

STATE OF INDIANA
BEFORE THE BOARD OF COMMISSIONERS OF CLARK COUNTY

ORDINANCE NO. 27-2025

**AN ORDINANCE ESTABLISHING THE
MALONEY REALTY PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, Maloney Realty, LLC, an Indiana limited liability company is the record owner of 9.087-acres of land described as Tract 1 in instrument#202508577 in the office of the Clark County Recorder (Parcel No. 10-09-11-100-063.000-030), and the legal description of which property is more particularly described in Exhibit A attached hereto (the "Property"); and,

WHEREAS, Maloney Realty, 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 October 8, 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 Maloney Realty, LLC 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 Maloney Realty Planned Unit Development District is hereby established for the Property described in attached Exhibit A (the "PUD District").

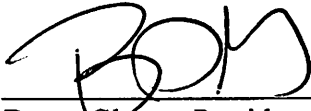
2. **Permitted Uses and Development Standards.** The permitted uses and general development standards in the PUD District are set forth in attached Exhibit B.

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, Exhibit D and Exhibit E.

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 6, 2025.

**BOARD OF COMMISSIONERS
OF CLARK COUNTY, INDIANA**

By: 
Bryan Glover, President

Attested by:

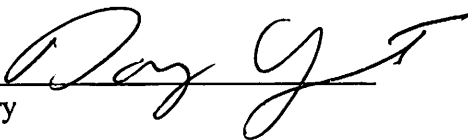

Secretary

EXHIBIT "A"
Legal Description of Property

PARCEL I

A PART OF SURVEY 111 OF THE ILLINOIS GRANT, SILVER CREEK TOWNSHIP, CLARK COUNTY, INDIANA, DEPICTED ON A SURVEY PREPARED BY CHRISTOPHER HOWELL, PS#20600006, OF BLANKENBEKER AND ASSOCIATES, JOB #24-25027, DATED MARCH 19, 2025, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE NORTH CORNER OF SAID SURVEY 111; THENCE SOUTH 34 DEG. 55' 45" EAST 133.18 FEET ALONG THE NORTHEAST LINE OF SAID SURVEY 111 TO A 5/8" STEEL PIN WITH A YELLOW PLASTIC CAP STAMPED "PRIMAVERA & BLANKENBEKER #3; (HEREINAFTER REFERRED TO AS A STEEL PIN AND CAP) AT THE POINT OF BEGINNING;

THENCE SOUTH 34 DEG. 55' 45" EAST 1273.82 FEET ALONG SAID NORTHEAST LINE TO A STEEL PIN AND CAP; THENCE SOUTH 54 DEG. 54' 11" WEST 355.42 FEET TO A STEEL PIN AND CAP AT THE SOUTHEAST CORNER OF HOME ACRES SUBDIVISION AS SHOWN IN PLAT BOOK 6, PAGE 107 OF THE CLARK COUNTY, INDIANA RECORDS.

THENCE NORTH 33 DEG. 59' 47" WEST 1206.15 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A STEEL PIN AND CAP ON THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 403; THENCE NORTH 43 DEG. 28' 50" EAST 108.61 FEET ALONG SAID RIGHT-OF-WAY LINE TO A STEEL PIN CAP; THENCE NORTH 69 DEG. 56' 44" EAST 44.88 FEET ALONG SAID RIGHT-OF-WAY LINE TO A STEEL PIN AND CAP; THENCE NORTH 23 DEG. 39' 03" EAST 58.96 FEET ALONG SAID RIGHT-OF-WAY LINE TO A STEEL PIN AND CAP; THENCE NORTH 43 DEG. 28' 50" EAST 138.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PC Form 5: PUD District Ordinance Guide

Use the following ordinance guide for all Planned Unit Development (PUD) proposals.

Per Chapter 8, Section D.3: PUD District Procedures, a PUD District Ordinance shall be submitted with the “detailed terms” for development in accordance with IC 36-7-4-1509(a)(2). This PUD District Ordinance shall address all of the details of development utilizing the outline and formatting below so that it parallels the Clark County UDO. Utilizing this format enables Staff to have a familiar and clear understanding in the administration and enforcement of the PUD District Ordinance. **Note that procedures and regulations that are NOT contained in the PUD District Ordinance shall default to the procedures and regulations contained in the Clark County UDO as best interpreted by the Administrator.**

SECTION 1. Introductory Provisions. All of the enabling language for the PUD District Ordinance as well as the purpose, intent, jurisdiction, administration, and effective date.

