

**ORDINANCE NO. 2021 - 3E**

REPEALING AND REPLACING  
HANCOCK COUNTY ZONING ORDINANCE 2019-6F  
KNOWN AS THE HANCOCK GATEWAY PARK PLANNED UNIT DEVELOPMENT  
1<sup>ST</sup> AMENDMENT

SECTION I

Hancock County Zoning Ordinance No. 2019-6F is hereby repealed and replaced in its entirety by the attached Hancock Gateway Park Planned Unit Development 1<sup>st</sup> Amendment for Buck Creek Township.

ADOPTED THIS <sup>2<sup>nd</sup></sup> ~~16<sup>th</sup>~~ DAY OF <sup>March</sup> ~~FEBRUARY~~ 2021.

BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

*(Abstained from vote)*

\_\_\_\_\_  
Marc Huber

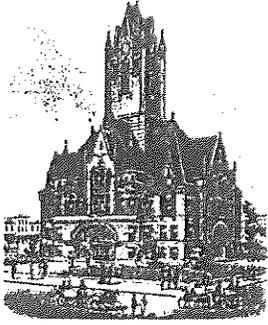
\_\_\_\_\_  
John Jessup

\_\_\_\_\_  
Bill Spalding

ATTEST:

*Debra G. Carnes*  
Debra Carnes, Hancock County Auditor

Petitioner: Hancock Regional Hospital



*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: Hancock Gateway Park PUD 1<sup>st</sup> 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 January 2021. The ordinance and plan received favorable recommendations by a vote of seven (7) ayes and zero (0) 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



land if Circle K would update and enhance their building, which they did. He stated there will be walking paths along an upper and lower pond with a waterfall between them and a pedestrian bridge over the lower pond to walk across and view the waterfall. Mr. Gibson stated the Phase 1 area has changed and dropped down further south away from I-70 and they are repealing the old ordinance text and have a whole new text. He stated an auction house has been added as there is a very nice existing barn on the site. He stated they included smaller lots as fill in lots as suggested by the land planner. Mr. Dale asked how many lots are expected overall. Mr. Gibson stated he isn't sure but anticipate 10-15 lots. He stated one of reasons for a PUD is it allows you to set into place the R/W and easements and then are able to create large blocks then further divide into lots. He said they have been in negotiations with someone who started out wanting 8 acres and now they want 10. If that lot was already set at 8 acres they would be back amending it to 10 acres. Ms. Oldham stated she thinks this is an exciting plan and believes it is a keystone delineator between Marion County and Hancock County. She asked if the hospital is footing the bill for the 200 N improvements. Mr. Gibson stated this has been a team project with multiple people and entities involved. He stated a TIF district was created and the hospital is fronting the money and bought the bonds and hopefully economic development happens and they will get paid back. Mr. Dale asked if the hospital is going to retain ownership of the lots. Mr. Gibson stated they only want to retain ownership of that 25 acre campus. He stated the hospital is the controlling developer to make sure what is presented fits in with the overall plan. He stated they have people calling about retail and calls left and right about different uses, so there is a lot of interest being generated about this site. He stated he too is excited about this site and the hospital has committed to raising the bar and so far its working. There were no remonstrators. Mr. Holden made the motion for a favorable recommendation to amend the Preliminary Plan and the PUD. Mr. Spalding seconded. Motion carried. Seven (7) approved the favorable recommendation, Zero (0) denied. Ms. Oldham made the motion to approve the Primary for Phase 1 and 2. Mr. Hester seconded. Motion carried. Seven (7) approved, Zero (0) denied.

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# Items 8 & 9: Hancock Gateway Park

- A) Amended PUD & Preliminary Plan consisting of 139.1 acres in the Planned Unit Development (PUD) zone;
- B) Phase 1: Amended Primary Plat consisting of 55.8 acres in the PUD zone.
- C) Phase 2: Primary Plat consisting of 83.3 acres in the PUD zone.

