

COPY

200400024185
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-15-2004 At 11:31 am.
ORDINANCE 13.00

1300
(3)

ORDINANCE NO. 12-3-04

**AN ORDINANCE TO AMEND ORDINANCE # 28-8-97 AND THE ZONING
COMMITMENTS CONCERNING DEVELOPMENT AND USE OF REAL ESTATE
IN PRAIRIE LAKES PLANNED DEVELOPMENT IN NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

An ordinance to amend the number of access cuts along 141st Street and the location of dumpsters in the landscaping easement, specifically for Lot 12 Prairie Lakes Planned Development, as evidenced in the Zoning Commitments Concerning the Development and Use of Real Estate (recorded in the Hamilton County Recorder's Office #200300030027) for the construction of a retail strip center as 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 has conducted a public hearing as required by law in regard to the application #04N-15-0008 submitted by Prairie Lake Shops LLC for property located at 14160 Mundy Drive, Noblesville, Hamilton County, Indiana regarding amending the dumpster locations in the landscaping easement and one additional egress point along 141st Street, specifically for the above noted lots, and

WHEREAS, the Commission has sent to the Common Council its decision of March 15th, 2004 meeting, reflecting a vote of 11 ayes and 0 nays with a favorable recommendation for adoption of the amendment for parcel no. 18-11-19-00-28-012.000 and legally described as Lot 12 in Prairie Lakes Planned Development, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, as follows:

SECTION 1. The provisions of the strip retail shops for Lot 12 in Prairie Lakes Planned Development are amended to adopt the attached "Exhibit A" as the specific location of the dumpsters in the landscaping easement, and the egress location along the eastern portion of the property as a "right-out" only with the following stipulations: (1) thermoplastic white direction arrow, (2) a stop sign with a "do not enter" sign on the back, (3) 12-FT wide driveway, (4) a stop bar, and (5) 6-inch standing curb at the east radius point.

SECTION 2. All other standards, guidelines or other requirements adopted by the Council for Ordinance #28-8-97 and the Zoning Commitments Concerning the Development And Use of Real Estate (recording #200300030027) in regard to the Prairie Lakes Planned Development shall remain unchanged and in full force and effect unless previously amended by the Council.

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

SECTION 5. Upon motion duly made and seconded this Ordinance was fully passed by the members of the Common Council this 13th day of April, 2004.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

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

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

John Ditslear
John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

Janet Jaros
Janet Jaros, Clerk-Treasurer

LEECH-HENSELEY ARCHITECTS INC.
7785 East 128th St. Fishers, IN 46038
tel 317 842 1931 fax 317 842 7594



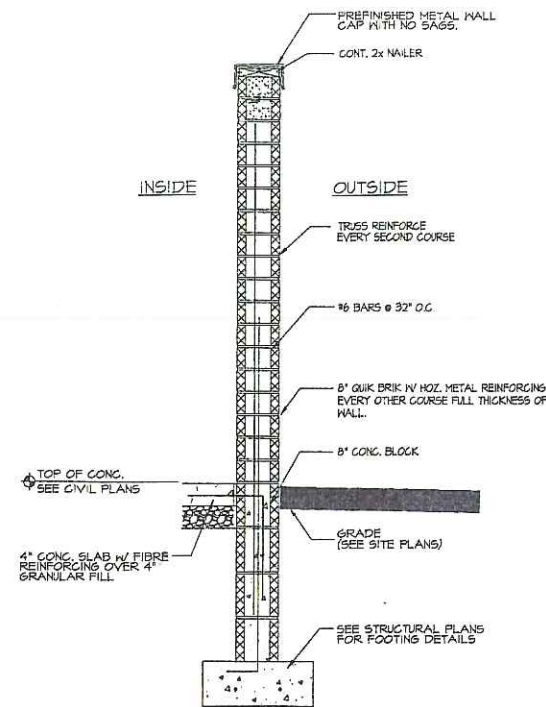
DRAWING REVIEW ISSUE	
△	November 17, 2003
△	*
△	*
△	*
BUILDING AGENCY SUBMITTAL	
*	
CONSTRUCTION BID/ISSUE	
*	
REVISIONS	
△	January 20, 2004
△	February 09, 2004
△	February 4, 2004
△	February 24, 2004
△	March 5, 2004
Review	
FILE - DATE - TIME	
\\slcrs01\workspace\slcrs\041009	
PLT SCALE	DRAWN BY:
1"=30'-0"	sgn

