommendation. The Petitioner for this Rezoning is the Town of Zionsville by its Redevelopment Commission ("RDC"). The three (3) involved Lots are currently Town-owned via the RDC.

Summary of Proposed Rezoning Ordinance Details:

The current Creekside PUD divides the 75± acres into four Subareas ("A", "B", "C", & "D"), with each Subarea having its own list of permitted uses and development standards. This proposed Creekside PUD Rezoning Ordinance would remove two (2) lots, Lots #10 & #11, from Subarea "D" and establish a new Subarea "E" specifically for these two lots. Additionally, Subarea "B," consisting solely of Lot #9, would have the use of "Child Care Center" removed from its list of Permitted Uses. The permitted uses, accessory uses, and development standards for Subareas "A", "C", and the remaining lots within Subarea "D" would remain unchanged.

The new Subarea "E" will permit the following uses in addition to many of the uses permitted in Subarea "D":

Permitted Uses for an owner-occupied building:

- Automobile-Centric Social Club with conference and outdoor food/beer garden facilities.
- Automobile-related retail
- Automobile-themed restaurant and/or pub uses
- Automobile-themed restaurant and/or pub uses (including outdoor seating)
- Automotive Labs and Office
- Enclosed High-end vehicle storage
- Event Center
- High-end automobile club/member meeting and conference facilities and outdoor food service/beer garden
- Medical Office (e.g., physician, dentist, testing, orthodontist, optometrist)
- Motorcycle and/or E-Bike Sales and Service
- Racing Museum
- Specialty and High-Performance Automotive Sales and Service
- Vehicle Performance, Paint Protection and Accessory Installation

Permitted Uses for a Multiple-Tenant Building:

- Business Incubator/School
- Service Organization Office
- Trade School
- University Satellite Classrooms

Permitted Accessory Uses within Subarea "E":

- Farmers Market
- Automotive-Centric Outdoor Events

Development Standards and the Architecture and Landscape Architecture Requirements for the new Subarea "E" are similar to those of Subarea "D." Specific wall sign guidelines for Subarea "E" are identified with images provided for example only within the proposed Ordinance. Additionally, there are new requirements in Subarea "E" regarding Building Material Guidelines, Building Components, and Roof Guidelines.

Attached for your review is the Proposed Town Council Ordinance with Exhibits, including the Plan Commission's Certification to the Town Council.

If there are any questions as to the content, please do not hesitate to contact our office.

Respectfully submitted,
Mike Dale, AICP
Director of Community and Economic Development

ORDINANCE NO. 2023 - 01
OF THE TOWN OF
ZIONSVILLE, INDIANA

AN ORDINANCE TO AMEND THE
TOWN OF ZIONSVILLE
ZONING ORDINANCE FOR
THE
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

AND FIXING A TIME WHEN THE SAME SHALL TAKE
EFFECT

Plan Commission Petition No. 2022-60-Z

WHEREAS, I.C. § 36-7-4, et seq. empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana; and

WHEREAS, in accordance with I.C. 36-7-4-600 et seq. the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on January 17, 2023, to consider a proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Zoning Ordinance") filed as petition 2022-60-Z; and

WHEREAS, Section 194.140 of the Zoning Ordinance, as amended, provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq.; and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Zoning Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on January 18, 2023 ("Certification" attached hereto as Exhibit 1); and

WHEREAS, the property described in Exhibit "A" (the "Real Estate") to the Certification, being in the Town of Zionsville, is currently zoned Planned Unit Development (PUD) Zoning District; and

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Petition to amend the Zoning Ordinance at its regular meeting on February 6, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH I.C. 36-7-4- 600 et. seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

Section 1. The Zoning Ordinance for the Town of Zionsville Boone County, Indiana, is amended as follows:

- A. 11.51+/- acres described in and depicted within the Petition are hereby amended to rezone the Property from the Planned Unit Development (PUD) District to the Planned Unit Development (PUD) District.
- B. The permitted uses and development standards within the amended Planned Unit Development (PUD) District are detailed within the Creekside Corporate Park Planned Unit Development, attached hereto as Exhibit 2.
- C. The Zoning Administrator shall cause the Town's Zoning Base Map to be amended to reflect this change in zoning.

Section 2. Conditions and Commitments. The Petition and this rezoning is subject to the listed conditions and commitments attached hereto if any.

Section 3. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

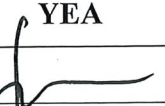
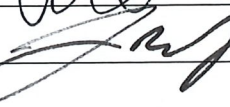
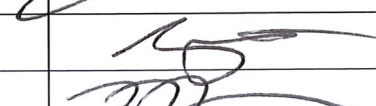
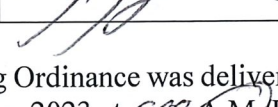
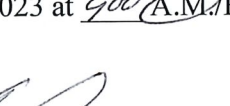
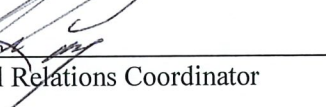
Section 5. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 6. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 7. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

DULY PASSED AND ADOPTED this 6th day of February 2023, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of 6 in favor and 0 opposed.

**TOWN COUNCIL OF THE TOWN
OF ZIONSVILLE, BOONE COUNTY, INDIANA
(Signatures of Council Members)**

	YEA	NAY
Jason Plunkett - President		
Brad Burk - Vice President		
Alex Choi		
Joe Culp		
Josh Garrett		
Craig Melton		
Bryan Traylor		

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville Mayor Emily Styron on the 7th day of February 2023 at 9:00 A.M./P.M.

ATTEST: _____

Amelia Lacy, Municipal Relations Coordinator

**MAYOR'S
APPROVAL**



Emily Styron, Mayor

2/7/2023

DATE

**MAYOR'S
VETO**

Emily Styron, Mayor

DATE

EXHIBIT "A"

Legal Description

Lots 9, 10 and 11 of the recorded Secondary Plat of Creekside Corporate Park, as described in Plat Book 31, Pages 21 and 22 as Instrument Number 2021018266, in the office of the Recorder of Boone County, Indiana.



Town of Zionsville 1100 West Oak Street Zionsville, Indiana 46077 www.zionsville-in.gov

**CERTIFICATION TO THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

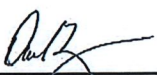
January 18, 2023

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on January 17, 2023, the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 7 in favor and 0 opposed, gave a Favorable Recommendation to proposal #2022-60-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal #2022-60-Z recommends that 11.51± acres, comprised of three lots being within the Creekside Corporate Park and described in the Petition, be rezoned from the Planned Unit Development (PUD) District to the Planned Unit Development (PUD) District.

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2022-60-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, ("Exhibit B") to the Town Council of Zionsville, Indiana, with a Favorable Recommendation.

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION



David L. Franz
President

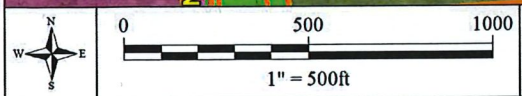
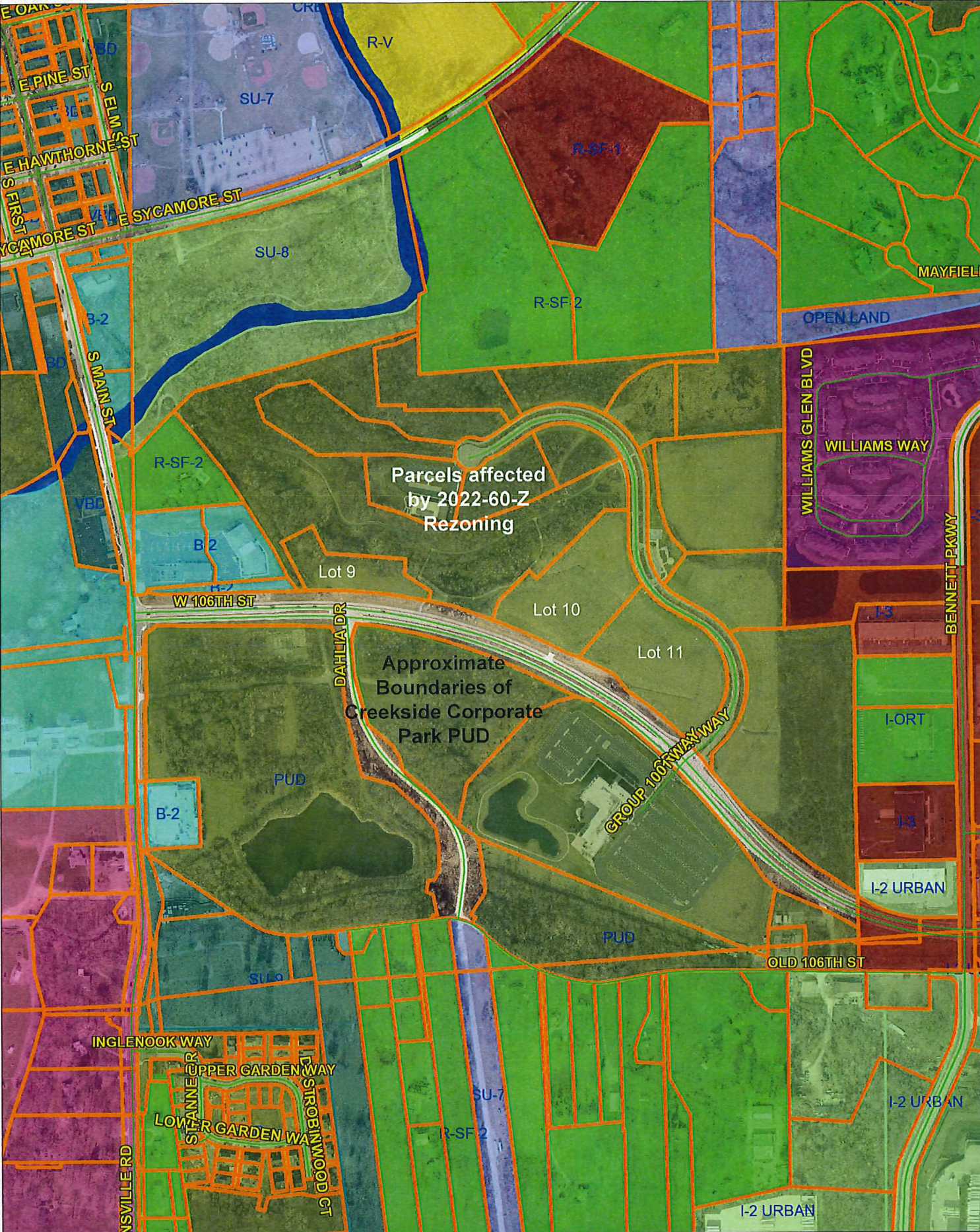


