Common Council Agenda Item

Cover Sheet

MEETING DATE: June 12, 2018

☐ Previously Discussed Ordinance

☒ Proposed Development Presentation

☐ New Ordinance for Discussion

☐ Miscellaneous

☐ Transfer

ITEM or ORDINANCE #: 1

INITIATED BY: JAMES SHINAVER

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Packets

Midland Overlook

Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

June 12, 2018

Noblesville City Council
Introduction

Applicant: CalAtlantic of Indiana, Inc.
Attorneys – Nelson & Frankenberger, LLC
Attn: James E. Shinaver, Attorney
(317) 844-0106
Attn: Jon C. Dobosiewicz
Land Use Professional
(317) 844-0106

TABLE OF CONTENTS

1. Explanation of Request

2. Site Location Map / Aerial Photograph

3. Zoning Map

4. Comprehensive Plan – Land Use Map

5. Site Plan Exhibit

6. R3 Residential District Area Exhibit
   "Venture Collection" Series home examples
   "Americana Collection" Series home examples

7. R5 Residential District Area Exhibit
   Townhome Series Home examples – *To be supplemented*

8. Streetscape Exhibit of Venture Collection Series homes

9. Entryway Monument Sign Exhibit

10. Rezone Ordinance
    (R1 Residential & I1 Industrial to R3 and R5 Residential)

11. Midland Overlook PD Ordinance

TAB 1

EXPLANATION OF REQUEST

CalAtlantic Homes of Indiana, Inc. dba Lennar ("Lennar") is requesting rezone approval to a Planned Development District for a proposed residential subdivision consisting of a mix of single-family detached homes and townhomes to be known as "Midland Overlook". The real estate that is the subject of this request consists of approximately 63 acres and is generally located north of and adjacent to 171st Street, east of and adjacent to Mill Creek Road, west of and adjacent to Willowview Road and south of and adjacent to the Midland Trail (the "Real Estate"). Included behind Tab 2 is a site location map showing the location of the Real Estate.

Behind Tab 3 is the City of Noblesville's Zoning Map which shows that a portion of the Real Estate is currently zoned R-1 Residential and a portion is zoned I-1 Industrial. The Midland Overlook PD requests to rezone the Real Estate to an R3-R5/PD Residential Planned Development. Behind Tab 4 is the City of Noblesville's Comprehensive Plan Map which designates the Real Estate as "Mixed Density Single Family Residential". Uses that surround the Real Estate include industrial uses to the immediate north, the Willow Lakes residential community and the Cherry Tree Meadows residential community to the east and southeast, respectively, and single-family home sites to the south and west.

Included behind Tab 5 is the colored site plan for Midland Overlook which incorporates and encourages walkability for pedestrians throughout the community, as well as pedestrian connections to the adjacent Midland Trail path network to the north. The site plan incorporates significant open space consisting of over 17 acres (approximately 28%) and perimeter landscaping and bufferyard treatment. The entryways into the community will be from 171st Street to the south and Willowview Road to the east across from the Willow Lakes Subdivision. The site plan for Midland Overlook incorporates a mix of single-family detached homes and townhomes.

Behind Tab 6 is an exhibit that depicts the portion of the Real Estate that will be subject to the R3 development standards and will include a mix of single-family detached homes from Lennar's "Venture Collection" series (shown in a salmon color on the R3 Residential District Area Plan) and homes from Lennar's "Americana Collection" series (shown in a light green color on the R3 Residential District Area Plan). There will be approximately 144 single-family detached homes in the R3 District Area and the additional exhibits included behind Tab 6 are examples of the homes from the "Venture Collection" series and the "Americana Collection" series.

a. The "Venture Collection" series is a new home product for this market that is targeted to the Millennial buyer and the anticipated price ranges for the "Venture Collection" homes are estimated to be between approximately $275,000 to $325,000, depending upon upgrades and amenity selections.

b. The "Americana Collection" series are ranch homes targeted to the empty nester/move down buyer and the anticipated price ranges for the "Americana Collection" homes are estimated to be between approximately $300,000 to $350,000, depending upon upgrades and amenity selections.

