



Submitted 5-25-18

## PLANNED DEVELOPMENT FOR BRIDGEPOINTE COMMONS

HIGHWAY 62 ( EAST 10TH STREET)  
JEFFERSONVILLE, INDIANA 47130

EXCELLENCE

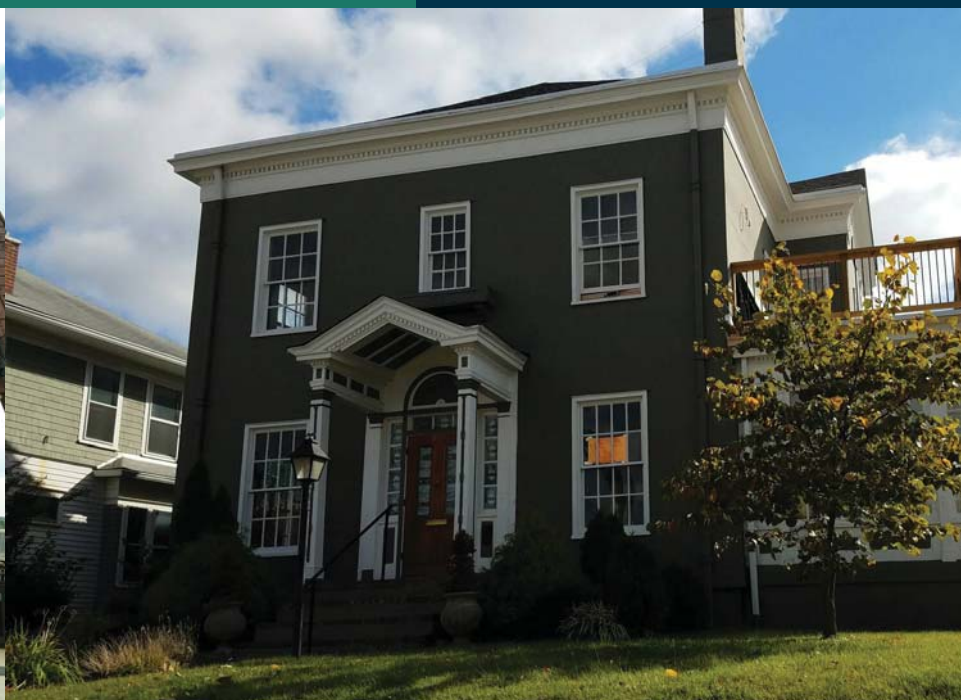
TEAMWORK

MODERNIZE

REHABILITATE

COMMUNITY

FUTURE



BUILDING BETTER COMMUNITIES  
JEFFERSONVILLE, INDIANA

DENTON FLOYD

1473 S. 4TH STREET  
LOUISVILLE, KENTUCKY 40208  
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APPROVED

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INTRODUCTION

Denton Floyd Real Estate Group is looking forward. By working to build better communities, we continually strive to provide quality structures for businesses. Denton Floyd Real Estate Group focuses on the idea that businesses create communities, and everything we do revolves around building better communities. Welcome to our vision for the Jeffersonville, Indiana business community of Bridgepointe Commons.

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DEVELOPMENT VISION

Bridgepointe Commons is designed to provide a mix of uses ranging from commercial, hotel and hospitality, office, medical and assisted living uses. These uses will service a surrounding area of about 2 to 7 miles. The planned development will create opportunities for local growth, while also planning for and alleviating traffic flows in adjacent neighborhoods.

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MAPS

The Bridgepointe Commons Planned development contains four major uses. Provided, in this section are various maps that delineate the space within the Planned Development and define the areas of use:  
I - Commercial  
II - Hotel / Hospitality / Service  
III - Medical and Office  
IV - Assisted Living and Elderly Care

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PERMITTED USES

The Planned Development is located within Suburban Marketplace and Suburban Neighborhood planning districts as defined in the 2035 Comprehensive Plan. It has been zoned for commercial and low density residential uses. The permitted uses for the Bridgepointe Commons site will promote business and stimulate the local economy, while reinforcing the function of the site as a major gateway node.

DISCLAIMER:

Images shown on this Pattern Book are computer-generated renderings or photographs and do not depict the actual structures that will be built.

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## DEVELOPMENT STANDARDS AND GUIDELINES

The development standards and guidelines for the Bridgepointe Commons site comply with the 2035 Jeffersonville Comprehensive Plan, and the City of Jeffersonville's Zoning Ordinance. They set the standard for the Bridgepointe Commons Planned Development and future surrounding developments.

The guidelines for the Bridgepointe Commons planned development set a structure for the development and construction of the site. These guidelines define the standards and set a structure for the development and construction of the site.

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## MOBILITY PLAN

The Bridgepointe Commons site is located near a crucial highway system that connects to the Ohio River Bridges Projects, and I-265. The potential for flourishing business, and a stable hierarchy of permitted uses relies on the effectiveness of the mobility of the site. The mobility plan for this Planned Development sets an example of connectivity and functional character for future developments.

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## SITE UTILITY AND STORM- WATER MANAGEMENT PLAN

The planned development's utility and stormwater management plans define the standards for designing and implementing the best management practices for the Bridgepointe Commons site.

This plan will serve to protect and enhance existing resources and promote the quality of future stormwater and utility management.

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## APPENDICES

The appendices shall contain additional plans and renderings such as:

- Development Plan
- Landscape Plan
- Additional renderings of the site

# 01 INTRODUCTION

“Planning is bringing the future into the present so that you can do something about the future now.” - Alan Lakein

## JEFFERSONVILLE

Jeffersonville is a city located in the seat of Clark County, Indiana, along the Ohio River. It is approximately 34 square miles. Locally, the city is often referred to by the abbreviated name, Jeff. It is directly across the Ohio River to the north of Louisville, Kentucky, along I-65.

The population was approximately 45,000 at the 2010 census, and estimated at 46,500 in 2014 with future population growth expected at 50,000 after pending annexation is approved.

Historically, Jeffersonville's location along the Ohio River has contributed to its economic success. As development continues the city's economic growth follows. The recent completion of the Big Four Pedestrian Bridge, and the development of the Bridges Project, connecting Jeffersonville to the east end of Louisville, adds to the connectivity of Jeffersonville. Thus greatly increasing its potential for future economic growth.

The Planned Development of Bridgepointe Commons will continue to promote business by proposing a range of development of commercial businesses, hotels and services, medical office facilities, as well as, assisted living facilities. This mix of uses will allow Bridgepointe Commons to seamlessly integrate into the existing surroundings while enhancing the future use and economy of the surrounding area.



EXECUTIVE SUMMARY

This project proposal will explore the greatest, and best use for the mixed use Planned Development located along Highway 62 / East 10th street in Jeffersonville, IN. The site area is approximately 70 acres and is comprised of multiple properties that are under contract by Iron Street Partners.

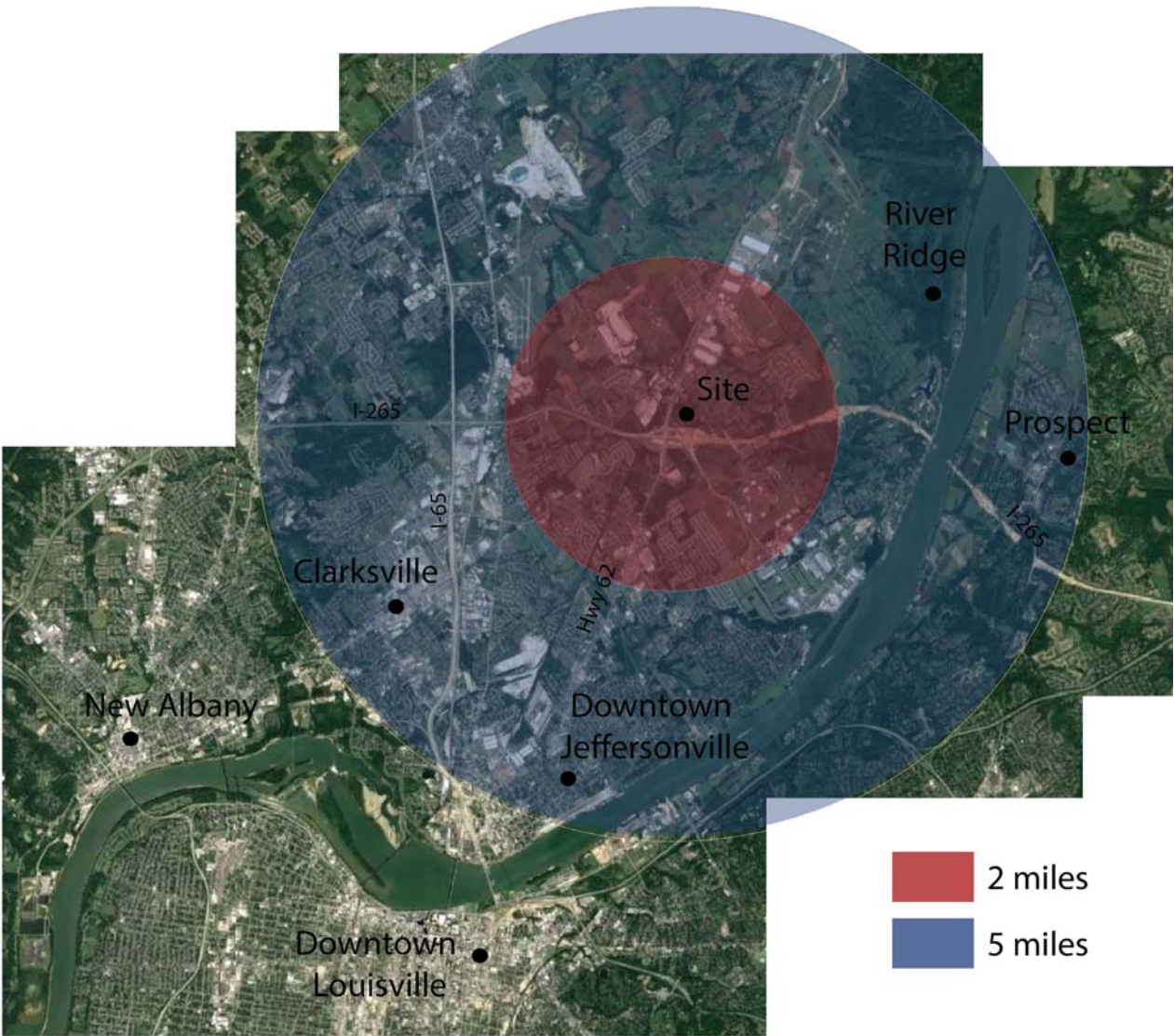
SITE OVERVIEW

This projects sites are located in Jeffersonville, IN at 4715 New Chapel Road, and along Utica Sellersburg Road. The sites offer frontage on East 10th Street, Utica Sellersburg Road, I-265, and the newly proposed Gottbrath Parkway. Ingress and esgress will be located along East 10th Street, and Utica Sellersburg Road. Access from I-265 to Utica Sellersburg road shall be provided without interfering with neighboring residential roads. The site is bound by surrounding neighborhoods with close proximity to main thoroughfares including East 10th Street, Higway 265 and I-65. The sites are currently empty and offer prime retail frontage along East 10th Street, with a close proximity to Jeffersonville’s River Ridge commerce center which is approximately 4 miles away. Therefore, making these sites ideal locations for office and residential use, as well as local restaurants, retail and small businesses.

For driving commuters, the Bridgepointe Commons site is conveniently located approximately 3 miles from I-65 which connects Jeffersonville to New Albany and Clarksville, Indiana as well as the bordering city of Louisville, Kentucky. Downtown Louisville is just 11 miles away, and the Louisville International Airport is 15 miles away. The site will be conveniently located to to the new East End Bridge, aligning the area closely with the east end of Louisville, and Jefferson County, KY.

To better understand the site’s proximity to notable spots in the Jeffersonville and metro Louisville area, the Drive TimeCalculations Table summarizes miles and commute times from the subject sites.

PROXIMITY DIAGRAM:



DRIVE TIME CALCULATIONS

DESTINATION	DISTANCE	COMMUTE
Louisville International Airport	17 miles	23 minutes
Downtown Louisville	11 miles	24 minute
New Albany, Indiana	12 miles	18 minutes
Clarksville, Indiana	8 miles	12 minute
Downtown Jeffersonville	6 miles	15 minutes
River Ridge	4 miles	8 minutes
To I-65 South/North	5 miles	8 minutes
To I-264 East/West	25 miles	23minutes
To I-265 East/ West	1 miles	4 minutes
East End Bridge	2 miles	5 minutes

Source: Google Maps

# 02 DEVELOPMENT VISION

## PLANNED DEVELOPMENT VISION

The proposed Planned Development is designed to service an area two (2) to seven (7) miles surrounding the site and will concentrate on retail, commercial, office, and medical services; as well as, hospitality and residential uses in an area currently underserved. The Planned Development design discourages a linear Planned Development, confines commercial sprawl through deliberate and strategic development, and helps establish Highway 62 / East 10th Street as a gateway in Jeffersonville, Indiana. The Planned Development maximizes the site's location along a gateway into the city of Jeffersonville as an opportunity to create a regional destination location, provide quality jobs, and establish a planned corridor that connects adjacent properties to shopping, dining and work. The proposed Gottbrath Parkway, cuts through the Bridgepointe Commons site, connecting the neighboring residential areas to the planned development while also alleviating any heavy thru traffic in adjacent neighborhoods roads as seen on New Chapel Road.

In accordance with the City of Jeffersonville, Indiana and responsible land planning practices, this neighborhood retail and commercial service center will be located on a site accessible by I-265 and State Highway 62, and will not interfere with minor residential service streets. It is situated on a major arterial Highway 62 / East 10th Street, which also serves residential land uses. Being situated between a major gateway through Jeffersonville, and an established neighborhood give way to an opportunity to create a multimodal planned development that allows for a safe pedestrian, bicycle, and motor vehicle interaction.

