

— 1500
(4)

200400050173
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
07-19-2004 At 11:24 am.
ORDINANCE 15.00

ORDINANCE # 29-6-04

AN ORDINANCE TO AMEND THE ORDINANCE NO. 50-11-02

An ordinance to amend Ordinance No. 50-11-02 (original PD), enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #04N-15-0121 as required by law concerning an application for an amendment to the approved planned development for "Cumberland Pointe" specifically for the multi-family portion; and

WHEREAS, the Plan Commission at their June 21, 2004 meeting has sent its recommendation to the Noblesville Common Council in the manner by a vote of 9 in favor of adoption and 0 opposed.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance for said City is hereby amended as follows:

Section 1. That the subject real estate located at the southeast corner of Greenfield Avenue and Cumberland Road in the City of Noblesville, and described as Exhibit A, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is hereby amended as per Development Plan Exhibit B, Landscaping Plan Exhibit C, and building elevations as per Exhibit D. Said building

elevations were approved by the Architectural Review Board at their March 18, 2004 meeting.

Section 2. That the Amended Preliminary Development Plan marked Exhibits B and C indicates 1). maximum of 345 units with a density not to exceed 14.16 units per acre, 2). the perimeter buffer along the eastern property line would include a 5-6-FT mound at a 3:1 slope with deciduous and coniferous trees, 3). the ends of the buildings facing the eastern property line, adjacent to Fairview Subdivision, would be reduced to a maximum height of 18-20-FT on the corner units, and 4). the trails along both Greenfield Avenue and Cumberland Road would be constructed as per the Noblesville Alternative Transportation Plan.

Section 3. PLANNED UNIT DEVELOPMENT STANDARDS. WHEREAS, the development standards established by this Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance and modify the requirements for the Multi-Family portion of "Cumberland Pointe" for the City of Noblesville, Hamilton County, Indiana provided however that unless a development standard, guideline, or requirement specified in the Unified Development Ordinance is varied, altered, or modified by this Ordinance and/or its Exhibits, then such development standard, guideline, or requirement as specified in the Unified Development Ordinance shall apply.

Section 4. That the exhibits attached hereby replace and supersede the original exhibits for the multi-family portion of Cumberland Pointe Planned Development only.

Section 5. This ordinance shall be in full force and effect from and upon its adoption in accordance with the law.

Section 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of July 2004.

COMMON COUNCIL
CITY OF NOBLESVILLE

BY:

AYE

NAY

<u>Laurie Hurst</u>	Laurie Hurst	_____
<u>Terry L. Busby</u>	Terry Busby	_____
<u>Alan Hinds</u>	Alan Hinds	_____
<u>Brian Ayer</u>	Brian Ayer	_____
<u>Dale Snelling</u>	Dale Snelling	_____
<u>Kathie Stretch</u>	Kathie Stretch	_____
<u>Mary Sue Rowland</u>	Mary Sue Rowland	_____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana this 13th day of July, 2004.

John Ditslear
John Ditslear, Mayor
City of Noblesville

ATTEST:

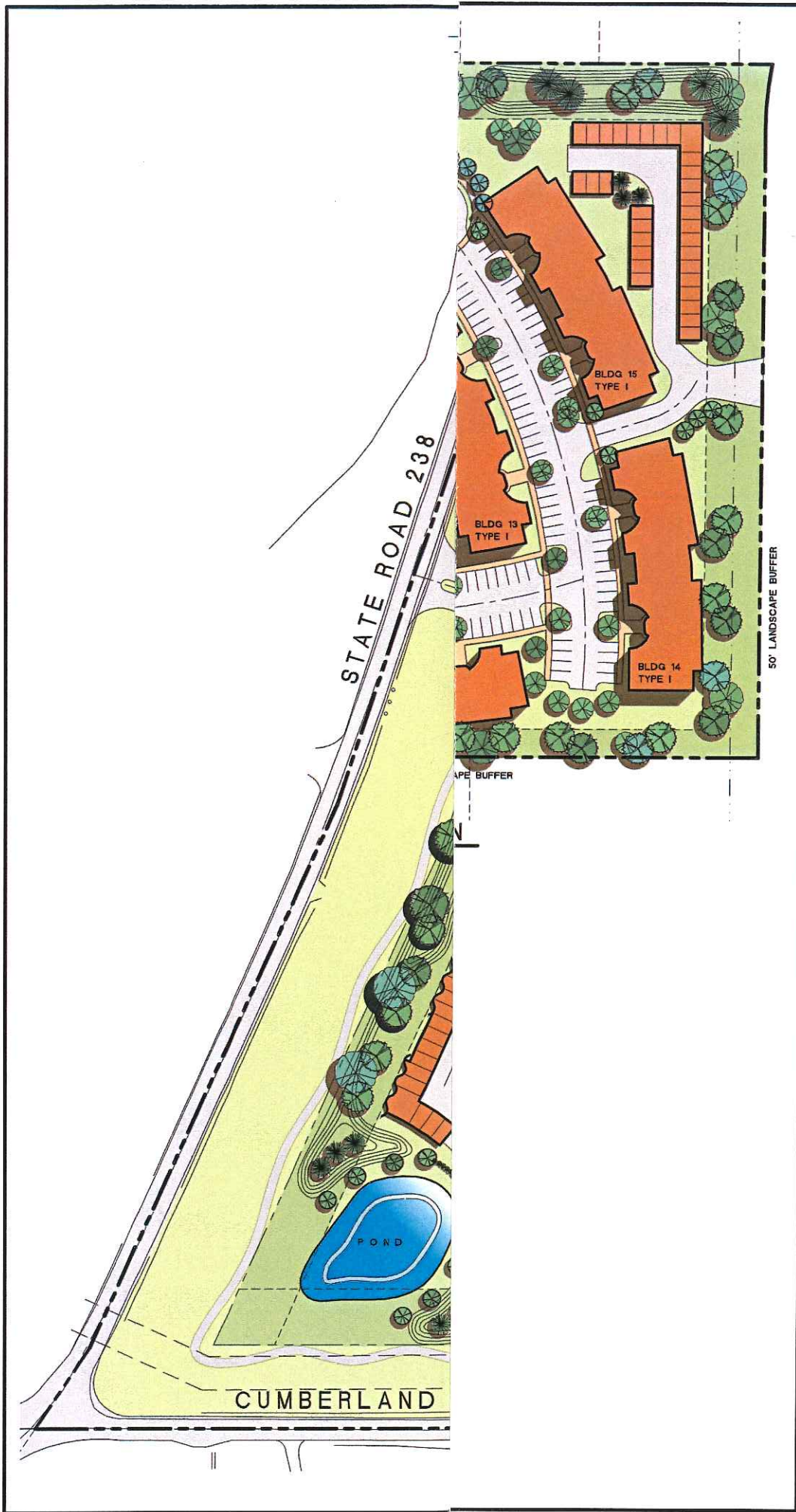
Janet Jaros
Janet Jaros, Clerk-Treasurer

**"MULTI-FAMILY"
LEGAL DESCRIPTION**

A part of the Southwest Quarter of Section 8, Township 18 North, Range 5 East, and part of the Northwest Quarter of Section 17, Township 18 North Range 5 East, all in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter, thence North 00 degrees 00 minutes 00 seconds East along the West line of said Southwest Quarter 774.88 feet to the POINT OF BEGINNING of this description; thence continuing North 00 degrees 00 minutes 00 seconds East 956.34 feet; thence South 55 degrees 50 minutes 00 seconds East 87.10 feet; thence South 65 degrees 23 minutes 00 seconds East 536.50 feet; thence South 71 degrees 44 minutes 00 seconds East 696.97 feet; thence South 00 degrees 03 minutes 52 seconds West 1,247.56 feet to a point on the North line of said Northwest Quarter Section; thence South 00 degrees 16 minutes 10 seconds West 30.15 feet to a point on a curve concave southerly, the radius point of said curve being South 10 degrees 33 minutes 19 seconds West 325.00 feet from said point; thence westerly along said curve 57.96 feet to the point of tangency of said curve, said point being North 00 degrees 20 minutes 15 seconds East 325.00 feet from the radius point of said curve; thence North 89 degrees 39 minutes 45 seconds West 563.20 feet; thence North 00 degrees 00 minutes 00 seconds East 25.00 feet to a point on the South line of said Southwest Quarter Section; thence continuing North 00 degrees 00 minutes 00 seconds East parallel with the aforesaid West line 778.41 feet; thence South 90 degrees 00 minutes 00 seconds West 599.29 feet to the place of beginning, containing 30.669 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This description was prepared for zoning purposes only and is subject to change on completion of an accurate boundary survey.