Location: 6128 W 200 N

- ◆ Buck Creek Township

## History:

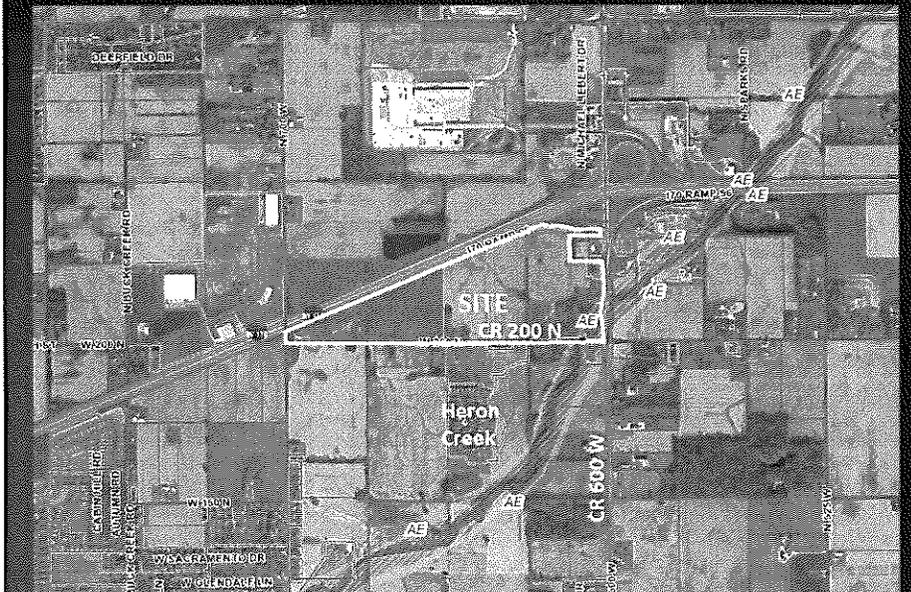
- ◆ 04/19: PC approved Primary Plat (Phase 1) & Exceptions to SCO consisting of nine blocks on 61.5 acres
- ◆ 07/19: PC approved Section 1 of Phase 1 consisting of 3 lots and 9 blocks on 20.3 acres
- ◆ 07/19: BC adopted PUD ordinance & Preliminary Plan consisting of 138.5 acres

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# HGP / Vicinity



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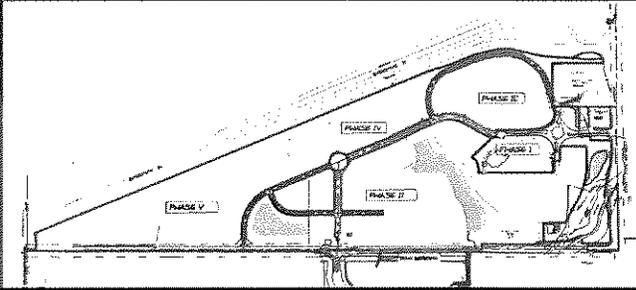
# HGP / Amended Plan



Concept Plan

Amended  
Preliminary  
Plan & Phasing  
Sequence

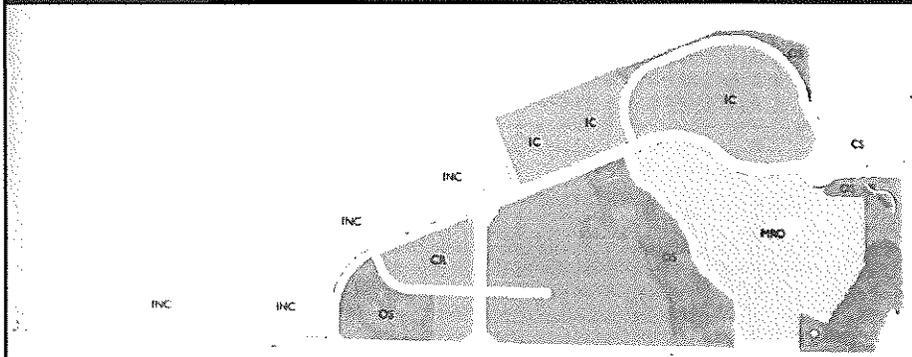
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# HRH / Six Zoning Districts Within PUD

- \* Corporate Retail (CR)
- \* Institutional/Commercial (INC)
- \* Open Space (OS)
- \* Interstate Commercial (IC)
- \* Medical/Retail/Office (MRO)
- \* Convenience Store (CS)

