


2019046915 ORDINANCE \$40.00
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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE NO. 38-09-19

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
NO. 62-12-95, AND THE SAXONY CORPORATE CAMPUS ORDINANCE NO.
49-08-16 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE
MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

Document Cross-Reference No: 2016049244

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 49-08-16, and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP NO. 0074-2019 as required by law concerning an amendment for a waiver to permit the installation of canopies and landscaping on "Lot B", a part of the "Saxony Corporate Campus", all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation for adoption to the Council with a vote of 9 ayes, 1 nay, and 0 abstentions at their August 19, 2019 meeting, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, and the "Saxony Corporate Campus" Planned Development Ordinance, and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject real estate located at 14098 Bergen Boulevard and legally described as "Lot B in the Saxony Corporate Campus" subdivision also known as Hamilton County Parcel No. 13-11-23-00-00-011.011 which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned "CCPD Corporate Campus Planned Development" district with a land use category of "Commercial" and a subdistrict overlay of "Interchange".

SECTION 2. That this ordinance and attached "Exhibit 1" indicates the site plan and drawings of the proposed canopies including locations and additional landscaping. As per the "Exhibit 1" a waiver is granted to allow for two additional canopies. Included with the canopies are heaters and fans underneath to match the canopy color of dark bronze or may be black. The landscaping includes a minimum of nine additional evergreen trees with a minimum height of eight feet (8-FT) at the time of planting to shield the new canopies as per locations on "Exhibit 1."

SECTION 3. Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance or the "Saxony Corporate Campus" Planned Development Ordinance No. 49-08-16 is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance and/or Ordinance No. 49-08-16, the Saxony Corporate Campus Planned Development Ordinance shall apply.

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 24th day of September, 2019.

COMMON COUNCIL

AYE

NAY



Brian Ayer

Will Hampton

Mark Boice

Christopher Jensen

Roy Johnson

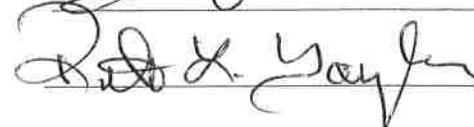
Gregory P. O'Connor

Darren Peterson





Rick L. Taylor




Megan G. Wiles

Approved and signed by the Mayor of the City of Noblesville, Hamilton County,

Indiana, this 24th day of September, 2019.




John Ditslear, Mayor
City of Noblesville, Indiana

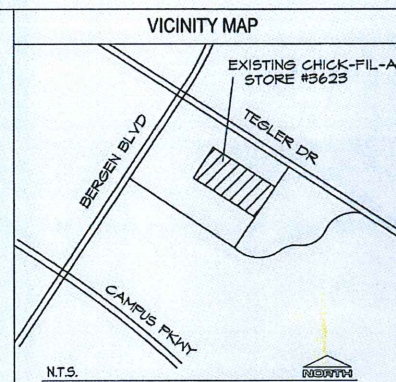
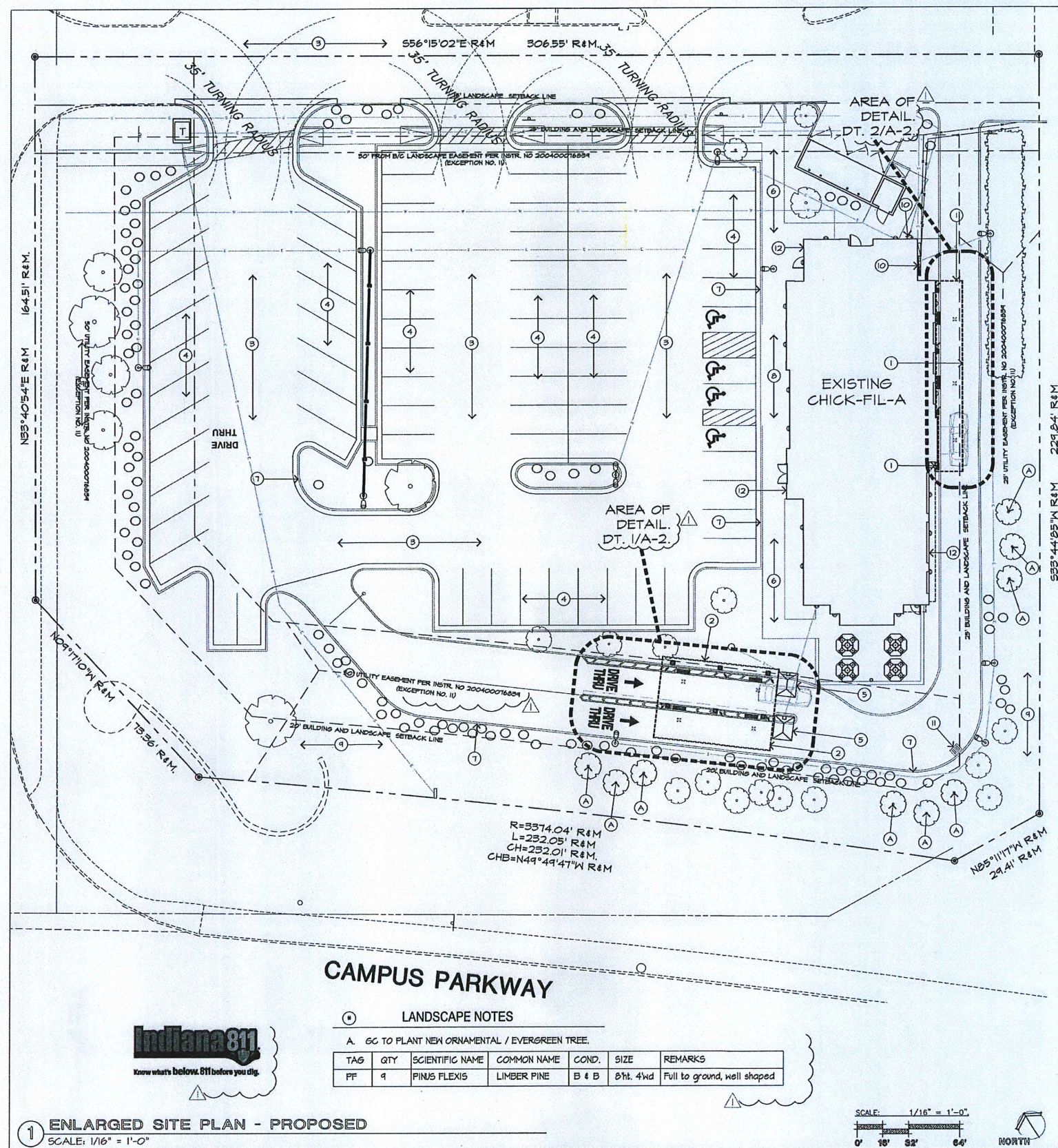