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EXHIBIT B

MULTI-FAMILY HOUSING DEVELOPMENT CUMBERLAND AND POINTE

238 AND CUMBERLAND ROAD
 NOBLESVILLE, INDIANA

YEAGER CONSTRUCTION

CONCEPTUAL DESIGN
 MAY 3, 2004

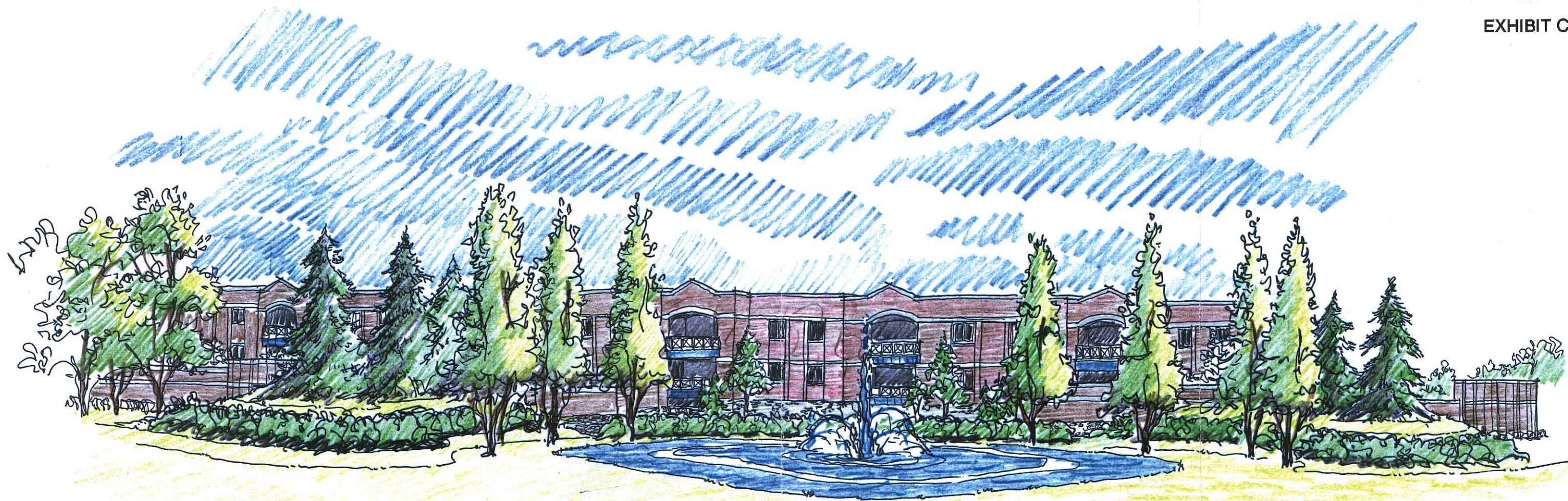
REVISIONS:

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5	REVISION	DATE

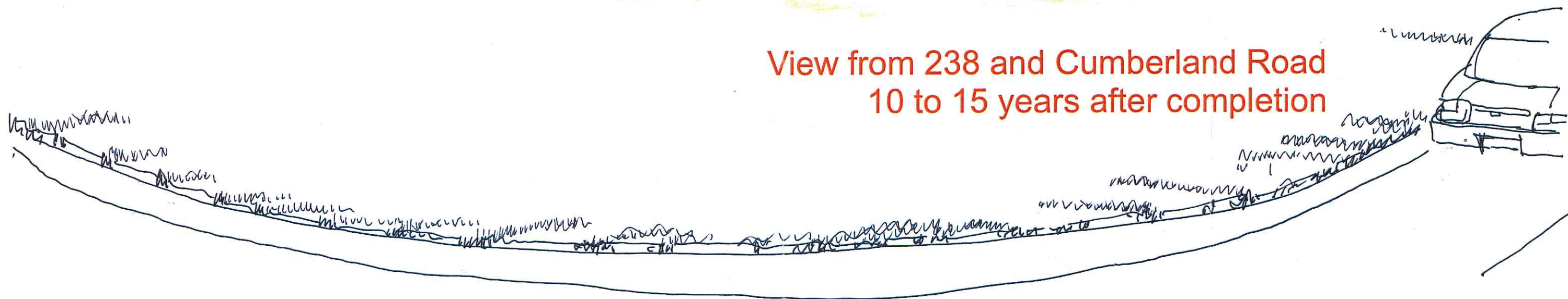
DRAWER NO. _____ ID
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NUMBER: 03-0028

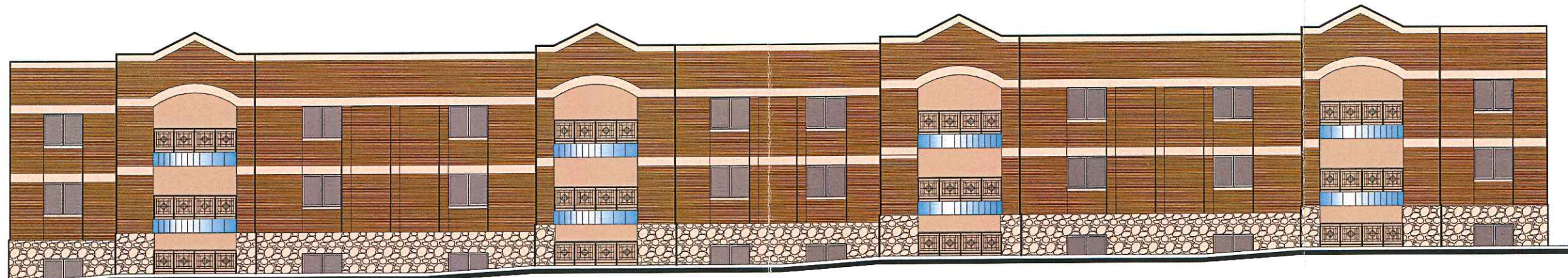
CONCEPTUAL
 LANDSCAPE PLAN
L100

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View from 238 and Cumberland Road
10 to 15 years after completion





2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT and SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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EXHIBIT D