The proposed Planned Development will reduce commuting time and transportation-related air pollution associated with stop-and-go traffic. This type of pollution, resulting from “accelerated” errand running and extended driving time around the noon hour and the end of the workday, creates degraded ambient air conditions and increases particulate matter and traffic noise. Furthermore, Planned Developments of this type encourage vitality and a sense of place in neighborhoods currently lacking commercial opportunities. While also providing the adhesive design needed to create sustainable neighborhoods.

### RESIDENTIAL

This Planned Development Booklet may be updated to include a residential component at a future date per Booklet Revisions Procedure as defined by code. However, the Planned Development does not currently have any multi family components other than the proposed senior living facility.

### COMPATABILITY

Bridgepointe Commons Planned Development is designed to be compatible with the growth vision for the City of Jeffersonville and strives to satisfy many of the goals set in the City of Jeffersonville's 2035 Comprehensive Plan.

### OPEN SPACE

Bridgepointe Commons Planned Development is designed with open space for landscape and storm water

management. The open space in this development shall create opportunities to provide strategic stormwater management, while establishing character for the Planned Development. Consideration of existing site features shall be made when planning for stormwater management.

The following actions and designs will be utilized in the Planned Development:

- Provides responsible stormwater management on site.
- Utilizes existing tree lines and soil integrity during site work.
- Provides buffering and open space adjacent to residential uses.
- Incorporates and maintains buffer yards.

### NATURAL AREAS

Bridgepointe Commons Planned Development works with natural areas and natural features. The proposed Planned Development has chosen to locate on a site that will enable the protection, relocation and enhancement of the physical environment, and enhance the character, quality and livability of the community by working with the natural environment as an integral part of the Planned Development process.

### ECONOMIC GROWTH AND STABILITY

Bridgepointe Commons Planned Development seeks to provide a positive culture for attracting and sustaining business within the City of Jeffersonville, Indiana. The proposed Planned Development has chosen to locate where it can enable primary and secondary job creation in close proximity to existing social infrastructures.

The Planned Development envisions the following community benefits:

- The Planned Development design keeps local dollars in the local community.
- The Planned Development spreads tax burden for public facilities maintenance and neighborhood programs to other tax producing properties besides residential.
- The Planned Development expands water and sewer services.
- The Planned Development attracts new retail dollars.
- The Planned Development provides management level and entry-level positions.
- The Planned Development promotes flexible working hours by attracting various tenants.
- The Planned Development assists in preserving existing standards of living over time.
- The Planned Development provides new services and products not previously available.
- The Planned Development creates a positive shopping environment.
- The Planned Development provides indirect support for community initiatives.

### MOBILITY AND TRANSPORTATION

Bridgepointe Commons Planned Development uses a balanced and comprehensive transportation network that coordinates desired growth and Planned Development patterns and provides for the movement of people and goods. The establishment of Gottbrath Parkway shall alleviate neighboring traffic and provide a consistent connectivity within

the site. This connectivity will allow for a highly functioning mix of uses and promotes the site's external connectivity to surrounding areas. Thus establishing Bridgepointe Commons as an important node within the City of Jeffersonville.

TRANSPORTATION FACILITY DESIGN

Bridgepointe Commons Planned Development seeks to design transportation facilities that are safe and efficient, that minimize adverse impact upon the community and that accommodate, where possible, all modes of travel such as trucks, automobiles, transit, pedestrians and bicycles.

BICYCLE / PEDESTRIAN AND TRANSIT

Bridgepointe Commons Planned Development supports motorized and non-motorized methods of travel, and provides direct access to a major arterial.

In addition the following practices, ideas and community benefits are envisioned:

- The Planned Development design increases opportunities for pedestrian and bicycling facilities, while providing a destination point.
- The Planned Development enables residents and future employees to minimize vehicular miles traveled, as well as total travel time, in order to minimize air pollution and to conserve fuel.
- The Planned Development takes advantage of the existing transportation system to complement the overall Planned Development of the area, and minimize additional roadway construction.
- The Planned Development design encourages mixed uses that can allow for the integration of residential, employment and commercial activities to co-exist.
- The Planned Development design provides for safe and efficient ingress and egress to roadways and walkways.
- The Planned Development design integrates pedestrian accessibility into and throughout the center.
- The Planned Development will entertain the dedication of property for future transit passenger pickup and drop off.
- The Planned Development design provides for the acquisition and/or the protection of road rights-of-way.

LIVABILITY / ENVIRONMENT AND COMMUNITY FACILITIES

FLOODING AND STORMWATER

Bridgepointe Commons Planned Development design effectively and efficiently manages stormwater and minimizes the potential for, and impact of flooding.

WATER QUALITY

Bridgepointe Commons Planned Development design protects water quality through thoughtful design and strategic stormwater management.

INFRASTRUCTURE

Bridgepointe Commons Planned Development design provides for necessary infrastructure to ensure that the carrying capacity of the land is appropriate for the proposed Planned Development.

COMMUNITY FACILITIES

Bridgepointe Commons Planned Development is designed to enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties. Its design shall provide for necessary upgrades to water storage and distribution, as well as, provide for utility installations with access to a major arterial roadway.

In addition the following practices, ideas, and community benefits include:

- The orderly expansion of water supply and sewerage systems within the Planned Development while taking into consideration the impact of cost, public health, surrounding land use and environmental impact.
- Necessary, water supply and sewerage collection systems within the Planned Development, to provide for additional sanitary sewer capacity, and reliability of water pressure for domestic use and fire protection flows.
- Compliance with all applicable local, state and federal laws and regulations on water and sewerage planning, collection, distribution and management.
- Full consideration given to issues of orderly expansion and growth as to public health, capital programming and water supply/water quality management.
- Locating where water and sewer services exist, and can be extended or upgraded systematically in concert with the availability of other public facilities and neighborhood needs.
- Making land available for public infrastructure, as necessary.

Additionally, Planned Development will enable and promote a reduction in vehicle miles traveled, increase pedestrian travel, and afford opportunities to reduce particulate matter accumulation in the ambient air, and CO2 emissions.

LANDSCAPE CHARACTER

Protect and enhance the surrounding landscape character, while creating a sense of place.

The Planned Development of Bridgepointe Commons exhibits a creative and code compliant landscape character that strives to become a standard for future developing in the City of Jeffersonville. The landscape plan will set the tone and become an asset to the surrounding community through the following practices and ideas.

The following practices, ideas and community benefits are envisioned:

- The Planned Development landscape plan complements and enhances the existing landscapes of adjacent properties, while not impeding on the character of surrounding communities. It shall provide proper screening and viewsheds that help improve the quality of adjacent properties.
- The Planned Development landscape plan takes into account neighboring properties, rear elevations of buildings, loading docks and refuse collection areas.
- The Planned Development landscape plan shall be an asset to the surrounding community by providing sensitive design that helps to improve the surrounding environmental quality.
- The Planned Development landscape plan incorporates a mix of indigenous plants that are hardy and drought tolerant, and includes evergreen plantings such as trees, shrubs, groundcovers and ornamental grasses providing year round greenery and color.
- The Planned Development Landscape Plan will create a sense of place that defines Bridgepointe Commons as a destination point.

# 03 MAPS

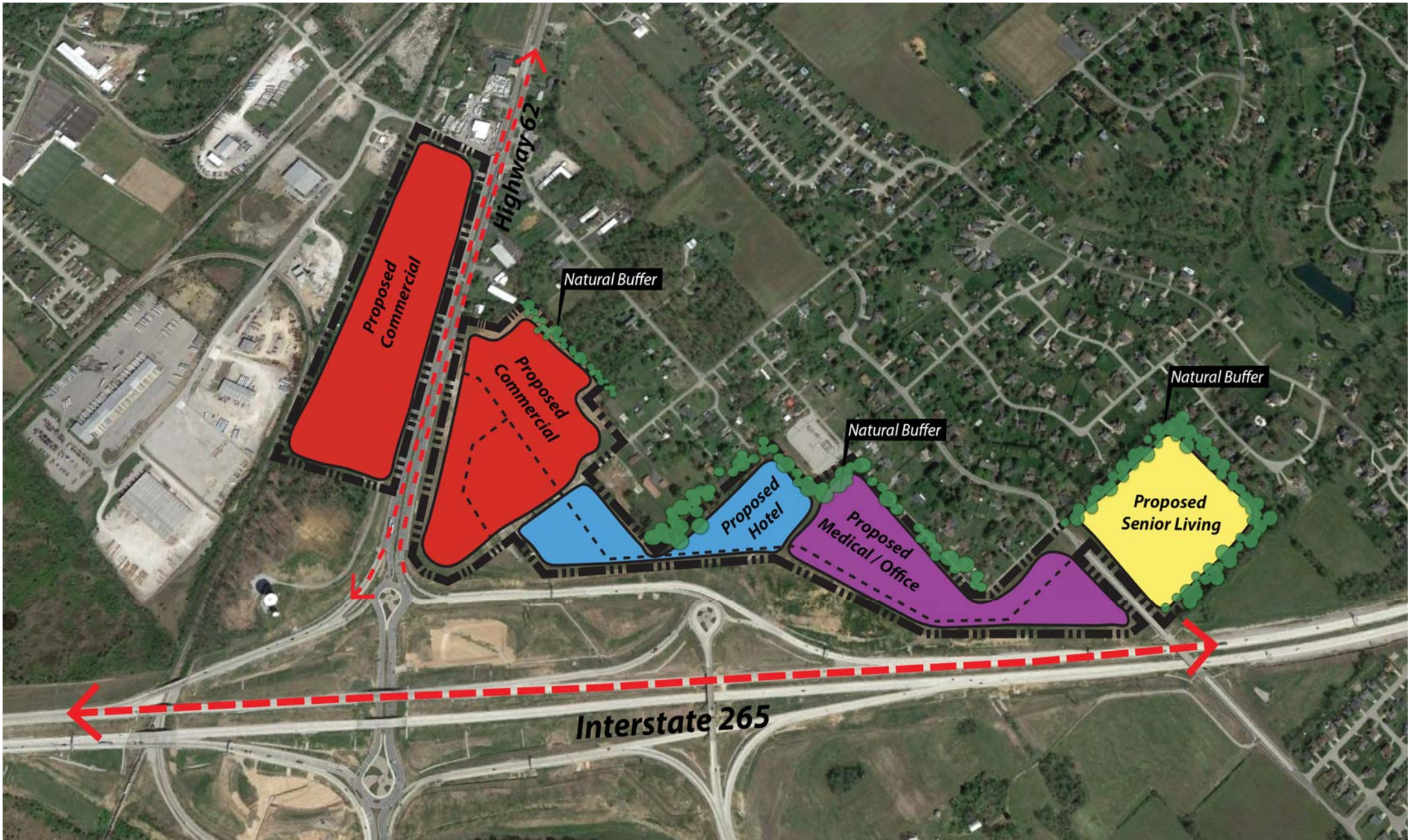
## PLANNED DEVELOPMENT USE MAP

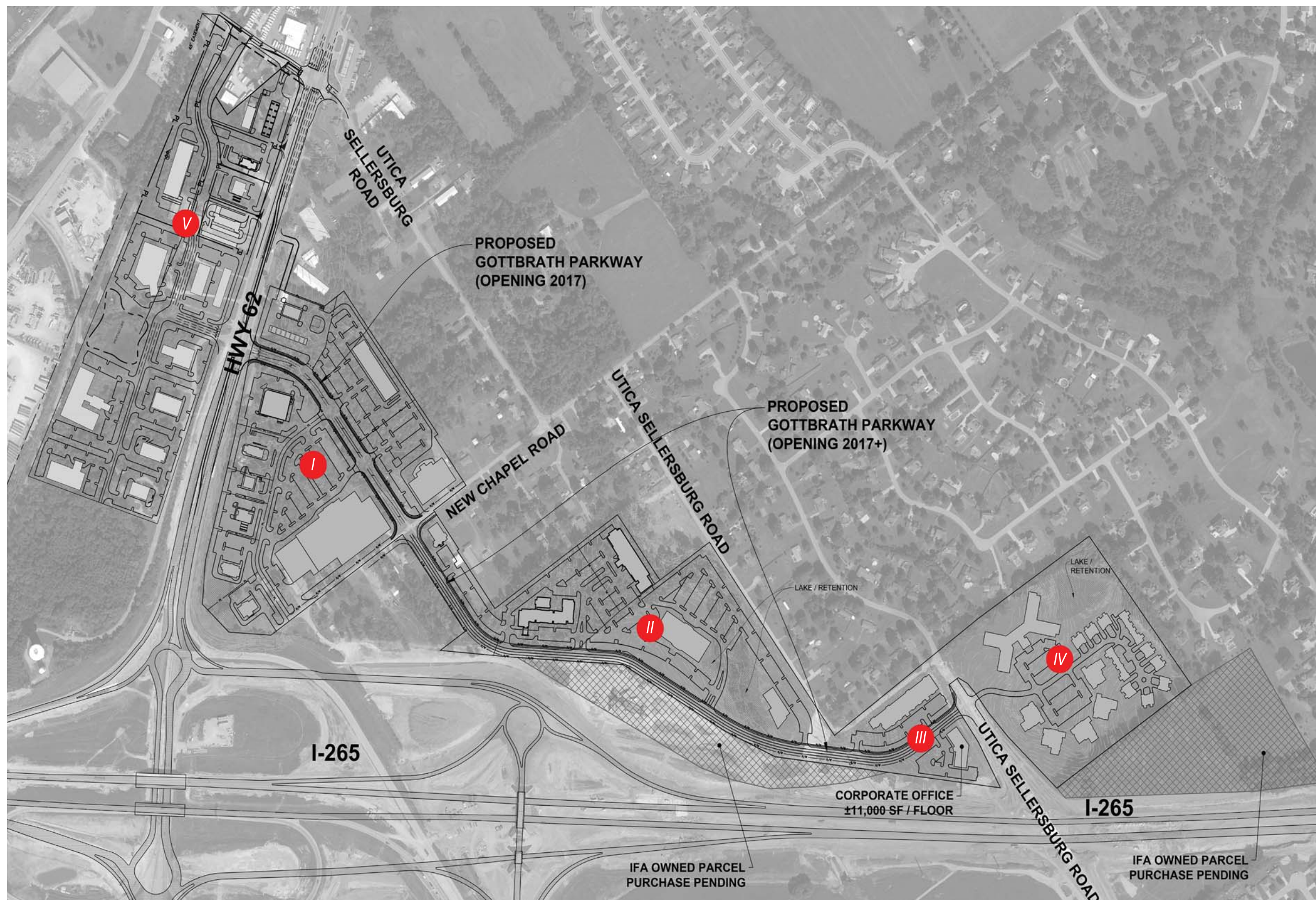
The Planned Development Use Maps in this section depicts the locations of different land use categories within this PD District. Further detail of each planning area of the Planned Development can be found in the sections labeled “ Bridgepointe I”, “Bridgepointe II” “Bridgepointe III”, and “Bridgepointe IV”, and “Gateway Center” These maps restrict the types of uses and locations of such uses within the development to commercial, hotel and hospitality, general office, medical, and assisted living.