L. Lees, Clerk

I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joyceann Yelton

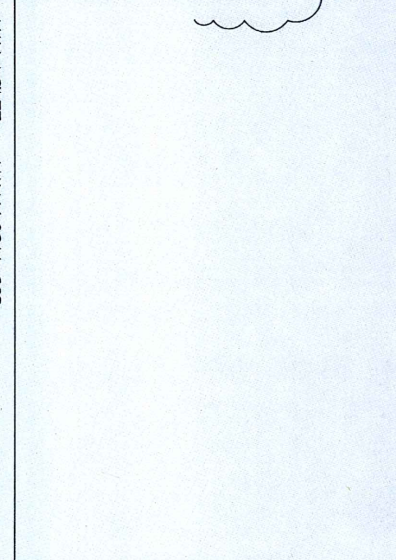
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325



SHEET INDEX

ARCHITECTURAL
A-1 PROJECT DATA & OVERALL SITE PLAN
A-2 ENLARGED CANOPY PLAN
A-3 ELEVATIONS
G-1 MATERIAL SAMPLE BOARD



- SITE PLAN NOTES
1. OUTLINE OF PROPOSED OVERHEAD MEAL DELIVERY CANOPY.
 2. OUTLINE OF PROPOSED OVERHEAD FACE TO FACE CANOPY.
 3. EXISTING VEHICLE DRIVE AISLE TO REMAIN.
 4. EXISTING PARKING FIELD TO REMAIN, NO CHANGE.
 5. EXISTING ORDER POINT TO REMAIN, NO CHANGE.
 6. EXISTING CONCRETE WALKWAY TO REMAIN.
 7. EXISTING CONCRETE CURB TO REMAIN, ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE CONDITION.
 8. EXISTING CONCRETE ACCESSIBLE RAMP / MARKED PATHWAY TO REMAIN.
 9. EXISTING LANDSCAPING AREA TO REMAIN.
 10. LOCATION OF ELECTRICAL AND/OR GAS CONNECTION, CONFIRM UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 11. EXISTING UNDERGROUND UTILITY COVER TO REMAIN, VERIFY PRIOR TO START OF CONSTRUCTION.
 12. EDGE OF EXISTING BUILDING, NO CHANGE.

PROJECT DATA

PROJECT NAME:	CHICK-FIL-A, SITE #3623
PROJECT ADDRESS:	14098 BERGEN BLVD. NOBLESVILLE, IN 46060
PROJECT DESCRIPTION:	INSTALL NEW OVERHEAD SHADE CANOPY AT EXISTING DRIVE THRU FOR EMPLOYEE WEATHER PROTECTION.
EXISTING ZONING:	CCPD
SITE AREA:	158 ACRES (68,665 SF.)
PARCEL NUMBER:	13-11-23-00-00-011.011
LEGAL DESCRIPTION:	ACREAGE 158 SECTION 23, TOWNSHIP 18 RANGE 5 SANYON CORPORATE CAMPUS LOT B IRREGULAR SHAPE.
BUILDING AREA:	4,876 S.F.
CONSTRUCTION TYPE:	YB (EXISTING BUILDING) IIB (PROPOSED CANOPY)
OCCUPANCY:	A-2 (EXISTING BUILDING) M (PROPOSED CANOPY)
CONSTRUCTION AREA:	a) Face to Face canopy: ± 935 S.F. b) Meal Delivery Canopy: ± 494 S.F. Total: ± 1429 S.F.
PARKING:	EXISTING (NO CHANGE)
DRIVE THRU QUEING:	EXISTING (NO CHANGE)

