SMC Corporation of America

Rezone, PD Ordinance and Primary Plat Request

(Application Numbers: 0072-2018, 0073-2018, and 0074-2018)

May 21, 2018

Noblesville Plan Commission

Applicant: SMC Corporation of America
Attorneys – Nelson & Frankenberger, LLC
Attn: James E. Shinaver, Attorney
(317) 844-0106
Attn: Jon C. Dobosiewicz
Professional Land Planner
(317) 844-0106

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12. SMC 2018 CCPD Ordinance

TAB 1

EXPLANATION OF REQUEST

SMC Corporation of America ("SMC") is requesting (i) Primary Plat Approval, (ii) rezone approval, and (iii) to amend the Corporate Campus Planned Development ("CCPD") District. The real estate that is the subject of the request is generally located north of and adjacent to 146th Street, east of Cumberland Road and west of and adjacent to Howe Road (the "Real Estate").

Included behind Tab 2 is a site location may illustrating the area which is the subject of the Subdivision Primary Plat for the amended SMC Corporation of America Replat. The subdivision plat will include the existing SMC plat including the current site improvements, the area of the rezone where the proposed building will be located (Lot 2 shown in color under Tab 3 and additional real estate owned by SMC along 146th Street and SMC Boulevard (identified as Lots 4, 5, 6, 7 and 8 on the exhibit included behind Tab 3. Detailed plat drawings are included behind Tab 10. The exhibit included behind Tab 4 includes additional detail regarding various site improvements and helps illustrate the location of the segments of the existing SMC Boulevard and Douglas Floyd Parkway which are being vacated to accommodate the site improvements.

The site location map showing the location of the area which is the subject of the rezone and Planned Development is included behind Tab 5. The Real Estate that is the subject of the rezone request is a total of approximately 83 acres of which;

A. 19.5 acres is currently zoned "Smithfield Business Park Planned Development Ordinance" (shown on the 2nd page behind Tab 5);

B. 39.5 acres is currently zoned "Corporate Campus Planned Development with Subdistrict of Office/Flex and a Character Overlay of 146th Street Corridor" (shown on the 3rd page behind Tab 5); and

C. Approximately 24 acres is currently zoned "Corporate Campus Planned Development with Subdistrict of Industrial/Office and a Character Overlay of Internal" (shown on the 4th page behind Tab 5).

Included behind Tab 6 is the City of Noblesville's Zoning Map which shows the current zoning classifications for the area included in the rezone and Planned Development. Approval of the rezone will result in all of the Lot 2 area being one consistent zoning classification (Corporate Campus Planned Development with Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor). The complete change of zoning Ordinance is included under Tab 11.

The final request for which SMC is seeking approval will amend the "Corporate Campus Planned Development with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor" to be known as the "**SMC 2018 CCPD Ordinance District**" which includes the underlying standards and Preliminary Development Plan provided behind Tab 3 (larger image under Tab 7) and included in the SMC 2018 CCPD Ordinance included under Tab 12.

Behind Tab 7 is a more detailed colored site plan that depicts Lot 2 which will contain the new SMC building and other improvements including significant berms and landscape treatment

proposed for: (i) the northern perimeter of the Real Estate adjacent to the Reflections at Cumberland Point neighborhood; (ii) the eastern perimeter adjacent to Howe Road; and, (iii) the southern perimeter adjacent to 146th Street. The proposed building elevations and a perspective rendering showing the architecture for the new SMC building are included behind Tab 8 and Tab 9 respectively and included in the proposed SMC 2018 CCPD Ordinance.

The Applicant's request is fully detailed in this submittal. Included are: (i) colored illustrative site plans; (ii) building elevations for the new SMC building; (iii) the Rezone Ordinance to "Corporate Campus Planned Development with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor"; and, (iv) the "SMC 2018 CCPD Ordinance".

We look forward to presenting this request to you for Introduction on May 21, 2018.

Respectfully submitted,

Jon C. Dobosiewicz

Jim Shinaver

TAB 2

SMC

PRIMARY PLAT LOCATION MAP

TAB 3

PRELIMINARY DEVELOPMENT PLAN BDeichmann

3/27/2018 4:17:28 PM

H:\Projects\2018\Site\18SC003 SMC Building\Drawings\Sheets\SMC - Overall Site Plan.dgn

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(317) 566-0629
Fax: (317) 566-0633
www.sjca-pc.com

811 Know what's below. Call before you dig.
Per Indiana State Law IC8-1-26, Call Two Full Working Days Before You Dig.

DATE	REVISION	SYM

PRELIMINARY DEVELOPMENT PLAN

SMC OF AMERICA
NEW DISTRIBUTION BUILDING
NOBLESVILLE, IN

SJCA P.C.

