

Howard County

LAND FOR SALE

Featuring
two properties,
close to
Kokomo, with
development
potential



65[±]
Acres

Contains 1,320 feet of road frontage on U.S. 35/S.R. 22, 3 phase power, and within ½ mile of the new U.S. 31 interchange.

14[±]
Acres

Nice parcel of small acreage located on the US31 & SR26 interchange on the east side of Kokomo.

TODD FREEMAN

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RICK WILLIAMS

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SCHRADER
Real Estate and Auction Company, Inc.

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LAND FOR SALE - HOWARD COUNTY

65[±] ACRES

OWNER - MADDALENA ROCCHIO TRUST

Acreage: 65.62[±] Acres nearly all tillable.

2015 due 2016 Real Estate Taxes: \$3,018/yr.

2016 Ditch Assessments: \$164.05/yr.

Zoning: Ag (See U.S. 31 Overlay District Map), annexed into city limits.

Price: \$18,000/acre

Utilities: 3 Phase Power, Duke Energy. City sewer and water are located approx. 1 mile West on Markland Ave. (a.k.a. S.R. 22)

Topography: Flat

Possession: At closing, subject to the crop rights of the tenant.

Soil Types: Brookston Silty Clay Loam & Crosby Silt Loam



14[±] ACRES

OWNER - EVERETT J SMILEY

Type of Farm: Potential Transitional Tillable Acres – SR26 & US31

Total Acres: 14.50 • **Tillable Acres:** 13.86

Pasture/Woods: NA • **Roads/Water:** 0.12

Section: 29 • **Twp:** Taylor • **County:** Howard • **State:** IN

Price: \$25,000/Acre • **Address:** PO Box 78, Kokomo, IN 46965

Current Lease Terms: \$200 acre cash

Possession Date: At closing

Taxes Payable 2016: \$3,060 - Taxes are based off the entire parcel that includes the home site. The home site will be removed when the split occurs creating a new tax parcel and tax record.

Zoning: Property class Cash Grain/General Farm

Oil/Mineral Rights: New owner assumes

Fencing: Partial

FSA Data: Farm 1162 Tract 1629, 13.86 tillable acres.

Improvements: None • **Soil Types:** Crosby silt loam & Brookston silt loam

Topography: Flat • **High School:** Taylor Community School Corp.

Elec. Source: Duke Energy

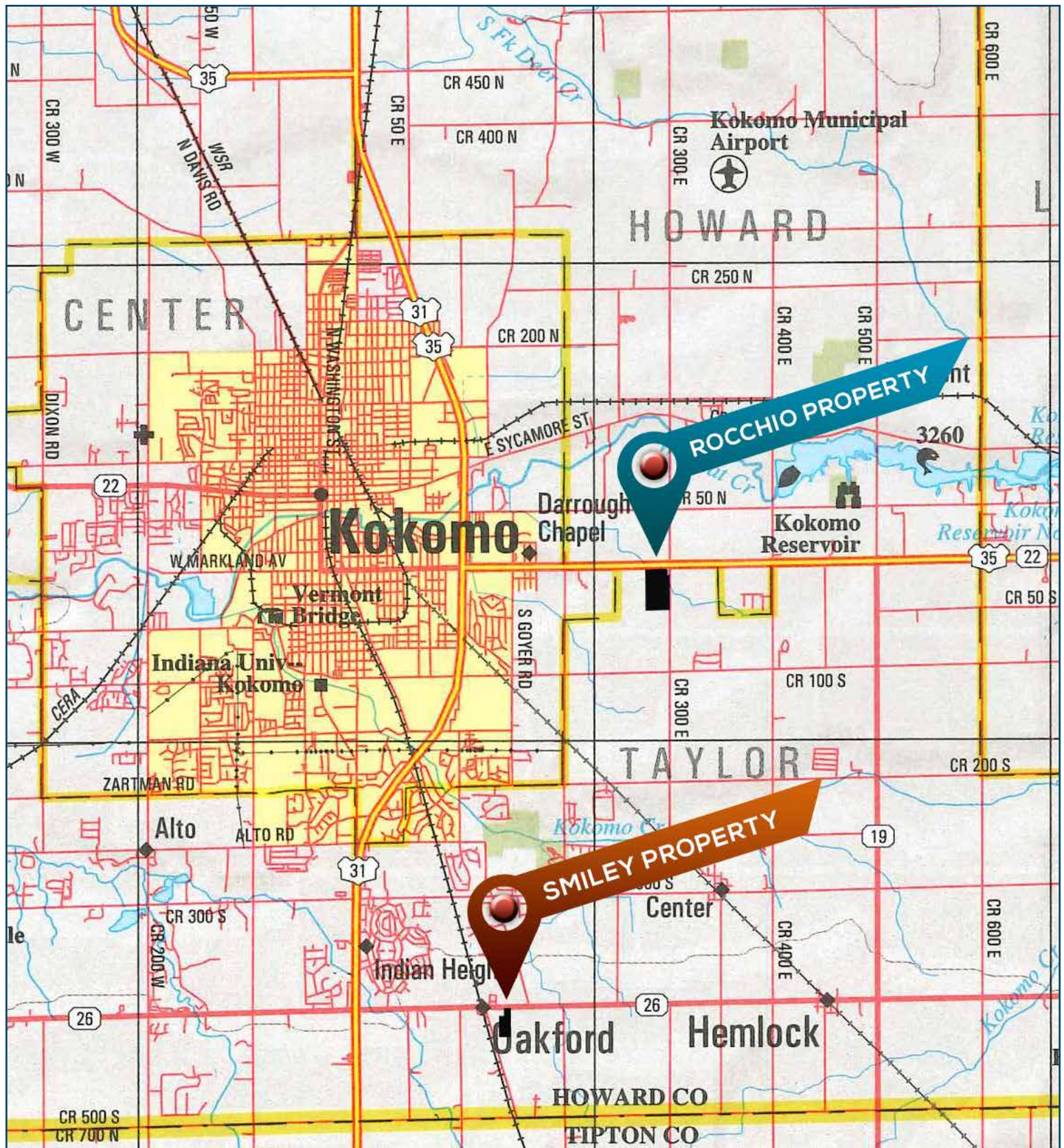
ROCCHIO PROPERTY



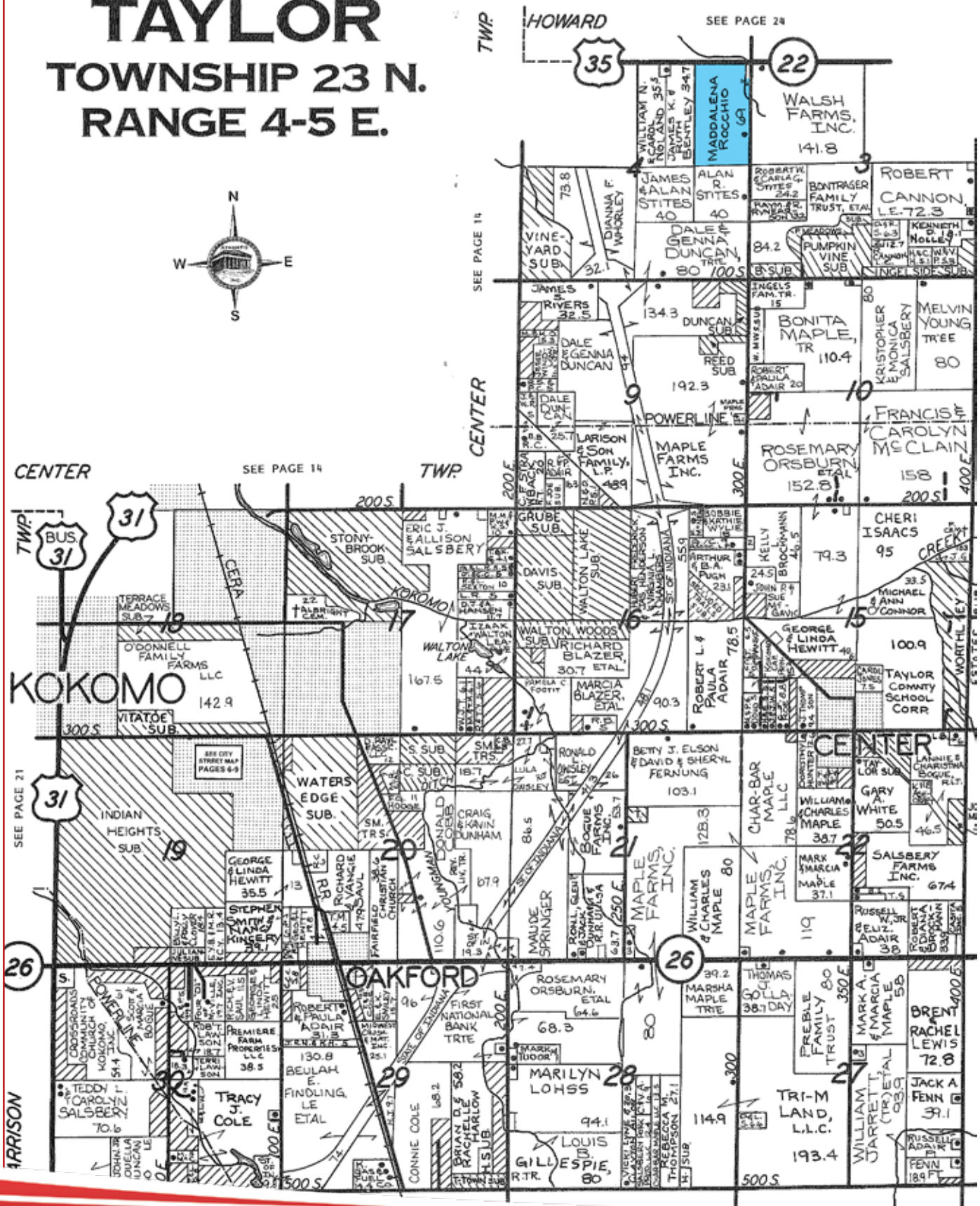
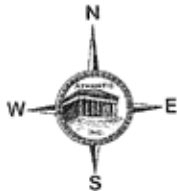
SMILEY PROPERTY



LOCATION MAP



TAYLOR
TOWNSHIP 23 N.
RANGE 4-5 E.