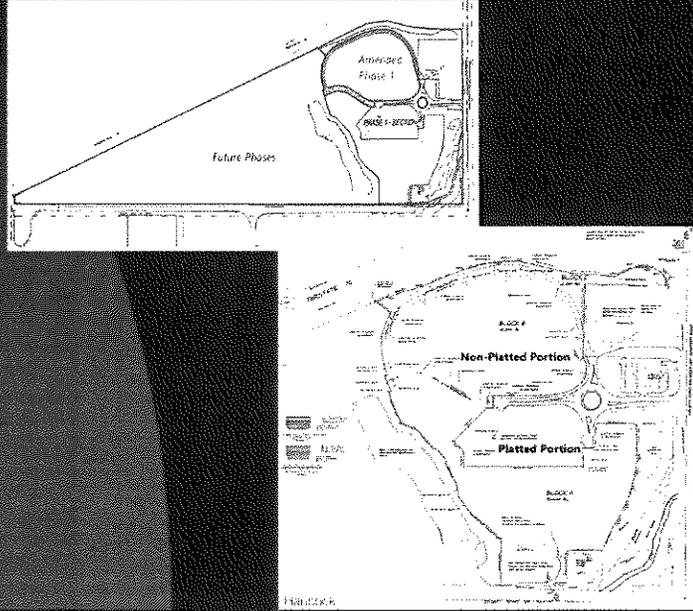


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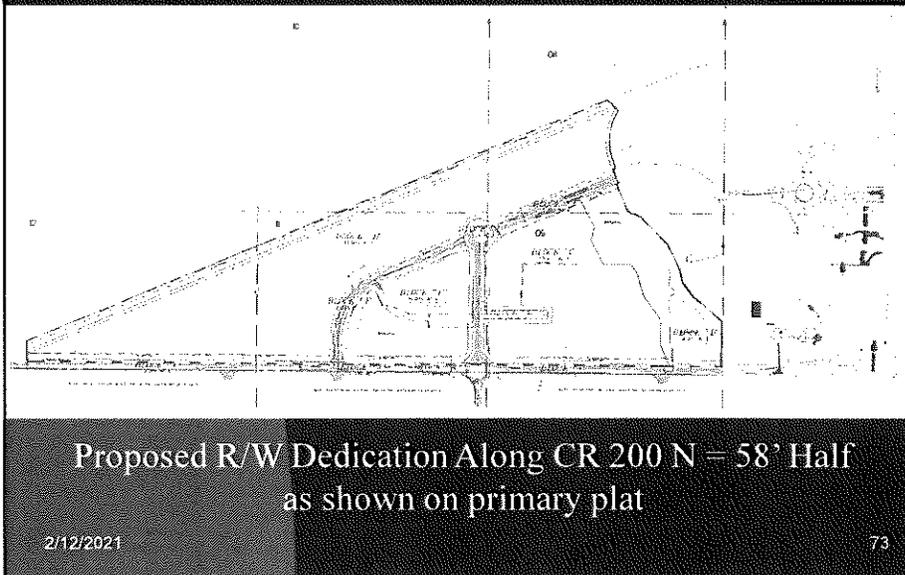
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# HGP / Amended Primary / Phase 1



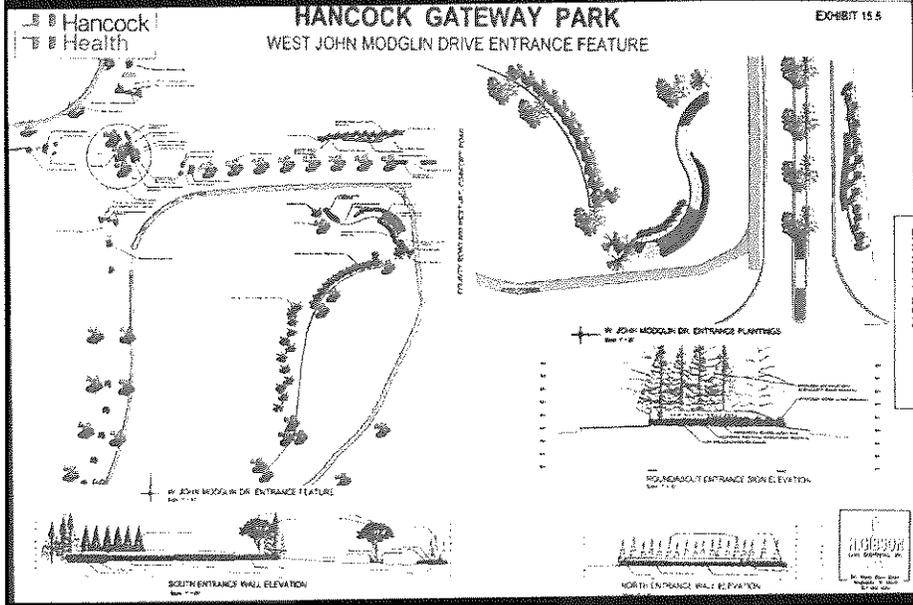
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# HGP / Primary Plat / Phase 2