Project #:	18SC003
Field Survey Date:	N/A
Drawn:	
Checked:	
Scale:	1"=200'
Date:	3/14/2018

C100

SHEET 1 OF 1 SHEETS

TAB 4

PRELIMINARY DEVELOPMENT PLAN BDeichmann

4/25/2018 1:53:29 PM

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811 Know what's below. Call before you dig.
Per Indiana State Law IC8-1-26, Call Two Full Working Days Before You Dig.

SYM	REVISION	DATE

BENJAMIN E. DEICHMANN REGISTERED No. PE10809477 STATE OF INDIANA PROFESSIONAL ENGINEER

Project #:	18SC003
Field Survey Date:	03/23/2018
Drawn:	
Checked:	
Scale:	1"=200'
Date:	4/25/2018

PRELIMINARY DEVELOPMENT PLAN

SMC OF AMERICA
NEW DISTRIBUTION BUILDING
10650 SMC BOULEVARD
NOBLESVILLE, IN

SJCA P.C.

C100
SHEET 1 OF 1 SHEETS

BID SET: 04/16/2018

TAB 5

SMC

ZONING (Lot 2) SITE LOCATION MAP

SMC

Smithfield Rezone Area

SMC

CCPD – Office Flex - 146th Character Overlay Rezone Area

SMC

CCPD – Internal Character Overlay Rezone Area

TAB 6

SMC
SITE ZONING

TAB 7

At Cumberland Pointe
LOT 3
LANDSCAPE BERM
DETENTION BASIN
LOT 2
DETENTION BASIN
LANDSCAPE BERM
HOWE ROAD
SMC BLVD
LANDSCAPE BERM
LANDSCAPE BERM
LOT 4
SMC BLVD
LOYD PKWY
DETENTION BASIN
LOT 5
LANDSCAPE BERM
146TH STREET
E 146th St

TAB 8

WEST ELEVATION UNIT A 1
1/16" = 1'-0"

WEST ELEVATION UNIT B 2
1/16" = 1'-0"

WEST ELEVATION UNIT C 3
1/16" = 1'-0"

WEST ELEVATION - CONNECTOR 4
1/16" = 1'-0"

PROJECT NAME

NEW BUILDING FOR:

SMC OF AMERICA
DISTRIBUTION CENTER

SMC WAY & EDGAR WAY
NOBLESVILLE, INDIANA 46060

D/B CONTRACTOR

VICTORY
UNLIMITED CONSTRUCTION

6831 EAST 32ND STREET #300
INDIANAPOLIS, INDIANA 46226
O :: 317 . 860 . 2940

ARCHITECT

CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
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CIVIL ENGINEER

SJCA P.C.
ENGINEERS & SURVEYORS

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STRUCTURAL ENGINEER

SMITH/ROBERTS & ASSOCIATES, INC.
CONSULTING ENGINEERS

6501 BLUFF ROAD
INDIANAPOLIS, INDIANA 46217
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M.E.P. ENGINEER

DEEM
A Mechanical and Electrical Company

6831 EAST 32ND STREET #200
INDIANAPOLIS, INDIANA 46226
O :: 317 . 860 . 2990

FIRE PROTECTION

RYAN
FIREPROTECTION, INC.

9740 EAST 148TH STREET
NOBLESVILLE, INDIANA 46060
O :: 800 . 409 . 7606

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

03.22.18

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ISSUE DATES

180020

EXTERIOR
ELEVATIONS

A3.1

SOUTH ELEVATION UNIT D 1

1/16" = 1'-0"

SOUTH ELEVATION UNIT E 2

1/16" = 1'-0"

NORTH ELEVATION UNIT E 3

1/16" = 1'-0"

NORTH ELEVATION UNIT D 4

1/16" = 1'-0"

PROJECT NAME

NEW BUILDING FOR:

SMC OF AMERICA
DISTRIBUTION CENTER

SMC WAY & EDGAR WAY
NOBLESVILLE, INDIANA 46060

D/B CONTRACTOR

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ISSUE DATES

180020

EXTERIOR
ELEVATIONS

A3.2

EAST ELEVATION UNIT C 1

1/16" = 1'-0"