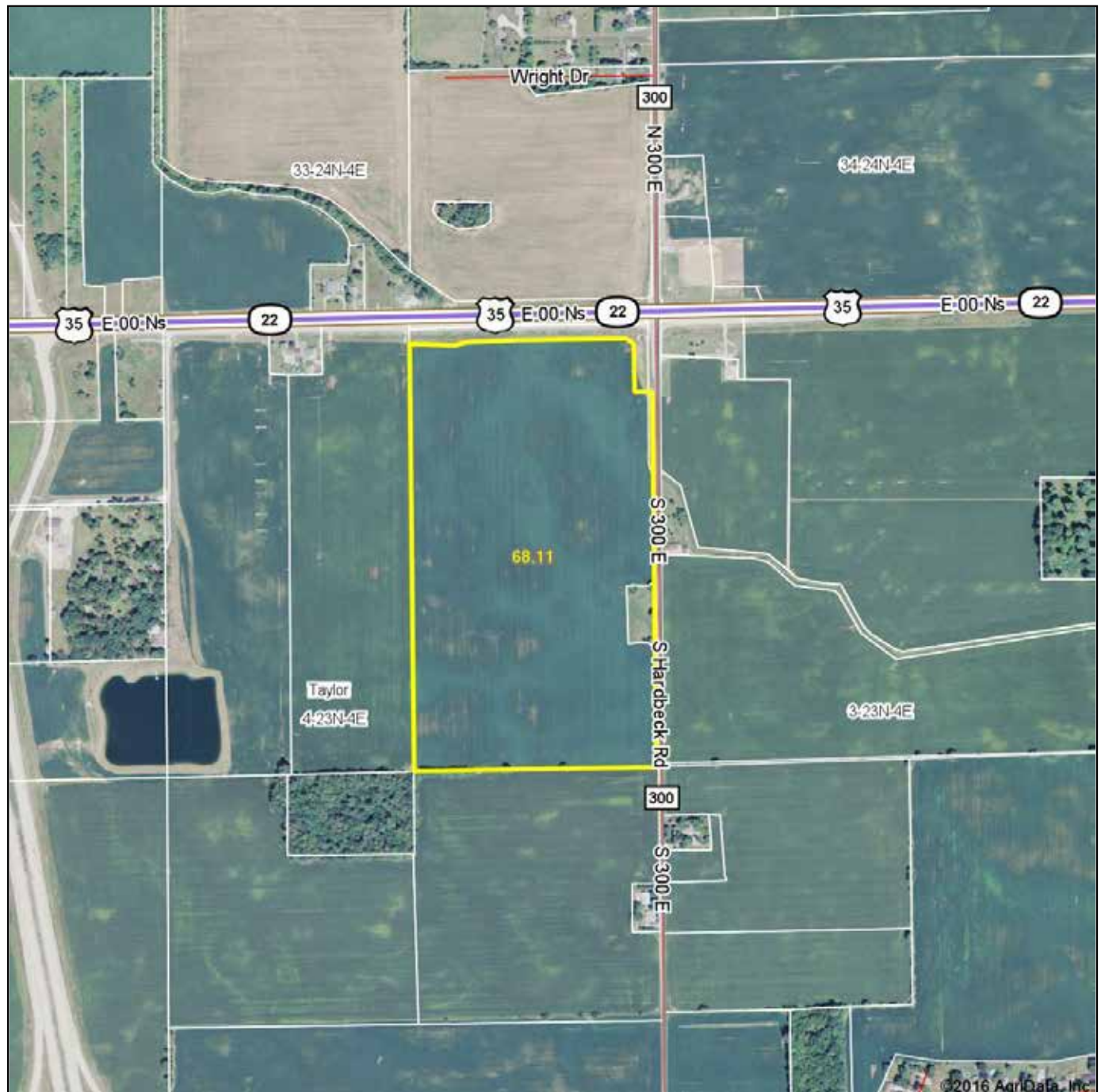


AERIAL MAP - ROCCHIO



FSA MAP - ROCCHIO

Aerial Map



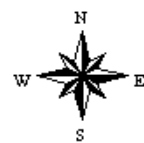
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map center: 40° 28' 24.66, -86° 4' 19.19

0ft 837ft 1673ft

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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4-23N-4E
Howard County
Indiana



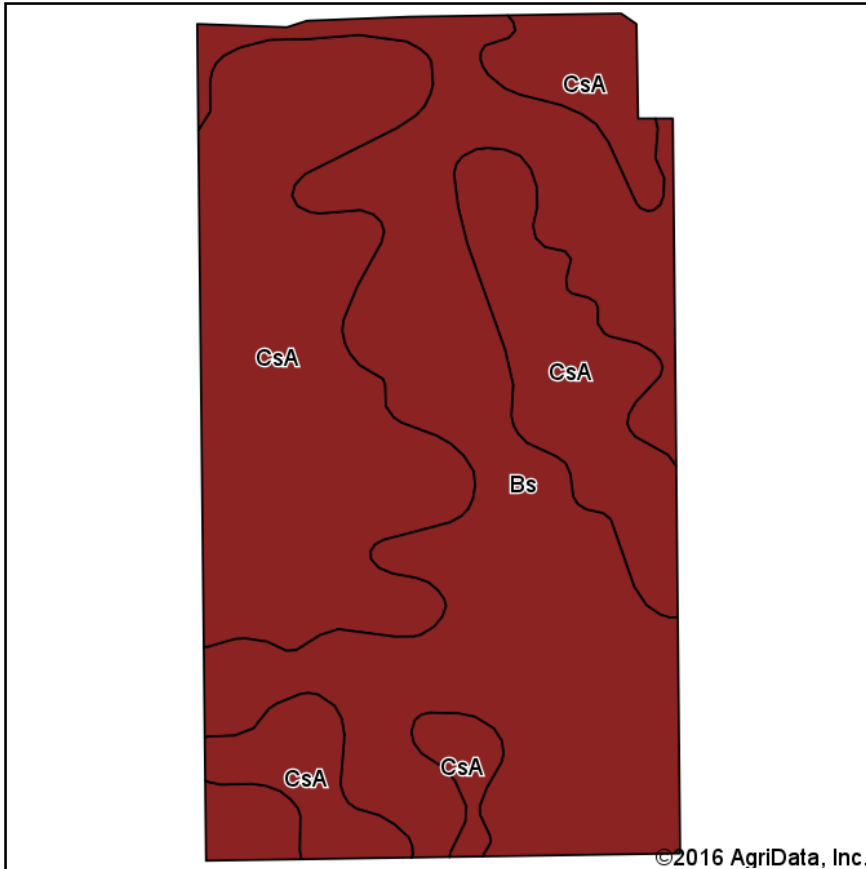
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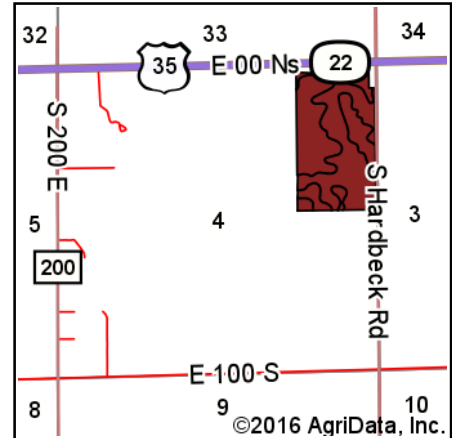
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SURETY SOILS MAP - ROCCHIO

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Howard**
 Location: **4-23N-4E**
 Township: **Taylor**
 Acres: **68.11**
 Date: **9/1/2016**