Behind Tab 7 is an exhibit that depicts the portion of the Real Estate that will be subject to the R5 development standards for the proposed townhomes. There will be approximately 30 townhomes in the R5 Residential District Area. The additional exhibit included behind Tab 7 are examples of

townhomes currently built by Lennar in other markets which will be the inspiration for the townhomes being designed by Lennar specifically for Midland Overlook.

a. The proposed townhome design is new to this market and they are located along the northwestern portion of the site adjacent to the Midland Trail. These 2-story townhomes are positioned so that the front elevation of the townhomes will face the Midland Trail. All townhomes will have 2 car garages, as well as driveway and additional guest parking spaces. The anticipated price ranges for the townhomes are estimated to be between approximately $225,000 to $250,000, depending upon upgrades and amenity selections.

Behind Tab 8 is a streetscape exhibit depicting the architecture of the "Venture Collection" series of homes. Also, included behind Tab 9 is a rendering of the proposed entryway monument sign treatment for Midland Overlook

Further, in addition to seeking rezone approval, Lennar is also seeking approval of a Preliminary Development Plan for the Midland Overlook community so that the site layout and development of the Real Estate will be known with certainty.

The proposed zoning complies with the recommendations of the Comprehensive Plan in that the Midland Overlook proposal by providing a mix of home product offerings, an appropriate transition to the industrial uses north of the Real Estate and by creating and encouraging walkable and active pedestrian areas with path connections to the Midland Trail to the north of the Real Estate via three (3) proposed path connections.

The Applicant's request is fully detailed in this submittal for introduction to the City Council including, but not limited to: (i) colored illustrative site plan; (ii) single-family detached home elevations and townhome elevations; (iii) the Rezone Ordinance from R1 Residential and I1 Industrial to R3 and R5 Residential; and, (iv) the Midland Overlook PD Ordinance.

We look forward to presenting this request to you for Introduction on June 12, 2018.

Respectfully submitted,

Jon Dobosiewicz

Jim Shinaver

TAB 2

Midland Overlook

SITE LOCATION MAP

TAB 3

Midland Overlook

SITE ZONING

TAB 4

Midland Overlook

Noblesville Comprehensive Plan Map

TAB 5

Concept Plan
May 25, 2018

MIDLAND OVERLOOK

Noblesville, Indiana

STOEPPELWERTH

TAB 6

Concept Plan
R-3 AREA
May 25, 2018

MIDLAND OVERLOOK

Noblesville, Indiana

STOEPPELWERTH

MCHENRY "A" ELEVATION

MCHENRY "C" ELEVATION

PLAN 5 "A" ELEVATION

PLAN 5 "C" ELEVATION

PLAN 6 "A" ELEVATION

PLAN 6 "C" ELEVATION

PLAN 7 "A" ELEVATION

PLAN 7 "C" ELEVATION

PLAN 8 "C" ELEVATION

PROVIDENCE "A" ELEVATION

PROVIDENCE "C" ELEVATION

STRATFORD "B" ELEVATION

Americana Collection

Chesapeake

Elevation C

Elevation A

Elevation B

CalAtlantic Homes℠

Americana Collection

Potomac

Elevation C

Elevation A

Elevation B

CalAtlantic Homes℠

Americana Collection

Wilmington

Elevation C

Elevation A

Elevation B

CalAtlantic Homes℠

TAB 7

Concept Plan
R-5 AREA
May 25, 2018

MIDLAND OVERLOOK

Noblesville, Indiana

STOEPPELWERTH

TAB 8

TAB 9

Signwall Elevation

Not to Scale

TAB 10

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 ____-2018 at its _____, 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 is hereby amended to change the zoning on the parcels legally described in Exhibit A (the "Real Estate") from "R1" Residential and "I1" Industrial (see Exhibit B illustrating current zoning for reference) to the following as designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana:

A. "R3" Residential for the property legally described in Exhibit C (the "R-3 Residential District), and

B. "R5" Residential for the property legally described in Exhibit D (the R-5 Residential District).

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.

