STATE OF INDIANA

BEFORE THE BOARD OF COMMISSIONERS OF CLARK COUNTY

ORDINANCE NO. 21 -2025

AN ORDINANCE ESTABLISHING THE LIGHTUP STUDIOS PLANNED UNIT DEVELOPMENT DISTRICT

WHEREAS, Lightup Studios, LLC, an Indiana limited liability company is the record owner of 4.79-acres of land that was previously platted as Lot Nos. 1, 2, 3, and 4 of the Stone Creek Commerce Park Planned Unit Development, Section 1 (Plat Book 14, Page 70) [Parcel Nos. 10-09-11-100-173.000-030, 10-09-11-100-174.000-030, 10-09-11-100-175.000-030, and 10-09-11-100-192.000-030], the plat of which was recorded in the office of the Clark County Recorder as Instrument No. 200703795 on February 15, 1987 (hereinafter referred to as the "Plat"), and the legal description of which property is more particularly described in Exhibit 1 attached hereto (the "Property"); and,

WHEREAS, Lightup Studios, LLC, filed a petition with the Clark County Plan Commission seeking to establish the Property as a planned unit development district pursuant to the provisions of Ind. Code § 36-7-4-1505(b); and,

WHEREAS, the Clark County Plan Commission conducted a public hearing on the petition on August 13, 2025, at which it received comments and evidenced from all interested persons, and following the close of which it passed a motion by majority of its entire membership to forward the petition to this Board of Commissioners of Clark County, Indiana (the "Board"), with a favorable recommendation pursuant to Resolution 2025-12; and,

WHEREAS, the Board now adopts this Ordinance for approving the favorable recommendation of the Clark County Plan Commission by establishing the Lightup Studios Planned Unit Development District for the Property.

NOW, THEREFORE, BE IT ORDAINED by this Board as follows.

1. **Establishment of Planned Unit Development District.** The Lightup Studios Planned Unit Development District is hereby established for the Property described in attached Exhibit 1 (the "PUD District"). The proposed Plat of the PUD District attached hereto as Exhibit 2 is a graphic of the area included within the district; and,

2. **Permitted Uses**. The permitted uses in the PUD District are set forth in attached Exhibit 3.

3. **Development Standards**. The development standards for the PUD District are set forth in attached Exhibit 4.

4. **Effective Date.** This Ordinance shall be in full force and effect upon its passage by majority vote of the entirety of the membership of this Board.

This Ordinance adopted by majority vote of the Board of Commissioners of Clark County, Indiana, taken during a duly noticed and convened public meeting held on August 28, 2025.

BOARD OF COMMISSIONERS
OF CLARK COUNTY, INDIANA

By: BOD
Bryan Glover, President

Attested by:

Auditor
~~Secretary~~

EXHIBIT 1

LEGAL DESCRIPTION OF THE PUD DISTRICT

Lot Nos. I,2,3, and 4 Stone Creek Commerce Park Planned Unit Development, Section l, Plat Book l4, Page70, in the office of the Recorder of Clark County, Indiana.

EXHIBIT 2

PLAT OF THE PUD DISTRICT
(site drawing not recordable plat)