Area Symbol: IN067, Soil Area Version: 20

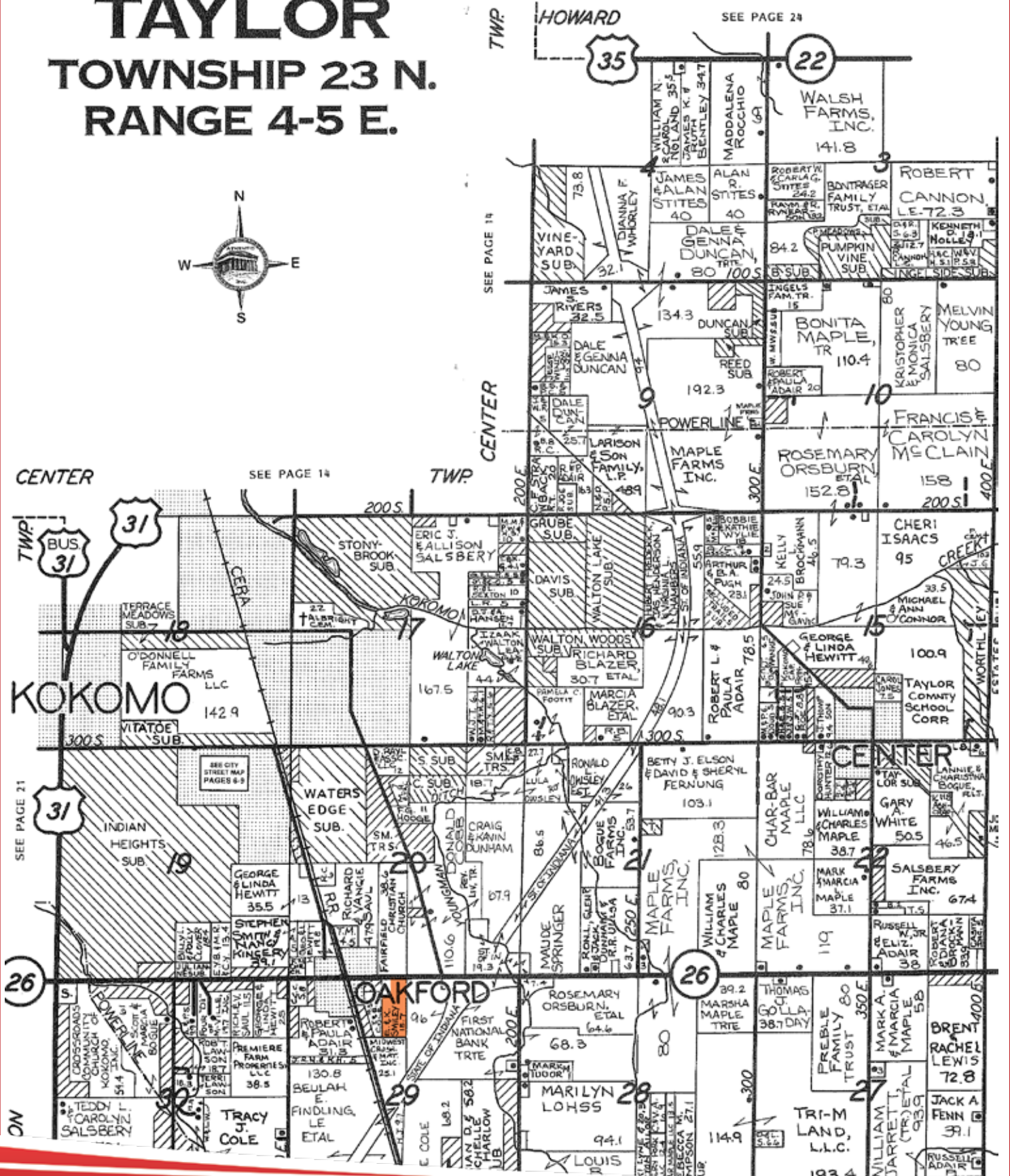
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Pasture
Bs	Brookston silty clay loam, 0 to 2 percent slopes	34.14	50.1%		Ilw	173	51	70	12
CsA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	33.97	49.9%		Ilw	154	51	69	10
Weighted Average						163.5	51	69.5	11

Area Symbol: IN067, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TAYLOR
TOWNSHIP 23 N.
RANGE 4-5 E.



AERIAL MAP - SMILEY



FSA MAP - SMILEY

Aerial Map



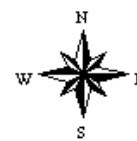
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map center: 40° 25' 1.29, -86° 5' 56.59

0ft 449ft 899ft

29-23N-4E
Howard County
Indiana



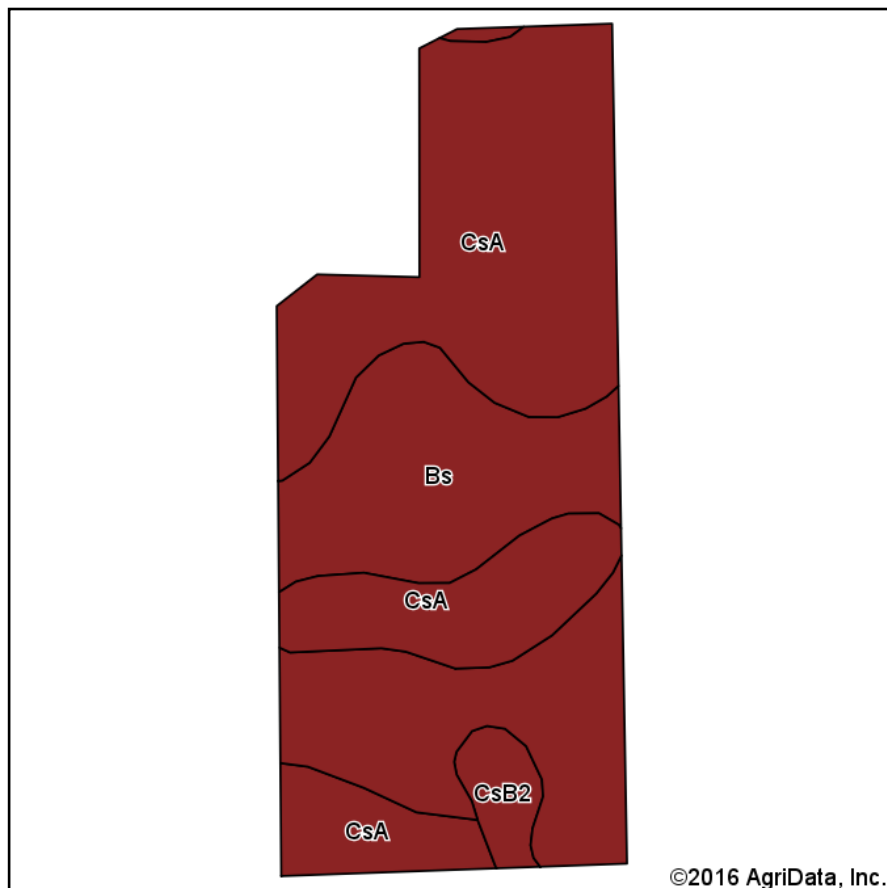
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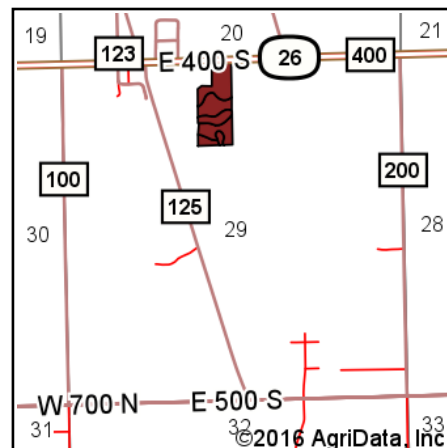
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SURETY SOILS MAP - SMILEY

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Howard**
 Location: **29-23N-4E**
 Township: **Taylor**
 Acres: **13.86**
 Date: **9/15/2016**



Area Symbol: IN067, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Pasture
CsA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	7.39	53.3%		Ilw	154	51	69	10
Bs	Brookston silty clay loam, 0 to 2 percent slopes	6.00	43.3%		Ilw	173	51	70	12
CsB2	Crosby silt loam, 2 to 4 percent slopes, eroded	0.47	3.4%		Ile	134	44	60	9
Weighted Average						161.5	50.8	69.1	10.8