SECTION 2. Districts. A profile of each land use district within the PUD and its purpose as well as a summary of permitted land uses and basic development standards. The following table/template shall be utilized to outline this information for each land use district:

PERMITTED & SPECIAL EXCEPTION USES for each LAND USE DISTRICT			
PERMITTED USES		SPECIAL EXCEPTION USES	
Primary Uses	Accessory Uses	Primary Uses	Accessory Uses
INDUSTRIAL WAREHOUSE DISTRIBUTION			
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	40' (UDO 60' MAX)
	Accessory structure	N/A
Minimum living area		N/A
Minimum width of primary structure		95'
Minimum lot width 342.78'	With sewer	
	Without sewer	
Maximum lot width to depth ratio	With sewer	
	Without sewer	
Minimum lot area	With sewer	
	Without sewer	
Minimum front yard setback		50'
Minimum side yard setback	Primary structure	10'
	Accessory structure	N/A
Minimum rear yard setback	Primary structure	10'
	Accessory structure	N/A
Maximum impervious surface coverage		51% (4.99 ACRES OF 9.87 ACRES)

ADD OTHER BUILDING INFORMATION

ADDITIONAL INFO _____
BUILDING HOUSE LINE _____
COUNTRY LINE _____
EASEMENTS _____
FENCE OR FENCES _____
FINAL BOUNDARY _____
DIMENSIONS _____
DETENTION PLAZA _____