EAST ELEVATION UNIT B 2

1/16" = 1'-0"

EAST ELEVATION UNIT A 3

1/16" = 1'-0"

EAST ELEVATION -CONNECTOR 4

1/16" = 1'-0"

PROJECT NAME

NEW BUILDING FOR:

SMC OF AMERICA
DISTRIBUTION CENTER

SMC WAY & EDGAR WAY
NOBLESVILLE, INDIANA 46060

D/B CONTRACTOR

VICTORY
UNLIMITED CONSTRUCTION

6831 EAST 32ND STREET #300
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180020

EXTERIOR ELEVATIONS

A3.3

TAB 9

TAB 10

SMC CORPORTATION OF AMERICA REPLAT

SHEET 1 OF 8

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SMC CORPORTATION OF AMERICA REPLAT

E. 146th Street

SHEET 2 OF 8

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N36°17'

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SMC CORPORATION OF AMERICA REPLAT

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SMC CORPORTATION OF AMERICA REPLAT

PART OF THE NORTHWEST, SOUTHWEST AND WEST HALF OF THE SOUTHEAST QUARTERS OF SECTION 17, T18N, R5E HAMILTON COUNTY, INDIANA

DESCRIPTION

DESCRIPTION OF SMC CORPORATION OF AMERICA RE-PLAT

Part of the Northwest, Southwest and West Half of the Southeast Quarters of Section 17, Township 18 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of the southwest Quarter of Section 17, Township 18 North, Range 5 East; thence North 0 degrees 00 minutes 00 seconds East 726.08 feet along the west line of said quarter section; thence North 90 degrees 00 minutes 00 seconds East 60.00 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East 300.03 feet; thence northeasterly 113.96 feet along an arc to the right having a radius of 295.63 feet and subtended by a long chord having a bearing of North 37 degrees 30 minute 32 seconds East and a length of 113.26 feet; thence North 45 degrees 44 minutes 13 seconds East 229.90 feet; thence northeasterly 125.13 feet along an arc to the left having a radius of 341.36 feet and subtended by a long chord having a bearing of North 30 degrees 12 minutes 56 seconds East and a length of 124.43 feet; thence South 49 degrees 38 minutes 32 seconds East 201.97 feet; thence southeasterly 430.17 feet along an arc to the left having a radius of 720.00 feet and subtended by a long chord having a bearing of South 66 degrees 45 minutes 29 seconds East and a length of 423.80 feet; thence North 0 degrees 00 minutes 00 seconds East 330.73 feet; thence North 90 degrees 00 minutes 00 seconds West 124.17 feet; thence North 0 degrees 40 minutes 10 seconds West 46.34 feet; thence North 9 degrees 56 minutes 22 East 416.53 feet; thence North 00 degrees 12 minutes 00 seconds West 22.88 feet; thence South 89 degrees 48 minutes 00 seconds West 73.71 feet; thence North 00 degrees 00 minutes 00 seconds West 7.13 feet; thence South 89 degrees 32 minutes 43 seconds West 1013.00 feet; thence North 0 degrees 00 minutes 00 seconds East 1082.63 feet; thence North 0 degrees 03 minutes 58 seconds East 495.22 feet; thence North 89 degrees 48 minutes 00 seconds East 2577.81 feet; thence South 0 degrees 10 minutes 20 seconds East 495.22 feet; thence South 0 degrees 24 minutes 36 seconds East 165.24 feet; thence South 89 degrees 46 minutes 10 seconds East 1248.21 feet; thence South 0 degrees 09 minutes 30 seconds East 2231.08 feet; thence South 48 degrees 23 minutes 40 seconds West 73.03 feet; thence westerly 132.49 feet along an arc to the left having a radius of 6,100.00 feet and subtended by a long chord have a bearing of North 88 degrees 59 minutes 20 seconds West and a length of 132.47 feet; thence North 89 degrees 36 minutes 40 seconds West 592.20 feet; thence North 0 degrees 23 minutes 20 seconds East 170.00 feet; thence North 89 degrees 36 minutes 40 seconds West 403.50 feet; thence westerly 112.32 feet along an arc to the left having a radius of 6,270.00 feet and subtended by a long chord having a bearing of South 89 degrees 52 minutes 49 seconds West and a length of 112.32 feet; thence South 89 degrees 19 minutes 34 seconds West 291.50 feet; thence South 0 degrees 40 minutes 26 seconds East 170.71 feet; thence South 89 degrees 19 minutes 34 seconds West 2150.00 feet; thence South 89 degrees 13 minutes 57 seconds West 50.33 feet; thence North 46 degrees 51 minutes 37 seconds West 71.05 feet; thence North 0 degrees 00 minutes 00 seconds East 476.25 feet to the point of beginning and containing 218.57 acres more or less.