The Conceptual Planned Development Use Map shown is a schematic representation of the proposed Planned Development. The roadway network shown is subject to change, with approval of Zoning Staff or Planning Commission. Detailed development plans with the proposed final site will be submitted to the City of Jeffersonville’s Zoning Department for review and approval of each phase of this Planned Development. The detailed development plans for each phase of the development shall meet the requirements as set forth in this pattern book.

Details regarding minimum pavement widths, sidewalk locations/crossings, parking, etc., shall be shown on the detailed development plans that will be submitted for each phase of this planned development. Design guidelines for this planned development can be found in chapter 04 (PD Standards Table, and PD Permitted Use Tables) and Chapter 05 (PD Standards and Guidelines) of this pattern book. The provisions of the Jeffersonville Zoning Code apply to the PD Development Plan where noted in this pattern book. The approved PD Development Plan may contain provisions that differ with the Jeffersonville Zoning Code. The proposed PD district lies in an area defined as a Suburban Marketplace in the 2035 Comprehensive Plan.

## CONCEPTUAL PLANNED DEVELOPMENT USE MAP:





## PROPOSED PLANNED DEVELOPMENT USE MAP:

The Proposed Planned Development Use Map shows the proposed usages for each area within the Bridgepointe Commons and Gateway Center development. Each section (section I, II, III, IV and V) of the development have been assigned specific uses which have been diagrammed in further detail in the following pages. These uses are situated to complement each other and provide a seamless transition of use throughout the site, and into the surrounding community.

# Bridgepointe I

## BRIDGEPOINTE COMMONS PLANNING AREA I

### MIXED COMMERCIAL USE

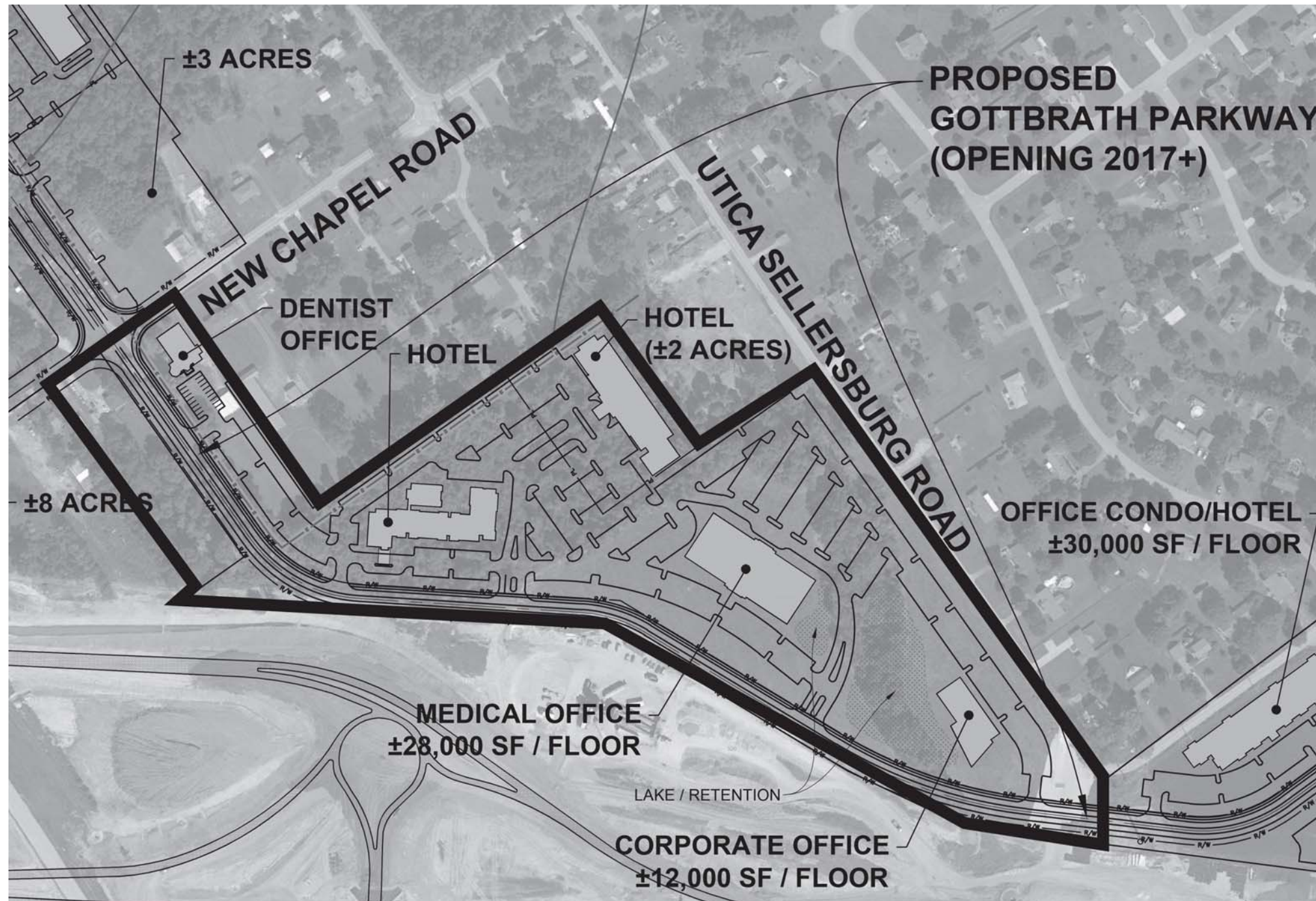
The design of Planning area I of the Bridgepointe Commons Planned development is comprised of mixed commercial use and a gas station. This portion of the site has a favorable location along Highway 62 / East Tenth Street, and serves as an access point to Highway 62 / East 10th Street.

The goals and community benefits of Planning Area I of the Planned development are as follows:

- Planning area I promotes jobs within the community by providing new businesses.
- Planning area I provides shopping and entertainment currently not provided.
- Planning area I seeks to become a destination area within Jeffersonville that serves a greater surrounding area.
- Planning area I sets a standard of future growth along the East 10th Street gateway in Jeffersonville. Thus setting an overall tone for the City.
- Planning area I provides businesses and services that will contribute to the overall fiscal growth of the area.



# Bridgepointe II



## BRIDGEPOINTE COMMONS PLANNING AREA II

### MEDICAL OFFICE / HOTEL USE

The design of Planning area II of the Bridgepointe Commons Planned development is comprised of medical office facilities and hotels. This portion of the site is located at the center of the development and is adjacent to the mixed commercial portion.

The goals and community benefits of Planning area II of the Planned development are as follows:

- Planning area II provides higher end job opportunities within the community.
- Planning area II provides lodging to visitors, and promotes the area as a destination location.
- Planning area II seeks to use the surrounding natural features to enhance the sense of place of the planned development, and to sensitively tie into the surrounding area.
- Planning area II is designed to promote the environmental stability of the site due to its proximal location to existing site features.
- Planning area II provides medical services and businesses to the local area.
- Planning area II contains a major portion of Gottbrath Parkway which is designed to be a corridor that connects the existing neighborhood character to that of the Planned Development and alleviate traffic in the adjacent neighborhood.
- Planning area II provides a mix of safe multimodal transportation, allowing for pedestrians, bicyclists and motor vehicles to travel safely.

# Bridgepointe III

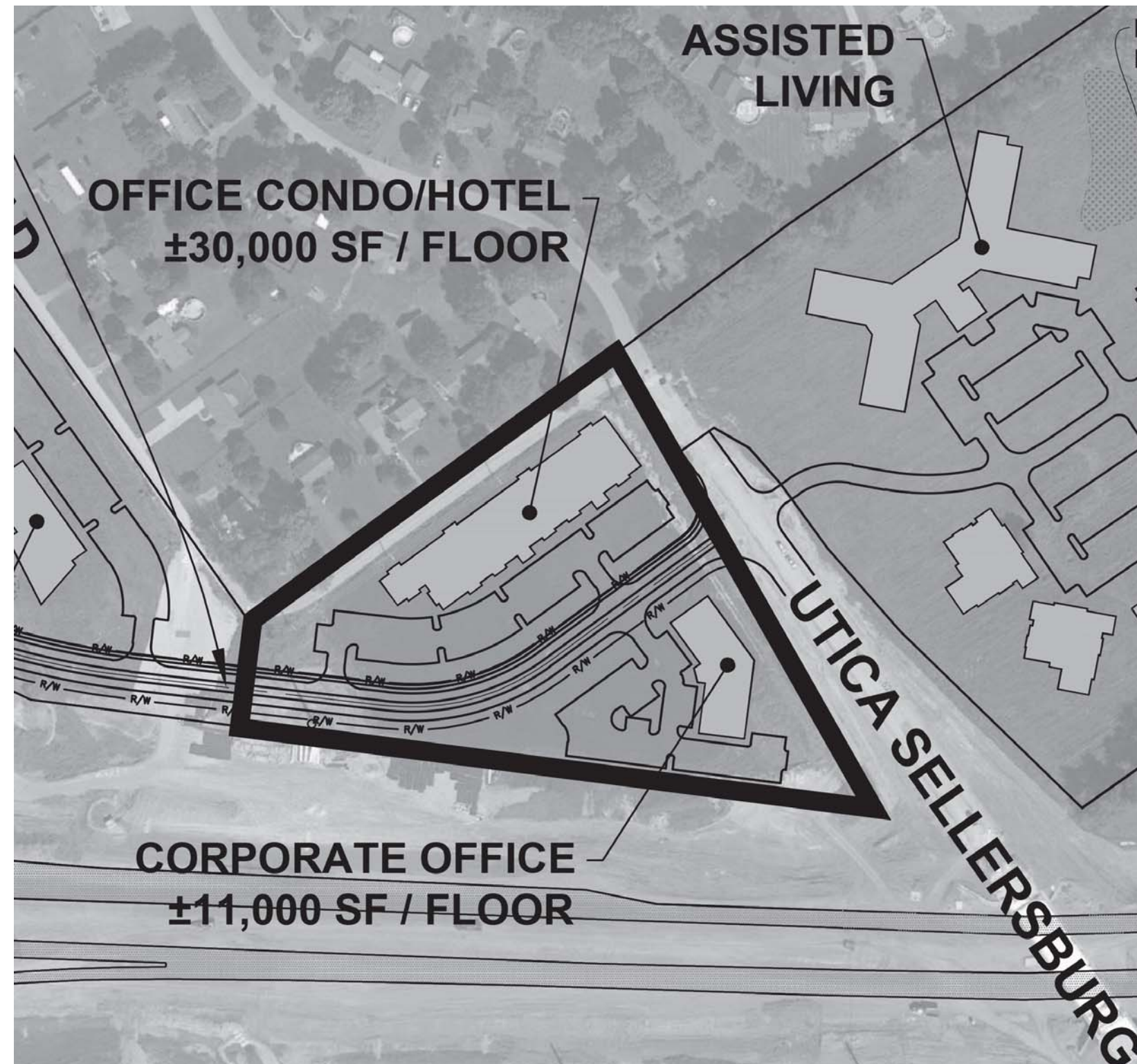
## BRIDGEPOINTE COMMONS PLANNING AREA III

### OFFICE CONDOMINIUMS

The design of Planning area III of the Bridgepointe Commons Planned development is comprised of office condominiums and hotels. This portion of the site is adjacent to the south east portion of the existing residential neighborhood, Steeplechase.

The goals and community benefits of Planning area III of the Planned development are as follows:

- Planning area III provides facilities that will bring in new businesses and increase the job base for the surrounding area.
- Planning area III provides lodging to visitors, and promotes the area as a destination location.
- Planning area III serves as an entry point for the adjacent neighborhood to gain access to the mixed commercial facilities located to the north west of the site.
- Planning area III utilizes the landscape character as described in this pattern book to set the tone and encourage neighborhood use of the site.
- Planning area III provides access from Utica Sellersburg Road to East 10th Street, thus alleviating thru traffic in the adjacent Steeplechase neighborhood.