*Prairie Lakes Shoppes
Phases I*
NOBLESVILLE, INDIANA
development proposed by:
Kevin McKasson

**Amended Preliminary
Development Plan
for Lots 12**

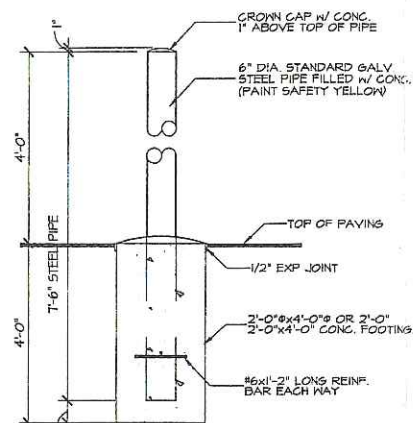
LPV

PROJECT NO.
0000000000



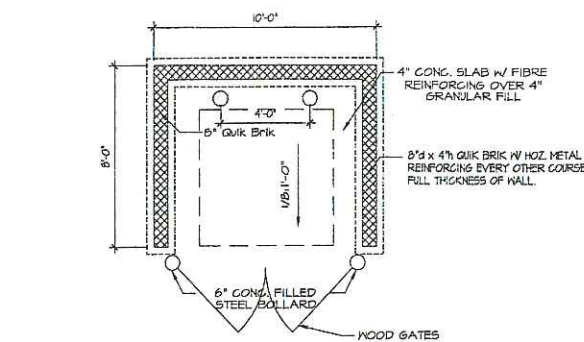
Wall Section
① @ Dumpster

① @ Dumpsite
SCALE: 3/4" = 1'-0"



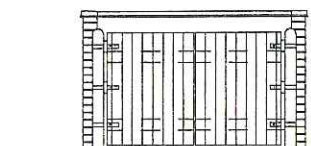
② Bollard Detail

2 SCALE: 1/2" = 1'-0"

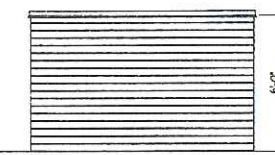


Plan

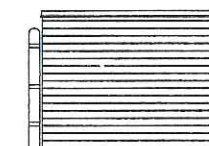
SCALE: 1/4" = 1'-0'