OWNERS' CERTIFICATION

The undersigned, _____, Owner of the real estate shown and described herein and recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number xxxxxxxxx and xxxxxxxxxx and xxxxxxxxxx, do hereby certify that it has laid of, platted and subdivided and do hereby lay off, plat and subdivided said real estate in accordance with the within plat. This subdivision shall be known and designated qas SMC CORPORATION OF AMERICA REPLAT and consist of Lots 1-8 and Block "A". In testimony whereof, witness the signature of the Owner and Declarant this _____ day of _____, 2018

SMC CORPORATION OF AMERICA

BY:_____

NAME:_____

TITLE:_____

State of _____)
) SS:
County of _____)

Before me, the undersigned, a Notary Public in and for said County and State,

personally appeared _____, as owner of SMC Corporation of America Replat, and acknowledged the execution of the foregoing. Witness my hand and Notarial Seal this _____day of _____, 2018

My Commission Expires: _____ _____
(signature)

County of Residence:_____ _____
Printed Name Notary Public

COMMISSION CERTIFICATE

Under authority provided by the Acts of 1981 P.C. 309 enacted by the General Assembly of the State of Indiana and all acts amendatory thereto and an ordinance adopoted by the Common Council of the City of Noblesville, Indiana, this plat was given approval by the City of Noblesville as follows:

Adopted by the City Plan Commission at a meeting held on the _____ day of _____, 2018

NOBLESVILLE PLAN COMMISSION

_____ _____
Linda Wilcox, President Secretary

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

This plat was given approval by the Board of Public Works and Safety of the City of Noblesville, Indiana at a meeting held on the _____ day of _____, 2018

_____ _____
John Ditslear, Mayor Janet Jaros, Clerk/Treasurer

I, Steven R. Huntley, Director of Planning and Zoning for the City of Noablesville, hereby certify that the application for approval of this plat meets all of the minimum requirements set forth in the Master Plan of Noblesville, Indiana and such other application requiremens contained in the Code of Ordinances of the City of Noblesville, December 11, 1961 as amended.

_____
Christy Langley, Director of Planning and Development

Date:_____

SURVEYOR'S CERTIFICATE

I, Christopher H. Phillips, hereby certify that:

The within Plat is a representation of the land surveyed and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief:

This Subdivision consists of Lots 1-8 and Block "A" and easements as shown on the within plat;

The size of the lots and width of the streets and easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within plat actually exist and their location, size, type and material are accurately shown;

The boundary line for this plat are based on the recorded ALTA/ACSM land Title Survey by American Structurepoint, Inc. and recorded March 10 2008 as Instrument No. 2008012351 in the Office of the Hamilton County Recorder. and Nov. 2, 2012 and May 4, 2012 American Structurepoint also did a ALTA/ACSM survey in this area. Section corner were checked by SJCA on March 28, 2018

Witness my signature this _____ day of _____, 2018

_____
Christopher H. Phillips
Indiana Professional Land Surveyor
Reg. No. 8800096

SJCA P.C.
ENGINEERS & SURVEYORS
9102 North Merdian St., Suite 200
Indianapolis, IN 46260
Office: 317.566.0629

TAB 11

ORDINANCE NO. __-__-18

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP, ALL PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. _____

This Ordinance amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number 0072-2018 at its May 21, 2018 meeting as required by law concerning a change of zoning of certain property; and,

WHEREAS, the Plan Commission has sent a _____ recommendation for adoption of said amendment with a vote of _____ (__) in favor and _____ (__) opposed to the Common Council;

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 Zoning Map, are hereby amended as follows:

Section 1. The Zone Map (see Exhibit D illustrating current zoning for reference) is hereby amended to change the zoning of the following as designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana.

A. A change in zoning of the parcel legally described in Exhibit A from the Smithfield Business Park Planned Development (Ordinance 47-5-06) to the Corporate Campus Planned Development ("CCPD") with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor";

B. A change in zoning of the parcel legally described in Exhibit B from the CCPD with the Subdistrict of Office/Flex and a Character Overlay of 146th Street Corridor to the CCPD with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor"; and

C. A change in zoning of the parcel legally described in Exhibit C from the CCPD with the Subdistrict of Industrial/Office and a Character Overlay of Internal to the CCPD with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor".