# Bridgepointe IV

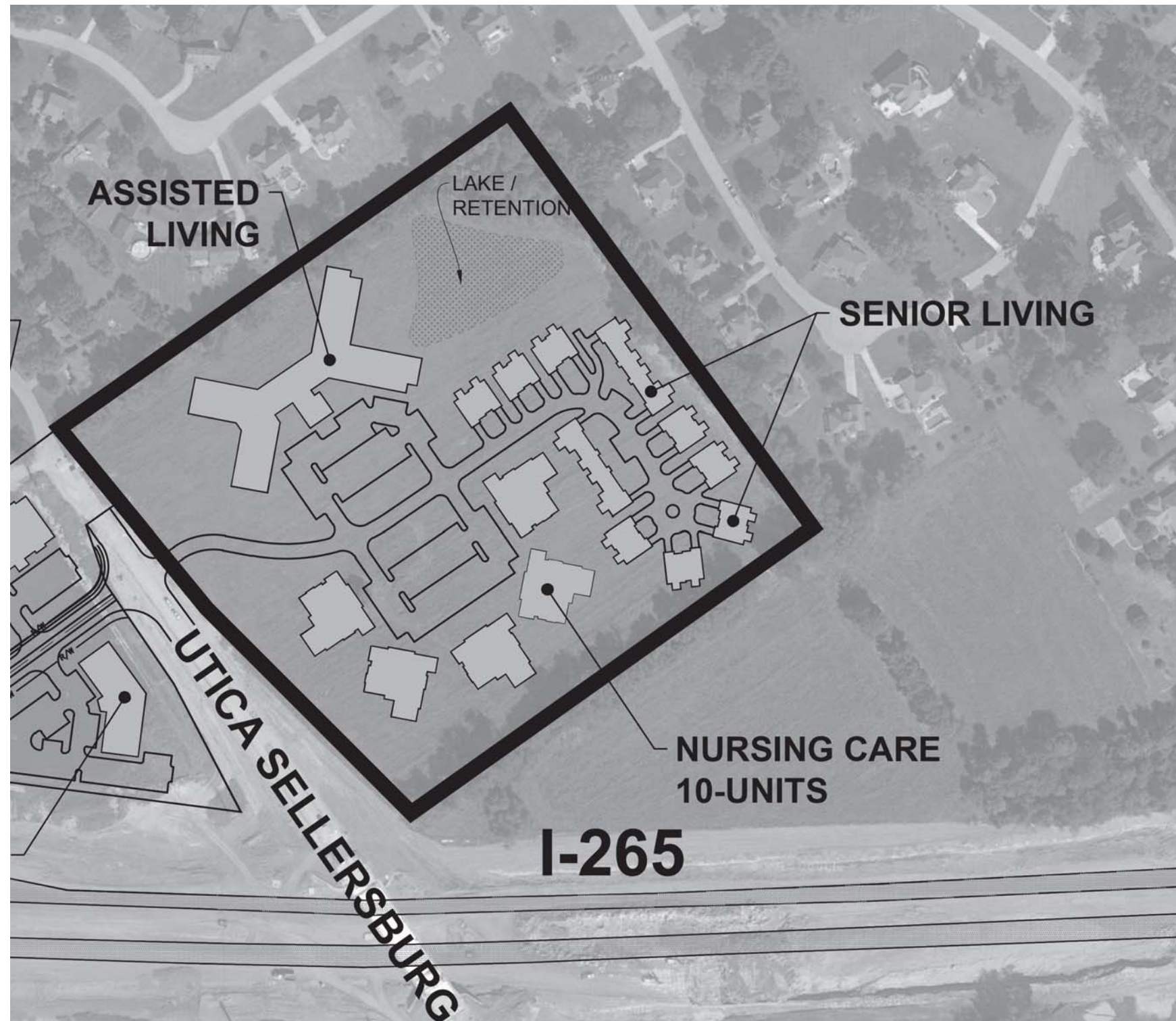
## BRIDGEPOINTE COMMONS PLANNING AREA IV

### SENIOR LIVING FACILITY

The design of Planning area IV of the Bridgepointe Commons Planned development is comprised of a senior living facility / nursing care. This portion of the site is adjacent to south east portion the existing residential neighborhood, Steeplechase.

The goals of Planning area IV of the Planned deveopment are as follows:

- Planning area IV provides facilities that increase a quality job base for the surrounding area.
- Planning area IV utilizes the landscape character as described in this pattern book to create a sense of place, and enhance the character of a “community within a community”, while blending into the existing context.
- Planning area IV provides a mixed level of living, and a safe, comfortable environment for future residents.
- Planning area IV is located within a planned development that provides access to a variety of sevicees and businesses that add to the quality of life of residents within the senior living facility.



# GATEWAY CENTER V

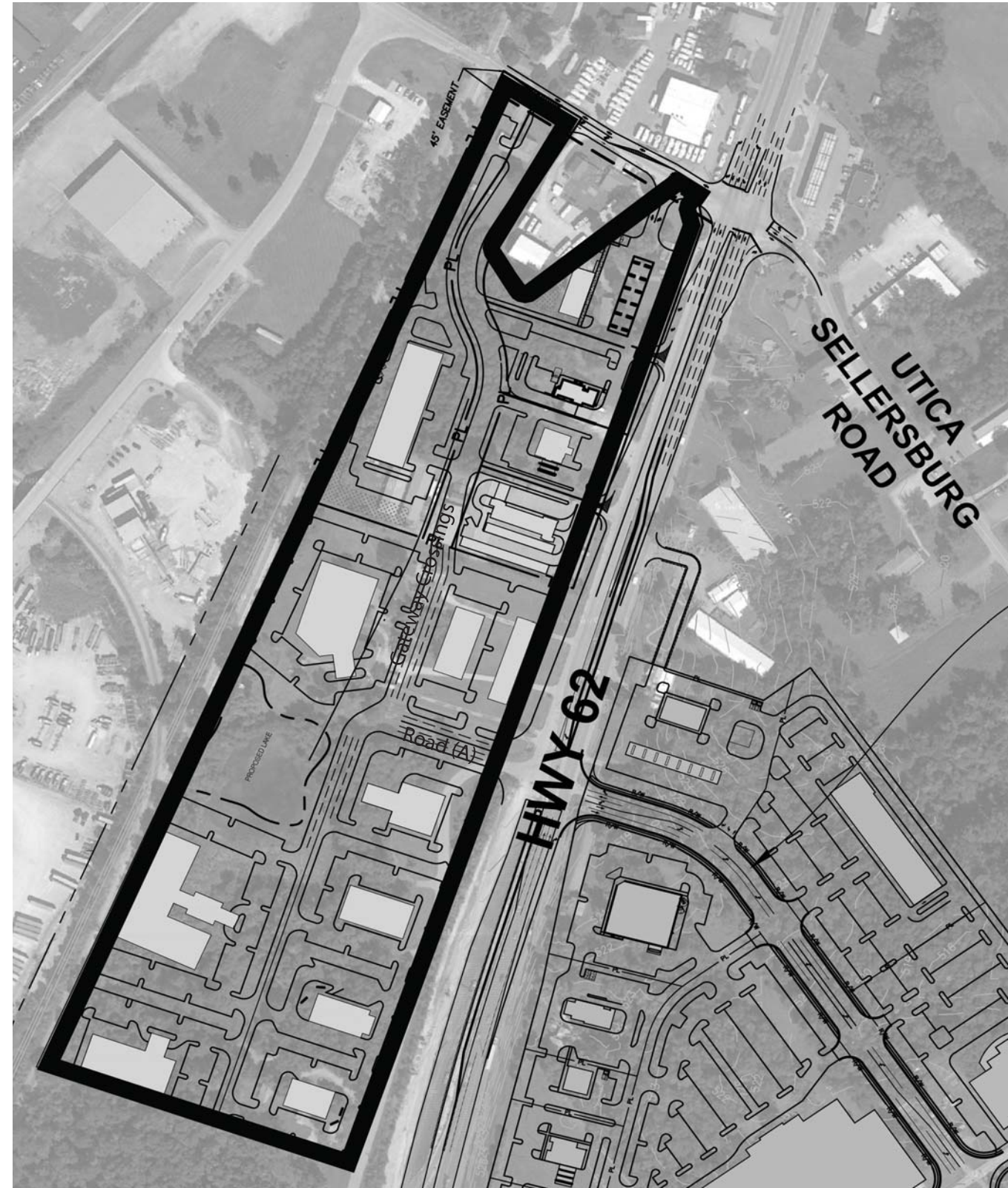
## GATEWAY CENTER PLANNING AREA V

### MIXED COMMERCIAL USE

The design of Planning area V of the Gateway Center planned development is comprised of mixed commercial use. This site has a favorable location along Highway 62 / East Tenth Street, and serves as an access point to Highway 62 / East 10th Street and the neighboring Bridgepointe Commons site.

The goals and community benefits of Planning Area V of the Planned development are as follows:

- Planning area V promotes jobs within the community by providing new businesses.
- Planning area V provides shopping and entertainment currently not provided.
- Planning area V seeks to become a destination area within Jeffersonville that serves a greater surrounding area.
- Planning area V sets a standard of future growth along the East 10th Street gateway in Jeffersonville.
- Planning area V provides businesses and services that will contribute to the overall fiscal growth of the area.

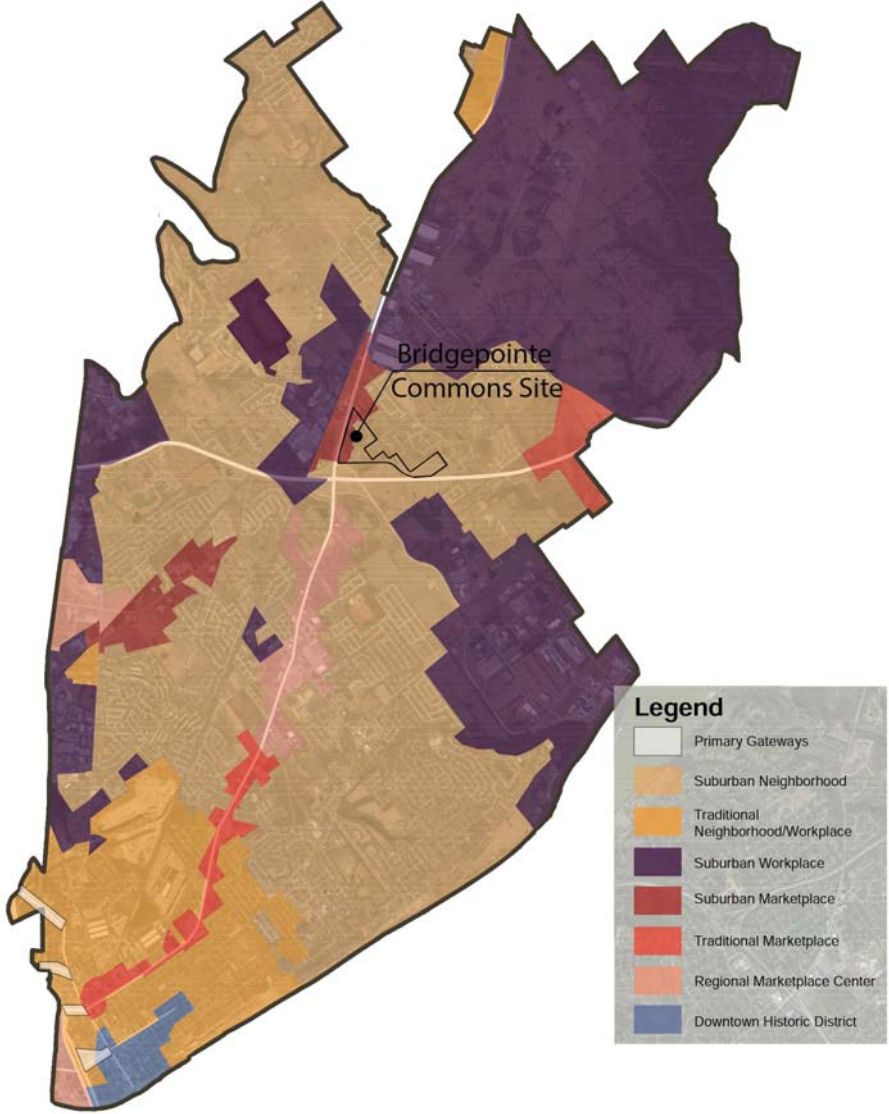


# 04 PERMITTED USES

## ADJACENT LAND USE

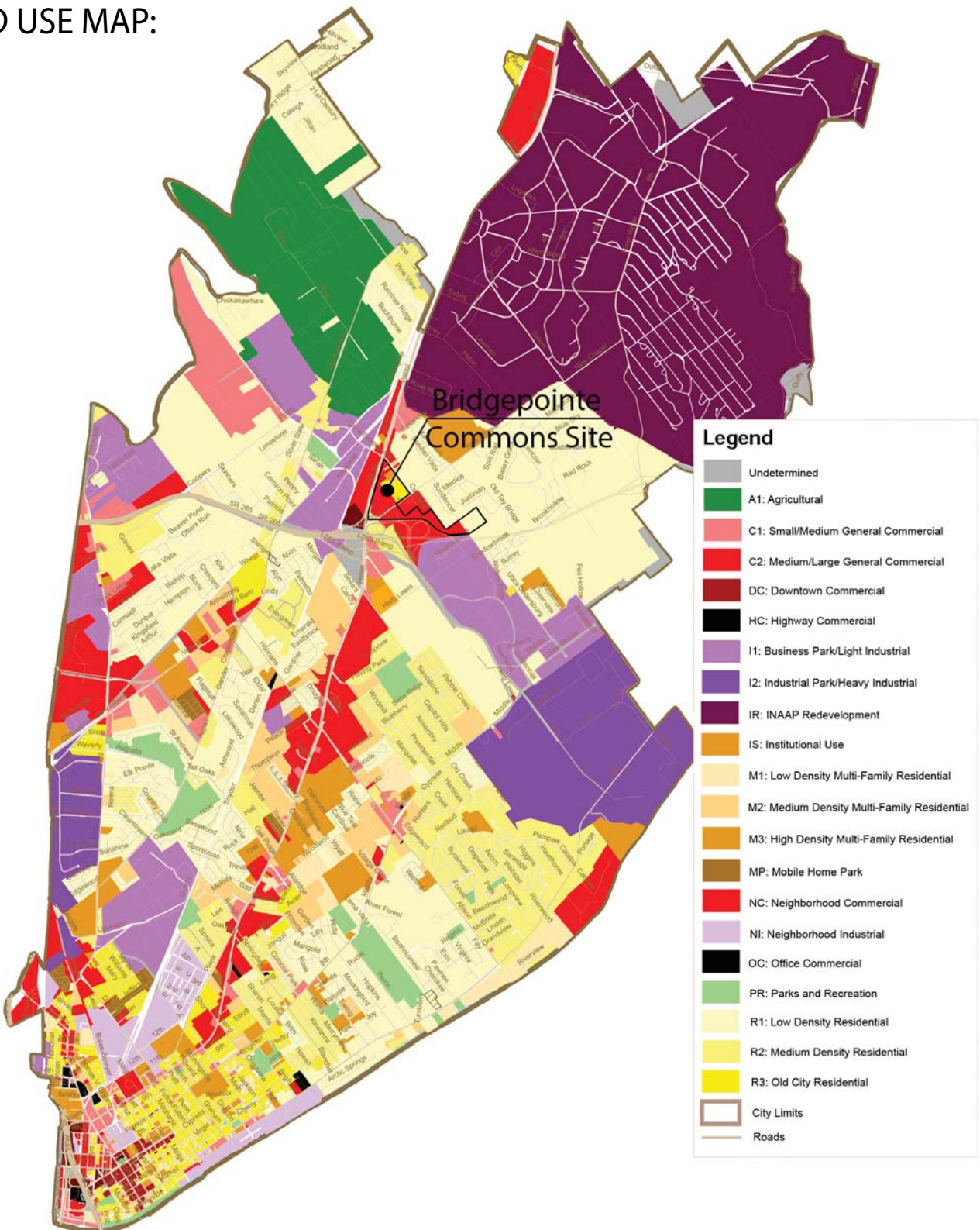
The Bridgepointe Commons Planned Development lays within the Suburban Neighborhood and Suburban Marketplace planning districts, as shown on the Planning District Map below. The adjacent land uses range from old city residential, to medium and large commercial to the north; low density residential to the northeast; small general commercial, and light industrial to the south and southeast; as well as, medium to large commercial and downtown commercial to the west (refer to the Planned Use Map).