Mike Dale, AICP
Secretary

EXHIBIT "A"

Legal Description

Lots 9, 10 and 11 of the recorded Secondary Plat of Creekside Corporate Park, as described in Plat Book 31, Pages 21 and 22 as Instrument Number 2021018266, in the office of the Recorder of Boone County, Indiana.



2022-60-Z: Zoning Map - Exhibit 3

Creekside Corporate Park

Planned Unit Development

Petition for Zone Map Change

DOW PUD, 2011-02 (rezoned)

CREEKSIDE PUD, 2015-02 (rezoned)

CREEKSIDE PUD, 2016-08 (approved)

CREEKSIDE PUD, 2018-08 (approved)

CREEKSIDE PUD, 2020-05 (rezoned)

CREEKSIDE PUD, 2023-01 (rezoned)

Owner:

Town of Zionsville for the use and benefit of its
Department of Redevelopment
1100 West Oak Street
Zionsville, IN 46077

The intent of Creekside Corporate Park is to:

- ## 1.2 Applicable Land

Exhibit A – Creekside Corporate Park PUD Boundary



Creekside Corporate Park PUD

1.3 Subareas of the Creekside Corporate Park PUD

- A. Subarea A: Subarea A represents one of the districts on which the principal uses would be constructed. See Subarea A on Exhibit B.
- B. Subarea B: Subarea B is the smallest district and is isolated from Subarea A by natural areas. Because this subarea fronts a future rail-trail and 106th Street and because of lot size limitations, it is believed to be significantly different than Subarea A. See Subarea B on Exhibit B.
- C. Subarea C: Subarea C is predominantly the ravines and conservation areas being set aside for aesthetic, recreation and storm water confluence purposes. See Subarea C on Exhibit B.
- D. Subarea D: Subarea D is the largest district and represents the land on which the principal uses would be constructed. See Subarea D on Exhibit B.
- E. Subarea E: Subarea E is the NW corner of 106th Street and Creek Way and represents the land on which the principal uses would be constructed. See Subarea E on Exhibit B.
- F. Delineation: The exact delineation between subareas is subject to change upon further engineering and environmental study. Subarea A may increase by up to 10% and subarea B may increase by up to 30%. Both Subareas A and B may be decreased by as much as 55%

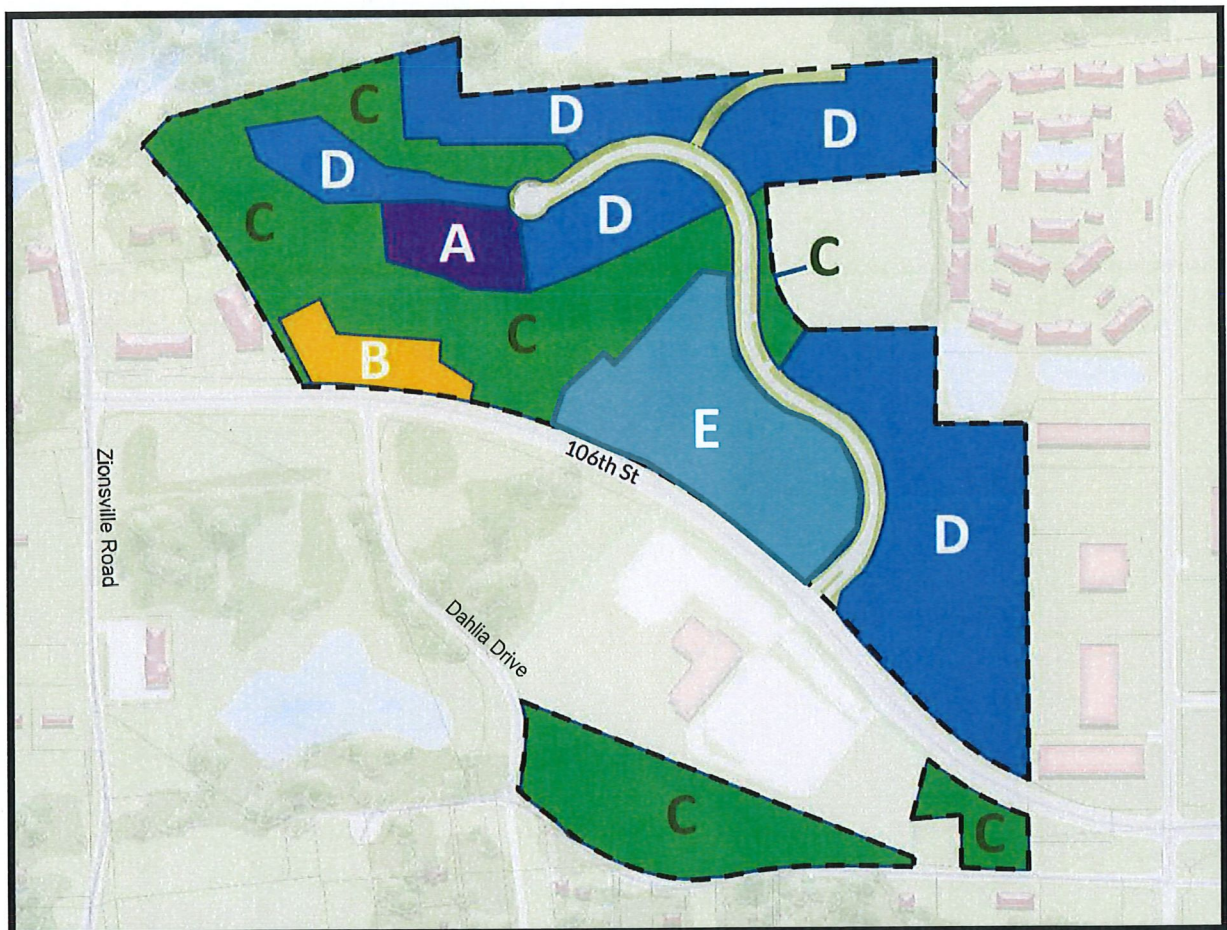


Exhibit B – Subareas of the Creekside Corporate Park PUD

Creekside Corporate Park PUD

1.4 Permitted Uses for Subarea A

A. Permitted Uses for Single-Tenant Building:

1. *Corporate Headquarters*
2. *Regional Headquarters*
3. *Financial Services Office (not retail banking)*
4. *Engineering Firm*
5. *Architecture Firm*
6. *Design and Planning Services*
7. *Law Firm*
8. *Product Research and Development*
9. *Agricultural Science*
10. *Life Science (inclusive of medical institutions without 24-hour operations)*
11. *Software Development*
12. *Technology Development*
13. *Event Center*

B. Accessory Uses for a Single-Tenant Building:

1. *Warehouse, if 20% or less of the main floor area and having two (2) or less loading bays*
2. *Assembly, if 30% or less of the main floor area and having two (2) or less loading bays*
3. *Light Manufacturing, if 30% or less of the main floor area and having two (2) or less loading bays*

Any combination of the above listed accessory uses shall not exceed 30% of the main floor area.

C. Permitted Uses for a Multiple-Tenant Building:

1. *Corporate Headquarters*
2. *Regional Headquarters*
3. *Financial Services Office (not retail banking)*
4. *Engineering Firm*
5. *Architecture Firm*
6. *Medical Office (e.g., physician, dentist, testing, orthodontist, optometrist)*
7. *University Satellite Classrooms*
8. *Business School*
9. *Trade School*
10. *Design and Planning Services*
11. *Insurance Agency*
12. *Real Estate Office*
13. *Service Organization Office*
14. *Law Firm*
15. *Product Research and Development*
16. *Agricultural Science*
17. *Life Science*
18. *Software Development*
19. *Technology Development*
20. *Business Incubator*

D. Accessory Uses for a Multiple-Tenant Building: Under no circumstances shall all accessory uses in a multiple-tenant building exceed twenty-five percent (25%) of the gross floor area.