Section 2. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

Section 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____ day of _____, 2018.

[The remainder of this page intentionally left blank; signature page follows.]

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____ day of _____, 2018.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE		**NAY**
_____	Brian Ayer	_____
_____	Mark Boice	_____
_____	Wil Hampton	_____
_____	Christopher Jensen	_____
_____	Roy Johnson	_____
_____	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick L. Taylor	_____
_____	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ___ day of _____, 2018.

_____
John Ditslear, Mayor
City of Noblesville, IN

ATTEST:

_____
Evelyn L. Lees, City 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: Jon C. Dobosiewicz.

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

SMC - Rezone Ordinance 3 042518

EXHIBIT A

Legal Description
(Page 1 of 3)

Part of the Southwest Quarter of Section 17, Township 18 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 17, Township 18 North, Range 5 East; thence North 0 degrees 00 minutes 00 seconds East 726.08 feet along the west line of said southwest Quarter to the South line of a tract of land granted to the City of Noblesville, Hamilton County, Indiana, recorded as Instrument # 200600037395 in the Office of the Recorder of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East 60.00 feet along said South line to the southwest corner of a 5.68 acre tract of land granted to Jacobson Noblesville, LLC, as Instrument#2007017351, in said Office of the Recorder; the next four (4) courses are along the southern and eastern boundary line of said 5.68 acre tract; (1) thence North 90 degrees 00 minutes 00 seconds East 300.03 feet; (2) thence northeasterly 113.97 feet along an arc to the right having a radius of 295.63 feet and subtended by a long chord having a bearing of North 37 degrees 30 minutes 32 seconds East and a length of 113.26 feet; (3) thence North 45 degrees 44 minutes 13 seconds East 229.90 feet; (4) thence northeasterly 62.34 feet along a arc to the left having a radius of 341.36 feet and subtended by a long chord having a bearing of North 35 degrees 29 minutes 07 seconds East and a length of 62.25 feet to the southern line of a tract of land granted to Panattoni Investment, LLC & Hagan Investment, LLC ("Panattoni/Hagan Tract"), recorded as Instrument #2005-67751 in said Office of the Recorder; the next four (4) courses are along the eastern boundary line of said "Panattoni/Hagan Tract"; (1) thence northerly 121.03 feet along an arc to the left having a radius of 341.36 feet and subtended by a long chord having a bearing of North 20 degrees 05 minutes 48 seconds East and a length of 120.40 feet; (2) thence North 9 degrees 56 minutes 22 seconds East 92.15 feet; (3) thence South 80 degrees 03 minutes 38 seconds East 393.72 feet; (4) thence North 9 degrees 56 minutes 22 seconds East 416.53 feet to the northern line of a tract of land granted to Smithfield farms, LLC as Instrument #20030021789 in said Office of the Recorder; thence North 89 degrees 19 minutes 31 seconds East along said northern line 869.83 feet to the point of beginning; thence northwesterly 174.97 feet along an arc to the left having a radius of 140.00 feet and subtended by a long chord having a bearing of North 54 degrees 23 minutes 48 seconds West and a length of 163.80 feet, to the north right-of-way line SMC Boulevard as recorded on the plat of SMC CORPORATION OF AMERICA per Instrument #2012031827 in said Office of the Recorder; thence North 89 degrees 47 minutes 58 seconds East 763.59 feet along said north line to the east line of said quarter section; thence South 0 degrees 24 minutes 36 seconds East 1280.47 feet along said east line to the northerly right-of-way line of 146th Street granted to the City of Noblesville as Instrument #200600037394 in said Office of the Recorder, the following four (4) courses are along the north and west right-of-way line of said 146th street; 1) thence South 89 degrees 34 minutes 32 seconds West 54.61 feet; 2) thence South 89 degrees 19 minutes 34 seconds West 291.50 feet; 3) thence South 0 degrees 40 minutes 26 seconds East 170.00 feet; 4) thence South 89 degrees 19 minutes 34 seconds west 277.75 feet to the east line of a right-of-way grant to the City of Noblesville recorded as instrument #2011051721; thence North 0 degrees 27 minutes 20 seconds West 1316.01 feet along said east line; thence northwesterly 44.32 feet along an arc to the left having a radius of 140.00 feet and subtended by a long chord having a bearing of North 9 degrees 31 minutes 27 seconds West and a length of 44.13 feet to the point of beginning and containing 19.546 acres more or less.