## PLANNING DISTRICT MAP:



\*The above map is sourced from page 35 of the 2035 Comprehensive Plan for the City of Jeffersonville, Indiana.

## PLANNED USE MAP:



\*The above map is sourced from page 30 of the 2035 Comprehensive Plan for the City of Jeffersonville, Indiana.

The mixed uses permitted for Bridgepointe Commons and Gateway Center Planned Development best work within the context of the adjacent land uses. The permitted land uses for the planned development incorporates permitted uses from C2 (medium to large scale commercial), C1 (small to medium scale commercial), HC (highway commercial), NC (neighborhood commercial), and OC (office commercial) Districts. These uses will create a strong identity for the Planned Development, and easily blend with existing surrounding uses and future proposed development. Any future amendments made to the City of Jeffersonville's Planning and Zoning Ordinance shall be considered when planning for the future of the Planned Developments.

The land uses intended for the planned development help promote the suburban market place goals set in the City of Jeffersonville's 2035 comprehensive plan. By promoting and reinforcing the function and identity of the site as an important gateway within Jeffersonville. By selecting an appropriate combination of land uses intended for the Planned Development, the Bridgepointe Commons and Gateway Center sites will function as a stable, balanced nodes along the East 10th Street and I-265.

The following Planned Development Standards table lists the setbacks set for the Bridgepointe Commons and Gateway Ceter Planned Development. The intent of these setbacks is to help establish the character of the site and to create buffers that add to the aesthetic quality.

PLANNED DEVELOPMENT STANDARDS TABLE:

DEVELOPMENT STANDARD	BRIDGEPOINTE COMMONS PLANNING AREA I	BRIDGEPOINTE COMMONS PLANNING AREA II	BRIDGEPOINTE COMMONS PLANNING AREA III	BRIDGEPOINTE COMMONS PLANNING AREA IV	GATEWAY CENTER PLANNING AREA V
Minimum Commercial Main Floor Area	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1000 sf
Maximum Structure Height: Commercial / Residential	100 ft / 55 ft	100 ft / 55 ft	100 ft / 55 ft	NA / 55 ft	100 ft / 55ft
Minimum Lot Area: Commerical / Residential	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres
Minimum Lot Width: Commerical / Residential	80 ft / 55 ft	80 ft / 55 ft	80 ft / 55 ft	80 ft / 55 ft	80 ft / 55 ft
Maximum Lot Depth: Commerical / Residential	N/A	N/A	N/A	N/A	N/A
Minimum Lot Frontage: Commerical / Residential	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft
Minimum Building Setback - (if adjacent to) Highway 62 - (if adjacent to) Gottbrath Parkway (Road A) - (if adjacent to) I-265 - (if adjacent to) Utica Sellerburg Road/ New Chapel Road - (if adjacent to) internal roads: Commerical - Side Yard (if adjacent to internal PD property line): Commerical / Residential (if adjacent to external PD property line): Commerical / Residential - Rear Yard (if adjacent to internal PD property line (if adjacent to external property line): Commerical / Residential	35 ft 35 ft 35 ft NA 20 ft 20 ft  5 ft / 5 ft 20 ft / NA  10 ft 25 ft / NA	NA 35 ft 35 ft 20 ft 20 ft 20 ft  5 ft / 5 ft 10 ft / NA  10 ft 25 ft / NA	NA 35 ft 35 ft 20 ft 20 ft 20 ft  5 ft / 5 ft 20 ft / NA  10 ft 25 ft / NA	NA 35 ft 35 ft 30 ft 20 ft 20 ft  NA / 5 ft 20 ft / 5 ft  10 ft NA / 20 ft	35 ft 35 ft N/A ft 20 ft 10 ft 10 ft  5 ft / NA 10 ft / NA  10 ft 10 ft / NA
Minimum Parking Setback - (if adjacent to) Highway 62 - (if adjacent to) Gottbrath Parkway (Road A) - (if adjacent to) I-265 - (if adjacent to) Internal Road - (if adjacent to) Utica Sellersburg Road / New Chapel Road - Side Yard (if adjacent to internal PD property line) (if adjacent to external PD property line) - Rear Yard (if adjacent to internal Property line) (if adjacent to external property line)	25 ft 25 ft 35 ft 5 ft <sup>2</sup> NA  5 ft <sup>2</sup> 20 ft  5 ft <sup>2</sup> 15 ft <sup>1</sup>	NA 25 ft NA 5 ft <sup>2</sup> 15 ft  5 ft <sup>2</sup> 10 ft  5 ft <sup>2</sup> 15 ft <sup>1</sup>	NA 25 ft 15 ft 5 ft <sup>2</sup> 15 ft  5 ft <sup>2</sup> 20 ft  5 ft <sup>2</sup> 15 ft <sup>1</sup>	NA NA NA 5 ft <sup>2</sup> 30 ft  NA 20 ft  NA 15 ft <sup>1</sup>	25 ft 10 ft N/A 5 ft <sup>2</sup> 15 ft  5 ft <sup>2</sup> 5 ft  5 ft <sup>2</sup> 5 ft <sup>1</sup>
Maximum Lot Coverage	80% of total PD				
	Note: Maximum Lot Coverage is for combined area of all primary and accessory structures and impervious surfaces, and is not calculated individually for each lot, but for the entire PD project.				

FOOTNOTES :  
<sup>1</sup> 15 ft buffer is adjacent to a residential zone or use.  
<sup>2</sup> 0 ft is shared parking

LAND USE TABLES

The following Land Use Tables show the permitted uses that are appropriate for each of planning area within the Planned Development. They have been chosen to encourage a range of uses within the site and to establish the character of Bridgepointe Commons.

The land uses have been established in accordance with the City of Jeffersonville’s Zoing Ordinance. Refer to the following for refrenc-es :

- Article 8 Section 8.4
- Article 4 Section 4.5 (NC)
- Article 4 Section 4.7 (OC)
- Article 4 Section 4.11 (HC)
- Article 4 Section 4.13 (C1)
- Article 4 Section 4.15 (C2)

P refers to the use as being a permitted use, subject to design and location standards where noted.

S refers to the use being a special exception. A special exception use must be found appropriate upon application, and is specifically authorized by the BZA.

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	Business: Office / Professional					
	architecture fim	P	P	P		P
	bank / credit union	P	P	P		P
	drive thru bank machine / ATM	P	P	P		P
	contractor office (no outdoor storage)	P	P	P		P
	drive-thru bank / credit union	P	P	P		P
	drive-thru bank machine / ATM	P	P	P		P
	design services	P	P	P		P
	employment services		P	P		P
	insurance office	P	P	P		P
	investment firm	P	P	P		P
	medical / dental clinic	P	P	P		P
	real estate office	P	P	P		P
	service organization office		P	P		P
	temporary service agency		P	P		P
	title company		P	P		P
	travel agency	P	P	P		P
	photographic studio		P	P		P
	professional offices	P	P	P		P
	office complex		P	P		P
	research center		P	P		P
	veterinarian office / hospital	P	P	P		P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	Communications / Utilities					
	public well	S	S	S		S
	radio / TV station	S	S	S		S
	sewage treatment plant	S	S	S		S
	telecommunication facility	S	S	S		S
	utility substation	S	S	S		S

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	Business: Retail					
	antique shop	P	P	P		P
	apparel store	P	P	P		P
	art and craft studio	P	P			P
	art gallery	P	P			P
	boutique	P	P			P
	consignment store	P	P			P
	department store	P	P	P		P
	drug store	P	P	P		P
	electrical supplies	P	P	P		P
	fabric shop	P	P	P		P
	floor coverings	P	P	P		P
	flower shop	P	P	P		P
	furniture store	P	P	P		P
	garden shop	P	P			P
	gift shop	P	P	P		P
	hardware store	P	P	P		P
	heating & cooling sales / service	P	P	P		P
	home electronics / appliance store	P	P	P		P
	jewelry store	P	P	P		P
	liquor sales	P	P	P		P
	lumber yard	S	S	S		S
	music store	P	P	P		P
	news dealer / bookstore (not adult entertainment)	P	P	P		P
	office supplies	P	P	P		P
	paint store	P	P	P		P
	plant nursery			P		
	plumbing supplies	P	P	P		P
	satellite dish sales / service	S	S	S		S
	shoes store	P	P			P
	sporting goods store	P	P	P		P
	variety store	P	P	P		P
	winery	S	S	S		S

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	Miscellaneous					
	accessory uses	P	P	P		P
	artificial lake or pond over one (1) acre in size	P	P	P	P	P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Business: General Business</b>					
	airport	S	S	S		S
	boat sales/ service	S	S	S		S
	funeral home or mortuary	S	S	S		S
	helipad or heliport	S	S	S		S
	hotel	P	P	P		P
	motel	P	P	P		P
	kennel, commercial	S	S	S		S
	motor-bus station	S	S	S		S
	print shop / copy center	P	P	P		P
	sign painting / fabrication	S	S	S		S
	wholesale business	P	P	P		P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Business: Recreation</b>					
	ball fields	S	S	S		S
	banquet hall	P	P	P		P
	bar / night club	S	S	S		S
	billiard / arcade room	P	P			P
	bowling alley	P	P	P		P
	country club			P		
	dance / aerobics / gymnastics studio	P	P	P		P
	driving range			S		
	karate studio	P	P	P		P
	lodge or private club	S	S	S		S
	miniature golf	P	P	P		P
	nature center	S	S	S		S
	nature preserve	S	S	S		S
	theater, indoor	P	P	P		P
	theater, outdoor	S	S	S		S
	video store	P	P	P		P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Business : Food Sales / Service</b>					
	bakery, retail	P	P			P
	convenience store	P	P			P
	convenience store, without gas pumps	P	P	P		P
	convenience store, with gas pumps	S	S	S		S
	delicatessen	P	P			P
	drive-in restaurant	P	P	P		P
	drive-thru restaurant	P				P
	farmer's market	P				P
	grocery	P	P	P		P
	ice cream shop	P	P			P
	meat market	P	P			P
	restaurant	P	P	P		P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Institutional / Public Facilities</b>					
	hospital	P	P	P		P
	library	P	P	P		P
	museum			P		
	police/ fire station			P		
	post office	P	P	P		P
	public park / recreation center			P		
	school	P	P	P		P
	school, university / college	P	P	P		P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Residential</b>					
	assisted living facility				P	
	bed and breakfast facility		P	P		
	nursing home				P	
	retirement community				P	

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Business: Personal Services</b>					
	barber / beauty shop	P	P	P		P
	childcare center (day care)	P	P			P
	dry-cleaning service (Storefront)	P	P			P
	finger nail salon	P	P	P		P
	fitness center / gym	P	P	P		P
	health spa	P	P	P		P
	shoe repair	P	P			P
	tailor / pressing shop	P	P			P
	tanning salon	P	P	P		P

PERMITTED USES		BRIDGEPOINTE COMMONS AREA I	BRIDGEPOINTE COMMONS AREA II	BRIDGEPOINTE COMMONS AREA III	BRIDGEPOINTE COMMONS AREA IV	GATEWAY CENTER AREA V
PD-C2 Zoning Uses	<b>Business : Auto Sales / Services</b>					
	auto parts sales	P	P			P
	auto mechanical repair	P	P			P
	auto sales (open air, with showroom, full service)	P	P			P
	auto facility (tire or muffler shop)	S	S			S
	oil change service	S	S			S
	auto wash	P	P			P
	filling / gas station	S	S			S

# 05 DEVELOPMENT STANDARDS AND GUIDELINES

## INTRODUCTION

These guidelines encourage architectural variety, compatible scale, pedestrian and bicycle access. The guidelines are by no means intended to limit creativity; the owner/developer hopes they will serve as a useful tool for design professionals engaged in site-specific design in context. They are placed within the framework of the City of Jeffersonville, Indiana Planned Development Code, and the owner/developer desires to create a Planned Development tailored for the area.

## PROCEDURE

The following guidelines are intended to be used as a design aid by developers and tenants proposing Planned Developments in the Bridgepointe Commons and Gateway Center, or as uses-by-right; and as an evaluation tool by the Owner/Developer in its review processes. These guidelines are to be used in conjunction with all applicable federal, state, and local Planned Development and building codes, requirements, regulations and policies.

## AESTHETIC CHARACTER:

### FACADES AND EXTERIOR WALLS

#### GUIDELINE:

Facades should be incorporated to reduce the scale and the uniform appearances of commercial and retail buildings and to provide visual interest. The intent is to develop a visual image of the buildings that area residents will be able to identify with their community.