F-10

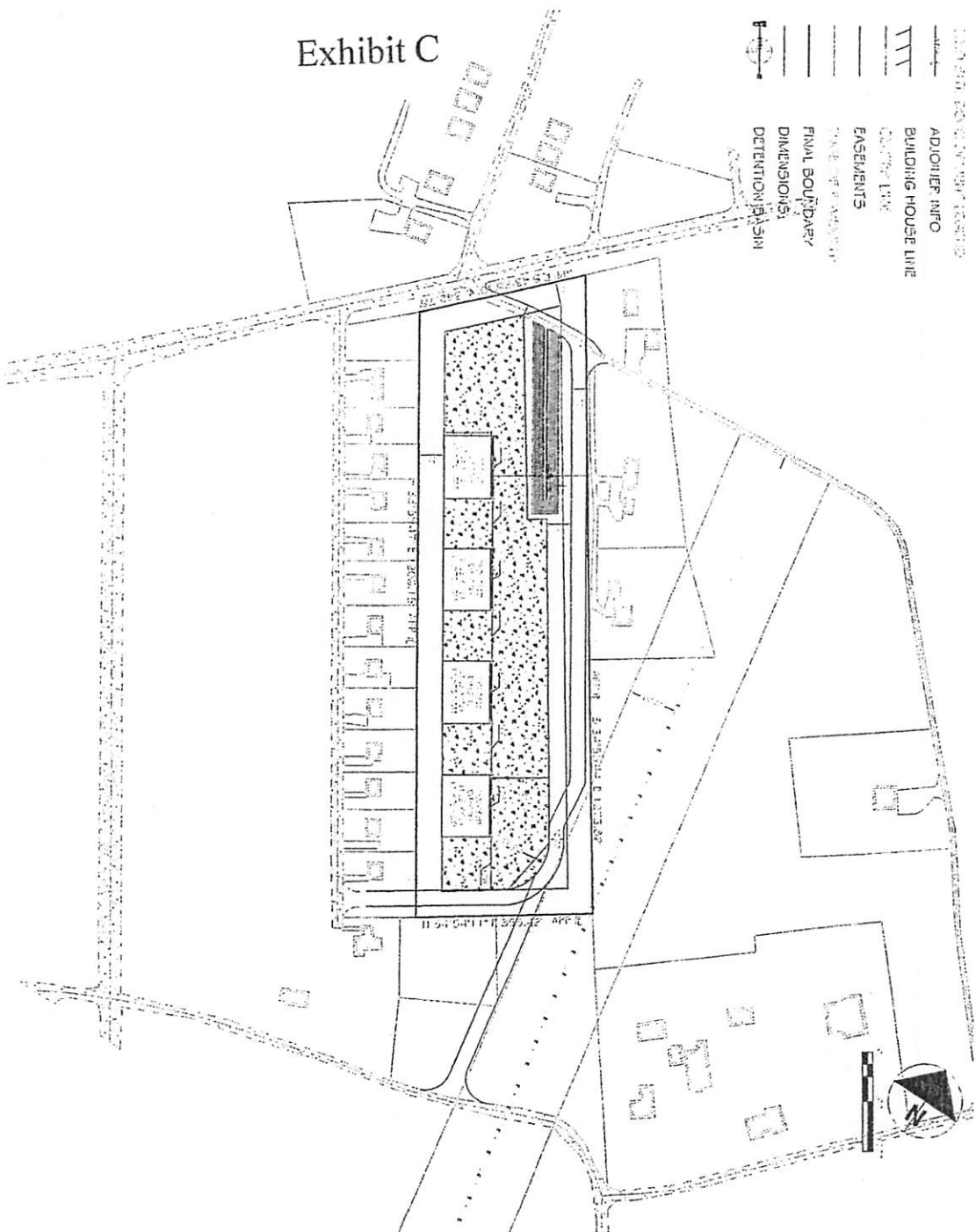
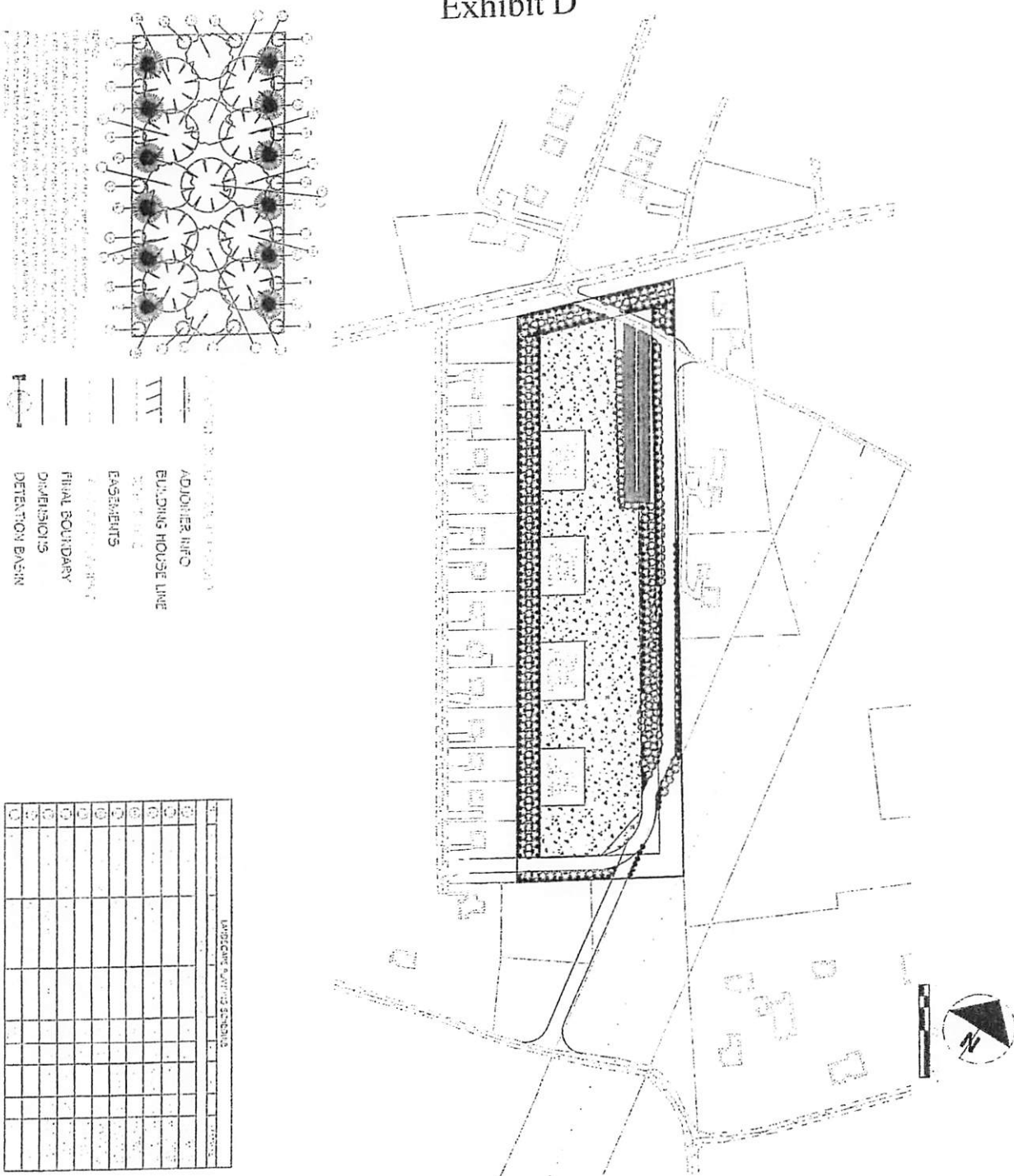
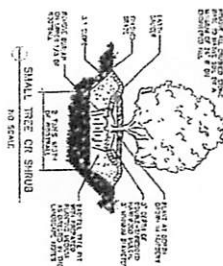
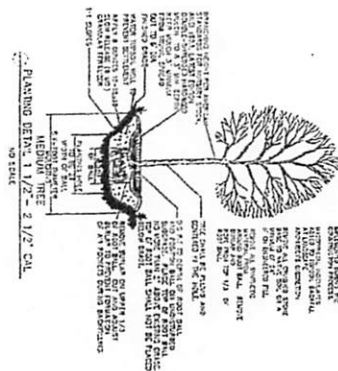
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Exhibit D