GOVERNING CODES

BUILDING:	2012 I.B.C.
MECHANICAL:	2012 I.M.C.
PLUMBING:	2012 I.P.C.
ENERGY:	2012 I.E.C.C.
ELECTRICAL:	2008 N.E.C.
FUEL / GAS:	2012 I.F.G.C.
FIRE:	2012 N.F.P.A.
ACCESSIBLE:	CURRENT EDITION OF ANSI.

BUILDING SETBACKS

FRONT (Campus Parkway):	20 FT
SIDE (Bergen Boulevard):	25 FT
REAR:	25 FT
SIDE:	25 FT

PROJECT TEAM

OWNER:	CHICK-FIL-A, INC. TROY TRIPP 5200 BUFFINGTON ROAD ATLANTA, GA 30349 CHICK-FIL-A.COM
PROJECT MANAGER:	EMG, LLC MICHAEL ANDERSON 17200 N. PERIMETER DRIVE, SUITE 275 SCOTTSDALE, ARIZONA 85255 SCOTTSDALE, ARIZONA 85255 PH: 480-777-1800
CANOPY COMPANY:	LANE SUPPLY INC. LARRY TOLBERT 120 FAIRVIEW ARLINGTON, TX 76010 LTOLBERT@LANESUPPLYING.COM
BUILDING DEPARTMENT:	CITY OF NOBLESVILLE BUILDINGS AND INSPECTIONS 16 S 10TH ST NOBLESVILLE, IN 46060 PHONE 317-T16-6323

- GENERAL NOTES
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE G.C. SHALL BE RESPONSIBLE TO VERIFY AND LOCATE EXACT LOCATION/DEPTH OF UNDERGROUND UTILITY LINES, COMMUNICATION LINES, ETC. SERVING THIS SITE. IDENTIFY UTILITIES AS TO SCOPE OF WORK AND LOCATION OF DIGGING.
 2. WHERE REQUIRED, G.C. SHALL NOTIFY ADJACENT TENANTS / PROPERTY OWNERS OF ANY SERVICE INTERRUPTIONS AT LEAST 48 HOURS PRIOR TO SERVICE INTERRUPTIONS.
 3. ANY DAMAGES TO UNDERGROUND UTILITY LINES SHALL BE REPORTED TO THE UTILITY COMPANY INVOLVED. G.C. SHALL REPAIR DAMAGES PER UTILITY CO. REQUIREMENTS AT CONTRACTORS EXPENSE.
 4. UPON INSTALLATION OF FOOTINGS, IT SHALL BE THE G.C RESPONSIBILITY TO OBTAIN THE SERVICES OF A LAND SURVEYOR TO PROVIDE TOP OF ASPHALT/CONC. DIVE TOPO POINTS TO THE CANOPY FABRICATOR PRIOR TO CANOPY FABRICATION. SAID LAND SURVEYOR SHALL PROVIDE A DRAWING DEPICTING TOPO POINTS NO EXCEPTIONS TAKEN.

CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
(404) 765-8000

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FAX: (480) 614-3389
david@udow.com