Area Symbol: IN067, Soil Area Version: 20

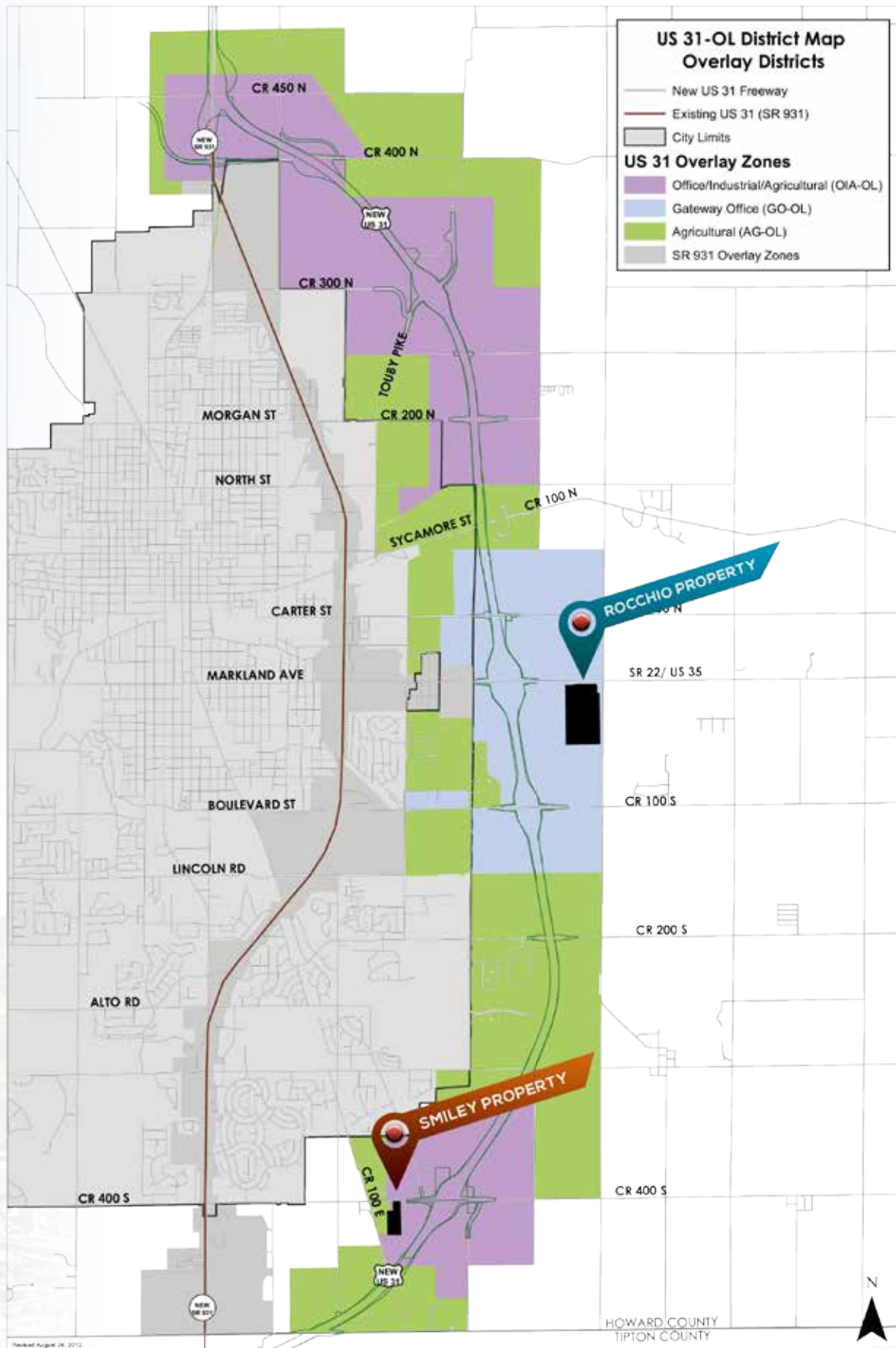
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



ZONING INFORMATION

US - 31 OL DISTRICT MAP



US - 31 OL ZONING TERMS - PG 1

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

“US 31-OL” District

4.30 District Intent, Affect on Uses, & Development Standards

District Intent	Affect on Uses	Development Standards
<p>The purpose of the US 31-OL (US 31 overlay district) is to manage the growth and development along the new corridor on the east rim of the city. The zone addresses the appearance and the access points along the corridor. The land use is primarily reserved for existing uses such as agriculture and limited residential. Due to the prime location to the highway access, future uses in the area are expected to include office and industrial with limited retail development. The US 31 overlay district includes standards for building façade, building form, parking, lighting, landscaping, access points, and procedure in order to enhance the character and function of the corridor. The US 31-OL applies to the sub-districts: Office/Industrial/Agricultural (OIA-OL), Gateway Office (GO-OL), and Agricultural (AG-OL) as indicated on Map 1: US 31-OL District Map.</p> <p>Application of District All areas designated in Map 1: US 31-OL District Map. Including sub-districts: Office/Industrial/Agricultural (OIA-OL), Gateway Office (GO-OL), and Agricultural (AG-OL).</p>	<p>Permitted Uses See 4.31.1, 4.32.1, 4.33.1 for permitted uses within each sub-district within the US 31-OL and legal nonconforming structures, lots and uses.</p> <p>Special Exception Uses See 4.31.1, 4.32.1, 4.33.1 for special exception uses within each sub-district within the US 31-OL.</p>	<p>Where the Overlay Districts Zoning Ordinance directly conflicts with other portions of the Zoning Ordinance, this code shall prevail; however, no development may be approved that conflicts with the Comprehensive Plan. For Development Standards see 4.31.2, 4.32.2, 4.33.2 and 4.34. See 4.35.1, 4.35.2, 4.35.3, 4.35.4 for Signage Standards. See 4.36 for Parking Standards (see Articles 6.47, 6.49, 6.50). See 4.37 for Landscaping Standards (see Articles 6.23 to 6.40). See 4.38 for Architectural Standards. See 4.39 for Procedures. See 4.40 for Definitions.</p>

US - 31 OL ZONING TERMS - PG 2

(APPLIES TO SMILEY PROPERTY)

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.31.1 Office/Industrial/Agricultural (OIA-OL) District Intent, Permitted Uses, & Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The Office/Industrial/Agricultural (OIA-OL), is designated to preserve existing farm land in the area; however the zone also allows future developments to occur such as industrial or technology park and corporate office campus that needs visibility and good accessibility to US 31. It is anticipated that the zone will serve as a future employment and production center in the region. Zones MI, OC, AG are the base zones for this sub-district.</p> <p>Application of District All areas designated in Map 1: US 31-OL District Map. Including sub-district Office/Industrial/Agricultural (OIA-OL).</p>	<p>Agricultural</p> <ul style="list-style-type: none">• Agricultural crop production• Orchard• Plant nursery• Roadside produce sales• Storage of agricultural products produced on site• Tree farm <p>Business: Office/Professional</p> <ul style="list-style-type: none">• Business/financial services office• Construction trade office• Design/planning office• General services office• Medical office <p>Communication/Utility</p> <ul style="list-style-type: none">• Above-ground utility facility• Radio/TV station <p>Industrial</p> <ul style="list-style-type: none">• Assembly• Distribution facility• Flex-space• Light assembly• Mini-warehouse storage facility• Outdoor storage• Research center• Sign painting/fabrication• Testing lab• Tool and die shop• Trucking terminal• Warehouse• Welding <p>Institutional</p> <ul style="list-style-type: none">• Government office• Government operations (non-office)• Municipal airport• Police, fire or rescue station• Post office• Public parking lot (garage)• Recreation center• Recycling sorting/distribution <p>Public Facilities</p> <ul style="list-style-type: none">• Community center• Library• Public park	<p>Agricultural</p> <ul style="list-style-type: none">• Raising of farm animals <p>Communication/Utility</p> <ul style="list-style-type: none">• Wireless telecommunication facility <p>General</p> <ul style="list-style-type: none">• Off-site parking lot for church temple, mosque or similar place of worship

US - 31 OL ZONING TERMS - PG 3

(APPLIES TO SMILEY PROPERTY)

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.31.2 Office/Industrial/Agricultural (OIA-OL) Development Standards

LOT STANDARDS

Minimum Lot Area

- 1 acre

Minimum Lot Width

- 130 feet

Minimum Lot Frontage

- n/a

Minimum Lot Depth

- n/a

Maximum Lot Coverage

- 85%

Minimum Impervious Surface Coverage

- 60%

DENSITY STANDARDS

Maximum Density

- n/a

SETBACK STANDARDS

Minimum Front Yard Setback

- 25 feet adjacent to arterial
- 15 feet adjacent to collector or local

Minimum Front Yard Setback

- n/a

Minimum Side Yard Setback-Primary Structure

- 10 feet + ((# of stories – 2) x 5 feet)

Minimum Side Yard Setback-Accessory Structure

- 5 feet

Minimum Rear Yard Setback-Primary Structure

- 20 feet

Minimum Rear Yard Setback-Accessory Structure

- 5 feet

FLOOR AREA STANDARDS

Minimum Main Floor Area – Primary Structure

- 1,000 square feet

Minimum Main Floor Area per Dwelling Unit

- n/a

HEIGHT STANDARDS

Minimum Structure Height

- 24 feet and 2 stories

Minimum Structure Height – Accessory Office Attached to Main Structure

- 12 feet

Maximum Structure Height – Primary Structure

- 45 feet

Maximum Structure Height – Accessory Structure

- 45 feet

STRUCTURE FAÇADE STANDARDS

Minimum Transparency, Ground Floor

- 25%

Maximum Transparency, Ground Floor

- 60%

Minimum Transparency, Floors above Ground Floor

- 10%

Maximum Transparency, Floors above Ground Floor

- 50%

US - 31 OL ZONING TERMS - PG 4

(APPLIES TO ROCCHIO PROPERTY)