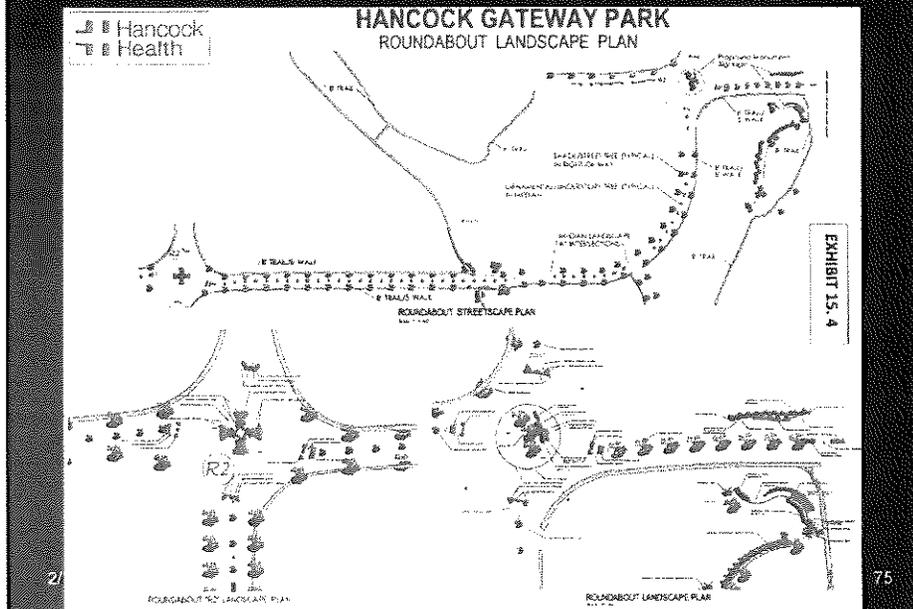
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# HGP / Drive Entrance Landscaping



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# HGP / Roundabout Landscaping



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# HGP / PUD Text Amendments

## PUD Text Amendments

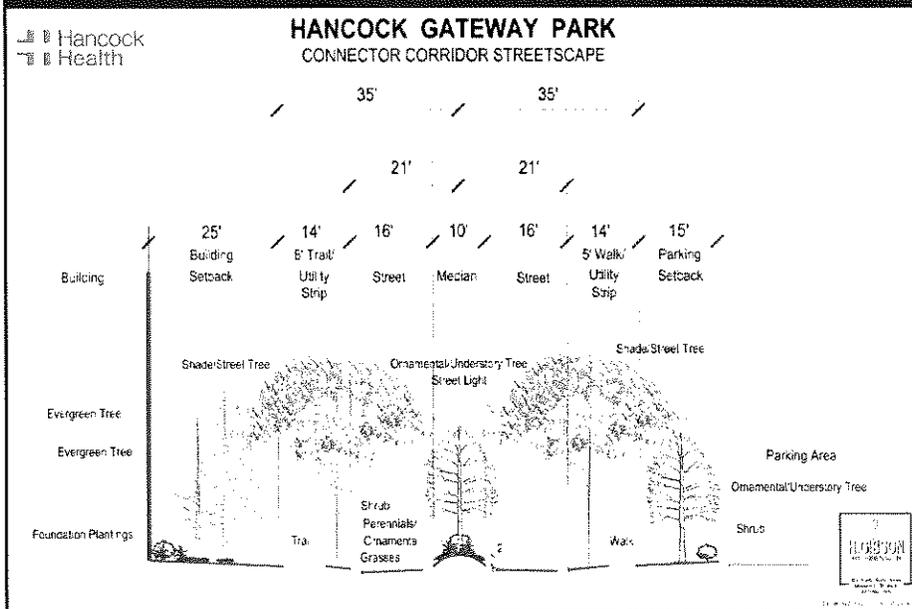
- ◆ Procedure Provisions
- ◆ Phasing Sequence
- ◆ Definition – Auction Facility
- ◆ Legal Description
- ◆ Concept Plan
- ◆ Land Use Matrix – Auction Facility
- ◆ Article 5.0 – Development Standards Matrix, Building Standards
- ◆ Article 8.0 – Landscape Treatment, Placement, List, Zones
- ◆ Article 9.0 – Public/Private Street Standards
- ◆ Exhibits – Land Use Master Plan, Landscape & Lighting Plan, Roundabout Landscape Plan, West John Modglin Drive Entrance Feature, Landscaping, Street Sections, Building Elevations, Signage