CHICK-FIL-A
No. 33568
STATE OF INDIANA
JAN 19

Revision Schedule

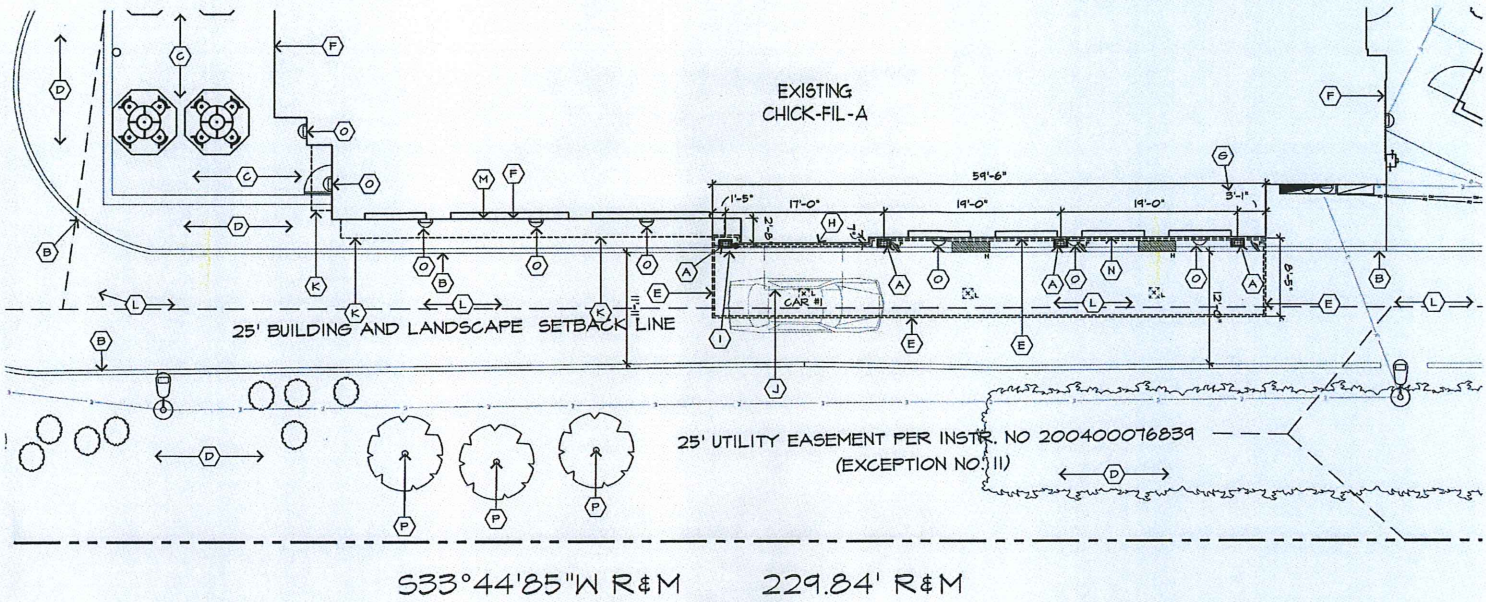
Rev	Date	By	Description
1	7-30-19	JM	Plan commission comments