#### GUIDELINE:

The presence of smaller retail stores gives the Planned Development a pedestrian appearance by creating variety, breaking up large expanses, and expanding the range of the uses within the Planned Development. Windows and window displays of such stores may be used to contribute to the visual interest of exterior facade.

### MATERIALS AND COLORS

#### GUIDELINE:

Exterior building materials and colors comprise a significant part of a building. They should be compatible with Jeffersonville Commons Planned Development and existing building materials.

Predominant exterior building materials shall be high quality materials, building trim and accent areas may feature bright colors, including primary colors. Below are example exterior building materials. A combination of at least three (3) of the following building materials should be used (and not to exceed the maximum percentages)

- a. Masonry (Maximum Percentage = 45%)
- b. Limestone (Maximum Percentage = 35%)
- c. Other native stone (Maximum Percentage = 35%)
- d. Tinted, textured, concrete masonry/faux stone units (Maximum Percentage = 35%)
- e. EFIS/Stucco (Maximum Percentage = 35%)
- f. Metal Composite Material / or Similar (Maximum Percentage = 35%)

#### GUIDELINE:

Parking areas should provide convenient, and efficient access. They should be distributed around buildings in order to shorten the distance to other buildings and sidewalks and to reduce the overall scale of the paved surface. Pedestrian traffic is encouraged. The Planned Development Planning Areas I, II, III, IV and V are designed with the concept of shared parking.

All grade elevations, parking lots, walkways, driveways, and roadways shall be of an elevation and grade so as to be conducive to the free flow of traffic through the shopping center. No fences or barriers shall be erected in the parking areas, walkways, driveways or roadways of the shopping center. Appropriate and pleasing landscaping, site lighting, and pedestrian accessories shall be included in parking areas.

## PEDESTRIAN FLOW

### EXAMPLES OF BUILDING AESTHIC CHARACTER AND FACADES



**GUIDELINE:**

Pedestrian accessibility opens the Planned Development to the neighborhood, reducing traffic impacts and enabling the Planned Development to project a friendly, inviting image.

Sidewalks should be provided along sides of a lot that abut a public street per the Jeffersonville Land Planned Development Code, and where applicable. Sidewalks shall be designed as shown on the approved Planned Development plan for Bridgepointe Commons and Gateway Center Planned Developments.

Internal pedestrian walkways are provided at customer entrances of all buildings in the Planned Development. Walkways can connect focal points of pedestrian activity such as, but not limited to transit stops, street crossings, building/store entry points. Sidewalks and/or crosswalk designated areas should be provided at points along the building facade featuring a customer entrance. Sidewalks can be located at least three feet (3') from the facade of the building to provide planting beds for foundation landscaping. All internal pedestrian walkways shall be distinguished from driving and parking areas.

**SIDEWALKS / PEDESTRIAN WALKWAYS**

**GUIDELINE:**

Sidewalks shall meet the requirements of the Jeffersonville Zoning Code unless otherwise specified in this Planned Development. Examples of sidewalk types are shown below.

**EXAMPLES OF PEDESTRIAN FLOW / SIDEWALKS / WALKWAYS**



## PARKING

### GUIDELINE:

Parking shall meet the intent of the Jeffersonville Zoning Code, unless otherwise noted in this Planned Development.

The schematics shown below provide illustrations of the various parking design options to be used throughout the project. All parking spaces can be located in front of the primary structure, and can project into the building setbacks as defined in the Planned Development Standards of this Planned Development Booklet. The sidewalks shown are for schematic purposes only. Sidewalks and/or trails may be utilized throughout the Planned Development. A detailed layout of sidewalks will be made part of the Detailed Planned Development Plan for each phase of this Planned Development.

Surface types for parking are designed to be minimally intensive and blend with the landscape. Surface types may consist of asphalt, concrete, cobblestone, porous pavement, grass pavers or brick. Striping of these areas will be performed as required. Examples of some of these types are shown, and additional parking areas shall be provided to accommodate high traffic.



LIGHTING STANDARDS

GUIDELINE:

Lighting standard shall be consistent, but not necessarily identical, and distinct throughout the Planned Development to add curb appeal and bring overall value and distinction to the Planned Development. All street lights shall be shielded and directed downward per the requirements of the Jeffersonville Zoning Code. The Planned Development will incorporate fixture types with architectural features consistent with those found in the area.

The following are light samples that may be utilized. These lighting styles are from similar projects performed by Denton Floyd or other Planned Developments in the area. Other decorative lighting (e.g. decorative lamps equipped a metal capped acorn shade) must be dark sky friendly.

SIGNAGE CRITERIA:

The purpose of this Section is to establish guidelines and criteria for on premise and off-premise building and free-standing signage within Planned Developments in excess of 20 acres, and comprised of multiple lots, and consisting of more than 150,000 sq. ft. of combined total building area.

1. No sign shall be erected, constructed, or placed on any building, structure or lot unless a permit therefore has been issued. No such permit shall be issued unless the proposed sign complies with the standards of this Section and such further standards as may be adopted by the Board after recommendation by the Planning Commission with respect to structural safety, materials and design. The sign permit fee shall be as established by the City of Jeffersonville, Indiana.
2. All signs erected in any public right-of-way by a public agency authorized to control traffic shall be exempt from the provisions of this section. One (1) four-faced monument style sign identifying the City of Jeffersonville, IN including no more than four (4) additional panels for tenants’ use within Bridgepointe Commons Planned Development may be permitted, along and visible from I-265, provided no such sign shall exceed 300 square feet per sign panel, nor project higher than 50 feet above the grade adjacent to the closest edge of pavement of the highway right-of-way.
3. The following directional signs for the aid of those traveling within Bridgepointe Commons Planned Development are permitted:
  - A. Temporary signs directing the public to various model complexes, sales offices, leasing offices, and community facilities are permitted for up to two (2) years, provided such signs do not exceed 50 square feet in surface area per sign face nor project higher than 10 feet above ground level.
  - B. Permanent signs directing the public to emergency and community facilities and residential and nonresidential sales offices, using words or maps, provided such signs do not exceed 100 square feet in surface area each nor project higher than 10 feet at ground level.
4. Signs informing of special community events are permitted in each Planning Area, provided such signs are erected or displayed no earlier than two (2) weeks preceding the event and are removed no later than (2) days subsequent to the event.

5. Signs and sign structures shall be maintained at all times in a state of reasonably good repair, with all braces, bolts, clips, supporting frame and fastenings reasonably free from deterioration, insect infestation, rot, rust or loosening. Signs shall be able to withstand anticipated wind pressures for the area in which they are located.
6. Commercial/Office Signage:
  - A. Free standing signage shall not be required to meet the minimum setback requirements of the zone district in which it is located, but shall not impair visibility for traffic movement.
  - B. No free standing tenant signage shall be permitted along Highway 62 (East 10th Street), with the exception for one (1) Type C2 free standing single tenant sign permitted on the north side of Gottbrath Parkway which is not to exceed 8’ tall and 80 square feet (refer to the Signage Master Plan)
  - C. Interior signage for each principal use on a lot:
    - 1) One free-standing Type C1 sign that does not project higher than 5 feet above the ground is permitted per lot, per interior street frontage. No such free standing sign shall exceed 60 square feet in surface area (refer to the Signage Master Plan).
    - 2) Attached Signage
      - a. Single User Building  
Wall Signs for a building footprint that in its entirety contains a single user (i.e. bank, restaurant, etc.), the single user is permitted to have up to three (3) attached signs for each building façade.
      - b. Multi-User Building
        - i. Wall Signs for individual users operating in separate spaces, within a single building, such as a commercial strip, are limited to one sign per user per space.
        - ii. Wall Signs for a buildings that contain a Primary user such as grocery store, medical facility, etc., and secondary users, such as banks, coffee shops, x-ray, diagnostics, office etc., within the same building footprint and space the follow signage criteria applies; one (1) additional sign per user identifying the secondary use is permitted, in addition to the (3) attached signs for the primary user.
      - c. Attached Signage Calculation  
The total area encompassed by all attached signs on any one façade of a building shall not exceed the limits established below:
        - Facades less than 500 SF (20% of façade area)
        - Facades 500 – 999 SF (100 SF plus 15% of façade area over 500 SF)
        - Facades 1,000 SF – 3,499 SF (175 SF plus 5% of façade area over 1,000 SF)
        - Facades 3,500 SF – 4,999 SF (300 SF plus 5% of façade area over 3,500 SF)
        - Facades 5,000 SF – 9,999 SF (500 SF plus 5% of façade area over 5,000 SF)
        - Facades greater than 10,000 SF (750 SF)

Façade or wall is determined by surface area square footage. Square footage is defined as the length of the

*A unified signage plan shall be submitted with each detailed development plan for this planned development*

building façade or wall, multiplied by the height, as measure from the ground grade adjacent to the building to the top of the façade or wall, including the parapet. For buildings with more than one wall along one façade (for example, rooms jutting out from the main building or a building where each floor is set back from the floor below), all of the walls are included in the total area. The total area does not include any roof area.

First floor awning, canopy and marquee signs are excluded from the number of signs permitted on any one façade of a building.

7. Bridgepointe Commons signature entry signage (Signage Type A) is permitted at each entry to the planned development ( off of Highway 62 / East 10th Street and Utica Sellersbug Road). Signature entry signage shall be aesthetically consistent. Signature entry signs may be integral parts of an entry treatment, utilizing landscaping, masonry, or other materials to define and provide an aesthetically pleasing entry, provided that no such entry treatment shall hinder motorist visibility. This Planned Development shall be allowed two (2) signature entry signs or two (2) Type B1 signs to be permitted at each intersection of Highway 62 (East 10th Street), and two (2) signature entry signs at the intersection of Utica Sellersburg Road. Signage identifying Bridgepointe Commons, that is attached to the signature entry wall, shall not exceed 60 percent of the wall surface.
8. Multi-tenant signage ( Signage Type B1 an B2) are permitted at the entrance to the planned development off of Highway 62 / East 10th Street, and at critical intersections within the planned development (as shown on the Master Signage Plan). Six (6) multi-tenant signs are permitted. Two (2) Type B1 signs (Signature Entry Signage with Multi-Tenant Signage) and four (4) Type B2 signs (Bridgepointe Commons Multi-Tenant Signage) . Type B signage may be multi-sided to allow for maximum visibility while traveling through the site. Type B1 signage

shall not exceed 20 feet in height and 150 square feet. While Type B2 shall not exceed 10 feet in height and 75 square feet. Where the planned development crosses an existing neighborhood road (at New Chapel and Utica Sellersburg Road), Type B2 signage shall be used. This allows for a user friendly scale within the site.

9. Bridgepointe Commons interior single tenant signage ( Signage Type C1) is permitted on interior roads within the planned development. Type C signage shall be aesthetically consistent, and can be multi-sided. Type C1 signage shall not exceed 5 feet in height and 60 square feet. Type C1 signage is not permitted along Highway 62 / East 10th Street or Utica Sellerburg Road. However one (1) Type C2 single tenant sign shall be permitted on the north side of Gottbrath Parkway which is not to exceed 8’ tall and 80 square feet (refer to the Signage Master Plan)
10. City Identification signage (Signage Type D) shall be permitted alongside I-265. It shall serve as a gateway marker into the City of Jeffersonville, while also introducing the ammenities of Bridgepointe Commons to travelers along 1-265. It shall have an aesthetic character similar to the Bridgepointe Commons signage as to create a consistant feel when entering into Jeffersonville. Signage Type D shall not exceed 50 feet in height and 300 square feet. A maximum of four (4) Bridgepointe Commons tenant uses may be displayed on the City Identification Signage.

Street markers and way-finding signage can be post, building or common space architectural feature mounted. Character of signage to be consistent in theme (not necessarily identical) throughout the Planned Development. Stop signs, speed limit signs and other traffic control devices to be in compliance with the Manual on Uniform Traffic Control Devices.

EXAMPLES LIGHTING AND SIGNAGE



\* Proposed lighting not to exceed 20’ maximum height. Acorn style lighting must be capped. Lighting must have cutoff luminaries with less than a 90 degree angle (down lighting) to reduce light pollution and promote a dark sky .



SIGNAGE CRITERIA FOR GATEWAY CENTER :

All proposed signage within the Gateway Center planned development shall comply with the signage criteria and guidelines of this PD except as noted below:

- 1. All signs erected in any public right-of-way by a public agency authorized to control traffic shall be exempt from the provisions of this section. One (1) four-faced monument style sign identifying the City of Jeffersonville, IN including no more than six (6) additional panels for tenants’ use within Gateway Center may be permitted, along and visible from I-265, provided no such sign shall exceed 400 square feet per sign panel, nor project higher than 50 feet above the grade adjacent to the closest edge of pavement of the highway right-of-way.
- 2. The following directional signs for the aid of those traveling within the Gateway Center planned development are permitted:
  - A. Temporary signs directing the public to various model complexes, sales offices, leasing offices, and community facilities are permitted for up to two (2) years, provided such signs do not exceed 50 square feet in surface area per sign face nor project higher than 10 feet above ground level.
  - B. Permanent signs directing the public to emergency and community facilities and residential and nonresidential sales offices, using words or maps, provided such signs do not exceed 100 square feet in surface area each nor project higher than 10 feet at ground level.
- 3. Signs informing of special community events are permitted and shall comply with the signage criteria and guidelines previously stated in this PD.
- 4. Signs and sign structures shall be maintained at all times and shall comply with the signage criteria and guidelines previously stated in this PD.
- 5. Commercial/Office Signage:
  - A. Free standing signage shall not be required to meet the minimum setback requirements of the zone district in which it is located, but shall not impair visibility for traffic movement.
  - B. No free standing tenant signage shall be permitted along Highway 62 (East 10th Street), with the exception for two (2) Type C2 free standing single tenant sign permitted at Gateway Crossings, which is not to exceed 8’ tall and 80 square feet .
  - C. Interior signage for each principal use on a lot:  
Interior signage for the Gateway Center planned development shall comply with the signage criteria and guidelines previously stated in this PD.