Midland Overlook - R1-I1 to R3-R5 Rezone Ordinance 2 052818

EXHIBIT A

Legal Description
(Page 1 of 2)

A part of the Northeast Quarter of Section 3, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 25 minutes 12 seconds West along the east line thereof 1087.91 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 25 minutes 12 seconds West along said east line 855.84 feet; thence North 89 degrees 59 minutes 56 seconds West 281.17 feet; thence North 00 degrees 53 minutes 41 seconds East 20.00 feet; thence North 00 degrees 00 minutes 00 seconds West 524.82 feet; thence North 00 degrees 51 minutes 24 seconds East 410.56 feet; thence South 89 degrees 11 minutes 06 seconds West 396.44 feet; thence South 00 degrees 07 minutes 46 seconds West 876.81 feet to a point on the south line of said Quarter Section; thence South 89 degrees 34 minutes 19 seconds West along said south line 1478.30 feet to the southwest corner of said Quarter Section; thence North 00 degrees 27 minutes 44 seconds East along the west line thereof 1290.05 feet; thence North 89 degrees 22 minutes 59 seconds East 2672.20 feet to the place of beginning, containing 63.02 acres, more or less.

EXHIBIT A

Legal Description
(Page 2 of 2)

EXHIBIT B

Current Zoning Exhibit – for reference only
(Page 1 of 1)

EXHIBIT C

R-3 Residential District
(Page 1 of 2)

A part of the Northeast Quarter of Section 3, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 25 minutes 12 seconds West along the east line thereof 1087.91 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 25 minutes 12 seconds West along said east line 855.84 feet; thence North 89 degrees 59 minutes 56 seconds West 281.17 feet; thence North 00 degrees 53 minutes 41 seconds East 20.00 feet; thence North 00 degrees 00 minutes 00 seconds West 524.82 feet; thence North 00 degrees 51 minutes 24 seconds East 410.56 feet; thence South 89 degrees 11 minutes 06 seconds West 396.44 feet; thence South 00 degrees 07 minutes 46 seconds West 876.81 feet to a point on the south line of said Quarter Section; thence South 89 degrees 34 minutes 19 seconds West along said south line 1478.30 feet to the southwest corner of said Quarter Section; thence North 00 degrees 27 minutes 44 seconds East along the west line thereof 1290.05 feet; thence North 89 degrees 22 minutes 59 seconds East 220.04 feet; thence South 00 degrees 27 minutes 44 seconds West 258.65 feet; thence North 89 degrees 34 minutes 19 seconds East 1045.56 feet; thence North 24 degrees 26 minutes 08 seconds East 42.89 feet to the point of tangency of a curve concave southwesterly, the radius point of said curve being North 65 degrees 33 minutes 52 seconds West 20.00 feet from said point; thence northerly along said curve 27.19 feet to a point on said curve, said point being North 36 degrees 31 minutes 52 seconds East 20.00 feet from the radius point of said curve; thence North 36 degrees 31 minutes 52 seconds East 54.00 feet; thence North 00 degrees 37 minutes 01 seconds West 155.75 feet; thence North 89 degrees 22 minutes 59 seconds East 1366.75 feet to the place of beginning, containing 56.58 acres, more or less.

EXHIBIT C

R-3 Residential District
(Page 2 of 2)

EXHIBIT D

R-5 Residential District
(Page 1 of 2)

A part of the Northeast Quarter of Section 3, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 25 minutes 12 seconds West along the east line thereof 1087.91 feet; thence South 89 degrees 22 minutes 59 seconds West 1366.75 feet to the POINT OF BEGINNING of this description; South 00 degrees 37 minutes 01 seconds East 155.75 feet; thence South 36 degrees 31 minutes 52 seconds West 54.00 feet to a point on a curve concave southwesterly, the radius of said curve being South 36 degrees 31 minutes 52 seconds West 20.00 feet from said point; thence southerly along said curve 27.19 feet to the point of tangency of said curve, said point being South 65 degrees 33 minutes 52 seconds East from the radius point of said curve; thence South 24 minutes 26 seconds 08 minutes West 42.89 feet; thence South 89 degrees 34 minutes 19 seconds West 1045.56 feet; thence North 00 degrees 27 minutes 44 seconds East 258.65 feet to a point on the aforesaid north line; thence North 89 degrees 22 minutes 59 seconds East 1085.41 feet to the place of beginning, containing 6.440 acres more or less.