Project Name: CANOPY PROGRAM
CHICK-FIL-A
STORE # 3623
14098 BERGEN BLVD.
NOBLESVILLE, IN 46060

Issue Date: 9-21-2018
Drawn By: JMW/H
Job Number: 18011

Sheet Title: Project Data
Overall Site Plan
Scale: As Indicated

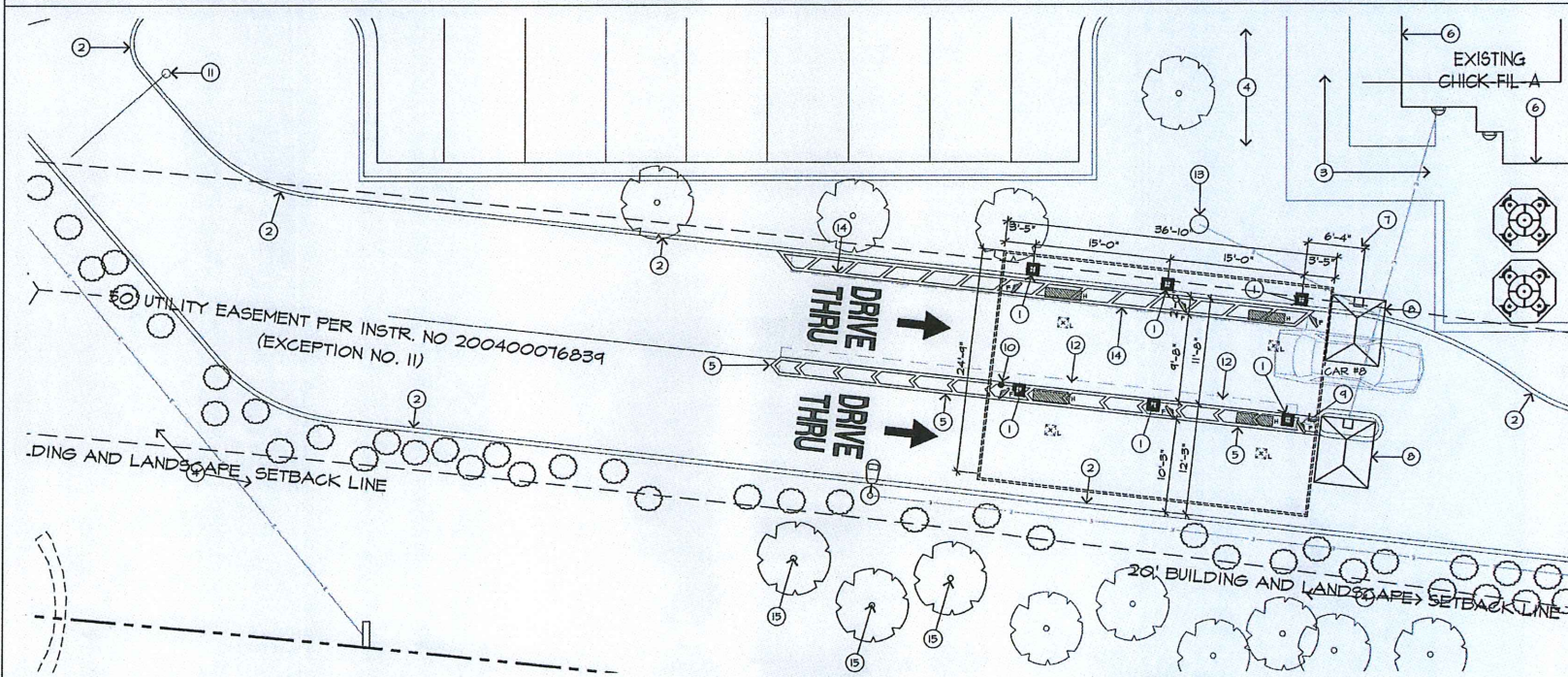
Sheet Number: A-1



2 ENLARGED CANOPY INSTALLATION PLAN - MEAL DELIVERY CANOPY
SCALE: 1/8" = 1'-0"

LEGEND
 CANOPY LIGHTS
 FANS
 HEATERS
 SEE STRUCT. DRAWINGS

- CONSTRUCTION NOTES - MEAL DELIVERY**
- NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED AS REQUIRED FOR FLUSH CONDITION WITH EXISTING.
 - EXISTING CONCRETE CURB TO REMAIN. ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE CONDITION.
 - EXISTING CONCRETE WALKWAY TO REMAIN.
 - EXISTING LANDSCAPING AREA TO REMAIN.
 - OUTLINE OF PROPOSED OVERHEAD CANOPY.
 - EDGE OF EXISTING BUILDING. NO CHANGE.
 - X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION AND NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTION RELATED CONDITIONS.
 - MEAL DELIVERY PICK UP WINDOW. NO CHANGE.
 - EXISTING BOLLARD TO BE REMOVED.
 - EXISTING AWNING TO BE REMOVED.
 - EXISTING AWNING TO REMAIN. NO CHANGE.
 - EXISTING DRIVE THRU LANE TO REMAIN.
 - DINING ROOM WINDOW. GC TO CONFIRM LOCATION.
 - KITCHEN WINDOW. GC TO CONFIRM LOCATION.
 - EXISTING LIGHTS.
 - LOCATION OF NEW TREES. SEE A-1 FOR MORE DETAILS.
- NOTES:**
- REFERENCE:**
- SCALE: 1/8" = 1'-0"
- NORTH



1 ENLARGED CANOPY INSTALLATION PLAN - FACE TO FACE CANOPY
SCALE: 1/8" = 1'-0"

LEGEND
 CANOPY LIGHTS
 FANS
 HEATERS
 SEE STRUCT. DRAWINGS

- CONSTRUCTION NOTES - FACE TO FACE**
- NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED AS REQUIRED FOR FLUSH CONDITION WITH EXISTING.
 - EXISTING CONCRETE CURB TO REMAIN. ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE CONDITION.
 - EXISTING CONCRETE WALKWAY TO REMAIN.
 - EXISTING LANDSCAPING AREA TO REMAIN.
 - NEW 24" WIDE TEAM MEMBER DEMARCATION. USE TRAFFIC RATED PAINT.
 - EDGE OF EXISTING BUILDING. NO CHANGE.
 - X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION AND NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTION RELATED CONDITIONS.
 - EXISTING DRIVE THRU ORDER POINT.
 - EXISTING BOLLARD TO BE REMOVED.
 - LOCATION OF NEW BOLLARD. PER CHICK-FIL-A STANDARDS DESIGN INSTALL 24" FROM FACE OF CLEARANCE BAR AND/OR LAST CANOPY COLUMN AS SHOWN ON DRAWINGS.
 - EXISTING CLEARANCE BAR TO REMAIN. NO CHANGE.
 - EXISTING STRIPPING TO BE REMOVED.
 - EXISTING FLAG POLE TO REMAIN.
 - EXISTING TEAM MEMBER WALKWAY TO REMAIN. NO CHANGE.
 - LOCATION OF NEW TREES. SEE A-1 FOR MORE DETAILS.
- NOTES:**
- REFERENCE:**
- SCALE: 1/8" = 1'-0"
- NORTH

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REGISTERED ARCHITECT
No. 33658
STATE OF ARIZONA