1. *Restaurant or Cafe, with or without outdoor dining*
2. *Coffee Shop, with or without outdoor dining*
3. *Child Care Center*
4. *Package Shipping Service (e.g., UPS Store, FedEx Store)*
5. *Dry Cleaning Pick-up and Delivery*

Creekside Corporate Park PUD

6. *Office Supplies Store*
7. *Health Spa*
8. *Fitness Center*

1.5 Permitted Uses for Subarea B

A. Permitted Uses for a Single-Tenant or Multiple-Tenant Building:

1. *Corporate Headquarters*
2. *Regional Headquarters*
3. *Restaurant or Cafe*
4. *Bakery*
5. *Coffee Shop*
6. *Ice Cream Shop*
7. *Micro-Brewery*
8. *Micro Distillery*
9. *Bike Shop*
10. *Apparel Shop*
11. *Gift Shop*
12. *Wine Shop*
13. *Office Supplies Shop*
14. *Book Shop*
15. *Recreation Center*
16. *Package Shipping Service (e.g., UPS Store, FedEx Store)*
17. *Computer Repair and Service Shop*
18. *Dry Cleaning Pick-up and Delivery*
19. *Real Estate Office (upper floors only)*
20. *Insurance Agency (upper floors only)*
21. *Law Firm (upper floors only)*
22. *Design Services (upper floors only)*
23. *Engineering Firm (upper floors only)*
24. *Architecture Firm (upper floors only)*
25. *Financial Services (upper floors only)*
26. *General Office (upper floors only)*
27. *Medical Office (not exceeding 50% of the total floor area of the building)*

B. Accessory Uses for a Single-Tenant or Multiple-Tenant Building:

1. *Outdoor Dining*
2. *Farmers Market*

1.6 Permitted Uses for Subarea C

A. Permitted Uses:

1. *Public Park*
2. *Passive Recreation*
3. *Basketball Court*
4. *Fitness Court*
5. *Pedestrian Trails, Bridges, Tunnels*
6. *Nature Center*
7. *Interpretive Center*
8. *Interpretive Stations*
9. *Fitness Stations*
10. *Stormwater Management*
11. *Stormwater Filtration*
12. *Forest Management*

Creekside Corporate Park PUD

1.7 Permitted Uses for Subarea D

A. Permitted Uses for Single-Tenant Building:

1. *Corporate Headquarters*
2. *Regional Headquarters*
3. *Financial Services Office (not retail banking)*
4. *Engineering Firm*
5. *Architecture Firm*
6. *Design and Planning Services*
7. *Law Firm*
8. *Product Research and Development*
9. *Agricultural Science*
10. *Life Science (inclusive of medical institutions without 24-hour operations)*
11. *Software Development*
12. *Technology Development*
13. *Event Center (not including lots along 106th Street)*
14. *Automotive Racing Team (may exceed maximum main floor area percentages and loading bays outlined under next section "B. Accessory Uses for a single-Tenant Building")*

B. Accessory Uses for a Single-Tenant Building:

1. *Warehouse, if 20% or less of the main floor area and having two (2) or less loading bays*
2. *Assembly, if 30% or less of the main floor area and having two (2) or less loading bays*
3. *Light Manufacturing, if 30% or less of the main floor area and having two (2) or less loading bays*

Any combination of the above listed accessory uses shall not exceed 30% of the main floor area.

C. Permitted Uses for a Multiple-Tenant Building:

1. *Corporate Headquarters*
2. *Regional Headquarters*
3. *Financial Services Office (not retail banking)*
4. *Engineering Firm*
5. *Architecture Firm*
6. *Medical Office (e.g., physician, dentist, testing, orthodontist, optometrist)*
7. *University Satellite Classrooms*
8. *Business School*
9. *Trade School*
10. *Design and Planning Services*
11. *Insurance Agency*
12. *Real Estate Office*
13. *Service Organization Office*
14. *Law Firm*
15. *Product Research and Development*
16. *Agricultural Science*
17. *Life Science*
18. *Software Development*
19. *Technology Development*
20. *Business Incubator*

D. Accessory Uses for a Multiple-Tenant Building: Under no circumstances shall all accessory uses in a multiple-tenant building exceed twenty-five percent (25%) of the gross floor area.

1. *Restaurant or Cafe, with or without outdoor dining*
2. *Coffee Shop, with or without outdoor dining*
3. *Child Care Center*
4. *Package Shipping Service (e.g., UPS Store, FedEx Store)*

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5. *Dry Cleaning Pick-up and Delivery*
6. *Office Supplies Store*
7. *Health Spa*
8. *Fitness Center*

1.8 Permitted Uses for Subarea E

A. Permitted Uses for an owner-occupied building:

1. *Agricultural Science*
2. *Architecture Firm*
3. *Automobile-Centric Social Club with conference and outdoor food/beer garden facilities.*
4. *Automobile-related retail*
5. *Automobile-themed restaurant and/or pub uses*
6. *Automobile-themed restaurant and/or pub uses (including outdoor seating)*
7. *Automotive Labs and Office*
8. *Automotive Racing Team (may exceed maximum main floor area percentages and loading bays outlined under next section "B. Accessory Uses for a single-Tenant Building")*
9. *Corporate Headquarters*
10. *Design and Planning Services*
11. *Enclosed High-end vehicle storage*
12. *Engineering Firm*
13. *Event Center*
14. *Financial Services Office (not retail banking)*
15. *High-end automobile club/member meeting and conference facilities and outdoor food service/beer garden*
16. *Law Firm*
17. *Life Science (inclusive of medical institutions without 24-hour operations)*
18. *Medical Office (e.g., physician, dentist, testing, orthodontist, optometrist)*
19. *Motorcycle and/or E-Bike Sales and Service*
20. *Product Research and Development*
21. *Racing Museum*
22. *Regional Headquarters*
23. *Software Development*
24. *Specialty and High-Performance Automotive Sales and Service*
25. *Technology Development*
26. *Vehicle Performance, Paint Protection and Accessory Installation*

B. Permitted Uses for a Multiple-Tenant Building:

1. *Sub-Area B Uses*
2. *Sub-Area E Uses listed above.*
3. *Business Incubator/School*
4. *Classrooms [e.g., university satellite, business school, trade school]*
5. *Professional Services and/or Firms [i.e., Law, Engineering, Architectural, Financial, Retail Banking, Design, Real Estate Office, Insurance Agency]*
6. *Service Organization Office*
7. *Trade School*
8. *University Satellite Classrooms*

C. Accessory Uses:

1. *Warehouse, if 20% or less of the main floor area and having two (2) or less exterior loading bays*
2. *Assembly, if 30% or less of the main floor area and having two (2) or less exterior loading bays*

Creekside Corporate Park PUD

3. *Light Manufacturing, if 30% or less of the main floor area and having two (2) or less loading bays*
4. *Outdoor Dining*
5. *Farmers Market*
6. *Automotive-Centric Outdoor Events*
7. Any combination of the above listed accessory uses shall not exceed 30% of the main floor area.

1.9 Interpretation of Land Uses

- A. Uses Not Listed: Any use not listed shall be considered not permitted. However, uses that are significantly similar and of no greater intensity or impact may be considered a permitted use or accessory use by the Zoning Administrator. For example: a frozen yogurt shop is not specifically permitted in Section 1.04, but Ice Cream Shop is permitted. Therefore, the Zoning Administrator may interpret a yogurt shop as a permitted use because it is significantly similar and of no greater intensity or impact than an ice cream shop.
- B. Ancillary Uses: Uses that are clearly subordinate, customary, and incidental to a permitted use or accessory use shall also be permitted when it is otherwise in full compliance with the Creekside Corporate Park PUD. A good example is a retail store or a corporate fitness center for employee use with a parking lot. The parking lot and fitness center would be an ancillary use.

1.10 Development Standards for Subarea A

- A. Review and Approval Authorization: The development standards listed below shall be subject to Zoning Administrator review and approval in perpetuity.
- B. Variances: Any variance to the below listed development standards shall be considered by the Zionsville Board of Zoning Appeals.
- C. Minimum Lot Width: 50 feet; 30 feet for lots connecting with the Creek Way cul-de-sac. Minimum lot width shall be measured at the Minimum Front Yard Setback.
- D. Minimum Lot Frontage: 50 feet on a Public Street or Private Street; 20 feet for lots connecting with the Creek Way cul-de-sac. Minimum lot width shall be measured at the right-of-way line.
- E. Minimum Front Yard Setbacks: Measured from the right-of-way.
 1. *From Internal Public or Private Streets*: 30 feet for buildings, 15 feet for parking lots.
- F. Maximum Building Setback: Measured from the right-of-way.
 1. *From Internal Public or Private Streets*: Not applicable.
- G. Minimum Side and Rear Yard Setback: Measured from the lot lines.
 1. *Minimum Side Yard*: 30 feet for buildings, 5 feet for parking lots.
 2. *Minimum Rear Yard*: 30 feet for buildings, 10 feet for parking lots and where adjacent to Subarea C.
 3. *Minimum Property Boundary Setback*: The minimum building setback from the rear property line, adjacent to single-family residential, shall be forty (40) feet; and the minimum parking lot setback from the rear property line, adjacent to single-family residential, shall be thirty (30) feet.
- H. Maximum Height: 60 feet for all buildings, provided that the minimum required setbacks be increased by one-half (1/2) foot for each one (1) foot of building height above forty-five (45) feet.
- I. Off-Street Parking: See the Zionsville Zoning Ordinance, as amended.
- J. Off-Street Loading: Shall be limited to two (2) truck loading bays for buildings over 20,000 main floor square feet and one (1) bay for buildings between 8,000 and 20,000 main floor square feet. Buildings smaller than 8,000 square feet are not permitted truck loading bays. Any building that is not able to locate truck loading bays in a non-conspicuous facade or otherwise aesthetically shield them from view from a Public Street shall not be permitted truck loading bays.
- K. Wall Signs for Single-Tenant Buildings and Multiple-Tenant Buildings with Interior Entrances: The following provision applies to single-tenant buildings and multiple-tenant buildings that have