MULTI-FAMILY HOUSING DEVELOPMENT
CUMBERLAND AND POINTE
238 AND CHEVERLAND ROAD
NOBLESVILLE, INDIANA
YEAGER CONSTRUCTION

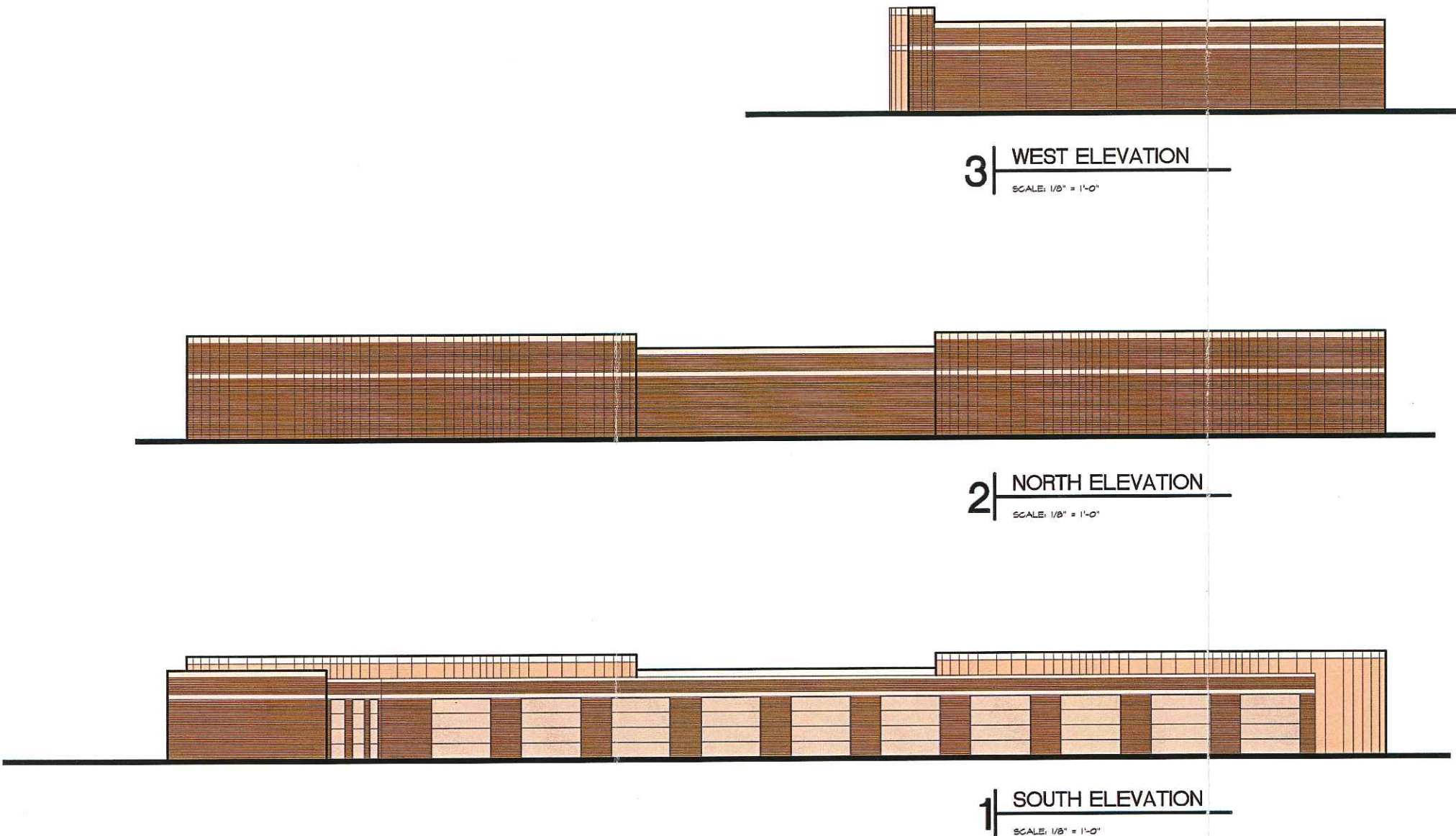
CONCEPTUAL DESIGN
MAY 3, 2004

REVISIONS	DATE	REVISION
1		
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3		
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5		

DRAWER NO. 18
DRAWN BY: R. McGill
CHECKED BY: D. Peterson
PROJECT NUMBER: 03-0038

CONCEPTUAL ELEVATIONS
A201

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MULTI-FAMILY HOUSING DEVELOPMENT
CUMBERLAND AND POINTE
238 AND CUMBERLAND ROAD
NOBLESVILLE, INDIANA
YEAGER CONSTRUCTION