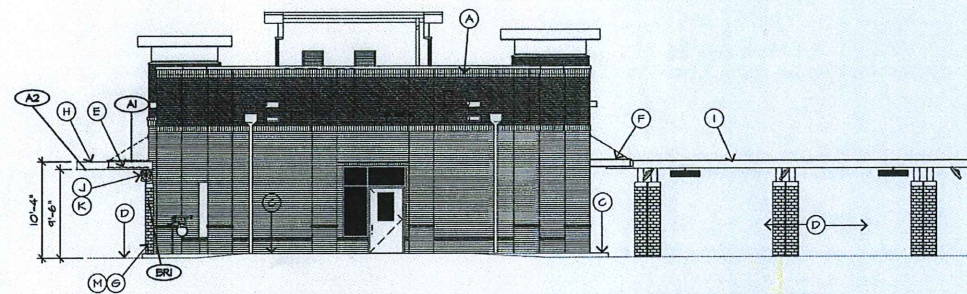
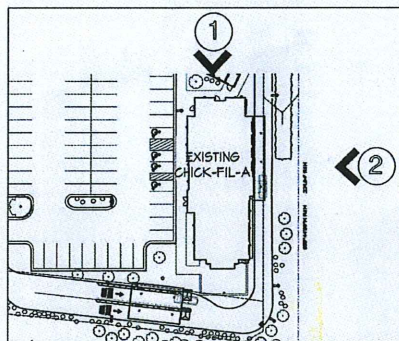
Revision Schedule

Rev	Date	By	Description
1	7-30-19	JM	Plan commission comments

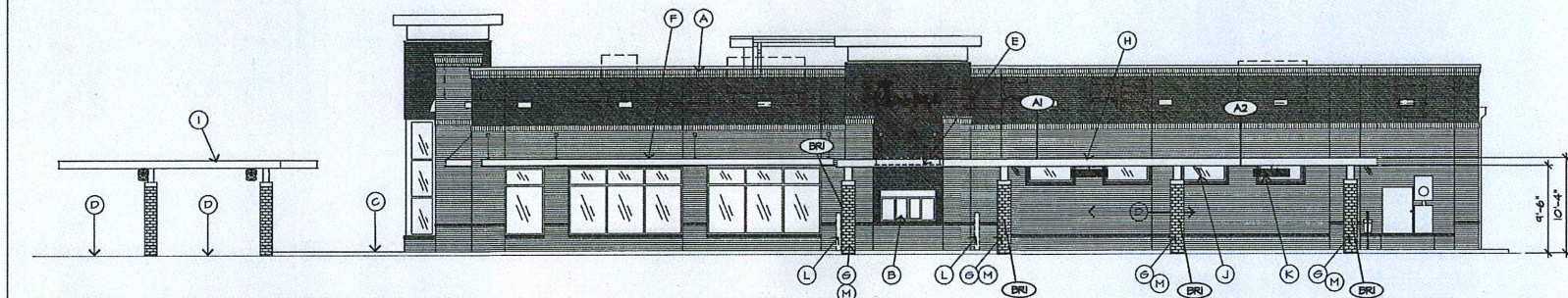
Project Name: CANOPY PROGRAM
CHICK-FIL-A
STORE # 3623
 14098 BERGEN BLVD.
 NOBLESVILLE, IN 46060

Issue Date: 9-21-2018
Drawn By: J.M./H
Job Number: 18011

Sheet Title: Enlarged Canopy Plan
Scale: As indicated
Sheet Number: A-2

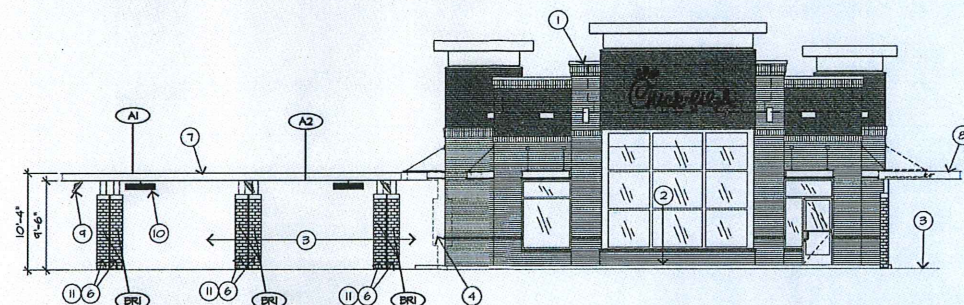
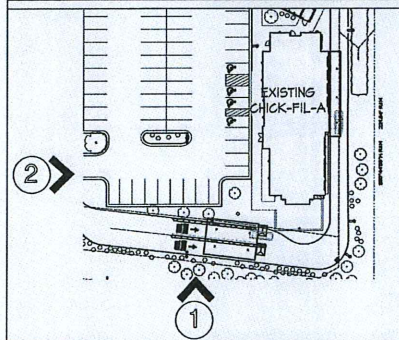