Creekside Corporate Park PUD

entrances off of interior hallways. Each facade facing a Public Street may have one (1) wall sign above a featured main entrance, in the parapet at the top of the building, or in an architecturally designed location on the front facade. Under no circumstance shall more than two (2) wall signs be permitted on one (1) primary structure. Wall signs shall be limited by one of the following:

1. *Large Front Facade (parapet)*: Maximum of 120 square feet of sign area for front facades greater than 4,000 square feet when the sign is located along a parapet at the top edge of the building.
 2. *Large Front Facade (above entrance)*: Maximum of 80 square feet of sign area for front facades greater than 4,000 square feet when located above a featured main entrance.
 3. *Small Front Facade (parapet)*: 3% of the total front facade area shall be the maximum square feet of sign area. This standard applies to front building facades less than 4,000 square feet in area.
 4. *Small Front Facade (above entrance)*: 2% of the total front facade area shall be the maximum square feet of sign area for a sign located above a featured main entrance. This standard applies to front building facades less than 4,000 square feet in area.
 5. *Facade Visible from West 106th Street (oriented to rear yard)*: shall be permitted to be improved with a rear facing sign not exceeding 12 square feet in size (being illuminated or non-illuminated).
- L. Wall Signs for Multiple-Tenant Buildings with Exterior Entrances: The following provision applies to multiple-tenant buildings with entrances to tenant spaces from the exterior. Each tenant with an exterior entrance may have one (1) wall sign limited to thirty (30) square feet, or one (1) foot of sign area per lineal foot of tenant frontage, whichever is greater. Each tenant sign shall be located in a space designed for wall signs above that tenant's entrance.
- M. Ground Signs: Ground Signs are not permitted by right. See the Architectural and Landscape Requirements for Subarea A in the next section for consideration of ground signs.
- N. Screening Requirements: Parcels adjacent to the Williams Glen apartment complex shall be required to install screening along the common property line, and within twenty (20) feet of that property line. Landscaping shall consist of native canopy tree species planted at a rate of one tree per forty (40) feet of contiguous boundary. The spacing of those trees should be irregular such to create a natural looking buffer. Therefore, the minimum spacing shall be twenty (20) feet and maximum spacing sixty (60) feet.
- O. Outside Storage and Operations: Not permitted
- P. Pedestrian Connectivity: All buildings shall have a pedestrian/bikeway system in compliance with the following requirements:
1. *Sidewalk Connection*: A minimum six (6) foot wide sidewalk shall functionally and efficiently connect the primary building entries with the public sidewalk or path system.
 2. *Internal Trail System Connection*: Any lot which abuts the internal trail system located in Subarea C shall provide a connection between those trails and the building. Said connection shall be a sidewalk or otherwise improved path, allowing a connection for pedestrians and bicyclists. If the internal trail system in Subarea C has not yet been installed, this requirement may be delayed up until the internal trail system is built. Upon its completion, the adjacent property owner shall be required to install their connection within six (6) months.

1.11 Architecture and Landscape Architecture Requirements for Subarea A:

- A. Review and Approval Authorization: The architecture of all initial buildings shall be subject to the Creekside Committee review and approval. The details of an approved project shall be written into the purchase agreement for the land being sold. Changes to a pre-existing building after the initial construction (e.g., an addition facade alteration, or the like) shall be reviewed by the Creekside Committee or the Zionsville Redevelopment Commission if the Creekside Committee is no longer in effect.
- B. Interpretation and Application of Guidelines: The Creekside Committee will interpret and determine the applicability of the below guidelines to each project. The Creekside Committee will strive for

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architecture and site improvements that are high quality, timeless, appropriate for a gateway into downtown Zionsville, and that create a development-wide aesthetic character.

- C. Building Height Guidelines:
 - 1. Any building is preferred to be two (2) stories or more. However, buildings partially or fully within sixty (60) feet of the northern property line and adjacent to single-family residential lots, shall be no greater than two (2) stories.
- D. Building Size Guidelines: A high floor area ratio (FAR) is desired. It is the desire of this development to fully utilize each parcel and to not allow land to be wasted. Green space beyond setbacks, parking lot islands, screening and buffering is discouraged (because the overall development is intended to have a large percentage of greenspace, trails, and park amenities). Similarly, an unnecessarily large parking lot is not desired.
- E. Building Facade Guidelines: Any new building or building addition shall have the following characteristics and features:
 - 1. Any building shall have high architectural standards, however only the facades and building features clearly visible from Creek Way (the internal street) are required to meet that standard.
 - 2. *Facades that Face Residential Uses:* Any building facade facing Williams Glen Apartments or single-family residential lots to the north shall have a high degree of architectural character as to be a good neighbor to that residential use. This provision shall not apply if the building is greater than 150 feet from the applicable property line.
- F. Building Material Guidelines: In order to create variation and interest in the built environment, all new buildings or building additions shall:
 - 1. Utilize at least two (2) building materials; excluding: windows (e.g., glass and frames), doors, and roofing material.
 - 2. The primary exterior material for any facade visible from 106th Street shall be one of the following:
 - a. brick,
 - b. architectural concrete that is colored and textured to closely resemble brick or stone,
 - c. External Insulation and Finish System (E.I.F.S.), or
 - d. stone.
 - 3. The primary exterior material for any facade not visible from 106th Street shall be one of the following:
 - a. brick,
 - b. wood,
 - c. fiber cement,
 - d. architectural concrete that is colored and textured to closely resemble brick or stone,
 - e. External Insulation and Finish System (E.I.F.S.), or
 - f. stone.
- G. Roof Guidelines:
 - 1. *Pitched Roof:* Pitched roofs shall only be permitted on smaller lots toward the rear of the development. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 5:12 to 12:12. Pitched roofs shall be clad in architectural, dimensional shingles or raised seam metal when done so for rainwater collection or other green building practice. Roof color shall be complementary to the design of the building. The Creekside Committee may approve additional material that clearly satisfies the intent of this subsection, and that is complementary of the building's architecture.
 - 2. *Shed Roofs:* Shed roofs are generally not permitted

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3. *Flat Roofs*: Flat roofs are permitted when consistent with the selected style of architecture, and if the top edge of the facade has some adornment or architectural character. Green roofs are permitted. Additionally, any rooftop mechanical equipment shall be reasonably screened.
4. *Roof Design*: In no case shall rooftop mechanical equipment be visible from 106th Street. All vents, attic ventilators, turbines, flues and other roof penetrations shall also be discrete.
- H. Entrance Guidelines: The main building or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the selected architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall reflect the chosen style of the building.
- I. Window Guidelines: All window designs shall be compatible with the style, materials, color, details and proportion of the building. All facades of a building shall have windows.
- J. Awning and Canopy Guidelines: Shall be the discretion of the Creekside Committee.
- K. Lighting Guidelines:
 1. *Shielding*: Any exterior lighting on any site shall be shielded to prevent light pollution (i.e., skyward) and light trespass (i.e., shining toward neighbors).
 2. *Height*: The maximum height of any light fixtures, whether freestanding or mounted on a facade, for illumination of the site shall be twenty (20) feet.
 3. *Consistency*: Light standards and fixtures on any lot, including free-standing light fixtures, those attached to buildings, security lights, and architectural lights, shall be of consistent design and material. Additionally, parking lot lights shall be of uniform size and height.
 4. Facade illumination or sign lighting shall be carefully directed and shielded so that the light element is not visible from points along an adjacent public Right- of-Way.
- L. Loading Dock Guidelines: Loading docks shall not face 106th Street or the internal street, be visible from 106th Street, be visible from Williams Glen Apartments or the single-family residential lots to the north, or otherwise be a visual nuisance from an adjacent building.
- M. Landscaping Guidelines: Plants and hardscaping elements shall be chosen and installed to accomplish the following:
 1. *General Aesthetic*: To generally enhance the overall character of the site.
 2. *Screen Headlights*: To screen the headlights of cars from shining onto adjacent residential properties, and onto 106th Street and the internal street.
 3. *Relieve Heat Island Effect*: To utilize trees in and/or adjacent to parking lots to provide shade and aesthetic relief, especially in large parking lots. At least one landscape island shall be established per sixty (60) parking spaces, and at least one canopy or ornamental tree shall be planted in said island. Landscape islands shall be at least nine (9) feet square.
- N. Bufferyard: Lots adjacent to the northern property line adjacent to single-family residential lots shall install plant material, and/or a fence or wall for effective buffering. The Creekside Committee shall be responsible for approval of buffering proposals and may participate in the design discussions prior to submittal for approval.
- O. Ground Sign Guidelines: Ground signs are generally discouraged. However, a development-wide internal way- finding system utilizing high-quality sign materials is encouraged where appropriate.

1.12 Low Impact Development for Subarea A:

- A. Parking Lot Design: Parking lots shall be designed using low impact development best practices to reduce, absorb, and filter storm water rather than pipe it to a retention pond or other outlet. The use of french drains, cisterns, brick pavers, pervious pavement, rain gardens, swales, vaults, and the like should be considered.
- B. Stormwater Runoff from a Building: The impervious surface created by a building should be offset through utilization of green roofs, pervious sidewalks, brick pavers, rain gardens, rain barrels, cisterns, swales, selection of plant material, and the like.