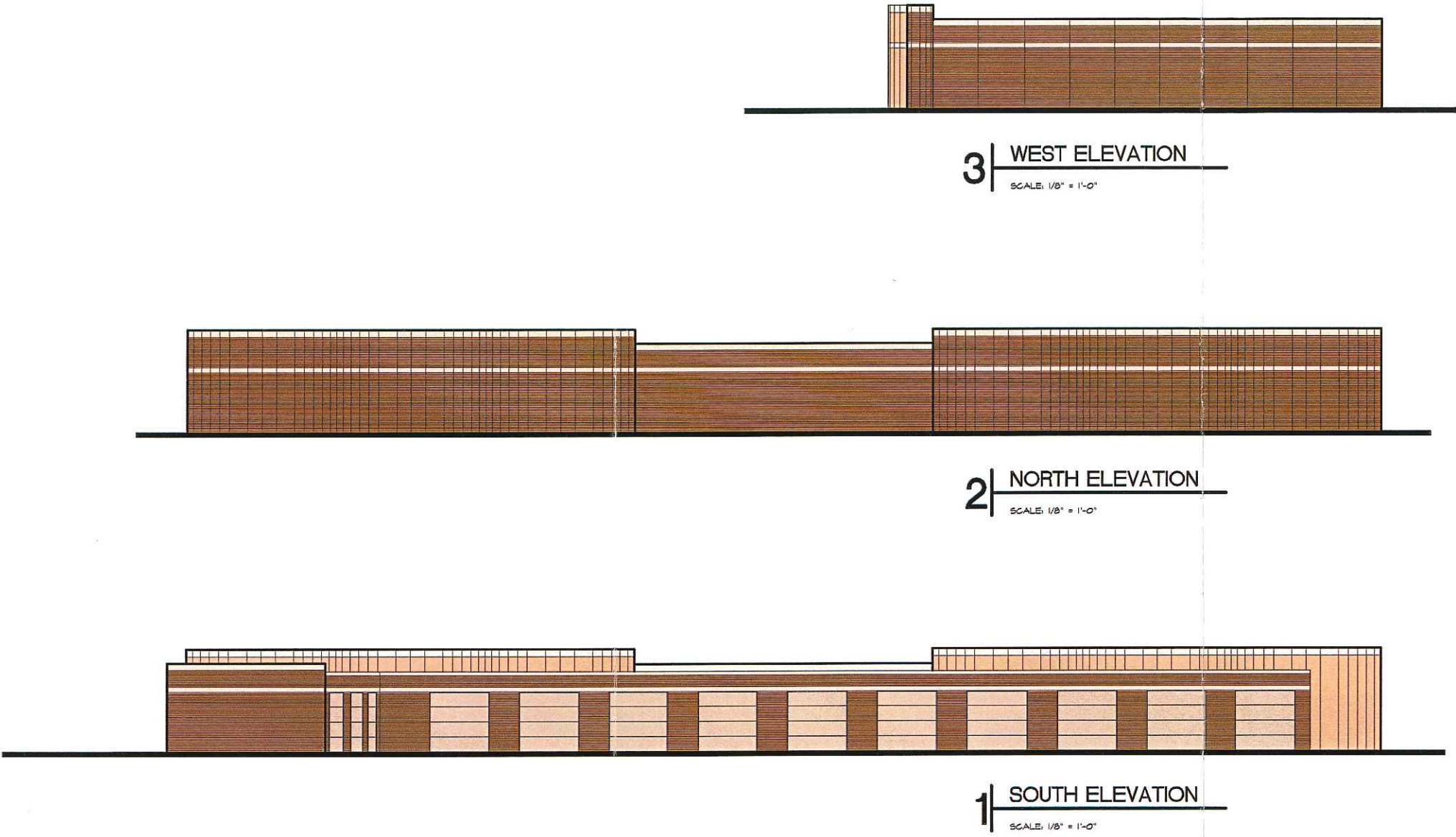
CONCEPTUAL DESIGN
FEBRUARY 3, 2024

REVISIONS:
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3 REVISION
4 REVISION
5 REVISION

DRAWER NO. 18
DRAWN BY: R. McGILL
CHECKED BY: D. PETERSON
PROJECT NUMBER: 23-0238

CONCEPTUAL
GARAGE BUILDINGS
A202

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MULTI-FAMILY HOUSING DEVELOPMENT
CUMBERLAND AND POINTE
238 AND CUMBERLAND ROAD
NOBLESVILLE, INDIANA
YEAGER CONSTRUCTION

CONCEPTUAL DESIGN
FEBRUARY 3, 2024

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DATE	
5	REVISION
DATE	

DRAWER NO. 18
DRAWN BY: R MCGILL
CHECKED BY: D PETERSON
PROJECT NUMBER: 03-0023

CONCEPTUAL
GARAGE BUILDINGS
A202

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