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# HGP / Corridor Streetscape



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## HRH / Staff Position

### Technical Committee:

- ◆ Planning Department. Signed-off 1/26/21
- ◆ Surveyor's Office. Signed-off 1/26/21

A) Amended PUD & Preliminary Plan consisting of 139.1 acres.

B) Phase 1: Amended Primary Plat consisting of 55.8 acres.

C) Phase 2: Primary Plat consisting of 83.3 acres.

### Staff Position:

- ◆ Favorable Recommendation regarding the Amended PUD and Preliminary Plan
- ◆ Approve the Primary Plats for Phases 1 & 2, subject to Board of Commissioner's approval of the PUD amendments.

2/12/2021

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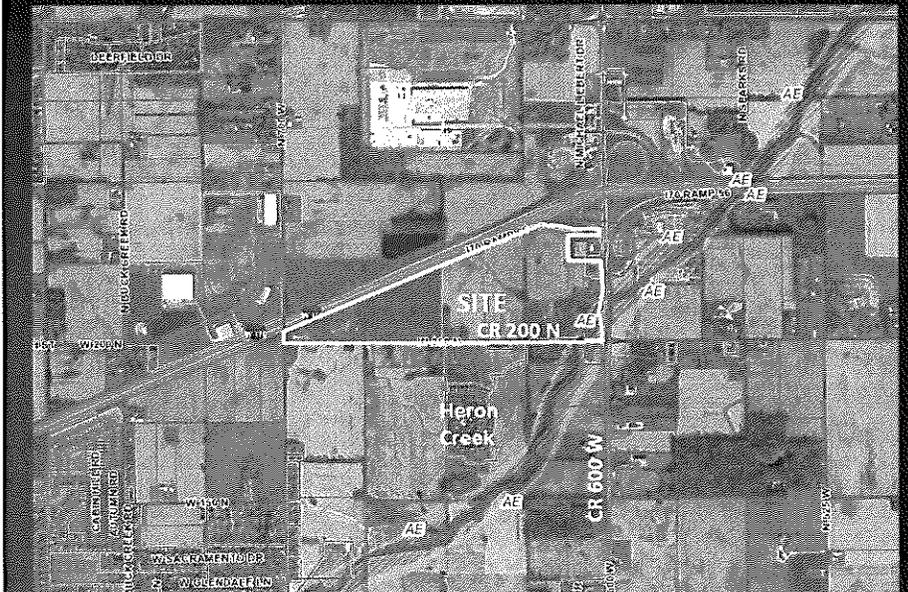
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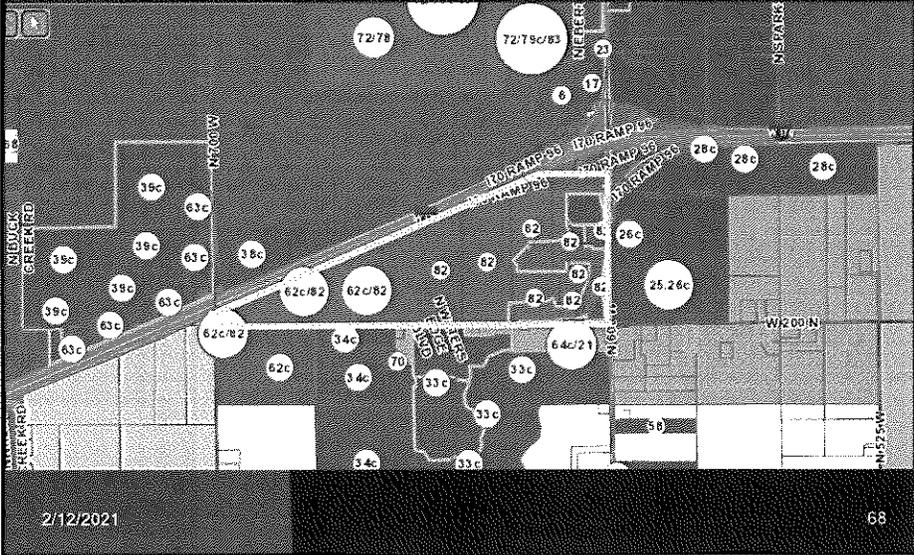
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## HGP / Vicinity