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.32.1 Gateway Office (GO-OL) District Intent, Permitted Uses, & Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The Gateway Office (GO-OL) surrounds the primary interchange on US 31, and the area connects US 31 and the SR 931 corridor. This zone is designated as a primary gateway to Kokomo and it accommodates businesses that need high visibility. Therefore, the zone is mainly suitable for professional office, and light industry. Zone OC is the base zone for this sub-district.</p> <p>Application of District Areas designated in Map 1: US 31-OL District Map as Gateway Office (GO-OL).</p>	<p>Agricultural</p> <ul style="list-style-type: none">• Agricultural crop production• Orchard• Plant nursery• Roadside produce sales• Storage of agricultural products produced on site• Tree farm <p>Business: Office/Professional</p> <ul style="list-style-type: none">• Business/financial services office• Construction trade office• Design/planning office• General services office• Medical office <p>Communication/Utility</p> <ul style="list-style-type: none">• Above-ground utility facility <p>Industrial</p> <ul style="list-style-type: none">• Flex-space• Light assembly• Research center <p>Institutional</p> <ul style="list-style-type: none">• Drug or alcohol rehabilitation clinic• Post office	<p>Business: Retail</p> <ul style="list-style-type: none">• Gift shop• News dealer• Bakery• Book store• Convenience store• Drug store <p>Communication/Utility</p> <ul style="list-style-type: none">• Wireless telecommunication facility <p>General</p> <ul style="list-style-type: none">• Off-site parking lot for church temple, mosque or similar place of worship <p>Public Facilities</p> <ul style="list-style-type: none">• Church temple, mosque or similar place of worship• Community center• Library

US - 31 OL ZONING TERMS - PG 5

(APPLIES TO ROCCHIO PROPERTY)

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.32.2 Gateway Office (GO-OL) Development Standards

LOT STANDARDS

Minimum Lot Area

- 20,000 square feet

Minimum Lot Width

- 100 feet

Minimum Lot Frontage

- n/a

Minimum Lot Depth

- n/a

Maximum Lot Coverage

- 95%

Minimum Impervious Surface Coverage

- 70%

DENSITY STANDARDS

Maximum Density

- n/a

SETBACK STANDARDS

Minimum Front Yard Setback

- 25 feet adjacent to arterial
- 15 feet adjacent to collector or local

Minimum Front Yard Setback

- 60 feet

Minimum Side Yard Setback-Primary Structure

- 10 feet + ((# of stories – 2) x 5 feet)

Minimum Side Yard Setback-Accessory Structure

- 5 feet

Minimum Rear Yard Setback-Primary Structure

- 20 feet

Minimum Rear Yard Setback-Accessory Structure

- 5 feet

FLOOR AREA STANDARDS

Minimum Main Floor Area – Primary Structure

- 1,000 square feet

Minimum Main Floor Area per Dwelling Unit

- n/a

HEIGHT STANDARDS

Minimum Structure Height

- 24 feet and 2 stories, retail outlet 1 story (12 feet)

Minimum Structure Height – Accessory Office Attached to Main Structure

- 12 feet

Maximum Structure Height – Primary Structure

- 75 feet

Maximum Structure Height – Accessory Structure

- 25 feet

STRUCTURE FAÇADE STANDARDS

Minimum Transparency, Ground Floor

- 40%

Maximum Transparency, Ground Floor

- 85%

Minimum Transparency, Floors above Ground Floor

- 25%

Maximum Transparency, Floors above Ground Floor

- 80%

US - 31 OL ZONING TERMS - PG 6

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.33.1 Agricultural (AG-OL) District Intent, Permitted Uses, & Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The Agricultural (AG-OL) is designated to recognize existing uses along the corridor, and provide for their continued operation. Much of this area is used for agricultural purposes; however there are areas within the zone currently used for residential and non-residential purposes. It is the purpose of this zone to allow existing uses to continue to operate and expand, however new non-agricultural uses are discouraged. Zone AG is the base zone for this sub-district.</p> <p>Application of District Areas designated in Map 1: US 31-OL District Map as Agricultural (AG-OL).</p>	<p>Agricultural</p> <ul style="list-style-type: none">• Agricultural crop production• Orchard• Plant nursery• Roadside produce sales• Storage of agricultural products produced on site• Tree farm	<p>Agricultural</p> <ul style="list-style-type: none">• Raising of farm animals <p>General Business</p> <ul style="list-style-type: none">• Barber/beauty shop• Child daycare center• Commercial training facility or school• Dry-cleaning service• Fitness center/gym• Health spa• Restaurant <p>Communication/Utility</p> <ul style="list-style-type: none">• Above-ground utility facility <p>General</p> <ul style="list-style-type: none">• Off-site parking lot for church temple, mosque or similar place of worship

US - 31 OL ZONING TERMS - PG 7

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.33.2 Agricultural (AG-OL) - Urban Development Standards

LOT STANDARDS

Minimum Lot Area

- 20 acres

Minimum Lot Width

- n/a

Minimum Lot Frontage

- n/a

Minimum Lot Depth

- n/a

Maximum Lot Coverage

- 15%

Minimum Impervious Surface Coverage

- 15%

DENSITY STANDARDS

Maximum Density

- n/a

SETBACK STANDARDS

Minimum Front Yard Setback

- 50 feet adjacent to arterial
- 40 feet adjacent to collector or local

Minimum Front Yard Setback

- n/a

Minimum Side Yard Setback-Primary Structure

- 40 feet

Minimum Side Yard Setback-Accessory Structure

- 30 feet

Minimum Rear Yard Setback-Primary Structure

- 40 feet

Minimum Rear Yard Setback-Accessory Structure

- 30 feet

FLOOR AREA STANDARDS

Minimum Main Floor Area – Primary Structure

- 1,100 square feet or
- 800 square feet if the total finished floor area is greater than 1,100 square feet

Minimum Main Floor Area per Dwelling Unit

- n/a

HEIGHT STANDARDS

Minimum Structure Height

- n/a

Maximum Structure Height – Primary Structure

- 45 feet

Maximum Structure Height – Accessory Structure

- 20 feet

STRUCTURE FAÇADE STANDARDS

Minimum Transparency, Ground Floor

- 25%

Maximum Transparency, Ground Floor

- 60%

Minimum Transparency, Floors above Ground Floor

- 10%

Maximum Transparency, Floors above Ground Floor

- 50%

US - 31 OL ZONING TERMS - PG8

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

4.33.3 Agricultural (AG-OL) - Rural Development Standards

LOT STANDARDS

Minimum Lot Area

- 20 acres

Minimum Lot Width

- n/a

Minimum Lot Frontage

- n/a

Minimum Lot Depth

- n/a

Maximum Lot Coverage

- 15%

Minimum Impervious Surface Coverage

- 15%

DENSITY STANDARDS

Maximum Density

- n/a

SETBACK STANDARDS

Minimum Front Yard Setback

- 50 feet adjacent to arterial
- 40 feet adjacent to collector or local

Minimum Front Yard Setback

- n/a

Minimum Side Yard Setback-Primary Structure

- 40 feet

Minimum Side Yard Setback-Accessory Structure

- 30 feet

Minimum Rear Yard Setback-Primary Structure

- 40 feet

Minimum Rear Yard Setback-Accessory Structure

- 30 feet

FLOOR AREA STANDARDS

Minimum Main Floor Area – Primary Structure

- n/a

Minimum Main Floor Area per Dwelling Unit

- n/a

HEIGHT STANDARDS

Minimum Structure Height

- n/a

Maximum Structure Height – Primary Structure

- 40 feet

Maximum Structure Height – Accessory Structure

- 35 feet

STRUCTURE FAÇADE STANDARDS

Minimum Transparency, Ground Floor

- 25%

Maximum Transparency, Ground Floor

- 60%

Minimum Transparency, Floors above Ground Floor

- 10%

Maximum Transparency, Floors above Ground Floor

- 50%

4.34 US 31-OL District Development Standards

A. General. Where the Overlay Districts Zoning Ordinance directly conflicts with other portions of the Zoning Ordinance, this code shall prevail; however, no development may be approved that conflicts with the Comprehensive Plan.