EXHIBIT A

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EXHIBIT A

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Part of the West Half of the Southeast Quarter of Section 17, Township 18 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of the West Half of the Southeast Quarter of Section 17, Township 18 North, Range 5 East; thence North 0 degrees 24 minutes 30 seconds West 370.41 feet along the west line of said half quarter section to the point of beginning; thence North 0 degrees 24 minutes 30 seconds West 1276.27 feet along said west line to the north line of a right-of-way granted to the City of Noblesville and recorded in Instrument #2009035269 in the office recorder of Hamilton County, Indiana; the next 3 courses follow the north, northwest and west lines of last said instrument; thence (1) North 89 degrees 50 minutes 29 seconds East 1204.85 feet; thence (2) North 47 degrees 10 minutes 35 seconds East 53.94 feet; thence (3) South 0 degrees 09 minutes 24 seconds East 947.19 feet to a point on the westerly line of a 8.454 acre tract conveyed to the City of Noblesville and recorded in Instrument #200600038595 in the Office said Recorder; thence along the boundary of said 8.454 acre tract the following 7 courses: 1) South 0 degrees 09 minutes 24 seconds East 499.78 feet; thence (2) South 48 degrees 23 minutes 40 seconds West 73.03 feet; thence(3) westerly 132.47 feet along an arc to the left having a radius of 6,100.00 feet and subtended by a long chord having a bearing of North 88 degrees 59 minutes 20 seconds West and a length of 132.47 feet; thence (4) North 89 degrees 36 minutes 40 seconds West 592.20 feet; thence (5) North 0 degrees 23 minutes 20 seconds East 170.00 feet; thence (6) North 89 degrees 36 minutes 40 seconds West 403.50; thence (7) westerly 57.71 feet along an arc to the left having a radius of 6,270.00 feet and subtended by a long chord having a bearing of 89 degrees 52 minutes 41 seconds West and a length of 57.71 feet to the point of beginning and containing 39.570 acres more or less.

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EXHIBIT C

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Part of the West Half of the Southeast Quarter of Section 17, Township 18 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of the West Half of the Southeast Quarter of Section 17, Township 18 North, Range 5 East; thence North 0 degrees 24 minutes 30 seconds West 1646.70 feet more or less along the west line of said half quarter section to the northwest corner of City of Noblesville right-of-way acquisition recorded in Instr. No. 2009035269 in the records of the recorder of Hamilton County, Indiana and also being the point of beginning; thence South 89 degrees 50 minutes 29 seconds West 183.29 feet; thence North 0 degrees 24 minutes 30 seconds West 521.67 feet; thence South 89 degrees 46 minutes 10 seconds East 440.89 feet; thence North 0 degrees 24 minutes 30 seconds West 308.73 feet to the south line of Reflections at Cumberland Point, Section Two, as per plat thereof recorded in Plat Cabinet 3, Slide 550, as Instrument Number 200400086090 in the Office of said Recorder; thence South 89 degrees 45 minutes 39 seconds East 990.62 feet more or less along last said south line to the west line of said right-of-way acquisition recorded in Instr. No. 2009035269, the next three (3)courses follow the west, northwest and north lines of said Instr. No.; 1)thence South 0 degrees 09 minutes 24 seconds East 783.96 feet; 2) thence South 47 degrees 10 minutes 35 seconds West 53.94 feet; 3) thence South 89 degrees 50 minutes 29 seconds West 1203.72 feet more or less to the point of beginning and containing 23.952 acres more or less.

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EXHIBIT D

Current Zoning Exhibit – for reference only
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TAB 12

ORDINANCE NO. __-__-18

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. _____

This Ordinance (the "SMC 2018 CCPD Ordinance") amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the "UDO") enacted by the City of Noblesville, Indiana (the "City") under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number _____-2018 at its _____, 2018 meeting as required by law in regard to the application (the "Petition") filed by SMC Corporation of America ("SMC") concerning an application to amend the adopted preliminary development plan and standards for the Corporate Campus pertaining to certain property described in Exhibit A attached hereto (the "Real Estate") including the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as "SMC 2018 Preliminary Development Plan", as further described in Section 3 below (the "Plan"); and,

WHEREAS, the Plan Commission has sent a **_____** recommendation for adoption of said amendment with a vote of ___ (__) in favor and ___ (__) opposed to the Common Council;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the UDO and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

A. The "Corporate Campus Planned Development with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor" is amended to allow for the uses and standards included in this SMC 2018 CCPD Ordinance which is to be known as the SMC 2018 Planned Development (the "District").