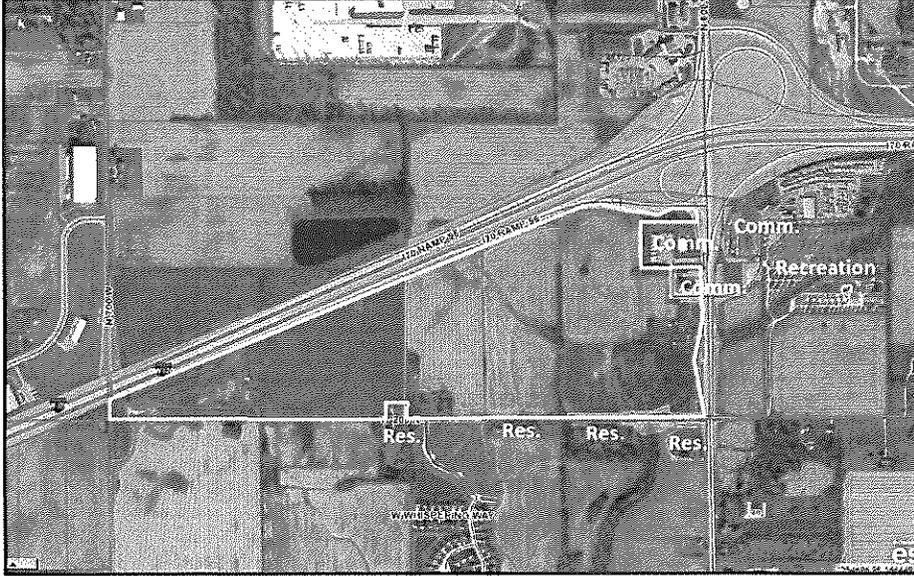
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# HGP / Zoning Map



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# HRH / Site / Neighbors



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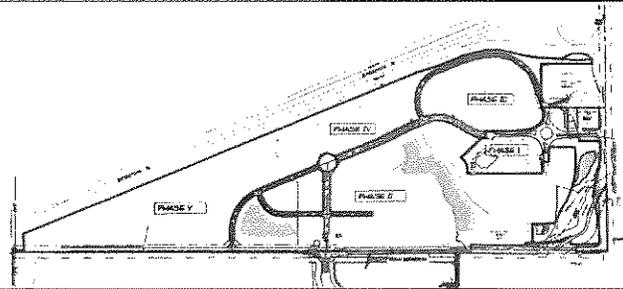
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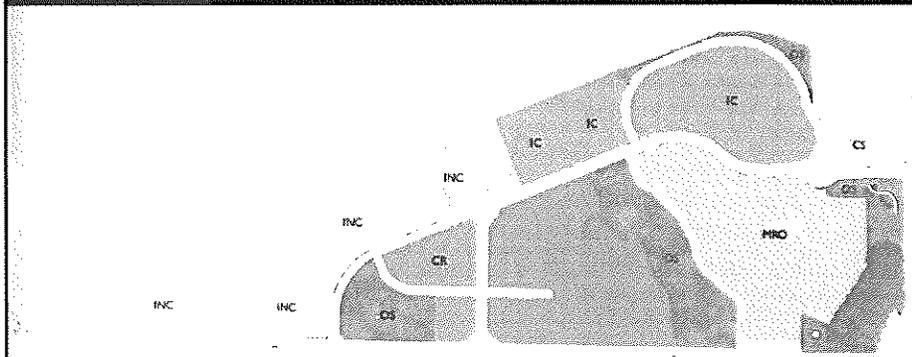
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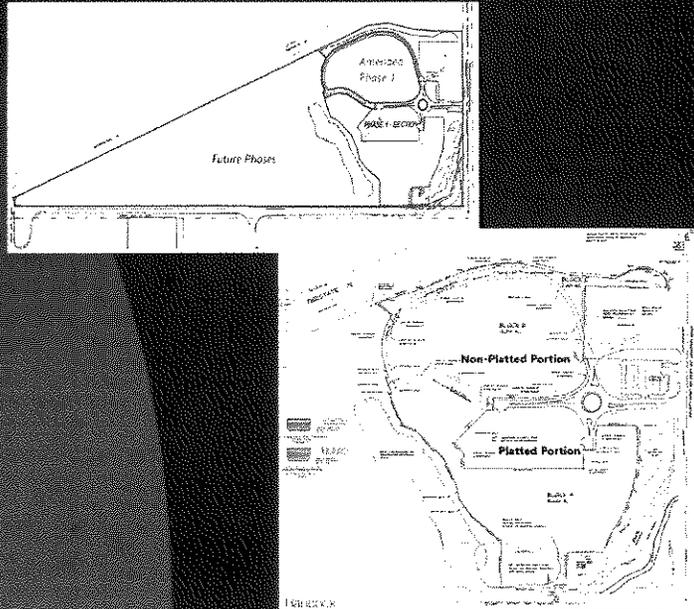