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- C. Retention Pond/Detention Basin: Retention ponds are strongly discouraged. Short-term detention basins are supported.

1.13 Development Standards for Subarea B

- A. Minimum Lot Width: 50 feet
- B. Minimum Lot Frontage: 50 feet on a Public Street or Private Street.
- C. Minimum Front Yard Setbacks: 20 feet for buildings and ten (10) feet for parking lots, measured from the right-of-way.
- D. Maximum Building Setback: 60 feet for buildings measured from the right-of-way.
- E. Minimum Side and Rear Yard Setback: Measured from the lot lines.
 - 1. *Minimum Side Yard*: 10 feet for buildings, 10 feet for parking lots, and 5 feet for an outdoor patio or dining area adjacent to the rail-trail easement.
 - 2. *Minimum Rear Yard*: 10 feet for buildings, 10 feet for parking lots.
- F. Maximum Front Yard Parking Lot: Any parking lot located between the front building line and 106th Street's right- of-way shall be limited to either a single loaded parking area or a double loaded parking area, served by not more than one (1) interior access drive or aisle, and where the interior access drive or aisle is located generally parallel to the street right-of-way.
- G. Maximum Height: 40 feet and two (2) stories for all buildings.
- H. Off-Street Parking: See the Zionsville Zoning Ordinance, as amended.
- I. Off-Street Loading: Not permitted.
- J. Wall Signs for Single-Tenant Buildings and Multiple-Tenant Buildings with Interior Entrances: The following provision applies to single-tenant buildings and multiple-tenant buildings that have entrances off of interior hallways. Each facade facing a Public Street or side facade facing a parking lot may have one (1) wall sign. Each wall signs shall be limited to 60 square feet of sign area.
- K. Wall Signs for Multiple-Tenant Buildings with Exterior Entrances: The following provision applies to multiple- tenant buildings with entrances to tenant spaces from the exterior. Each tenant with an exterior entrance may have one (1) wall sign limited to thirty (30) square feet, or one (1) foot of sign area per lineal foot of tenant frontage, whichever is greater. Each tenant sign shall be located in a space designed for wall signs above that tenant's entrance.
- L. Ground Signs: Ground Signs are not permitted by right. See the Architectural and Landscape Requirements for Subarea B in the next section for consideration of ground signs.
- M. Screening Requirements: Not required.
- N. Outside Storage and Operations: Not permitted.
- O. Pedestrian Connectivity: All buildings shall have a pedestrian/bikeway system in compliance with the following requirements:
 - 1. *Sidewalk Connection*: A minimum six (6) foot wide sidewalk shall functionally and efficiently connect the primary building entries with the public path system along 106th Street.
 - 2. *Internal Trail System Connection*: Any lot which abuts the internal trail system located in Subarea C shall provide a connection between those trails and the building. Said connection shall be a sidewalk or otherwise improved path, allowing a connection for pedestrians and bicyclists. If the internal trail system in Subarea C has not yet been installed, this requirement may be delayed up until the internal trail system is built. Upon its completion, the adjacent property owner shall be required to install their connection within six (6) months.

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1.14 Architectural and Landscaping Requirements for Subarea B:

- A. Review and Approval Authorization: The architecture of all initial buildings shall be subject to the Creekside Committee review and approval. The details of an approved project shall be written into the purchase agreement for the land being sold. Changes to a pre-existing building after the initial construction (e.g., an addition, facade alteration, or the like) shall be reviewed by the Creekside Committee or the Zionsville Redevelopment Commission if the Creekside Committee is no longer in effect.
- B. Interpretation and Application of Guidelines: The Creekside Committee will interpret and determine the applicability of the below guidelines to each project. The Creekside Committee will strive for architecture and site improvements that are high quality, timeless, appropriate for a gateway into downtown Zionsville, and that create a development-wide aesthetic character.
- C. Overall Architectural Guidelines: The building or buildings constructed in Subarea B should be complementary to new developments on South Main Street and/or the Village. The building should be pedestrian scale and welcoming. The inside of the ground floor space should be visible and welcoming from 106th Street.
- D. Building Height Guidelines: A building shall be two (2) stories.
- E. Building Size Guidelines: A high floor area ratio (FAR) is desired. It is the desire of this development to fully utilize each parcel and to not allow land to be wasted. Green space beyond setbacks, parking lot islands, screening and buffering is discouraged (because the overall development is intended to have a large percentage of greenspace, trails, and park amenities). Similarly, an unnecessarily large parking lot is not desired.
- F. Building Facade Guidelines: Any building shall utilize four-sided architecture such that all facades and building features are highly detailed and aesthetic. This area is visible from multiple directions (assuming a rail-trail is constructed along the former interurban line) and shall be held to the highest standard in the Creekside Corporate Park.
- G. Building Material Guidelines: In order to create variation and interest in the built environment, all new buildings or building additions shall:
 1. Utilize at least two (2) building materials; excluding: windows (e.g., glass and frames), doors, and roofing material.
 2. The primary exterior material for any facade visible from 106th Street shall be one of the following:
 - a. brick,
 - b. wood,
 - c. fiber cement,
 - d. External Insulation and Finish System (E.I.F.S.), or
 - e. stone.
- H. Roof Guidelines:
 1. *Pitched Roof*: Pitched roofs are permitted. Such roofs should be symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 5:12 to 12:12. Pitched roofs shall be clad in architectural, dimensional shingles or raised seam metal when done so for rainwater collection or other green building practice. Roof color shall be complementary to the design of the building.
 2. *Shed or Gambrel Roofs*: Shed or gambrel roofs are generally not permitted.
 3. *Flat Roofs*: Flat roofs are permitted when consistent with the selected style of architecture, and if the top edge of the facade has some adornment or architectural character. Additionally, any rooftop mechanical equipment shall be reasonably screened.
 4. *Roof Design*: In no case shall rooftop mechanical equipment be visible from 106th Street. All vents, attic ventilators, turbines, flues and other roof penetrations shall also be discrete.

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- I. Entrance Guidelines: The main building and/or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the selected architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall reflect the chosen style of the building.
- J. Window Guidelines: All window designs shall be compatible with the style, materials, color, details and proportion of the building. All facades of the building shall have windows.
- K. Awning and Canopy Guidelines: Shall be the discretion of the Creekside Committee.
- L. Outdoor Dining: Is encouraged for food service uses.
- M. Lighting Guidelines:
 - 1. *Shielding*: Any exterior lighting on any site shall be shielded to prevent light pollution (i.e., skyward) and light trespass (i.e., shining toward neighbors).
 - 2. *Height*: The maximum height of any light fixtures, whether freestanding or mounted on a facade, for illumination of the site shall be twenty (20) feet.
 - 3. *Consistency*: Light standards and fixtures on any lot, including free-standing light fixtures, those attached to buildings, security lights, and architectural lights, shall be of consistent design and material. Additionally, parking lot lights shall be of uniform size and height.
 - 4. *Facade illumination or sign lighting* shall be carefully directed and shielded so that the light element is not visible from points along an adjacent public Right-of-Way.
- N. Loading Docks: Loading docks shall not be permitted.
- O. Landscaping: Plants and hardscaping elements shall be chosen and installed to accomplish the following:
 - 1. *General Aesthetic*: To generally enhance the overall character of the site.
 - 2. *Screen Headlights*: To screen the headlights of cars from shining onto adjacent office properties and onto 106th Street.
 - 3. *Relieve Heat Island Effect*: To utilize trees in and/or adjacent to parking lots to provide shade and aesthetic relief, especially in large parking lots.
- P. Ground Sign Guidelines: One (1) ground sign may be permitted by the Creekside Committee if deemed necessary and fitting of the character. If permitted, the ground sign shall be limited to five (5) feet in height, thirty (30) square feet in area and landscaped around the base. The sign may be internally illuminated but shall be done so with the minimal amount of light necessary to read the sign.

1.15 Low Impact Development for Subarea B:

- A. Parking Lot Design: Parking lots shall be designed using low impact development best practices to reduce, absorb, and filter storm water rather than pipe it to a retention pond or other outlet. The use of french drains, cisterns, brick pavers, pervious pavement, rain gardens, swales, vaults, and the like should be considered.
- B. Stormwater Runoff from a Building: The impervious surface created by a building should be offset through utilization of green roofs, pervious sidewalks, brick pavers, rain gardens, rain barrels, cisterns, swales, selection of plant material, and the like.
- C. Retention Pond/Detention Basin: Retention ponds are strongly discouraged. Short-term detention basins are supported.

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1.16 Development Standards for Subarea C

- A. Minimum Lot Width: Not required.
- B. Minimum Lot Frontage: Not required.
- C. Minimum Front Yard Setbacks: 5 feet for all structures.
- D. Maximum Building Setback: Not applicable.
- E. Minimum Side and Rear Yard Setback:
 - 1. *Minimum Side Yard*: 5 feet for all structures.
 - 2. *Minimum Rear Yard*: 5 feet for all structures.
- F. Maximum Front Yard Parking Lot: Not applicable.
- G. Maximum Height: 16 feet for all structures.
- H. Off-Street Parking: Not required.
- I. Off-Street Loading: Not permitted.
- J. Wall Signs for Single-Tenant Buildings and Multiple-Tenant Buildings with Interior Entrances: None permitted.
- K. Wall Signs for Multiple-Tenant Buildings with Exterior Entrances: None Permitted.
- L. Screening Requirements: Not required.
- M. Outside Storage and Operations: Not permitted.
- N. Pedestrian Connectivity: A minimum six (6) foot wide sidewalk shall functionally and efficiently connect the primary amenities to the public pedestrian facilities along the internal street.