Front Elevation



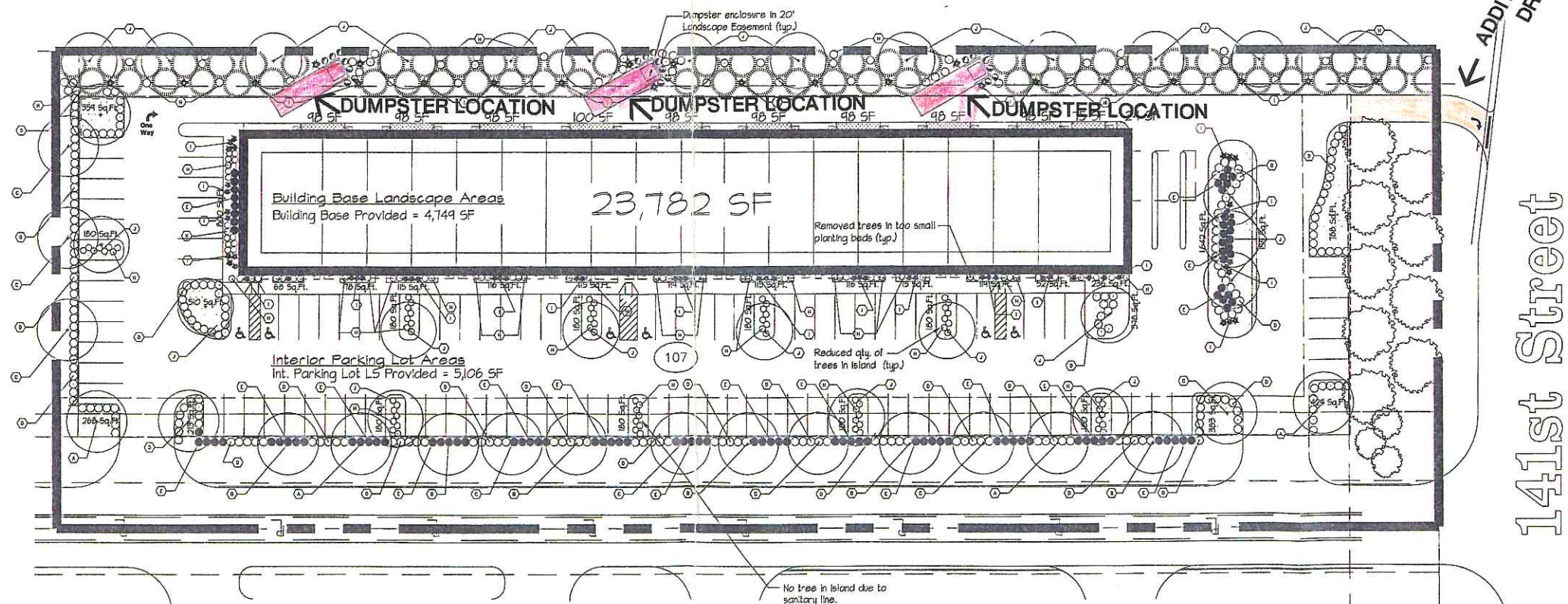
Rear Elevation



Side Elevation

④ Dumpster Elevations

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



SITE DATA Phase I	
<u>TOTAL BLDG AREA</u>	
TOTAL BLDG AREA	23,782 S.F.
<u>PARKING SPACES</u>	
PARKING RATIO IS ASSUMED: 1 SPACE/725 SF OF BLDG	
TOTAL PARKING REQ'D	108 SPACES
TOTAL PARKING PROVIDED	108 SPACES
<u>NOTE:</u>	
THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACERAGE AND LOCATIONS OR SIZES OF A BUILDING OR BUILDINGS THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, RIGHT-OF-WAYS AND DIMENSIONS OR AFTER FINAL ZONING REVIEW IS COMPLETED	

Phase II
(See Plan above)