1 REAR ELEVATION (NORTHEAST) - MEAL DELIVERY CANOPY
SCALE: 1/8" = 1'-0"

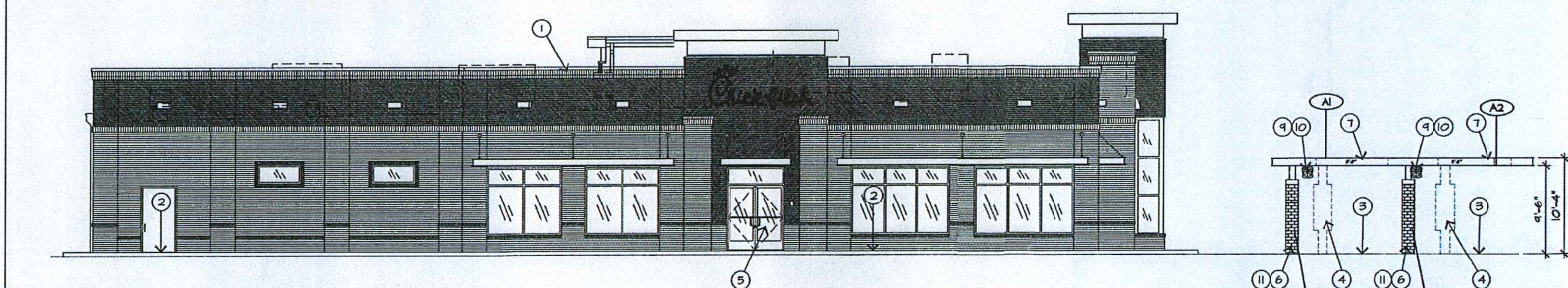


2 DRIVE THRU ELEVATION (SOUTHEAST) - MEAL DELIVERY CANOPY
SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS



1 FRONT ELEVATION (SOUTHWEST) - FACE TO FACE
SCALE: 1/8" = 1'-0"



2 SIDE ENTRY ELEVATION (NORTHWEST) - FACE TO FACE CANOPY
SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

CONSTRUCTION NOTES - MEAL DELIVERY

- EXISTING BUILDING TO REMAIN. NO WORK IN THIS AREA.
- MEAL DELIVERY PICK UP WINDOW. NO CHANGE.
- EXISTING CONCRETE WALKWAY TO REMAIN.
- EXISTING DRIVE THRU LANE TO REMAIN.
- EXISTING AWNING TO BE REMOVED.
- EXISTING AWNING TO REMAIN. NO CHANGE.
- NEW CANOPY STEEL SUPPORT COLUMN. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL.
- NEW MEAL DELIVERY CANOPY METAL SHADE.
- NEW FACE TO FACE CANOPY.
- NEW OVERHEAD FAN.
- NEW OVERHEAD HEATER.
- EXISTING BOLLARD TO BE REMOVED.
- NEW COLUMN WRAP TO MATCH EXISTING BUILDING.

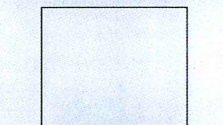
MATERIALS LEGEND (PROPOSED FINISHES)

A1- CANOPY DECK



MANUFACTURE: LANE, INC.
COLOR: DARK BRONZE

A2- CANOPY DECK - UNDERSIDE



MANUFACTURE: LANE, INC.
COLOR: HIGH GLOSS WHITE

B1- CANOPY COLUMN WRAP



MANUFACTURE: GENERAL SHALE
BRICK.
COLOR: RED VELOUR ACME
EQUIVALENT - CRIMSON. MATCH
BUILDING.

CONSTRUCTION NOTES - FACE TO FACE

- EXISTING BUILDING TO REMAIN. NO WORK IN THIS AREA.
- EXISTING CONCRETE WALKWAY TO REMAIN.
- EXISTING DRIVE THRU LANE TO REMAIN.
- EXISTING MENU BOARD TO REMAIN.
- EXISTING MAIN ENTRY.
- NEW CANOPY STEEL SUPPORT COLUMN. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL.
- NEW FACE TO FACE CANOPY METAL SHADE.
- NEW MEAL DELIVERY CANOPY.
- NEW OVERHEAD FAN.
- NEW OVERHEAD HEATER.
- NEW COLUMN WRAP TO MATCH EXISTING BUILDING.

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



Chick-fil-A
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Revision Schedule

Rev	Date	By	Description
1	7-30-19	JM/JH	Plan commission comments

Project Name: CANOPY PROGRAM

CHICK-FIL-A
STORE # 3623

14098 BERGEN BLVD.
NOBLESVILLE, IN 46060

Issue Date: 9-21-2018
Drawn By: JM/JH
Job Number: 18011

Sheet Title:

Elevation Plan

Scale: As Indicated

Sheet Number:

A-3

VIEW #1 - EXISTING CHICK-FIL-A PERSPECTIVE VIEW FROM CAMPUS FWY.
FACE TO FACE (DUAL LANE) AND MEAL DELIVERY (SINGLE LANE) CANOPIES .