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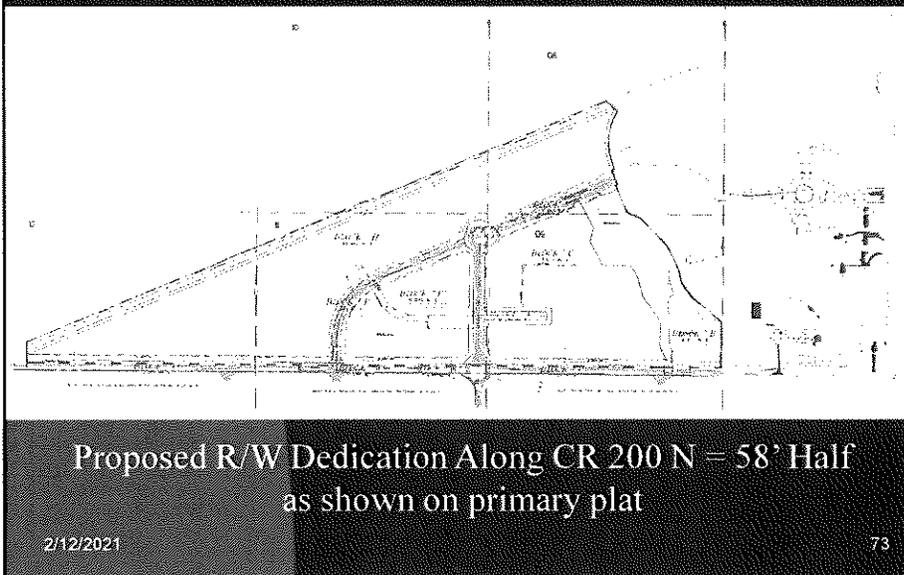
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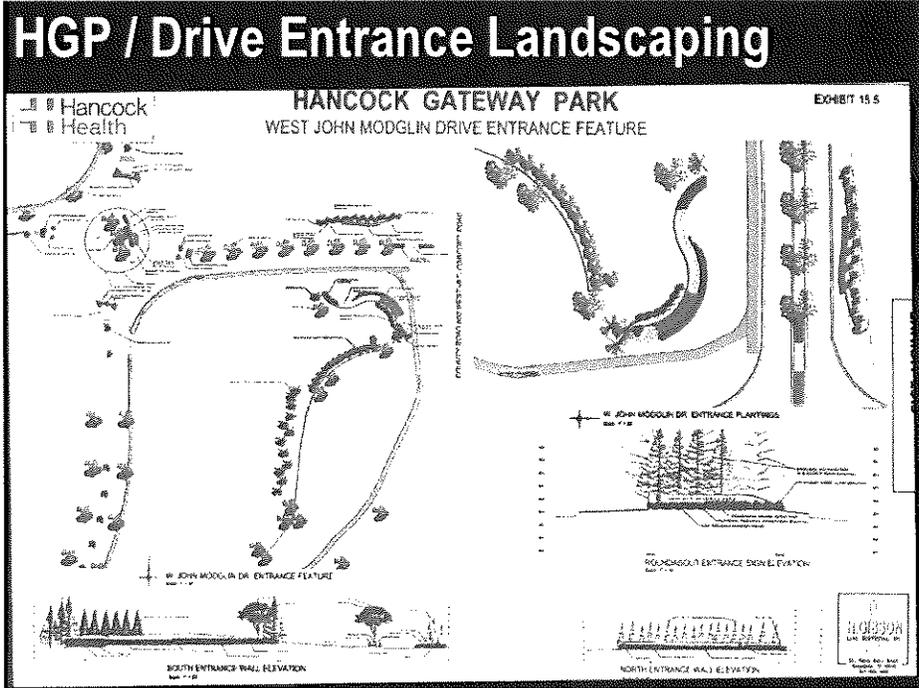