B. Non-Residential Site Planning Regulations

- a. The US 31 – OL District shall be developed as a cohesive and harmonized corridor, however, each sub-district shall have a distinctive use, purpose, and site development standards based in part on its function, location and desired appearances within the corridor.
- b. Where developments include several buildings, they shall be grouped to create outdoor spaces/plazas.
- c. Open space shall be located contiguous to open space on adjacent sites to maximize their combined visual effect.
- d. A straightforward and visually pleasant approach to building entrances shall be provided, with a drop-off area near office building entrances.
- e. No accessory structure shall be located within any required setback.
- f. Equipment
 - i. No storage areas, garbage containers or mechanical equipment shall be located within any required setback.
 - ii. Mechanical equipment, garbage containers, and satellite dishes shall be completely and permanently screened from view of public rights-of-way and adjoining properties. When attached to the ground, screening methods shall include a solid wall or fence enclosure of a material that matches the principal building. When roof mounted, screening methods may include parapet walls or other architectural treatments approved by the Planning Director.
 - iii. The colors and materials of all screening methods shall match and be in coordination with the colors and materials of the principal building.
- g. Drive-through
 - i. Where drive-through uses are permitted, drive-through windows and lanes are not permitted to front onto any street.
- h. Service Vehicles/Trucks
 - i. Adequate on-site areas must be provided for truck access, maneuvering, loading and storage.
 - ii. Service vehicle/truck traffic must be separated from automobile traffic.
- i. Access Regulations
 - i. Roads and driveway cuts must be aligned to create four-way intersections. Access points located on opposite sides of the street should be designed to line up the respective left turn lanes, where the road has no center median.
 - ii. Curb cuts are not permitted within 350 feet of an intersection on any arterial street, or within 300 feet of an intersection on any collector street.
 - iii. Where permitted, outlots in commercial and mixed developments shall only be accessed from internal roadways, and shall share driveways and parking lots wherever feasible.
 - iv. Direct access from primary arterials to development sites is prohibited, and direct access from secondary arterials is only allowed for sites at least 8 acres in size. Direct access from secondary arterials may not occur more frequently than once every 1,000 feet.

US - 31 OL ZONING TERMS - PG 10

City of Kokomo-US 31-OL Zoning Ordinance – Draft August 30, 2012

- v. Parcels containing a minimum of five (5) acres and a minimum parcel width of 450 feet may be granted one (1) additional driveway cut based on the merits of unique and/or unusual circumstances on a case-by-case basis and approval by the Planning Director. The driveway cut may not be permitted in all cases.

4.35.1 US 31-OL District Signage Standards

A. General Requirements (all sub-districts) Base zone for Office/Industrial/Agricultural (OIA) is C2. Base zone for Gateway Office (GO) is C2. Base zone for Agricultural (AG-OL) is AG.

- a. Signage within the US 31-OL shall be permitted subject to the standards of Article 6.34 to 6.42 of the Kokomo Zoning Ordinance unless otherwise stated below. In cases where Article 6.34 to 6.42 and the standards of the US 31-OL are in conflict, the US 31-OL District standard or the most restrictive standard shall apply.
- b. All signs must be associated with the permitted use of the property on which they are located.
- c. Street number(s) shall be prominently placed on freestanding signage and shall not count toward the four word limit of Designation Signs.
- d. On multi-tenant buildings, all signage must be visually consistent.
- e. Signs shall not obstruct views of authorized traffic signs or traffic control devices, create a visual obstruction at driveway entrances, be animated, cause glare, or be lit by any flashing or moving light.
- f. In no case shall total sign area for any use exceed 500 square feet. Ground sign area does not include the supporting base below signage itself. Individual letters are to be measured as total height multiplied by total width of each letter.
- g. Lots fronting on two or more streets are permitted one sign for each street frontage. When Designation Signs are used, the Designation Signs shall not count toward an individual user's permitted signage.
- h. Directional Signs cannot exceed 4 square feet each in size and 16 square feet total for all signs, cannot exceed 3 feet in height, and must not advertise an activity.
- i. A maximum of one color plus white or black may be used on any sign. The primary colors of the sign should be black or white with the other color being used as an accent color only.
 - i. Consideration may be given to a sign with more than one color other than black and white and may be approved administratively only if the colors are a muted and dark earth tone. Full color elevations of the signs must be submitted to the Planning Department in order to be approved administratively. Garish colors must be avoided, and the color scheme must relate to the associated building.
 - ii. Trademark corporate logos may be exempted from color restrictions of this section at the discretion of the planning director
- j. All signs shall be constructed with individual lettering flush mounted to either the wall of the building or the face of the ground sign. Panel, box-type, or back channeling of letters is prohibited.
- k. Where designation signs and multiple ground signs are used in a development, a uniform design theme for the development shall be established and followed with each sign.

B. Additional Sign Requirements for Office/Industrial/Agricultural (OIA) and Gateway Office (GO) sub districts. Base zone for Office/Industrial/Agricultural (OIA) is C2. Base zone for Gateway Office (GO) is C2.

- a. Designation Signs
 - i. Location Restrictions
 - 1. Designation signage shall be permitted for integrated, multi-parcel developments of at least 15 acres in size.

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2. Designation signage shall be no closer than 1,000 feet from any other approved and/or existing designation sign.

ii. General Requirements

1. Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.
2. Designation signage shall be designed as part of the overall “gateway” treatment that includes landscaping and other improvements such as fencing or water features.
3. Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of four (4) items of information, and mounted to a solid wall. Signs shall identify the development name only; identification for individual users is prohibited. Letters shall not exceed 18 inches in height, and shall be either back-lit or illuminated by ground-mounted lights.
4. Signs located on, in or above the Right-of-Way of any Street or Alley are prohibited except for state signs or way finding signs.

iii. Setback Requirements

1. All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.

iv. Height Requirements

- i. Designation signage shall not exceed eighteen (18) feet in height.

v. Size Requirements

- i. Designation signs shall not exceed 180 square feet in size and may be two sided.

b. Ground Signs

i. Location Restrictions

1. Individual ground signs are prohibited in the Regional Center, Community Center, Neighborhood Commercial and Health/Office Center Sub Districts.

c. Wall Signs

i. Location Restrictions

1. One (1) building-mounted sign shall be permitted on each public street frontage to which the lot is adjacent.

ii. General Requirements

1. Building-mounted signage shall consist of individual back-lit or industrially illuminated lettering. Panel, box-type, and back-channeled signs are not permitted in any Sub district.
2. For multi-tenant buildings, each tenant is permitted one (1) wall sign with a maximum of three (3) items of information (See definition for items of information).

iii. Height Requirements

1. On buildings up to three (3) stories in height, building-mounted signage shall not exceed two (2) feet in height. On buildings over three (3) stories in height, building mounted signage shall not exceed three (3) feet in height, with the exception in the Industrial Sub district where they shall not exceed two (2) feet in height. Other building sign size limitations will be per Article 6.34 to 6.42 –Sign Standards of the Kokomo Zoning Ordinance.

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4.35.2 Office/Industrial/Agricultural(OIA-OL) Signage Standards

AWNING SIGNS STANDARDS

Awning Sign Maximum Size

- 40 square feet

Awning Sign Maximum Height

- 4 feet

GROUND SIGNS STANDARDS

Ground Sign Maximum Size

- 100 square feet

Ground Sign Maximum Height

- 8 feet

PORTABLE SIGN (A-FRAME SIGN) STANDARDS

Portable Sign Maximum Size

- 32 square feet

Portable Sign Maximum Quantity

- 2

PROJECTING SIGNS STANDARDS

Projecting Sign Maximum Size

- 40 square feet

Projecting Sign Maximum Height

- 10 feet

WALL SIGNS STANDARDS

Wall Sign Maximum Size

- 200 square feet

Wall Sign Maximum Height

- 8 feet

WINDOW SIGNS STANDARDS

Window Sign Maximum Size

- 40 square feet

Window Sign Maximum Height

- 8 feet

POLE SIGNS STANDARDS

- Not Permitted

ROOF SIGNS STANDARDS

- Not Permitted

MAXIMUM OF ALL SIGNS

- 300 FEET

TEMPORARY SIGNS STANDARDS

- Not Permitted

OFF-SITE SIGNS STANDARDS

- Not Permitted

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4.35.3 Gateway Office (GO-OL) Signage Standards

AWNING SIGNS STANDARDS

Awning Sign Maximum Size

- 40 square feet

Awning Sign Maximum Height

- 4 feet

GROUND SIGNS STANDARDS

Ground Sign Maximum Size

- 100 square feet

Ground Sign Maximum Height

- 8 feet

PORTABLE SIGN (A-FRAME SIGN) STANDARDS

Portable Sign Maximum Size

- 32 square feet

Portable Sign Maximum Quantity

- 2

PROJECTING SIGNS STANDARDS

Projecting Sign Maximum Size

- 40 square feet

Projecting Sign Maximum Height

- 10 feet

WALL SIGNS STANDARDS

Wall Sign Maximum Size

- 200 square feet

Wall Sign Maximum Height

- 8 feet

WINDOW SIGNS STANDARDS

Window Sign Maximum Size

- 40 square feet

Window Sign Maximum Height

- 8 feet

POLE SIGNS STANDARDS

- Not Permitted

ROOF SIGNS STANDARDS

- Not Permitted

MAXIMUM OF ALL SIGNS

- 300 FEET

TEMPORARY SIGNS STANDARDS

- Not Permitted

OFF-SITE SIGNS STANDARDS

- Not Permitted

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4.35.4 Agricultural (AG-OL) Signage Standards

AWNING SIGNS STANDARDS

- n/a

WALL SIGNS STANDARDS

- n/a

POLE SIGNS STANDARDS

- Not Permitted

GROUND SIGNS STANDARDS

- n/a

WINDOW SIGNS STANDARDS

- n/a

ROOF SIGNS STANDARDS

- Not Permitted

PORTABLE SIGN (A-FRAME SIGN) STANDARDS

- n/a

TEMPORARY SIGNS STANDARDS

- Not Permitted

MAXIMUM OF ALL SIGNS

- n/a

PROJECTING SIGNS STANDARDS

- n/a

OFF-SITE SIGNS STANDARDS

- Not Permitted

4.36 US 31-OL Sub-District Parking Standards

For retail and commercial uses, parking standards shall follow Downtown Commercial District (DC) in the Kokomo Zoning Ordinance. Please refer to Article 6.47, 6.49, 6.50 in the Kokomo Zoning Ordinance.