1.17 Development Standards for Subareas D

- A. Review and Approval Authorization: The development standards listed below shall be subject to Zoning Administrator review and approval in perpetuity.
- B. Variances: Any variance to the below listed development standards shall be considered by the Zionsville Board of Zoning Appeals.
- C. Minimum Lot Width: 50 feet; 30 feet for lots connecting with the Creek Way cul-de-sac. Minimum lot width shall be measured at the Minimum Front Yard Setback.
- D. Minimum Lot Frontage: 50 feet on a Public Street or Private Street; 20 feet for lots connecting with the Creek Way cul-de-sac. Minimum lot width shall be measured at the right-of-way line.
- E. Minimum Front Yard Setbacks: Measured from the right-of-way.
 - 1. *From 106th Street*: 40 feet for buildings, 20 feet for parking lots.
 - 2. *From Internal Public or Private Streets*: 30 feet for buildings, 15 feet for parking lots.
- F. Maximum Building Setback: Measured from the right-of-way.
 - 1. *From 106th Street*: 120 feet for buildings.
 - 2. *From Internal Public or Private Streets*: Not applicable.
- G. Minimum Side and Rear Yard Setback: Measured from the lot lines.
 - 1. *Minimum Side Yard*: 30 feet for buildings, 5 feet for parking lots.
 - 2. *Minimum Rear Yard*: 30 feet for buildings, 10 feet for parking lots and where adjacent to Subarea C.
 - 3. *Minimum Property Boundary Setback*: The minimum building setback from the rear property line, adjacent to single-family residential, shall be forty (40) feet; and the minimum parking lot setback from the rear property line, adjacent to single-family residential, shall be thirty (30) feet.
- H. Maximum Front Yard Parking Lot: Any parking lot located between the front building line and 106th Street's right-of-way shall be limited to either a single loaded parking area or a double loaded parking area, served by not more than one (1) interior access drive or aisle, and where the interior access drive or aisle is located generally parallel to the street right-of-way.

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- I. Maximum Height: 60 feet for all buildings, provided that the minimum required setbacks be increased by one-half (1/2) foot for each one (1) foot of building height above forty-five (45) feet.
- J. Off-Street Parking: See the Zionsville Zoning Ordinance, as amended.
- K. Off-Street Loading: Shall be limited to two (2) truck loading bays for buildings over 20,000 main floor square feet and one (1) bay for buildings between 8,000 and 20,000 main floor square feet. Buildings smaller than 8,000 square feet are not permitted truck loading bays. Any building that is not able to locate truck loading bays in a non-conspicuous facade or otherwise aesthetically shield them from view from a Public Street shall not be permitted truck loading bays.
- L. Wall Signs for Single-Tenant Buildings and Multiple-Tenant Buildings with Interior Entrances: The following provision applies to single-tenant buildings and multiple-tenant buildings that have entrances off of interior hallways. Each facade facing a Public Street may have one (1) wall sign above a featured main entrance, in the parapet at the top of the building, or in an architecturally designed location on the front façade. Under no circumstance shall more than two (2) wall signs be permitted on one (1) primary structure. Wall signs shall be limited by one of the following:
 - 1. *Large Front Facade (parapet)*: Maximum of 120 square feet of sign area for front facades greater than 4,000 square feet when the sign is located along a parapet at the top edge of the building.
 - 2. *Large Front Facade (above entrance)*: Maximum of 80 square feet of sign area for front facades greater than 4,000 square feet when located above a featured main entrance.
 - 3. *Large Front Façade (optional feature)*: if chosen shall replace option for a Large Front Façade (parapet) sign. Maximum of 200 square feet of sign area for front facades greater than 4,000 square feet when the sign is located along a front façade.
 - 4. *Small Front Facade (parapet)*: 3% of the total front facade area shall be the maximum square feet of sign area. This standard applies to front building facades less than 4,000 square feet in area.
 - 5. *Small Front Facade (above entrance)*: 2% of the total front facade area shall be the maximum square feet of sign area for a sign located above a featured main entrance. This standard applies to front building facades less than 4,000 square feet in area.
 - 6. *Façade Visible from West 106th Street (oriented to rear yard)*: shall be permitted to be improved with a rear facing sign not exceeding 12 square feet in size (being illuminated or non-illuminated).
- M. Wall Signs for Multiple-Tenant Buildings with Exterior Entrances: The following provision applies to multiple-tenant buildings with entrances to tenant spaces from the exterior. Each tenant with an exterior entrance may have one (1) wall sign limited to thirty (30) square feet, or one (1) foot of sign area per lineal foot of tenant frontage, whichever is greater. Each tenant sign shall be located in a space designed for wall signs above that tenant's entrance.
- N. Ground Signs: Ground Signs are not permitted by right. See the Architectural and Landscape Requirements for Subarea A in the next section for consideration of ground signs.
- O. Screening Requirements: Parcels adjacent to the Williams Glen apartment complex shall be required to install screening along the common property line, and within twenty (20) feet of that property line. Landscaping shall consist of native canopy tree species planted at a rate of one tree per forty (40) feet of contiguous boundary. The spacing of those trees should be irregular such to create a natural looking buffer. Therefore, the minimum spacing shall be twenty (20) feet and maximum spacing sixty (60) feet.
- P. Outside Storage and Operations: Not permitted
- Q. Pedestrian Connectivity: All buildings shall have a pedestrian/bikeway system in compliance with the following requirements:
 - 1. *Sidewalk Connection*: A minimum six (6) foot wide sidewalk shall functionally and efficiently connect the primary building entries with the public sidewalk or path system. These sidewalk connections are not required off of the side path along 106th Street.

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2. *Internal Trail System Connection:* Any lot which abuts the internal trail system located in Subarea C shall provide a connection between those trails and the building. Said connection shall be a sidewalk or otherwise improved path, allowing a connection for pedestrians and bicyclists. If the internal trail system in Subarea C has not yet been installed, this requirement may be delayed up until the internal trail system is built. Upon its completion, the adjacent property owner shall be required to install their connection within six (6) months.

1.18 Architecture and Landscape Architecture Requirements for Subarea D:

- A. Review and Approval Authorization: The architecture of all initial buildings shall be subject to the Creekside Committee review and approval. The details of an approved project shall be written into the purchase agreement for the land being sold. Changes to a pre-existing building after the initial construction (e.g., an addition, facade alteration, or the like) shall be reviewed by the Creekside Committee or the Zionsville Redevelopment Commission if the Creekside Committee is no longer in effect.
- B. Interpretation and Application of Guidelines: The Creekside Committee will interpret and determine the applicability of the below guidelines to each project. The Creekside Committee will strive for architecture and site improvements that are high quality, timeless, appropriate for a gateway into downtown Zionsville, and that create a development-wide aesthetic character.
- C. Building Height Guidelines:
 1. *Buildings Along 106th Street:* Any building located along 106th Street shall be at least two (2) stories, preferably three (3) or more.
 2. *Buildings Not Along 106th Street:* Any building located off of 106th Street is preferred to be two (2) stories or more. However, buildings partially or fully within sixty (60) feet of the northern property line and adjacent to single-family residential lots, shall be no greater than two (2) stories.
- D. Building Size Guidelines: A high floor area ratio (FAR) is desired. It is the desire of this development to fully utilize each parcel and to not allow land to be wasted. Green space beyond setbacks, parking lot islands, screening and buffering is discouraged (because the overall development is intended to have a large percentage of greenspace, trails, and park amenities). Similarly, an unnecessarily large parking lot is not desired.
- E. Building Facade Guidelines: Any new building or building addition shall have the following characteristics and features:
 1. *Buildings Along 106th Street:* Any building located along 106th Street shall utilize four-sided architecture such that all facades and building features are highly detailed and aesthetic. These lots are visible from multiple directions and shall be held to the highest standard in the Creekside Corporate Park.
 2. *Buildings Not Along 106th Street:* Any building located off of 106th Street shall have high architectural standards, however only the facades and building features clearly visible from Creek Way (the internal street) are required to meet that standard.
 3. *Facades that Face Residential Uses:* Any building facade facing Williams Glen Apartments or single-family residential lots to the north shall have a high degree of architectural character as to be a good neighbor to that residential use. This provision shall not apply if the building is greater than 150 feet from the applicable property line.