- 7. Gateway Center signature entry signage (Signage Type A) is permitted at each entry to the planned development ( off of Highway 62 / East 10th Street and Utica Sellersbug Road). Signature entry signage shall be aesthetically consistent. Signature entry signs may be integral parts of an entry treatment, utilizing landscaping, masonry, or other materials to define and provide an aesthetically pleasing entry, provided that no such entry treatment shall hinder motorist visibility. The Gateway Center shall be allowed two (2) signature entry signs or two (2) Type B1 signs to be permitted at the intersections of Highway 62 (East 10th Street), and Utica Sellersburg Road. Signage identifying the Gateway Center planned development that is attached to the signature enrty wall, shall not exceed 60 percent of the wall surface.
- 8. Multi-tenant signage ( Signage Type B1 an B2) are permitted at the entrance to the planned development off of Highway 62 / East 10th Street, and at critical intersections within the planned development. Six (6) multi-tenant signs are permitted. Two (2) Type B1 signs (Signature Entry Signage with Multi-Tenant Signage) and four (4) Type B2 signs (Gateway Center Multi-Tenant Signage) . Type B signage may be multi-sided to allow for maximum visibility while traveling through the site. Type B1 signage shall not exceed 20 feet in height and 150 square feet. While Type B2 shall not exceed 10 feet in height and 75 square feet. Where the planned development intersects with existing Utica Sellersburg Road, Type B2 signage shall be used. This allows for a user friendly scale within the site.
- 9. Gateway Center’s interior single tenant signage shall comply with the criteria and guidelines as stated in this PD.
- 10. City Identification signage (Signage Type D) shall be permitted alongside I-265. It shall serve as a gateway marker into the City of Jeffersonville, while also introducing the ammenities of Gateway Center to travelers along 1-265. It shall have an aesthetic character similar to the Gateway Center signage as to create a consistant feel when entering into Jeffersonville. Signage Type D shall not exceed 50 feet in height and 300 square feet. A maximum of four (4) Gateway Center tenant uses may be displayed on the City Identifcation Signage.

Street markers and way-finding signage can be post, building or common space architectural feature mounted. Character of signage to be consistent in theme (not necessarily identical) throughout the Planned Development. Stop signs, speed limit signs and other traffic control devices to be in compliance with the Manual on Uniform Traffic Control Devices.

TYPES OF SIGNAGE

- Sign Type A = Signature entrance signage.
- Sign Type B1 = Signature entrance signage with multi-tenant signage.
- Sign Type B2 = Bridgepointe Commons / Gateway Center multi- tenant signage.
- Sign Type C1 = Interior single tenant signage.
- Sign Type C2 = Highway 62 single tenant signage.
- Sign Type D = City identification signage.



EXAMPLE OF PROPOSED SIGNATURE ENTRANCE SIGNAGE

## GENERAL COMMENTS ON LANDSCAPE PLANNED DEVELOPMENT:

Landscaping is essential to establishing the character and tone of the Planned Development. Entire landscaping shall meet the Jeffersonville Zoning Code except as noted:

- SOIL RECOMMENDATIONS FOR PLANTING AREAS

- Lawn areas should have no less than 6" of quality topsoil.

- Tree and shrub planting areas should have no less than 10" of quality topsoil.

- Samples should be submitted by contractor to the developer or owner for approval prior to delivery and periodic site inspections should be made.

- PLANT RECOMMENDATIONS

- All plants should be produced to established ANSI standard, and purchased from licensed providers.

- Plant installation should be done by company or companies with demonstrated professional affiliation such as American Nursery and Landscape Association, Southern Nursery Association, Kentucky Nursery and Landscape Association, Louisville Nursery Association etc.

- Graphic and textual planting specification should be supplied to contractors and installed plantings inspected prior to project completion.

- Whenever possible, plants should be inspected on site prior to installation and if at all possible, especially for trees, field tagging specimens is recommended.

- Plants selected shall provide for best adaptability and to minimize invasiveness into surrounding areas

- TREE REQUIREMENTS

- A 20% reduction of required trees may be obtained for using more than 80% plant material native to the region. Refer to Schedule 2, Article 7-16 of the Jeffersonville Zoning Ordinance for a list of native plants and canopy trees.

- Trees preserved on site may be used to meet tree and buffering requirements. Single trees may be identified and credited by providing the caliper at breast height. Every 3" of caliper shall be credited as 1 newly planted tree. For tree masses identified as tree protection areas, the square footage provided by the tree canopy may be credited. For every 500 square feet of tree canopy preserved, 1 newly planted tree shall be credited.

- Planting within 50' of a waterway or riparian area should be encouraged. Trees planted in or within 50' of a waterway or riparian zone shall receive double credit.

- SHRUB REQUIREMENTS

- Where planting space is available directly adjacent to a building perimeter, shrubs are encouraged along the foundation of the building.

- PARKING AREA PLANTING

- Where parking is adjacent to any road way, trees must be provided. These trees may count toward the overall tree requirements.

- 1 tree shall be required per each 1000 sf of FAR. Evergreen trees shall be count as 1.5 trees when used towards the tree planting requirements.

- Shrub plantings shall be required along 70% of parking areas adjacent to interior roadways.

- INTERIOR PLANTING AREAS

- 1 Landscape island shall be provided for every 30 parking spaces.

- Parking islands should be a minimum of 300 square feet.

- 6'tall deciduous tree that will exceed 20' when fully mature shall be required per parking island. These trees may count toward over all tree requirements.

- Plantings within shared landscape islands may count towards both property's landscaping requirements.

- BUFFER REQUIREMENTS

- Like uses do not require buffering.

- One (1) tree must be planted for every 35 linear feet of contiguous boundary with a less intense sone. Buffer plantings shall be a mix of deciduous and evergreen, unless the buffer requirement is satisfied by preserving existing tree coverage.

- Existing trees and plant material are encouraged to be maintained between the Planned Development and residential properties. Sites that preserve more than 15' of existing plant material along adjoining property lines may use that area to meet buffering requirements. One (1) tree credit will be given to any every preserved 500 sqft of existing tree line.

- Buffer yard plantings and planting credits may count towards the site's total tree count.

- GATEWAY CORRIDOR STANDARDS / HIGHWAY 62 / EAST 10th STREET

- Commercial Development along the Gateway Corridor of Highway 62 / East 10th Street shall have the following minimum setback requirments:

- Required building / parking setbacks shall be as shown in Planned Development Standards Table in Section 04 of this PD book.

- An undulating berm may be provided to screen parking areas along the length of the gateway corridor, with an average height of 3 feet. Shrub massings shall cover approximately 1/3 of the length of the berm provided. To create a visually cohesive landscape, the berm shall continue into the entrance of the site

# EXAMPLES OF LANDSCAPE CHARACTER

that abuts the I-62 / East 10th Street Gateway Corridor.

- One (1) tree shall be planted for each 40 linear feet of Gateway Corridor road frontage.
  - A mix of tree types is encouraged in order to provide a landscape that is more adaptable to disease and pest infestations.
  - Gateway Corridor required tree plantings shall count towards the total tree requirement.
- UTICA SELLERSBURG ROAD / NEW CHAPEL ROAD
    - Development along Utica Sellersburg Road shall have the following minimum setback requirements:
      - Required building / parking setbacks shall be as shown in Planned Development Standards Table in Section 04 of this PD book.
      - Buffer areas shall be 15 feet wide when sites within the Planned Development adjoin or share road frontage with residential properties. These areas are included in building setbacks and shall be located at the highest elevation within the setback. 2.5 trees shall be required for every 35 linear feet of contiguous boundary with residential zone / use.
      - An undulating berm may be provided to screen parking areas along the length of the gateway corridor, with an average height of 3 feet. Shrub massings shall cover approximately 1/3 of the length of the berm provided. To create a visually cohesive landscape.
  - I-265 / IFA ACQUIRED PARCELS (PURCHASE PENDING)
    - This area is defined as the areas within the Bridgepointe Commons Planned Development, and along Gottbrath Parkway, that run parallel to I-265.
    - Development along I-265 shall have the following minimum setback requirements:
      - Required building / parking setbacks shall be as shown in Planned Development Standards Table in Section 04 of this PD book.
      - An undulating berm may be provided to screen parking areas along the length of the gateway corridor, with an average height of 3 feet. Shrub massings shall cover approximately 1/3 of the length of the berm provided.
      - A minimum of 1 street tree per every 50 feet shall be provided.
      - A mix of tree types is encouraged in order to provide a landscape that is more adaptable to disease and pest infestations.

- GOTTBATH PARKWAY
  - Development along I-265 shall have the following minimum setback requirements:
    - Required building / parking setbacks shall be as shown in Planned Development Standards Table in Section 04 of this PD book.
    - An undulating berm may be provided to screen parking areas along the length of the gateway corridor, with an average height of 3 feet. Shrub massings shall cover approximately 1/3 of the length of the berm provided.
  - A minimum of 1 street tree per every 50 feet shall be provided.
  - A mix of tree types is encouraged in order to provide a landscape that is more adaptable to disease and pest infestations.
  - Gottbrath Parkway required tree plantings shall count towards the total tree requirement.







PLANT RECOMMENDATIONS			
	LATIN NAME WITH VARIETY	COMMON NAME	COMMENTS
SHADE / LARGE TREES	Acer x freemannii Autumn Blaze Acer saccharum - 'Legacy / Green Mt' Betula nigra Heritage Taxodium distichum Quercus bicolor Quercus rubra Quercus coccinea Gleditsia triacanthos - 'Skyline' Liriodendron tulipifera Gymnocladus dioicus Ginco biloba Liquidambar - 'Slender Silhouette' Fagus sylvatica - 'Aspenifolia'	Hybrid Maple Sugar Maple River Birch Bald Cypress Swamp White Oak Red Oak Scarlet Oak Thornless Honeylocust Tuliptree Kentucky Coffee Tree Ginko Columnar Sweetgum Fernleaf European Beech	Excellent fall color; fast growing Excellent fall color Good for low or wet areas Fast growing; long living; good for wet, low sites          Male selections only Lawn specimen
	Cercis canadensis  Cornus kousa Cornus constellation Magnolia virginiana Syringa reticulata - 'Ivory Silk' Prunus yoshino	Redbud  Chinese Dogwood Hybrid Dogwood Sweetbay Magnolia Japanese Tree Lilac Japanese Cherry	Cultivars Applachian Red; Tennessee Pink; Alba Cultivars Greensleeves; Milky Way; Wolf Eyes
SMALL / ORNAMENTAL TREES	Magnolia - 'Ann/Betty' Viburnum x juddii Vinurnum dilatatum  Viburnum pragense Hydrangea - 'Endless Summer' Hydrangea - 'Blushing Bride' Rosa Knock Out - 'Double Knock Out' - 'Blushing Knock Out' Buxus - 'Green Velvet' Rhodondendron - 'Delaware Valley White' Ilex Verticillata Winter Red  Callicarpa dichotoma Hamamelis - 'Arnold Promise'	Hybrid Magnolia Hybrid Viburnum Linden Viburnum  Prague Viurnum   Boxwood Azalea Winterberry Holly  Japanese Beautyberry Witchhazel	10-12' 8-10' 8-10' plant; Michael Dodge (yellow fruit) and Erie (red) 8-10' evergreen Reblooming type Reblooming type  Edging  For Fall/Winter red fruit; plant w/ap- propriate male variety Purple fall fruit Winter blooming
	Picea Pungens - 'Glauca' Picea abies Thuja - 'Green Giant' Ilex opaca Peseudotsuga menziesii Cedrus Libani - 'Stenocoma'	Blue Spruce Norway Spruce Arborvitae American Holly Douglas Fir Hardy Cedar of Lebanon	       Plant male & female varieties
SHRUBS	HERBACEOUS PLANTS	Switch Grass Small Switch Grass Purple Cone Flower White Cone Flower Russian Sage Daffodil Monkey Grass Pachysandra	Or variety Cloud 9  Not White Swan  Mass in public beds for spring color Ground cover Ground cover

PROHIBITED PLANTS	
LATIN NAME WITH VARIETY	COMMON NAME
Acer ginnala Acer plantonoides Ailanthus altissima Albizza julibrissin Euonymus alata Euonymus fortunei Ligustrum spp. Ligustrum vulgare Lonicera japonica Lythrum salicaria Pinus nigra Polygonum cuspidatum Pueraria lobata Rhamnus cathartica Rhamnus davurica Rhamnus frangula	Amur maple Norway Maple Tree-of-heaven Mimosa Winged wahoo-burning bush Winter creeper Privets Privet Japanese honeysuckle Purple loosestrife Austrian pine Japanese knotweed Kudzu vine Common buckthorn Dahurian buckthorn Alder buckthorn