For office and industrial uses, parking standards shall follow Low Intensity Industrial District (LI). Please refer to Article 6.47, 6.49, 6.50 in the Kokomo Zoning Ordinance.

Unless otherwise stated in Article 4.36, the following standards should follow Kokomo Zoning Ordinances. In case the standards of Article 4.36 and the Kokomo Zoning Ordinances are different, the most restrictive standards shall apply.

4.37 US 31-OL Sub-District Landscaping Standards

For Office, Industrial, Agricultural Sub district,

If the use is agricultural, reference to the Landscaping Standards for Agriculture District (AG). Please follow Article 6.23 to 6.30 in the Kokomo Zoning.

If the use is office or industrial, follow the Landscaping Standards for Light Intensity Industrial/ (Business Park) District (LI). Please follow Article 6.23 to 6.30 in the Kokomo Zoning.

Unless otherwise stated in Article 4.37, the following standards should follow Kokomo Zoning Ordinances. In case the standards of Article 4.37 and the Kokomo Zoning Ordinances are different, the most restrictive standards shall apply.

4.38 US 31-OL Sub-District Architecture Standards

A. Architectural Review Procedure

- a. With regard to non-residential developments, architectural plans for all primary and accessory buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings, and the number, size, and type of structures. A complete set of color 360-degree elevations detailing the front, rear, and opposite side views of each proposed above ground structure shall be provided. Key exterior elements such as materials, windows, architectural breaks, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials specifications, colors, and textures.
 - i. If the architectural standards of the US 31-OL district are met, the review of the architectural plans shall be completed by the Planning Staff. Appeals of Staff's interpretations shall go to the Planning Commission who shall render a decision pursuant to the established procedures.

A. Non-Residential General Architecture Requirements

The following design/architecture requirements shall apply to all non-residential sub districts within the US 31 Overlay district.

- a. High quality building design and construction shall be provided on all elevations (360 degree architectural treatment) in all Sub districts and architectural detailing shall be focused on the building entry and on façades visible from any roadway.
- b. The scale, mass, color and proportion of the building shall reflect the character of the area in which it is located and shall be compatible with adjoining developments.

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- c. Multiple buildings in developments (including accessory buildings and detached outlot buildings in commercial centers, where permitted) must incorporate coordinated architectural styles, materials, forms, features, colors and applied elements to visually tie the development together.
- d. Antennas shall be roof-mounted only, shall project no more than 12 feet above the height of the building, and shall be positioned to minimize visibility from public rights-of-way. As a special exception, communication antennas for television and radio may exceed the height requirements listed in this section subject to approval by the planning commission. One antenna is allowed per building, except that at buildings with more than one tenant, a maximum of two shall be allowed per building.
- e. Signage, fencing, walls and other amenities (benches, lights) must be integrated with building design and landscaping.
- f. Building Trim
 - i. The use of accent and trim elements (accent panels, banding, cornices, canopies/awnings, etc.) is recommended to add visual interest and break down the scale of facades.
 - ii. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers (“Fypon”), and EIFS as permitted in the individual Sub districts.
- g. Façade
 - i. Glazing shall not exceed 75% of any façade.
 - ii. Façade treatments shall be designed to break large façade areas into smaller facades.
 - iii. Exterior materials must be consistent on all facades, and material/finish changes should relate to the “structure” of the building.
 - iv. Colors used on building facades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used only as limited accents.
- h. Roofs
 - i. Pitched roofs shall be required on buildings used for all small-scale retail, service, and office uses. Small-scale shall generally mean one-story buildings; however, the design and location of some buildings, which are more than one story in height, may require pitched roofs to be used as well.
 - ii. Rooflines and roof profiles shall be varied to create visual interest. One-story buildings must incorporate sloped roofs or tall parapets to architecturally conceal roof-mounted equipment.
 - iii. All rooftop equipment, including vents greater than 1 foot in height, shall be screened from view from all ground level vantage points by parapet walls, rooftop walls or recesses in sloped roofs.
 - iv. Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - v. Roof materials should be traditional in composition and complement the architectural features of the structure.
 - vi. Where pitched roofs are required or requested; appropriate pitches shall be used based on the circumstance.
- i. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.

B. Additional Architecture Standards for Gateway Office (GO) Sub District

- a. Facades shall incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances.

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- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.}

C. Additional Architecture Standards for Office/Industrial/Agricultural (OIA) Sub District

- a. The primary façade treatment shall create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), steel/masonry composite wall systems, glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) wall systems only if at least 8’ above grade, and painted concrete masonry units at rear facades only.}
- c. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, steel or aluminum curtain wall systems plastics, reflective glass.}

4.39 US 31-OL Sub-District Procedures

A. Review Procedures

All development within the US31-OL District shall be subject to site plan review, Kokomo Zoning Ordinance subdivision regulations, and site development standards, in addition to the use, bulk, and site development standards of this section. The following types of development proposals shall be required to be reviewed as planned developments in the Kokomo Zoning Ordinance with Article 7 Planned Development Districts (PD).

- a. All proposed subdivisions.
- b. All development proposals that include requests for any exceptions from the standards listed for this district and/or Sub districts.
- c. All proposed uses listed as Special Exceptions in Article 4.16.1. These uses are not assumed permitted by-right and thus, there shall be no presumption of their approval.
- d. All development proposals in the Agricultural (AG) District.
- e. All other development proposals shall be required to submit all information for a detailed development plan; however, the plan shall be subject to review through the standard Planned Development process.

B. Appeal Process

Appeals of Staff’s interpretations shall go to the Planning Commission who shall render a decision pursuant to the established procedures.

4.40 US 31-OL Sub-District Definitions

Sign, Designation: A type of ground sign that identifies an integrated development and may identify one or more establishments within the development.

Sign, Items of Information: A word, a logo, an initial, an abbreviation, a number, a symbol, or a geometric.

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Sign, Temporary: An on-premise advertising device not fixed to a permanent foundation, for the purpose of conveying information, knowledge, or ideas to the public about a subject related to the activities on the premises upon which it is located.



TRAFFIC COUNT - ROCCHIO PROPERTY



Disclaimer: The data is provided pursuant to the Indiana Open Records Act. It represents accurate reproductions of the records on file with the Indiana Department of Transportation; however, [... more](#)

List View

All DIRs

Record			1			of 1	Goto Record	<input type="text"/>	<input type="button" value="go"/>
Location ID	340131					MPO ID			
Type	SPOT					HPMS ID	234_035_10.9		
On NHS	Yes					On HPMS	Yes		
LRS ID	23400000350000001					LRS Loc Pt.	10.9991575		
SF Group	U2_SWG					Route Type	US Route		
AF Group	U2_A					Route	35		
GF Group	U2_SWG								
Class Dist Grp									
WIM Group									
QC Group	JUR2SHORT								
Funct'l Class	Other Principal Arterial (OPA)					Milepost			
Located On	US 35 2.10 MI W OF SR 213 LT								
Loc On Alias	US 35								
	PR		MP		PT				
More Detail									
STATION DATA									

Directions: **2-WAY** **NEG** **POS**

1 **2** **1** **2**

AADT								
	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2015	9,465 ³		10	57			Grown from 2014
	2014	9,261	888	10	57			
	2013	7,657 ³						Grown from 2012
	2012	7,766						
	2011	10,019						
1-5 of 7								

Travel Demand Model										
	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT				VOLUME TREND	
	Date	Int	Total	Year	Annual Growth
	Wed 9/24/2014	60	10,988	2015	2%



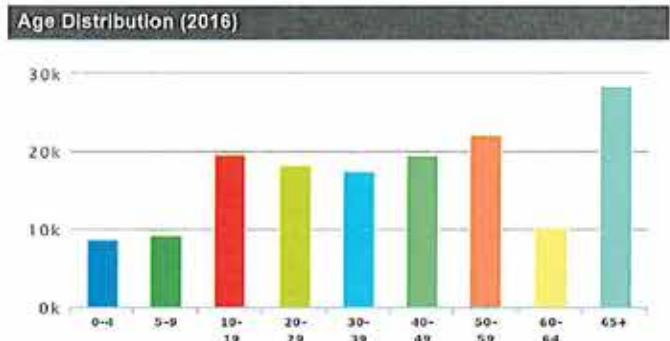
HOWARD COUNTY DEMOGRAPHIC INFO



Howard County Demographics

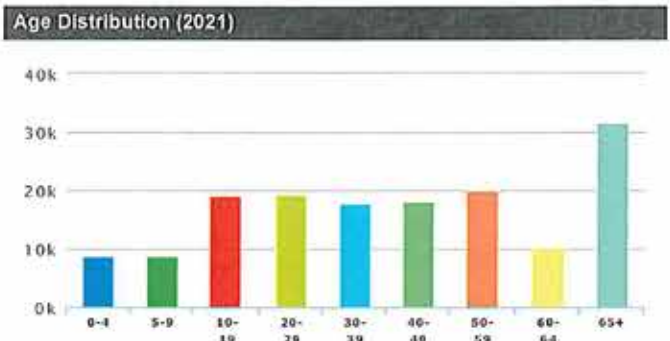
Demographics Report (20 mile radius around 300 N and 50 E)