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- F. Building Material Guidelines: In order to create variation and interest in the built environment, all new buildings or building additions shall:
1. Utilize at least two (2) building materials; excluding: windows (e.g., glass and frames), doors, and roofing material.
 2. The primary exterior material for any facade visible from 106th Street shall be one of the following:
 - a. brick,
 - b. architectural concrete that is colored and textured to closely resemble brick or stone,
 - c. External Insulation and Finish System (E.I.F.S.), or
 - d. stone.
 3. The primary exterior material for any facade not visible from 106th Street shall be one of the following:
 - a. brick,
 - b. wood,
 - c. fiber cement,
 - d. architectural concrete that is colored and textured to closely resemble brick or stone,
 - e. External Insulation and Finish System (E.I.F.S.), or
 - f. stone.
- G. Roof Guidelines:
1. *Pitched Roof*: Pitched roofs shall only be permitted on smaller lots toward the rear of the development. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 5:12 to 12:12. Pitched roofs shall be clad in architectural, dimensional shingles or raised seam metal when done so for rainwater collection or other green building practice. Roof color shall be complementary to the design of the building. The Creekside Committee may approve additional material that clearly satisfies the intent of this subsection, and that is complementary of the building's architecture.
 2. *Shed Roofs*: Shed roofs are generally not permitted
 3. *Flat Roofs*: Flat roofs are permitted when consistent with the selected style of architecture, and if the top edge of the facade has some adornment or architectural character. Green roofs are permitted. Additionally, any rooftop mechanical equipment shall be reasonably screened.
 4. *Roof Design*: In no case shall rooftop mechanical equipment be visible from 106th Street. All vents, attic ventilators, turbines, flues and other roof penetrations shall also be discrete.
- H. Entrance Guidelines: The main building or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the selected architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall reflect the chosen style of the building.
- I. Window Guidelines: All window designs shall be compatible with the style, materials, color, details and proportion of the building. All facades of a building shall have windows.
- J. Awning and Canopy Guidelines: Shall be the discretion of the Creekside Committee.
- K. Lighting Guidelines:
1. *Shielding*: Any exterior lighting on any site shall be shielded to prevent light pollution (i.e., skyward) and light trespass (i.e., shining toward neighbors).
 2. *Height*: The maximum height of any light fixtures, whether freestanding or mounted on a facade, for illumination of the site shall be twenty (20) feet.
 3. *Consistency*: Light standards and fixtures on any lot, including free-standing light fixtures, those attached to buildings, security lights, and architectural lights, shall be of consistent design and

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material. Additionally, parking lot lights shall be of uniform size and height.

4. Facade illumination or sign lighting shall be carefully directed and shielded so that the light element is not visible from points along an adjacent public Right- of-Way.
- L. Loading Dock Guidelines: Loading docks shall not face 106th Street or the internal street, be visible from 106th Street, be visible from Williams Glen Apartments or the single-family residential lots to the north, or otherwise be a visual nuisance from an adjacent building.
- M. Landscaping Guidelines: Plants and hardscaping elements shall be chosen and installed to accomplish the following:
 1. *General Aesthetic*: To generally enhance the overall character of the site.
 2. *Screen Headlights*: To screen the headlights of cars from shining onto adjacent residential properties, and onto 106th Street and the internal street.
 3. *Relieve Heat Island Effect*: To utilize trees in and/or adjacent to parking lots to provide shade and aesthetic relief, especially in large parking lots. At least one landscape island shall be established per sixty (60) parking spaces, and at least one canopy or ornamental tree shall be planted in said island. Landscape islands shall be at least nine (9) feet square.
- N. Bufferyard: Lots adjacent to the northern property line adjacent to single-family residential lots shall install plant material, and/or a fence or wall for effective buffering. The Creekside Committee shall be responsible for approval of buffering proposals and may participate in the design discussions prior to submittal for approval.
- O. Ground Sign Guidelines: Ground signs are generally discouraged. However, a development-wide internal way- finding system utilizing high-quality sign materials is encouraged where appropriate. Ground Signs located along 106th Street shall be subject to the Creekside Committee and shall be similar in area, height, location, materials, and lighting as to assure a uniform and highly aesthetic development-wide character.

1.19 Low Impact Development for Subarea D:

- A. Parking Lot Design: Parking lots shall be designed using low impact development best practices to reduce, absorb, and filter storm water rather than pipe it to a retention pond or other outlet. The use of french drains, cisterns, brick pavers, pervious pavement, rain gardens, swales, vaults, and the like should be considered.
- B. Stormwater Runoff from a Building: The impervious surface created by a building should be offset through utilization of green roofs, pervious sidewalks, brick pavers, rain gardens, rain barrels, cisterns, swales, selection of plant material, and the like.
- C. Retention Pond/Detention Basin: Retention ponds are strongly discouraged. Short-term detention basins are supported.

1.20 Development Standards for Subarea E

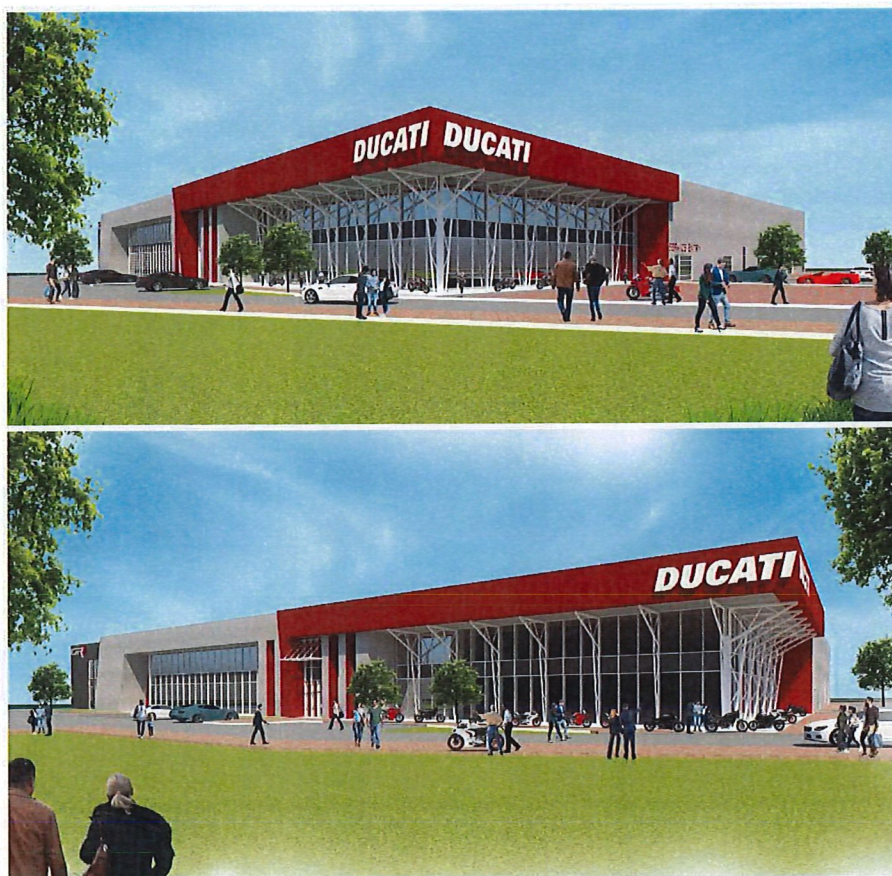
- A. Review and Approval Authorization: The development standards listed below shall be subject to Zoning Administrator review and approval in perpetuity
- B. Variances: Any variance to the below listed development standards shall be considered by the Zionsville Board of Zoning Appeals.
- C. Minimum Lot Width: As Platted.
- D. Minimum Lot Frontage: As Platted
- E. Minimum Front Yard Setbacks: Measured from the right-of-way.
 1. *From 106th Street*: 40 feet for buildings, 20 feet for parking lots.
 2. *From Internal Public or Private Streets*: 30 feet for buildings, 15 feet for parking lots.
- F. Maximum Building Setback: Measured from the right-of-way.
 1. *From 106th Street*: 120 feet for buildings.

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2. *From Internal Public or Private Streets:* Not applicable.
- G. Minimum Side and Rear Yard Setback: Measured from the lot lines unless multiple contiguous lots are owned. If multiple lots, setbacks measured from combined exterior lot perimeter
 1. *Minimum Side Yard:* 30 feet for buildings, 5 feet for parking lots.
 2. *Minimum Rear Yard:* 30 feet for buildings, 10 feet for parking lots and where adjacent to Subarea C.
- H. Maximum Front Yard Parking Lot: Any parking lot located between the front building line and 106th Street's right-of-way shall be limited to either a single loaded parking area or a double loaded parking area, served by not more than one (1) interior access drive or aisle, and where the interior access drive or aisle is located generally parallel to the street right-of-way. These requirements do not apply to sideyards.
- I. Maximum Height: 60 feet for all buildings
- J. Off-Street Parking: See the Zionsville Zoning Ordinance, as amended.
- K. Off-Street Loading: Shall be limited to two (2) truck loading bays for buildings over 20,000 main floor square feet and one (1) bay for buildings between 8,000 and 20,000 main floor square feet. Buildings smaller than 8,000 square feet are not permitted truck loading bays. Any building that is not able to locate truck loading bays in a non-conspicuous facade or otherwise aesthetically shield them from view from a Public Street shall not be permitted truck loading bays. Passenger vehicle drive-in doors shall not be subject to the foregoing limitations.
- L. 106th Street Vehicular Connectivity: One right-in and right-out access will be allowed.
- M. Wall Signs:
 1. *106th Street Frontage*
 - a. *Ducati - 200 sf maximum total - (2 signs - 100 sf maximum each)*
 - b. *GRP - 200 sf maximum - (1) sign*
 - c. *Rahal Paint Protection - 180 sf - 6 x 20 (1) sign*
 - d. *Bar/restaurant - 40 sf (1) sign*
 2. *Auxiliary Signage (final location to be approved with Development Plan submission)*
 - a. *Rahal Paint protection - 30 sf (1sign)*
 - b. *Bar/restaurant 40 sf (1 sign)*
 - 3.



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- N. Ground Signs: Ground signs are generally discouraged. However, a development-wide internal way-finding system utilizing high-quality sign materials is encouraged where appropriate. Ground Signs located along 106th Street shall be subject to the Creekside Committee and shall be similar in area, height, location, materials, and lighting as to assure a uniform and highly aesthetic development-wide character.
- O. Outside Storage and Operations: Not permitted
- P. Pedestrian Connectivity: All buildings shall have a pedestrian/bikeway system with a minimum six (6) foot wide sidewalk shall functionally and efficiently connect the primary building entries with the public sidewalk or path system.