Landscape Plan Planning Area I



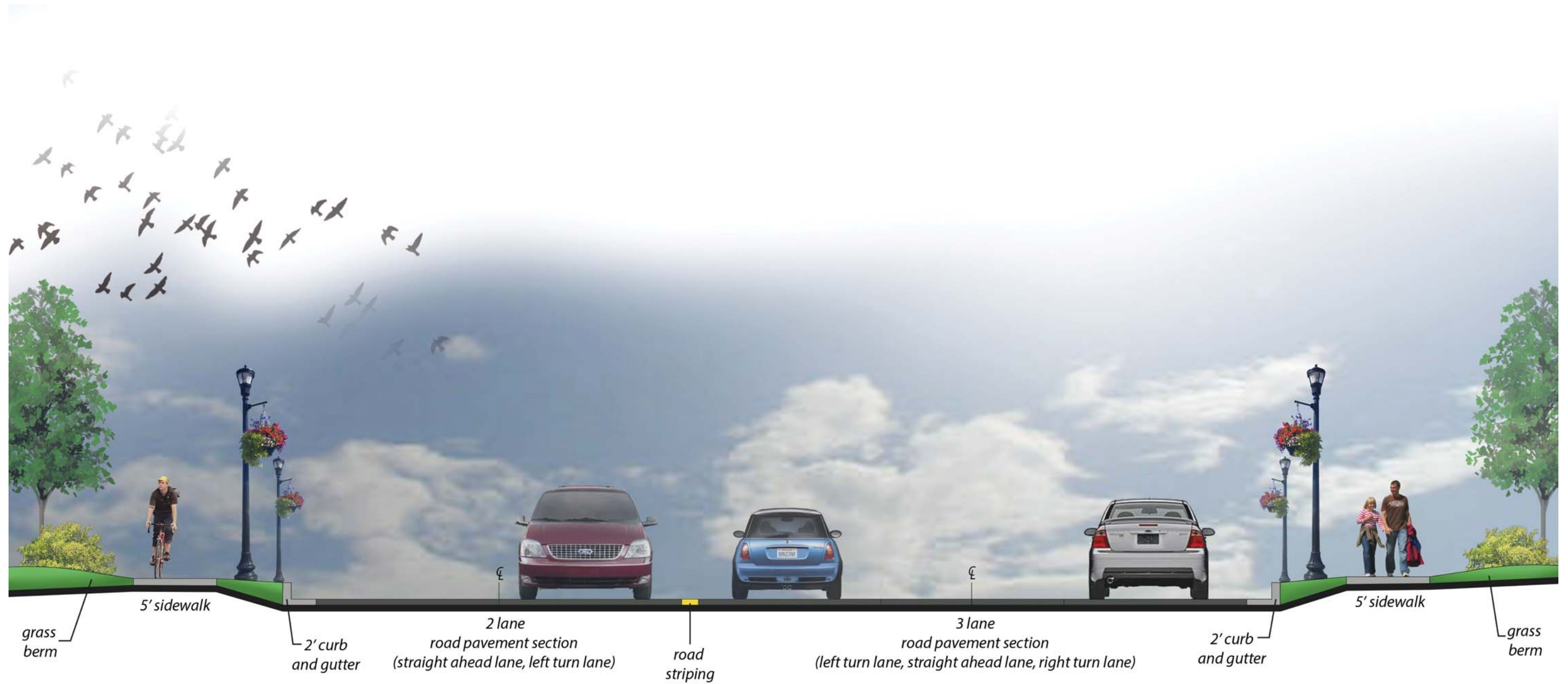
Landscape Plan Planning Area II



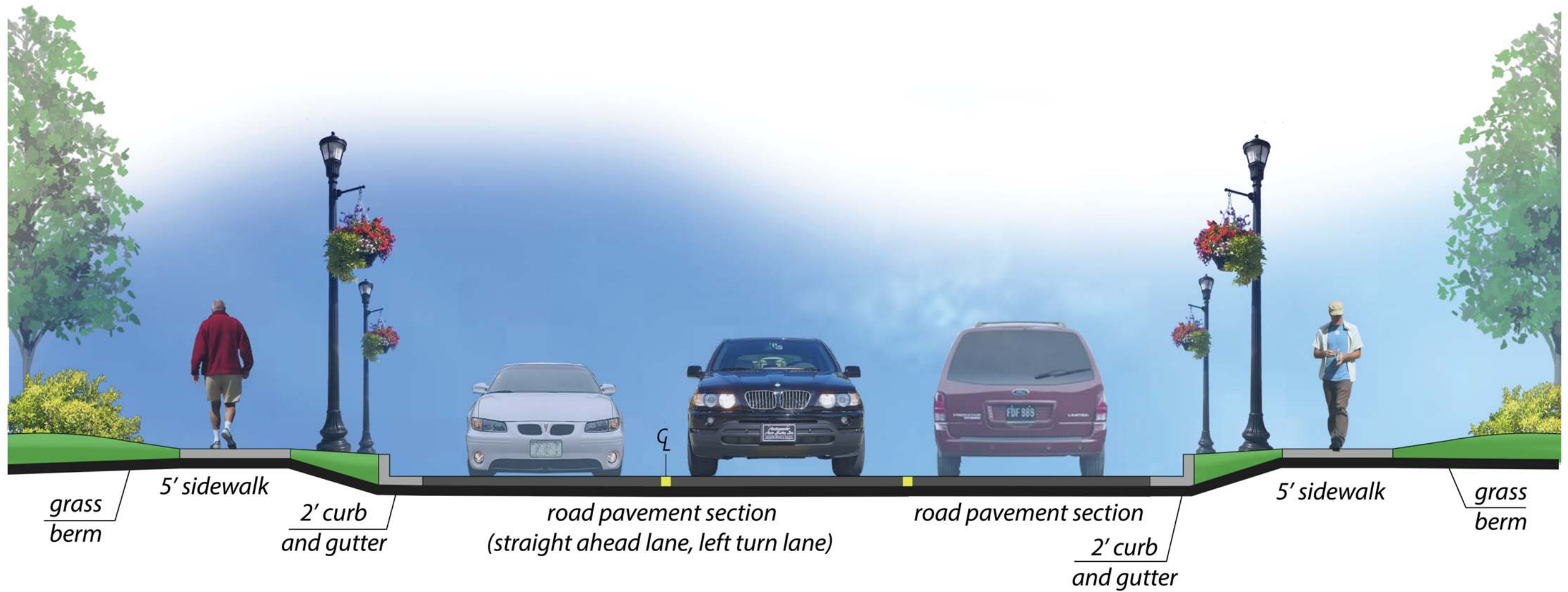
Landscape Plan Planning Area III



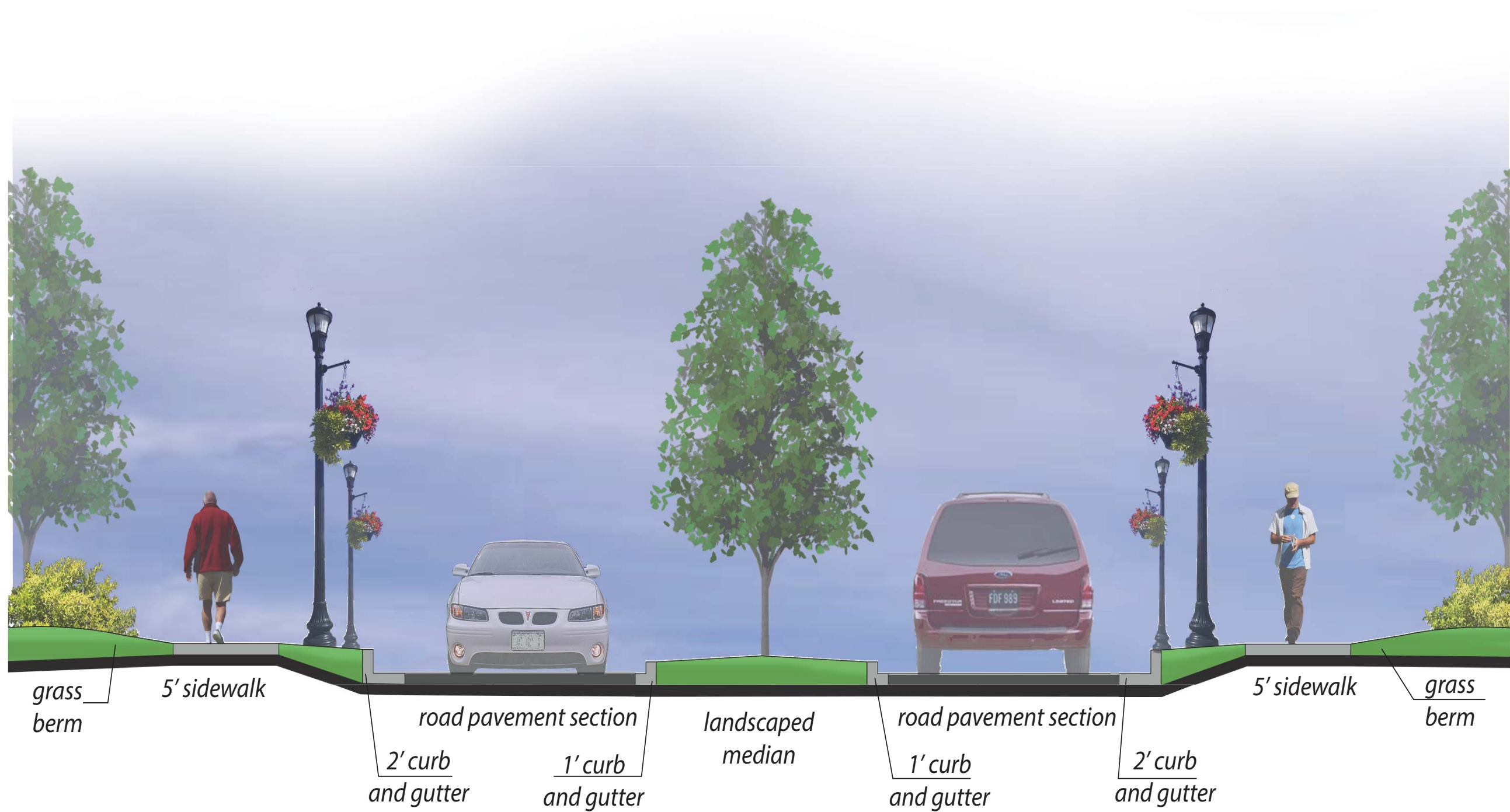
Landscape Plan Planning Area IV



A - Proposed Gottbrath Parkway Entry Road Section



B - Proposed Gottbrath Parkway Road Section With Turning Lane



C - Potential Option for Gottbrath Parkway Entry Road Section

# 07 SITE UTILITY PLAN / STORMWATER MANAGEMENT PLAN

## SITE UTILITIES

The sites shall be served by City of Jeffersonville (sewer), Duke Energy (electric), Vectren (gas), local water company (water), and telecommunication providers.

- All utilities in the Planned Development shall be underground.
- Utility corridors shall be encouraged.
- The developer shall obtain approved plans from each utility prior to construction.

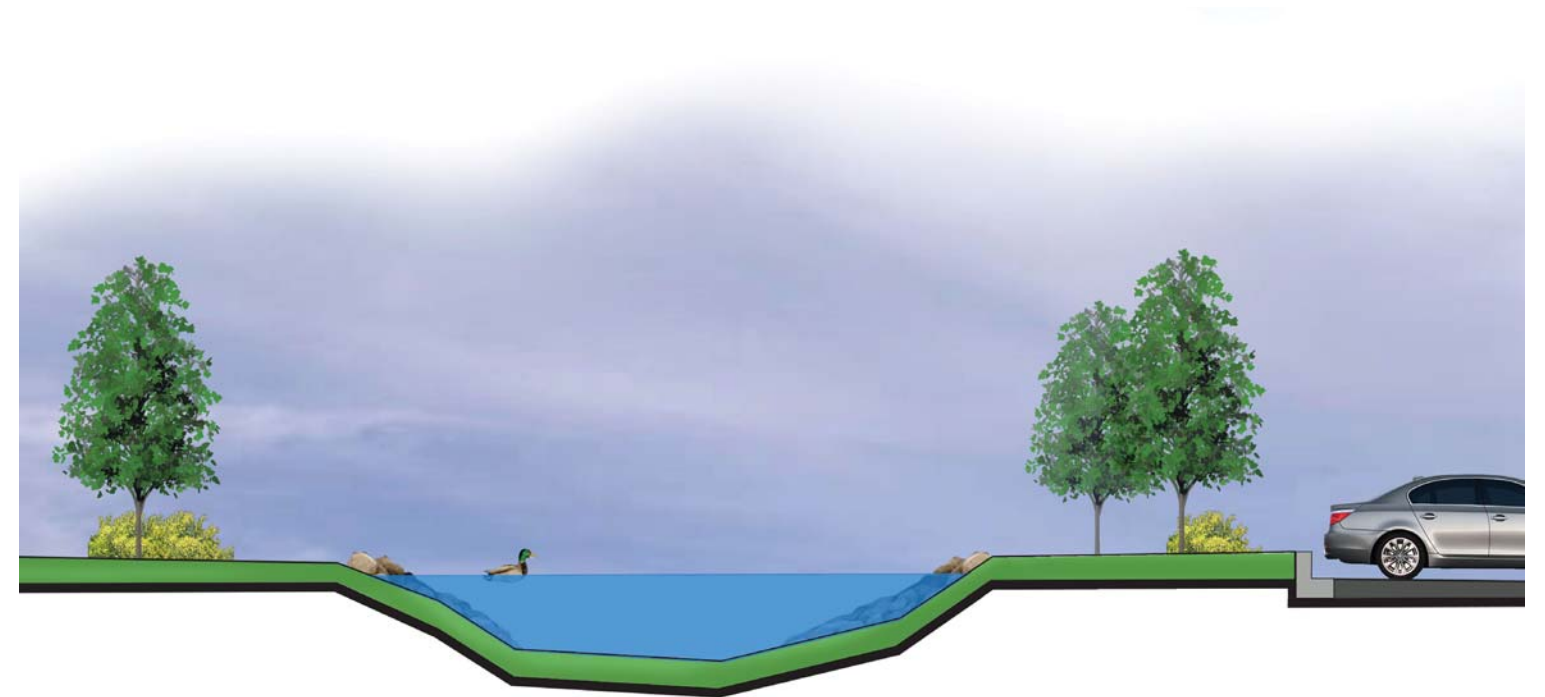
## STORMWATER MANAGEMENT

Stormwater management shall be addressed at the time a detailed Planned Development plan are prepared for each section. Stormwater management for each planning area shall be adequately provided:

- Planning Area I: Basins shall be located at the north and south ends of the planning area.
- Planning Area II and III: A shared basin shall be located between the two planning areas.
- Planning Area IV: Basin shall be located at the north end of the planning area.

Any potentially additional required detention for the remainder of the site will be determined as detailed plans are developed.

An approved erosion prevention and sediment control (EPSC) plan shall also be prepared and submitted to Clark County Soil Conservancy.



Proposed Basin Character  
N.T.S.