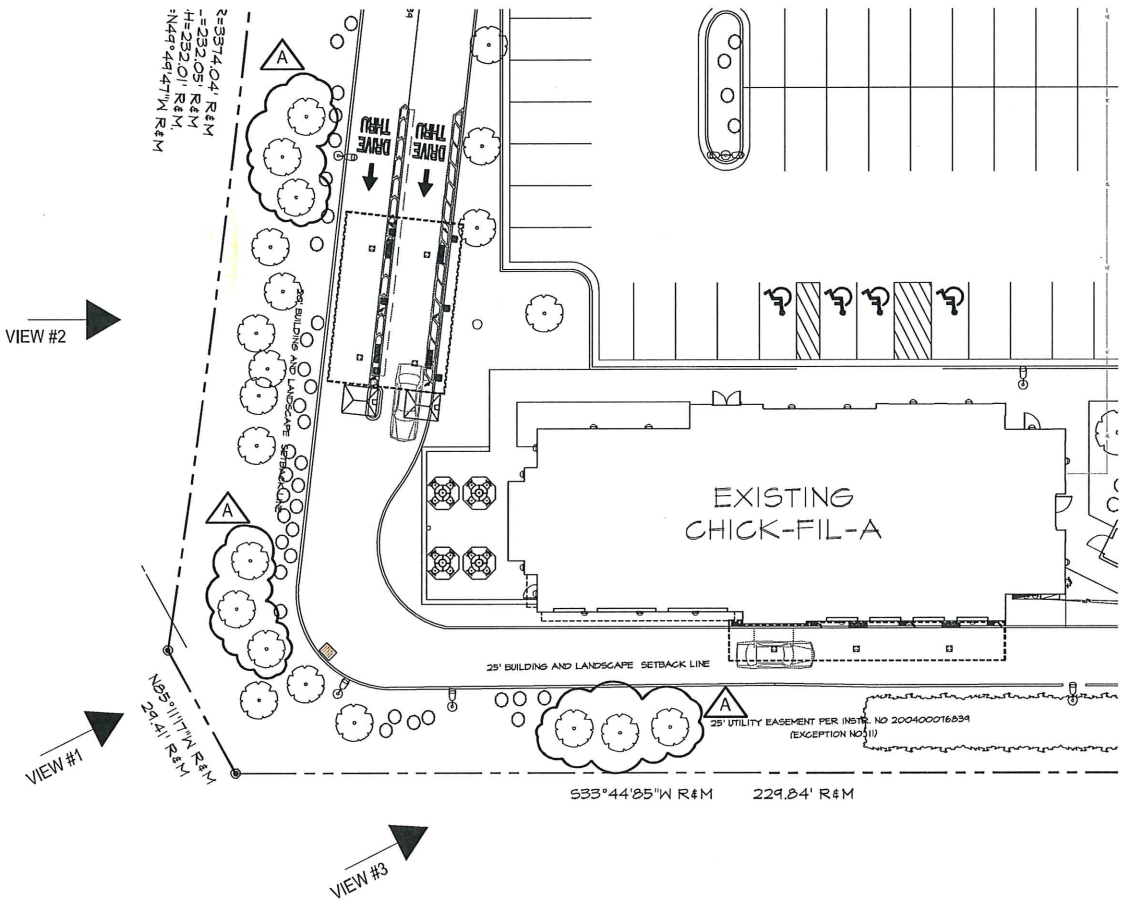
VIEW #2 - EXISTING CHICK-FIL-A FRONT VIEW FROM CAMPUS FWY.
FACE TO FACE CANOPY - DUAL LANE - 9'-6" CLEAR ABOVE PAVEMENT .



VIEW #3 - EXISTING CHICK-FIL-A SIDE VIEW FROM ADJACENT LANDSCAPE AREA.
MEAL DELIVERY CANOPY - SINGLE LANE - 9'-6" CLEAR ABOVE PAVEMENT.



OVERALL SITE PLAN - 3623



MATERIAL SAMPLES

COLUMNS WRAP

CANOPY DECK UNDERSIDE FACE

MANUFACTURE: LANE, INC.
COLOR: DARK BRONZE

CANOPY ROOF

MANUFACTURE: LANE, INC.
COLOR: HIGH GLOSS WHITE

BRI- CANOPY COLUMN WRAP

MANUFACTURE: GENERAL SHALE BRICK.

COLOR: RED VELOUR ACME EQUIVALENT - CRIMSON. MATCH BUILDING.

CANOPY LIGHT

AC-Standard Symmetric
AC-Asymmetric

LED CANOPY LIGHT - LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE

OVERHEAD PATIO HEATER

SUPREME SCHWANK
MODEL: 2352 N OUTDOOR

INDUSTRIAL MOUNTED WORKSTATION FAN

TPI CORPORATION
MODEL: U-18-1E
FAN SIZE: 18"



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1	7-30-19	JM	Plan commission comments

Project Name: CANOPY PROGRAM

**CHICK-FIL-A
STORE # 3623**

14098 BERGEN BLVD.
NOBLESVILLE, IN 46060

Issue Date: 9-21-2018
Drawn By: JM/JH
Job Number: 16011

Sheet Title: **Products & Materials**

Scale: As indicated

Sheet Number: **G-1**