Population (2016)	
	TOTAL
Population (2016)	153,378



	TOTAL	%
0-4	8,693	5.67
5-9	9,218	6.01
10-19	19,580	12.77
20-29	18,165	11.84
30-39	17,529	11.43
40-49	19,437	12.67
50-59	22,062	14.38
60-64	10,236	6.67
65+	28,458	18.55

Population (2021)	
	TOTAL
Population (2021)	153,887



	TOTAL	%
0-4	8,890	5.78
5-9	8,927	5.8
10-19	18,978	12.33
20-29	19,197	12.47
30-39	17,790	11.56
40-49	18,168	11.81
50-59	19,991	12.99
60-64	10,176	6.61
65+	31,770	20.65

Sex (2016)



	TOTAL	%
Male	76,278	49.73
Female	77,100	50.27

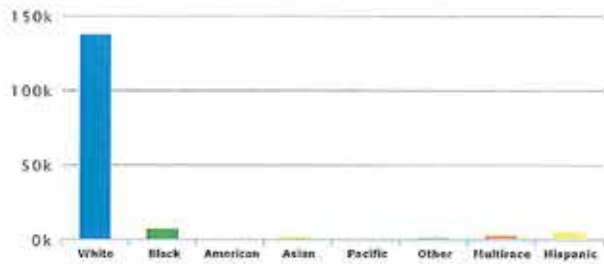
Sex (2021)



	TOTAL	%
Male	76,417	49.66
Female	77,470	50.34

HOWARD COUNTY DEMOGRAPHICS - PG 2

Race and Ethnicity Distribution (2016)



	TOTAL	%
White	138,061	90.01
Black	8,100	5.28
American Indian	559	.36
Asian	1,417	.92
Pacific Islander	36	.02
Other	1,719	1.12
Multirace	3,486	2.27
Hispanic	5,236	3.41

Race and Ethnicity Distribution (2021)



	TOTAL	%
White	137,578	89.4
Black	8,432	5.48
American Indian	601	.39
Asian	1,573	1.02
Pacific Islander	36	.02
Other	1,877	1.22
Multirace	3,790	2.46
Hispanic	5,953	3.87

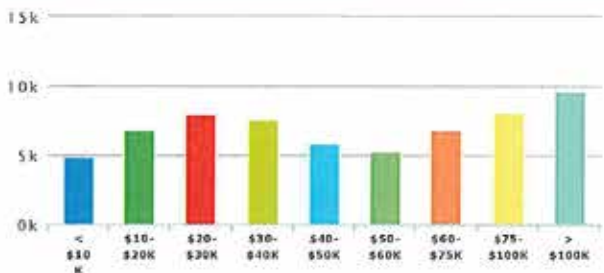
Total Households (2016)

	TOTAL	%
Households	63,004	
Families	41,834	66.4

Total Households (2021)

	TOTAL	%
Households	64,249	
Families	41,595	64.74

Household Income Distribution (2016)



	TOTAL	%
< \$10 K	4,933	7.83
\$10-\$20K	6,856	10.88
\$20-\$30K	7,979	12.66
\$30-\$40K	7,580	12.05
\$40-\$50K	5,848	9.28
\$50-\$60K	5,274	8.37
\$60-\$75K	6,867	10.9
\$75-\$100K	8,038	12.76
> \$100K	9,619	15.27

Household Income Distribution (2021)



	TOTAL	%
< \$10 K	4,908	7.64
\$10-\$20K	5,909	9.2
\$20-\$30K	7,373	11.48
\$30-\$40K	7,546	11.74
\$40-\$50K	5,568	8.67
\$50-\$60K	5,081	7.91
\$60-\$75K	7,014	10.92
\$75-\$100K	8,292	12.91
> \$100K	12,558	19.55

Report provided by the State of Indiana <http://statein.zoomprospector.com>

HOWARD COUNTY DEMOGRAPHICS - PG 3

Labor Force Status (2016)



	TOTAL	%
Labor Force	73,146	
Employed	70,124	95.87
Unemployed	2,968	4.06
In Armed Forces	54	
Not In Labor Force	50,557	

Labor Force Status (2021)



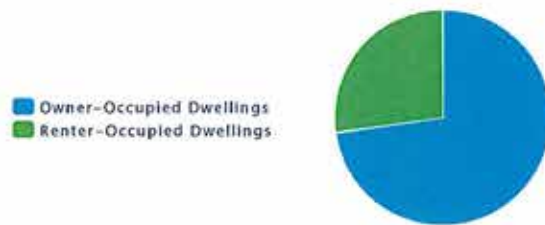
	TOTAL	%
Labor Force	73,779	
Employed	70,718	95.85
Unemployed	3,007	4.08
In Armed Forces	54	
Not In Labor Force	51,076	

Total Number of Housing (2016)



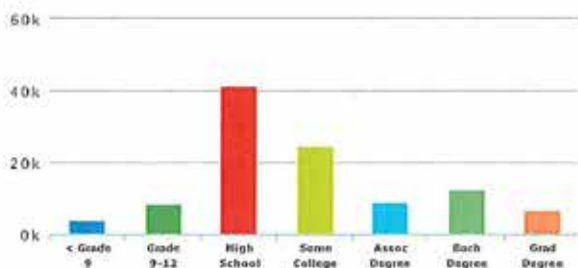
	TOTAL	%
Total Dwellings	69,330	
Owner-Occupied Dwellings	45,478	72.18
Renter-Occupied Dwellings	17,526	27.82
Housing Units Occupied	63,004	90.88

Total Number of Housing (2021)



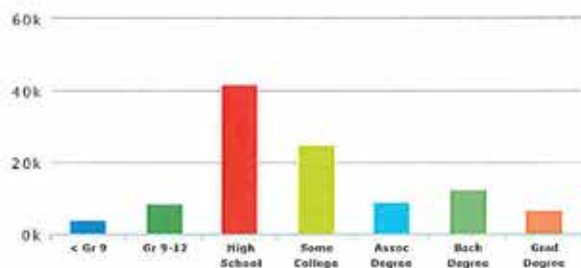
	TOTAL	%
Total Dwellings	70,986	
Owner-Occupied Dwellings	46,824	72.88
Renter-Occupied Dwellings	17,425	27.12
Housing Units Occupied	64,249	90.51

Education Attainment (2016)



	TOTAL	%
Population Age 25+	106,566	
< Grade 9	3,905	3.66
Grade 9-12	8,471	7.95
High School	41,428	38.88
Some College	24,649	23.13
Assoc Degree	9,005	8.45
Bach Degree	12,388	11.62
Grad Degree	6,720	6.31

Education Attainment (2021)



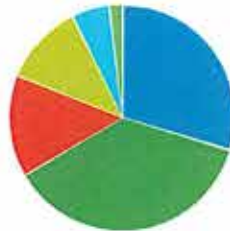
	TOTAL	%
Population Age 25+	107,366	
< Gr 9	3,965	3.69
Gr 9-12	8,574	7.99
High School	41,721	38.86
Some College	24,891	23.18
Assoc Degree	9,071	8.45
Bach Degree	12,423	11.57
Grad Degree	6,721	6.26

Report provided by the State of Indiana <http://statein.zoomprospector.com>

HOWARD COUNTY DEMOGRAPHICS - PG 4

Size of Household (2016)

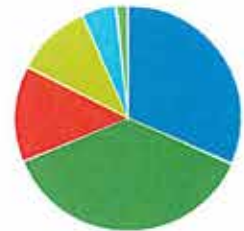
1 Person
2 Person
3 Person
4 Person
5 Person
6+ Person



	TOTAL	%
1 Person	18,462	29.3
2 Person	22,969	36.46
3 Person	9,107	14.45
4 Person	7,324	11.62
5 Person	3,374	5.36
6+ Person	1,184	1.88

Size of Household (2021)

1 Person
2 Person
3 Person
4 Person
5 Person
6+ Person



	TOTAL	%
1 Person	20,219	31.47
2 Person	23,576	36.69
3 Person	8,747	13.61
4 Person	6,910	10.76
5 Person	3,123	4.86
6+ Person	1,118	1.74

Source: Applied Geographic Solutions, 2016

HOWARD COUNTY DEMOGRAPHICS - PG 5





DEVELOPMENT POTENTIAL LAND



Schrader Real Estate and Auction Company
950 North Liberty Dr.
Columbia City, Indiana 46725
Office: 800-451-2709

Todd Freeman • 765-414-1863, todd@schraderauction.com
Rick Williams • 765-639-2394, rick@schraderauction.com