EXHIBIT D

R-5 Residential District
(Page 2 of 2)

TAB 11

ORDINANCE NO. __-__-18

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. _____

This Ordinance (the "Midland Overlook PD 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 CalAtlantic Homes of Indiana, Inc. (the "Developer") concerning a change of zoning of certain property described in Exhibit A attached hereto (the "Real Estate") and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as "Midland Overlook 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 Official Zone Map of the City of Noblesville, a part of the UDO, is hereby amended to change the zoning of the Real Estate from "R3" Residential and "R5" Residential to "R3-R5/PD" Residential Planned Development, which is to be known as the Midland Overlook Planned Development.

B. The underlying zoning districts shall be R3 Residential or R5 Residential as illustrated in Ordinance __-__-18 (the "Underlying Districts"). Development in this Districts shall be governed entirely by (i) the provisions of this Midland Overlook PD 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 Midland Overlook PD Ordinance and its exhibits are hereby rescinded as

applied to the Real Estate and shall be superseded by the terms of this Midland Overlook PD Ordinance.

Section 2. Permitted Uses.

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

1. The maximum number of Dwelling Units shall not exceed one-hundred and forty-four (144).

2. The maximum number of Attached Dwelling Units shall not exceed thirty (30).

Section 3. Preliminary Development Plan.

A. Full sized, scaled development plans are on file with the City's Planning and Development Department with a revision date of _____ __, 2018. 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 Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying Districts and layout of the site.

Section 4. Bulk Standards. The bulk requirements applicable to the Underlying Districts shall apply except as noted below:

A. R3 Residential District:

1. The Minimum Lot Area per Dwelling Unit: Seven thousand, eight hundred (6,500) Square Feet.

2. Minimum Lot Width measured at the front building setback line: Fifty (50) feet.

3. Minimum Street Frontage: Thirty-five (35) feet

4. Maximum Building Height: Thirty-five (35) feet

5. Minimum Front Yard Setback: Twenty-five (25) feet

6. Minimum Side Yard Setback: Five (5) feet (10' total side yard minimum)

7. Minimum Rear yard Setback: Twenty (20) feet

8. Maximum Floor Area Ratio: Fifty-five (55) percent

9. Minimum Floor Area: One-story – fifteen hundred (1,500) Square Feet
Two-story – eighteen hundred (1,800) Square Feet

10. Maximum Lot Coverage: Fifty-five (55) percent

B. R5 Residential District:

1. The Minimum Lot Area per Dwelling Unit: Not applicable. See Section 2.A.2 above for maximum number of Dwellings.

2. Minimum Lot Width measured at the front building setback line: Twenty (20) feet.

3. Minimum Street Frontage: not applicable

4. Maximum Building Height: Thirty-five (35) feet

5. Minimum Front Yard Setback: Twenty (20) feet

6. Minimum Side Yard Setback: Not applicable (minimum 15' between buildings)

7. Minimum Rear yard Setback: Not applicable

8. Maximum Floor Area Ratio: Not applicable

9. Minimum Floor Area: Fourteen hundred (1,400) Square Feet

10. Maximum Lot Coverage: Not applicable

Section 5. Architectural Standards. The following standards shall apply:

A. Detached Dwellings:

1. The approved elevations shall be the set of home elevations on file with the City's Planning and Development Department as submitted on _____, 2018, as reviewed and approved by the City's Architectural Review Board at its _____, 2018 meeting (the "Approved Elevations").

2. The Approved Elevations are hereby incorporated and approved. The Director of Planning and Development, including his or her designees, shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.

3. The elevations of any home that substantially varies from an Approved Elevation shall be submitted for review and approval by the Director of Planning and Development if in Compliance with the Architectural Standards hereby incorporated under Exhibit C or require approval by the Architectural

Review Board if not found in compliance with the standards included in Exhibit C. The Architectural Review Board's review of said home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.