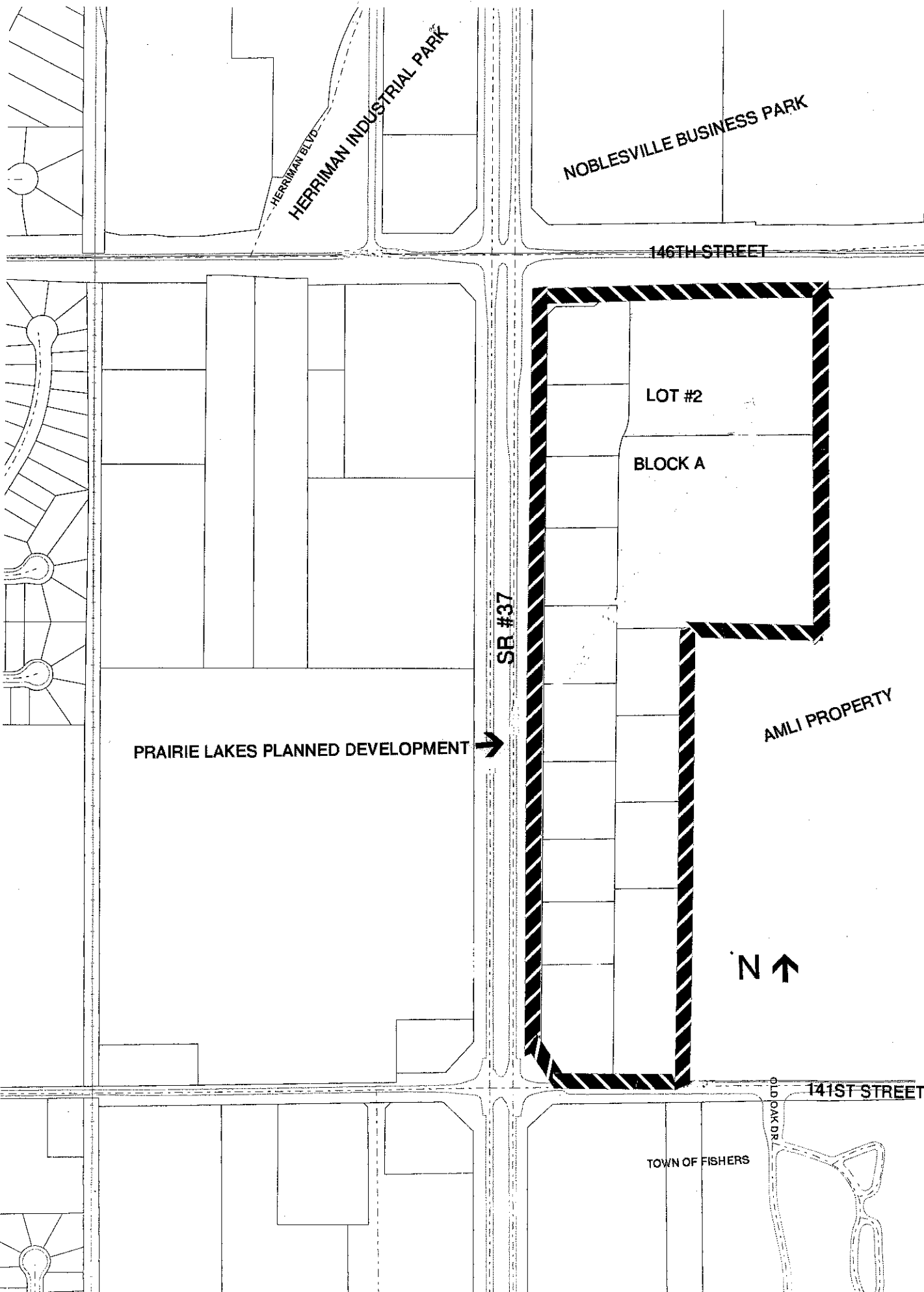
Plant Schedule Phase I		
Code	Botanical Name	Common Name
A	<i>Acer Rubrum</i> "Red Sunset"	Red Sunset Maple
B	<i>Liquidambar styraciflua</i>	Sweet Gum
C	<i>Zelkova serrata</i> "Village Green"	Village Green Zelkova
D	<i>Euonymus alata</i>	Dwarf Burning Bush
E	<i>Juniperus chinensis</i> "Sea Green"	Sea Green Juniper
F	Not Used	*
G	Not Used	*
H	<i>Spiraea Japonica</i> "Shirobana"	Shirobana Spiraea
I	<i>Calamagrostis Aleutica</i>	Variiegated Feather Reed Grass
J	<i>Acer glabrum</i>	Amur Maple



Proposed Landscape Area & Variance Plan / Phase I

SCALE: 1"=30'-0"

Alternate



HERRIMAN BLVD
HERRIMAN INDUSTRIAL PARK

NOBLESVILLE BUSINESS PARK

146TH STREET

LOT #2

BLOCK A

PRAIRIE LAKES PLANNED DEVELOPMENT

SR #37

AMLI PROPERTY

N ↑

141ST STREET

TOWN OF FISHERS

OLD OAK DR

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.


Signature of Declarant

Michael A. Howard
Printed Name of Declarant