STATE OF INDIANA

BEFORE THE BOARD OF COMMISSIONERS OF CLARK COUNTY

ORDINANCE NO. 29-2025

AN ORDINANCE ESTABLISHING THE
NORTH AMERICAN PLANNED UNIT DEVELOPMENT DISTRICT

WHEREAS, Russell & Russell, LLC, an Indiana limited liability company is the record owner of property described in instruments #201224697, #201607842 and #202507136 in the office of the Clark County Recorder (Parcel Nos. 10-09-11-100-208.000-030 and 10-09-11-100-217.000-030), and the legal description of which property is more particularly described in Exhibit A attached hereto (the "Property"); and,

WHEREAS, Russell & Russell, 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 November 12, 2025, at which time 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; and,

WHEREAS, the Board now adopts this Ordinance for approving the favorable recommendation of the Clark County Plan Commission by establishing the North American 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 North American Planned Unit Development District is hereby established for the Property described in attached Exhibit A (the "PUD District").

2. **Permitted Uses and Development Standards.** The permitted uses and general development standards in the PUD District are set forth in attached Exhibit B.

3. **Development Plan.** The approved development plan and permissible modifications that may be made without amendment of the PUD District are set forth in attached Exhibit C.

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 November 20, 2025.

BOARD OF COMMISSIONERS
OF CLARK COUNTY, INDIANA

By: _____
Bryan Glover, President

Attested by:

_____
Secretary

EXHIBIT A

Lot No. 44A, 45A of the Amended Plat of Stone Creek Commerce Park Planned Unit Development, Section 1, as the same appears of record in Plat Book 15, Page 27, an amendment of Stone Creek Commerce Park Lot 6 and Lots i13 Through 20 of Stone Creek Commerce Park Planned Unit Development Section 1.

And

A part of Lot 46-A of the Amended Plat of Stone Creek Commerce Park, Planned Unit Development Section One, Silver Creek Township, Clark County, Indiana, and also being a part of the land of Helen Noel Crawley as described in Instrument Number 202111960, Office of the Recorder, Clark County, Indiana, more particularly described as follows:
Commencing at the north corner of Lot 44-A of the Amended Plat of Stone Creek Commerce Park, Planned Unit Development Section One, Town of Sellersburg, Silver Creek Township, Clark County, Indiana, said corner being marked by a steel rod; thence South 31 degrees 28 minutes 13 seconds East (assumed bearing) with the northeast line of said Lot 44-A 87.52 feet to a steel rod and the TRUE POINT OF BEGINNING; thence continuing South 31 degrees 28 minutes 13 seconds East with said line 132.61 feet to a steel rod; thence North 57 degrees 00 minutes 40 seconds East 113.08 feet to a steel rod; thence North 08 degrees 43 minutes 49 seconds West 145.40 feet to a steel rod; thence South 57 degrees 00 minutes 40 seconds West 169.31 feet to the TRUE POINT OF BEGINNING, containing 0.430 acre and being subject to all legal rights-of-way.