B. Attached Dwellings:

1. The elevations of any home that substantially varies from an Approved Elevation shall be submitted for review and approval by the Director of Planning and Development if in Compliance with the Architectural Standards hereby incorporated under Exhibit D or require approval by the Architectural Review Board if not found in compliance with the standards included in Exhibit D. The Architectural Review Board's review of said home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.

Section 6. Landscaping and Open Space Standards**.** The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as noted below:

A. Lot Landscaping.

1. Lots occupied by Single Family Detached Dwellings shall be landscaped in accordance with the Architectural Design Guidelines (adopted on October 18, 2007).

2. Lots occupied by Single Family Attached Dwellings shall be landscaped with four (4) shrubs and (1) shade tree per Dwelling.

B. Landscape Buffer Yards. Landscape Buffer Yards shall be provided as shown on the Preliminary Development Plan. The Establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO, shall apply as shown on the Preliminary Development Plan subject to the following:

1. A minimum fifty (50) foot yard shall be required as shown on the Preliminary Development Plan.

2. Tree and shrub plantings shall be required per the buffer yard standards shown on the Preliminary Development Plan.

3. A mound with a minimum height of three (3) feet may be substituted for required shrubs.

4. No shrubs shall be required along the north Peripheral Yard of the Real Estate.

C. Open Space. A minimum of 17.7 acres (approximately 28%) Open Space shall be provided generally in the size, configuration and locations depicted on the Preliminary Development Plan.

Section 7. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply except as noted below.

A. Parking shall be permitted between the dwelling and the street in the R5 Residence District.

B. Parking in a driveway and adjacent garage space (tandem spaces) shall count toward meeting the minimum parking standards of the underlying district.

Section 8. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

Section 9. Sign Standards. The District's signs shall comply with Article 11 of the UDO.

Section 10. Infrastructure Standards. Unless otherwise stated within this Midland Overlook PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved:

A. The minimum distance between the street centerline and the driveway for the two lots which front more than one public street shall be fifty (50) feet and the driveways are not required to be placed 10' from the lot line furthest from the intersection.

Section 11. Additional Standards. The following additional standards shall be applicable to the Real Estate and the regulation of such standards shall be included in the Declaration of Covenants and Restriction that will be applicable to the Real Estate.

A. Storage sheds shall be prohibited.

Section 12. Detailed Development Plan. Approval of a Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part E, Section 4, of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 13. Effective Date. This Midland Overlook PD 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.

EXHIBIT A

Legal Description
(Page 1 of 2)

A part of the Northeast Quarter of Section 3, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 25 minutes 12 seconds West along the east line thereof 1087.91 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 25 minutes 12 seconds West along said east line 855.84 feet; thence North 89 degrees 59 minutes 56 seconds West 281.17 feet; thence North 00 degrees 53 minutes 41 seconds East 20.00 feet; thence North 00 degrees 00 minutes 00 seconds West 524.82 feet; thence North 00 degrees 51 minutes 24 seconds East 410.56 feet; thence South 89 degrees 11 minutes 06 seconds West 396.44 feet; thence South 00 degrees 07 minutes 46 seconds West 876.81 feet to a point on the south line of said Quarter Section; thence South 89 degrees 34 minutes 19 seconds West along said south line 1478.30 feet to the southwest corner of said Quarter Section; thence North 00 degrees 27 minutes 44 seconds East along the west line thereof 1290.05 feet; thence North 89 degrees 22 minutes 59 seconds East 2672.20 feet to the place of beginning, containing 63.02 acres, more or less.

EXHIBIT A

Legal Description
(Page 2 of 2)

EXHIBIT B

(PRELIMINARY DEVELOPMENT PLAN)

EXHIBIT C

ARCHITECTURAL STANDARDS – SINGEL FAMILY DETACHED

(Page 1 of 1)

Add table of standards after ARB for Detached Dwellings

EXHIBIT D

ARCHITECTURAL STANDARDS – SINGEL FAMILY ATTACHED

(Page 1 of 1)

Add table of standards after ARB for attached Dwellings