NO.	PLANTING	QUANTITY	NOTES
1	SMALL TREE OR SHRUB	10	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
2	MEDIUM TREE	5	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
3	LARGE TREE	2	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
4	SMALL TREE OR SHRUB	10	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
5	MEDIUM TREE	5	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
6	LARGE TREE	2	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
7	SMALL TREE OR SHRUB	10	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
8	MEDIUM TREE	5	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
9	LARGE TREE	2	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.
10	SMALL TREE OR SHRUB	10	PLANTING DETAIL 1 1/2 - 2 1/2 CAL.



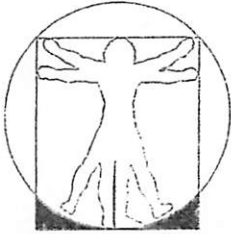
SITE DEVELOPMENT & UTILITY PLAN
PUD DEVELOPMENT PLAN
10-09-11-100-063.000-030
SELLERSBURG, IN 47172



ARCHITECTURAL DESIGN GROUP, P.C.
117 S. Indiana Avenue
Sellersburg, Indiana 47172
Tel: 812-246-5637
www.adginc.com



Exhibit E



RENAISSANCE DESIGN BUILD, INC.

INDIANA OFFICES
117 S Indiana Avenue
Sellersburg, IN 47172
Tel: 812-246-5897
Fax: 812-248-4320

rdbi@rdbi-inc.com

KENTUCKY OFFICES
1012 S. Fourth Street
Louisville, KY 40203
Tel: 502-424-8373
Fax: 502-587-0931

web: rdbi-inc.com



October 01, 2025

Clark County Planning & Zoning Department
300 Corporate Drive Room 208
Jeffersonville, IN, 47130
ATTN: Eric M. Wise, AICP Director

Subject: PUD Development and Zoning Change from R2 to M1 at
Parcel #: 10-09-11-100-063.000-030, Sellersburg, IN 47172
(RDBI Project# 2025-124)

Narrative for PC Review

Dear Reviewing Board,

The purpose of this letter is to submit Zone change from R2 to PUD request and Development and Landscape Plans on behalf of the property owner. The property owner wants to currently build 4 storage buildings for his existing company with building ridge heights under 40' on this 9.83 acre property along with a detention basin to manage the drainage accordingly. Improvements and landscaping within the PUD ordinance will be as indicated on the submitted development plan unless relocation of improvements are required to secure drainage board and /or HWY department approval for construction.

Sincerely,
Renaissance Design Build, Inc.


Nathan R. Grimes P.E., P.L.S.