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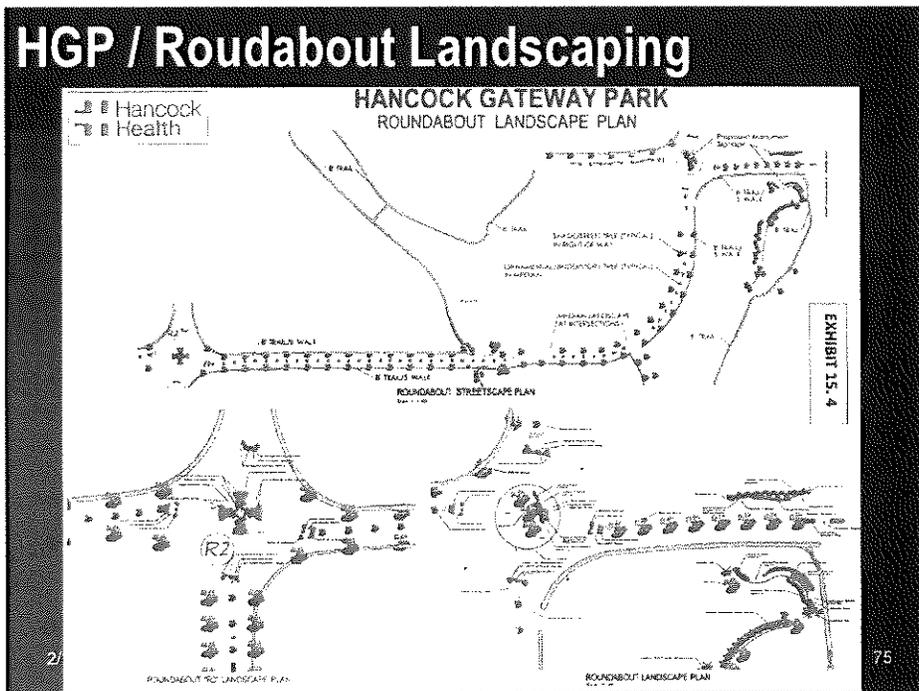
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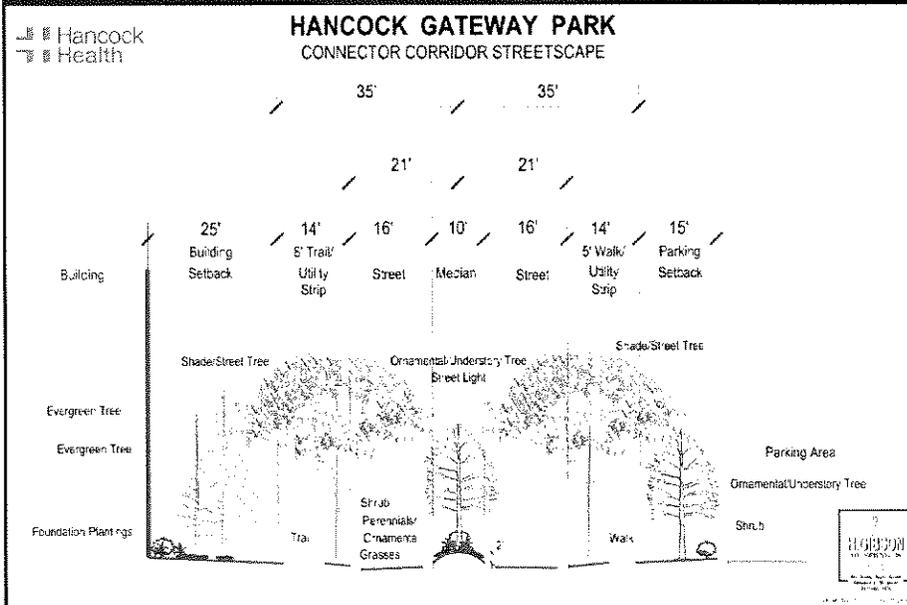
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