EXHIBIT B

North American PUD

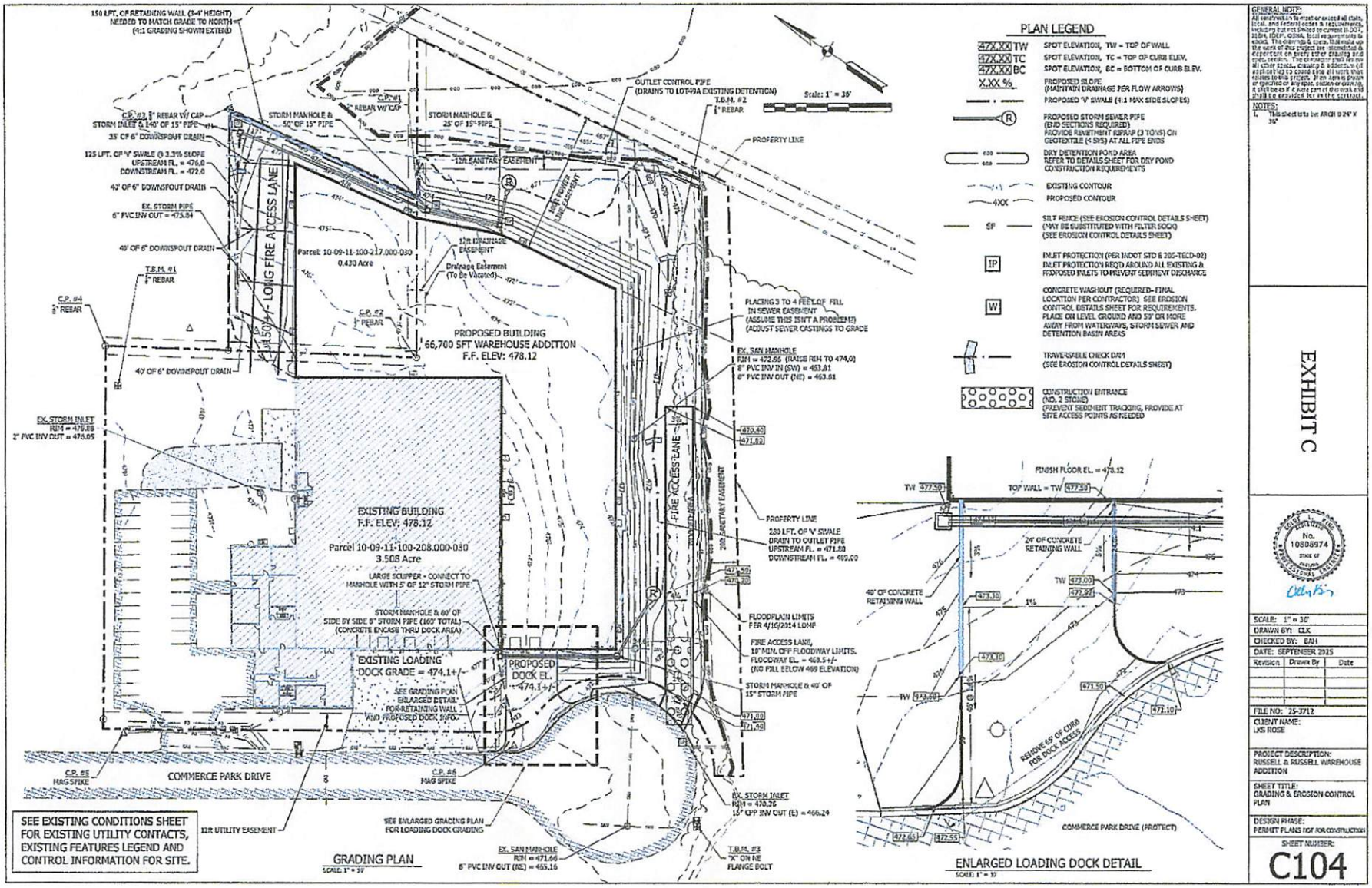
Development within this PUD shall be as indicated on the proposed site plan.

Additional additional structures(excluding fences or signs) will require amendment of the PUD and will follow the standards indicated below.

Permitted signage shall be the same as that permitted in M1 zone.

PERMITTED & SPECIAL EXCEPTION USES for each LAND USE DISTRICT			
PERMITTED USES		SPECIAL EXCEPTION USES	
Primary Uses	Accessory Uses	Primary Uses	Accessory Uses
Office/Warehousing Associated	Parking, Loading/unloading, Signage	None requsted	None Requested
*An * shall be used to Indicate that the use where specific development standards apply. See Section 4: Use Development Standards.*			

DEVELOPMENT STANDARDS		
Maximum height of structure	Primary structure	60'
	Accessory structure	60'
Minimum living area		0
Minimum width of primary structure		30'
Minimum lot width	With sewer	50'
	Without sewer	50'
Maximum lot width to depth ratio	With sewer	1
	Without sewer	1
Minimum lot area	With sewer	2500 Sq Ft
	Without sewer	2500 Sq Ft
Minimum front yard setback		20'
Minimum side yard setback	Primary structure	10'
	Accessory structure	10'
Minimum rear yard setback	Primary structure	10'
	Accessory structure	10'
Maximum impervious surface coverage		95%



SEE EXISTING CONDITIONS SHEET FOR EXISTING UTILITY CONTACTS, EXISTING FEATURES LEGEND AND CONTROL INFORMATION FOR SITE.

GENERAL NOTE:
All construction is to meet or exceed all state, local, and federal codes & requirements, including but not limited to current INDOT, INDNR, IDEM, OSHA, local requirements & codes. The contractor is to be familiar with all the work of this project and coordinate & supervise all portions of the work as required to complete all work that relates to this project. If in doubt or unsure of specified or assumed sequence, section or dimension, it shall be as if more part of the work and shall be reviewed for in the contract.

NOTES:
1. This sheet is to be ARCH D 24" X 36"

EXHIBIT C

No. 10808974 STATE OF INDIANA REGISTERED LANDSCAPE ARCHITECT

SCALE:	1" = 30'
DRAWN BY:	CLK
CHECKED BY:	BJH
DATE:	SEPTEMBER 2025

Revision	Drawn By	Date

FILE NO: 25-3712
CLIENT NAME: LKS ROSE
PROJECT DESCRIPTION: RUSSELL & RUSSELL WAREHOUSE ADDITION
SHEET TITLE: GRADING & EROSION CONTROL PLAN
DESIGN PHASE: PERMIT PLANS NOT FOR CONSTRUCTION

SHEET NUMBER:
C104