B. The District's underlying zoning district shall be Corporate Campus Planned Development with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor (the "Underlying District"). Development in this District shall be governed entirely by (i) the provisions of this SMC 2018 CCPD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the "Governing Standards").

C. All provisions and representations of the UDO that conflict with the provisions of this SMC 2018 CCPD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this SMC 2018 CCPD Ordinance.

Section 2. Permitted Uses.

A. All uses permitted in the Underlying District shall be permitted within the District.

Section 3. Preliminary Development Plan.

A. Full sized, scaled development plans are on file with the City's Planning and Development Department (SMC of America New Distribution Building – Preliminary Development Plans) with a date of May __, 2018, as revised. What is attached hereto as Exhibit B is a general representation of the full sized plans and Exhibit B, together with the full sized plans, shall be collectively referred to as the "Preliminary Development Plan".

B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

Section 4. Governing Standards. The standards applicable to the Underlying District in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District shall apply to the development of the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

Section 5. Public Right of way and Infrastructure Standards**.** The Underlying District Standards apply except as amended below:

A. Street Lights shall be provided as illustrated on the Preliminary Development Plan.

B. Sidewalks shall be as illustrated on the Preliminary Development Plan.

C. Landscaping areas, plant size and number of plantings shall be as illustrated on the Preliminary Development Plan.

D. The maximum berm height permitted shall be twenty (20) feet.

Section 6. General Regulations**.** The Underlying District Standards apply except as amended below:

A. Light Standards shall be permitted up to a height of thirty (30) feet in addition to typical three (3) foot concrete base.

B. Site access shall be as illustrated on the Preliminary Development Plan.

Section 7. Architectural Standards. The Underlying District Standards apply except as amended below:

A. Full sized, scaled elevations shall be the set of elevations on file with the City's Planning and Development Department dated March 23, 2018 and submitted on March 30, 2018, as revised (the "Approved Elevations"). What is attached hereto as Exhibit C is a general representation of the full sized plans and Exhibit C, together with the full sized plans, shall be collectively referred to as the "Approved Elevations".

B. The Approved Elevations are hereby incorporated and approved. The Director of Planning and Development, including his or her designees, shall review and approve a Building Permit(s) which are in substantial compliance and consistency with the Approved Elevations.

C. Any elevations included in a building permit that substantially varies from the Approved Elevations shall be submitted for review and approval by the Director of Planning and Development if in compliance with the Architectural Standards of the Underlying District as amended below:

1. Curtainwall glazing of steel or aluminum curtainwall systems including composite metal panel system cladding shall be a permitted exterior building finish material.

Section 8. Parking and Loading**.** The Underlying District Standards apply except as amended below:

A. The minimum number of parking spaces shall be two-hundred and thirty (230).

Section 9. Sign Standards. The Underlying District Standards apply except as amended below by the following additional permitted signs:

A. Permitted signage shall include:

1. Two (2) ground signs,

2. Two (2) wall signs at, and

3. One (1) address number on the building.

B. Ground Signs:

1. Maximum sign area shall be forty-five (45) square feet per side, per sign.

2. Ground sign design shall be permitted to include recessed lettering in the panels, which signs are uplit from the ground.

3. The size of letters on the ground signs may be taller than eighteen (18) inches in height.

C. Wall Signs:

1. Maximum wall sign area shall be one-hundred and seven (107) square feet per sign.

2. Letters on the wall signs shall be permitted at 4'-6" tall.

D. The style and design of signs shall be generally as shown on the illustrations attached hereto as Exhibit D and as shown on the Preliminary Development Plan and Approved Elevations.

Section 10. Landscaping/Screening. The Underlying District Standards apply except as amended below:

A. Earth berms shall be permitted to a maximum height of twenty (20) feet.

B. The earth mound and landscaping along 146th Street shall be as illustrated on the Preliminary Development Plan with a minimum 3:1 slope and maximum height of twenty (20) feet.

C. Interior Parking Lot Landscaping islands shall equal a minimum of ten (10) percent of the paved surface as illustrated on the Preliminary Development Plan.