1.21 Architecture and Landscape Architecture Requirements for Subarea E:

- A. Review and Approval Authorization: The architecture of all initial buildings shall be subject to the Creekside Committee review and approval. The details of an approved project shall be written into the purchase agreement for the land being sold. Changes to a pre-existing building after the initial construction (e.g., an addition, facade alteration, or the like) shall be reviewed by the Creekside Committee or the Zionsville Redevelopment Commission if the Creekside Committee is no longer in effect.
- B. Interpretation and Application of Guidelines: The Creekside Committee will interpret and determine the applicability of the below guidelines to each project. The Creekside Committee will strive for architecture and site improvements that are high quality, timeless, appropriate for a gateway into downtown Zionsville, and that create a development-wide aesthetic character.
- C. Building Height Guidelines:
 - 1. *Buildings Along 106th Street*: Any building located along 106th Street shall be at least two (2) stories, preferably three (3) or more.

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2. *Buildings Not Along 106th Street:* Any building located off 106th Street is preferred to be two (2) stories or more.
- D. Building Size Guidelines: A high floor area ratio (FAR) is desired. It is the desire of this development to fully utilize each parcel and to not allow land to be wasted. Green space beyond setbacks, parking lot islands, screening and buffering is discouraged (because the overall development is intended to have a large percentage of greenspace, trails, and park amenities). Similarly, an unnecessarily large parking lot is not desired unless Primary building user/tenant hosts events.
- E. Building Facade Guidelines: Any new building or building addition shall have the following characteristics and features:
 1. *Buildings Along 106th Street:* Any building located along 106th Street shall utilize four-sided architecture such that all facades and building features are highly detailed and aesthetic. These lots are visible from multiple directions and shall be held to the highest standard in the Creekside Corporate Park.
 2. *Buildings Not Along 106th Street:* Any building located off 106th Street shall have high architectural standards, however only the facades and building features clearly visible from Creek Way (the internal street) are required to meet that standard.
- F. Building Material Guidelines: To create variation and interest in the built environment, all new buildings or building additions shall:
 1. Utilize at least two (2) building materials; excluding: windows (e.g., glass and frames), doors, and roofing material.
 2. The primary exterior material for any facade (whether visible from 106th Street or not) shall be one of the following:
 - a. Brick (i.e., Full-depth Face Brick),
 - b. Architectural concrete (Blocks [Burnished/Ground Face], Poured in Place),
 - c. Metal Panels (Concealed Fastened Panels including Architectural Metal Panels, Flat Plate interlocking metal Panels, Perforated Metal Panels)
 - d. Composite Panels (Concealed Fastened Panels including Ultra high-performance concrete [UHPC], High Pressure Laminate [HPL] or similar)
 - e. Visible Heavy Timber and/or Cross Laminated Timber (CLT) Construction
- G. Building Components and other Structural Elements: Metal (e.g., Aluminum, Steel, Zinc) components, columns, and other structural elements shall be allowed
- H. Roof Guidelines:
 1. *Pitched Roof:* Pitched roofs shall only be permitted on smaller lots toward the rear of the development. Pitched roofs shall be simply and symmetrically pitched, with pitches ranging from 5:12 to 12:12. Pitched roofs shall be clad in architectural, dimensional shingles or raised seam metal when done so for rainwater collection or other green building practice. Roof color shall be complementary to the design of the building. The Creekside Committee may approve additional material that clearly satisfies the intent of this subsection, and that is complementary of the building's architecture.
 2. *Shed/Single Slope Roofs:* Are generally permitted
 3. *Flat Roofs:* Flat roofs are permitted when consistent with the selected style of architecture, and if the top edge of the facade has some adornment or architectural character. Green roofs are permitted. Additionally, any rooftop mechanical equipment shall be reasonably screened.
 4. *Roof Design:* In no case shall rooftop mechanical equipment be visible from 106th Street. All vents, attic ventilators, turbines, flues, and other roof penetrations shall also be discrete.

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5. The Creekside Committee, consisting of the Zionsville Community Development Corporation and Zionsville Redevelopment Commission, may approve additional roof types that clearly satisfies the intent of this subsection, and that is complementary of the building's architecture.
- I. Window Guidelines: All window designs shall be compatible with the style, materials, color, details, and proportion of the building. All facades of a building shall have windows.
- J. Awning and Canopy Guidelines: Shall be the discretion of the Creekside Committee.
- K. Lighting Guidelines:
 1. *Shielding*: Any exterior lighting on any site shall be shielded to prevent light pollution (i.e., skyward) and light trespass (i.e., shining toward neighbors).
 2. *Height*: The maximum height of any light fixtures, whether freestanding or mounted on a facade, for illumination of the site shall be twenty (20) feet.
 3. *Consistency*: Light standards and fixtures on any lot, including free-standing light fixtures, those attached to buildings, security lights, and architectural lights, shall be of consistent design and material. Additionally, parking lot lights shall be of uniform size and height.
 4. Facade illumination or sign lighting shall be carefully directed and shielded so that the light element is not visible from points along an adjacent public Right- of-Way.
- L. Loading Dock Guidelines: Loading docks shall not face 106th Street.
- M. Landscaping Guidelines: Plants and hardscaping elements shall be chosen and installed to accomplish the following:
 1. *General Aesthetic*: To generally enhance the overall character of the site.
 2. *Screen Headlights*: To screen the headlights of cars from shining onto adjacent residential properties, and onto 106th Street and the internal street.
 3. *Relieve Heat Island Effect*: To utilize trees in and/or adjacent to parking lots to provide shade and aesthetic relief, especially in large parking lots. At least one landscape island shall be established per sixty (60) parking spaces, and at least one canopy or ornamental tree shall be planted in said island. Landscape islands shall be at least nine (9) feet square.
- N. Ground Sign Guidelines: Ground signs are generally discouraged. However, a development-wide internal way- finding system utilizing high-quality sign materials is encouraged where appropriate. Ground Signs located along 106th Street shall be subject to the Creekside Committee and shall be similar in area, height, location, materials, and lighting as to assure a uniform and highly aesthetic development-wide character.
- O. Stormwater Management: Open retention/detention systems are permitted with enhanced park-like landscaping as approved by the Creekside Committee.

1.22 Low Impact Development for Subarea E:

- A. Parking Lot Design: Parking lots shall be designed using low impact development best practices to reduce, absorb, and filter stormwater rather than pipe it to a retention pond or other outlet. The use of french drains, cisterns, brick pavers, pervious pavement, rain gardens, swales, vaults, and the like should be considered but are not required.
- B. Stormwater Runoff from a Building: The impervious surface created by a building should be offset through utilization of green roofs, pervious sidewalks, brick pavers, rain gardens, rain barrels, cisterns, swales, selection of plant material, rainwater capture facilities and the like.

1.23 Administration

- A. Relationship to the Zionsville Zoning Ordinance: Where the Creekside Corporate Park PUD is silent, the most relevant regulations from the Town of Zionsville Zoning Ordinance, as amended, and as determined by the Zoning Administrator shall apply.
- B. Subdivision Control: All lots established within Creekside Corporate Park shall be approved through

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the subdivision process as set forth in the Town of Zionsville Subdivision Control Ordinance.

C. Accessory Uses:

1. Accessory Uses shall not be permitted on a lot prior to the erection of the Primary Building.
2. No Accessory Use or Structure shall be permitted in any required Front, Side or Rear Yard.

D. Access

1. Median Cuts Along 106th Street: There shall be no more than two (2) median cuts along 106th Street within the boundary of Creekside Corporate Park; those being directly across from the main entrance into the Lids development and the other directly across from Dahlia Drive. Any other median cut shall be strongly discouraged and shall only be considered for exceptional purposes. An additional median cut shall be approved by the Creekside Committee and the Zionsville Plan Commission.
2. Curb Cut Along 106th Street: There shall be no more than two (2) curb cuts into the Creekside Corporate Park's north side (i.e., land north of 106th Street). Those curb cuts shall be as described in the median cut language above.

E. Development Timetable: Major infrastructure has been put in place by the Town of Zionsville and development of the site will occur as demand dictates.

F. Appeals: Any final official determination of the Zoning Administrator under this Creekside Corporate Park PUD, including the determination to issue or not issue an Improvement Location Permit, shall be a determination appealable to the Town of Zionsville Board of Zoning Appeals. Approvals of architecture and landscaping assigned to the Creekside Committee are appealable to the full Zionsville Redevelopment Commission.

G. Severability: It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this Petition for Zone Map Change are severable and, if any such section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any remaining sections, paragraphs, sentences, clauses or phrases of this Petition for Zone Map Change because the same would have been enacted without the incorporation into this Petition for Zone Map Change of such unconstitutional or invalid section, paragraph, sentence, clause, or phrase.

H. Definitions: As per the Zoning Ordinance, as amended, including:

1. *Williams Glen Apartments:* The multiple-family development east of Creekside Corporate Park.
2. *Creekside Committee/Redevelopment Commission:* Entity serving as the initial manager of the Covenants and Restrictions for Creekside Corporate Park. Upon initial buildout of 75% of the lots in Creekside Corporate Park, or at a date mutually agreed to by both the Commission and its Assigns (whichever is the earlier of the two), the Covenants and Restrictions for Creekside Corporate Park, as well as the role of the Creekside Committee, shall be assumed by the Assign.