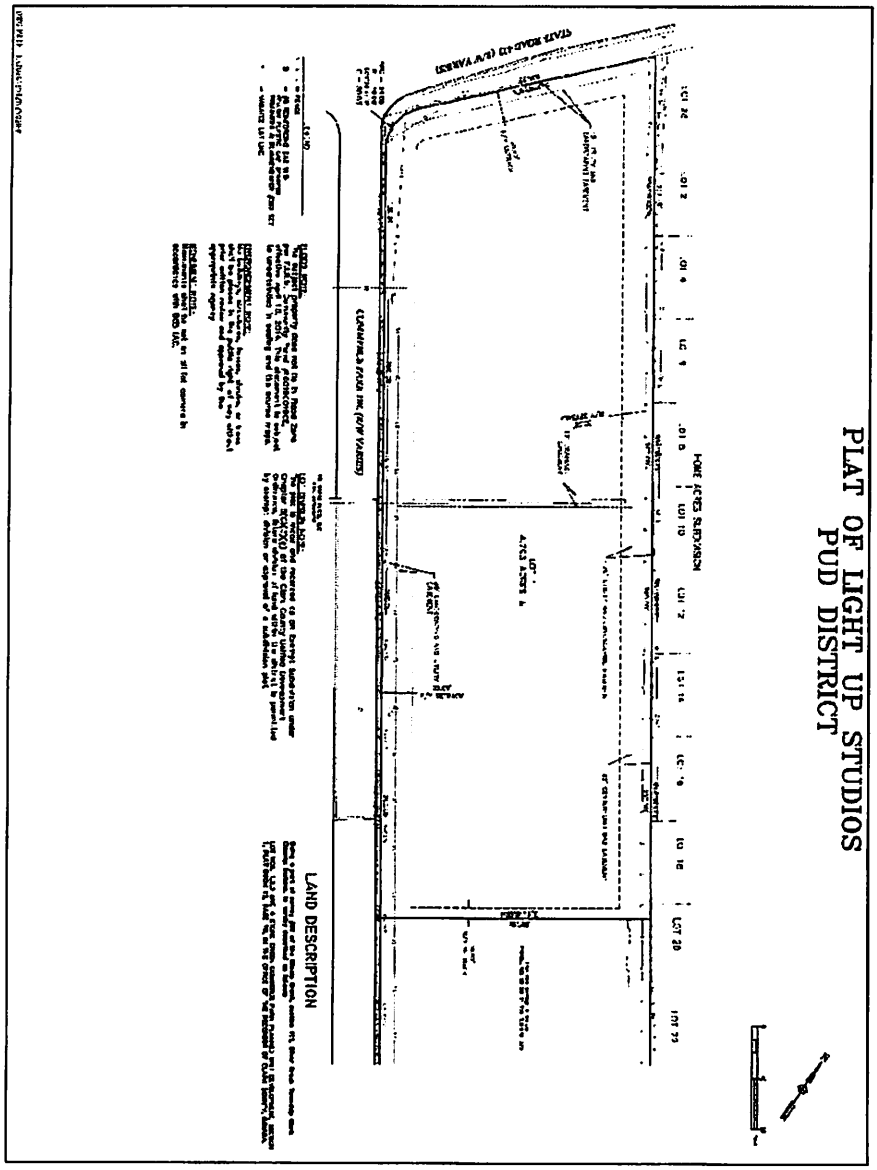


EXHIBIT 3

PERMITTED USES IN THE PUD DISTRICT

COMMERCIAL USES

- **Professional/business offices, excluding clinics**

INDUSTRIAL USES

- **Light manufacturing**
- **Research and development**
- **Non-hazardous storage**
- **Warehousing and distribution**

EXHIBIT 4

DEVELOPMENT STANDARDS IN THE PUD DISTRICT

LIGHTUPSTUDIOS PLANNED UNIT DEVELOPMENT DISTRICT

Structure Standards	
Maximum height of structure	60 feet
• Primary structure	20 feet
• Accessory structure	
Lot Standards	
Minimum lot width	100 feet
Minimum front yard setback	30 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	30 feet
Maximum impervious surface coverage	75%
Landscaping	Parking screened from road with trees and shrubs
• Front yard	1 tree per 20 frontage foot
• Rear yard	1 tree per 20 boundary foot and 7' tall shadow box fence
Parking and loading – parking spaces	9' x 18' minimum
Signage – Wall signs	Maximum per parcel number 1 Maximum front 400 sf (illumination permitted)
Signage – Freestanding	Maximum per parcel 1 Maximum front 50 sf per side Maximum height 20 feet (illumination permitted)
Signage – Directional	Exempt
Utility Standards	
Municipal water and sewer required	Yes

[1] Landscaping will be installed in the remaining undeveloped portion of the lot in a similar manner to the above standards once permanent structures are constructed.