D. The landscape area, plant size and number of plantings shall be as illustrated on the Preliminary Development Plan.

E. The location, height and material of fences shall be as illustrated on the Preliminary Development Plan.

Section 11. Detailed Development Plan. Approval of a Detailed Development Plan ("DDP") shall follow the procedures set out in the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 12. Effective Date. This SMC 2018 CCPD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____ day of _____, 2018.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE		**NAY**
_____	Brian Ayer	_____
_____	Mark Boice	_____
_____	Wil Hampton	_____
_____	Christopher Jensen	_____
_____	Roy Johnson	_____
_____	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick L. Taylor	_____
_____	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ___ day of _____, 2018.

_____
John Ditslear, Mayor
City of Noblesville, IN

ATTEST:

_____
Evelyn L. Lees, City 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: Jon C. Dobosiewicz.

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

SMC - PD Ordinance 4 042518

EXHIBIT A

Legal Description
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A part of the South Half of Section 17, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the southeast quarter of said Section, thence North 00 degrees 43 minutes 13 seconds West (basis of bearings – Grid North per Indiana State Plane Coordinate System NAD83 (East Zone)) 369.84 feet along the West line of said southeast quarter to the northeast corner of land described in Instrument #200600037394 in the Office of the Recorder of Hamilton County, Indiana, and being the Point of Beginning, the next four (4) courses are along the north and west lines of said land; (1) thence Westerly along a non-tangent curve concave to the south having a radius of 6,270.00 feet, the radius point of which bears South 00 degrees 29 minutes 14 seconds East, an arc distance of 54.56 feet to a point which bears North 0 degrees 59 minutes 09 seconds West from said radius point; (2) thence South 89 degrees 00 minutes 51seconds West 291.50 feet; (3) thence South 00 degrees 59 minutes 09 seconds East 170.00 feet; (4) thence South 89 degrees 00 minutes 51 seconds West 277.72 feet to the southeast corner of land described in Instrument #2011051721 in said Recorder's Office; thence North 00 degrees 45 minutes 59 seconds West 1,455.25 feet along the east line of said land to a point on the South line of Lot 1 in the Plat of SMC Corporation of America, recorded as Instrument #2012031827 in said Recorder Office; thence North 89 degrees 29 minutes 15 seconds East 438.79 feet along the south line of said Lot 1; thence North 0 degrees 29 minutes 45 seconds West 519.32 feet; thence North 89 degrees 30 minutes 15 seconds East 438.39 feet; thence North 0 degrees 16 minutes 00 seconds West 305.57 feet to the south line of Reflections at Cumberland Pointe, Section Two, the plat of which is recorded as Instrument Number 200400086090 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 44 minutes 00 seconds East 989.40 feet along the south line of said subdivision and the south line of Reflections at Cumberland Pointe, Section 3, the plat of which is recorded as Instrument Number 2005000444917 in the Office of the Recorder of Hamilton County, Indiana to the west line of land described in Instrument #2009035269; thence South 00 degrees 30 minutes 34 seconds East 2,233.99 feet along said West line, and along the West line described in Instrument #2010002264, and along the West line of land described in Instrument #200600038595 to the northeast corner of the land described in Instrument #200600038595 in said Recorder's Office, the next six (6) courses are along the North and East lines of said land; (1) thence South 47 degrees 27 minutes 51 seconds West 73.89 feet to a point on a non-tangent curve concave to the South having a radius of 6,100.00 feet, the radius point of which bears South 01 degrees 17 minutes 05 seconds West ; (2) thence Westerly along said curve an arc distance of 132.47 feet to a point which bears North 00 degrees 02 minutes 26 seconds East from said radius point; (3) thence North 89 degrees 57 minutes 34 seconds West 592.20 feet; (4) thence North 00 degrees 02 minutes 26 seconds East 170.00 feet; (5) thence North 89 degrees 57 minutes 34 seconds West 403.52 feet to a curve to the left having a radius of 6,270.00 feet, the radius point of which bears South 00 degrees 02 minutes 26 seconds West; (6) thence Westerly along said curve an arc distance of 57.76 feet to the Point of Beginning, which bears North 00 degrees 29 minutes 14 seconds West from said radius point, containing 83.04 acres, more or less.

EXHIBIT A

Legal Description
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EXHIBIT B

(PRELIMINARY DEVELOPMENT PLAN)

EXHIBIT C

APPROVED ELEVATIONS

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EXHIBIT C

APPROVED ELEVATIONS

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EXHIBIT C

APPROVED ELEVATIONS

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EXHIBIT D

SITE SIGNAGE

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EXHIBIT D

SITE SIGNAGE
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