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2009052201 ORDINANCE \$25.00
08/28/2009 11:07:59A 6 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 24-7-09

Document reference number(s): 200600061512 and 200600071188

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

This is an ordinance (the "PUD Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton county, Indiana (the "City's Development ordinance"), 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 on Application 09N-15-0590 as required by law in regard to the application for a change of zone district designation filed by Riverview Medial Arts Building Partners ("Riverview"); and,

WHEREAS, the Plan Commission at their July 20, 2009 meeting sent its favorable recommendation to the Noblesville Common council by a vote of ___ in favor and ___ opposed;

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 for said City and the Official Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. The subject real estate (the "Real Estate"), more particularly described in "Exhibit 1" attached hereto, is located generally 500 feet west of the southwestern corner of 146th Street and Cumberland Road, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate hereby shall maintain its existing zoning and the purpose of this ordinance is exclusively for the purpose of amending the Program for Signs for the development.

SECTION 2. The proposed Program for signs attached hereto as "Exhibit 2," is adopted as part of this ordinance.

SECTION 3. This Planned Development Ordinance and its Exhibits (collectively, the "PD Sign Standards") permit variations from the development standards, specifications, guidelines and/or requirements (collectively, the "Standards") contained in the City's Development Ordinance. The PD Sign Standards supersede the Standards in the City's Development Ordinance to the extent the PD Sign Standards vary, alter or modify the Standards in the City's Development Ordinance. The Standards in the City's Development ordinance, however, shall apply to the extent that the PD Sign Standards do not vary, alter or modify them.


SECTION 5. This ordinance shall be in full force and effect from and after its passage and approval.


SECTION 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 25th day of August, 2009.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE


Aye

Nay

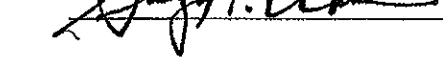
 Brian Ayer _____


 Mark Boice _____

 Roy Johnson _____

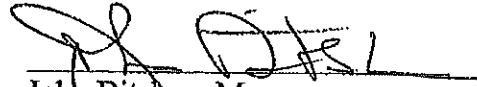
 Greg O'Conner _____

Mary Sue Rowland _____

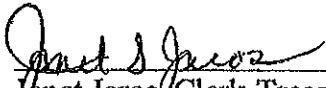
 Dale Snelling _____

 Stephen C. Wood _____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 25th day of August, 2009.


John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:


Janet Jaros, Clerk-Treasurer
City of Noblesville, Indiana

Exhibits are on file and may be viewed in the City of Noblesville Clerk-Treasurer's Office.

Prepared by:
NorthStar Land Entitlement and Development Services
Chris Hamm
23 S. 8th Street, Suite 300
Noblesville, IN 46060
317-910-1073

Riverview Medical Arts Building Partners
Bob Whitacre

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. Michael A. Howard

EXHIBIT 1

LEGAL DESCRIPTION

Riverview Medical Arts Pt Block 2 of Amli@Prairie Lakes containing 4.51 acres, more or less. Also known as **18-11-19-00-40-002.001**.

(from Instrument Number 2007-19732)

EXHIBIT 2

Riverview Medical Arts 146th Street Program for Signs

The following represent the proposed signage for the project. In the event that the proposed signage differs from that permitted by the underlying zoning standards, the following signs shall be permitted:

1. Sign One (Existing)

Riverview Medical Arts building sign as currently exists on the building as depicted in Exhibit 2A.

2. Sign Two (Existing)

Focus Eye Care building sign as currently exists on the building as depicted in Exhibit 2A.

3. Sign Three (New Building Sign)

Decatur Vein clinic sign on the west side of the building as depicted in Exhibit 2A and Exhibit 2B. The sign will be internally illuminated channel letters.

4. Sign Four (New Ground Sign)

Riverview Medical Arts tenant ground sign to be located at the entrance of the building as depicted in Exhibit 2A, Exhibit 2C, and Exhibit 2D.

5. Sign Five (Ground Sign to Replace Existing 146th Street Sign)

Riverview Medical Arts tenant ground sign to be located along 146th Street in the location of the existing sign as depicted in Exhibit 2C, Exhibit 2D, and Exhibit 2E. This sign shall be ten (10) feet wide and eight (8) feet tall. It will contain only black lettering, but colored corporate logos shall be permitted. The sign shall not be internally illuminated.

Exhibit 2A



Exhibit 28

THIS artwork is the property of Signcraft Industries Inc. Protected by Copyright Laws

21 1/2"

DECATUR VEIN CLINIC

19 1/8"



51"

51"

319 3/8"

378 5/8"

FABRICATE AND INSTALL INTERNALLY ILLUMINATED FACELITE CHANNEL LETTERS ON RACEWAYS

FACES - 1/8" 7828 WHITE ACRYLIC

RETURNS - 5" BLACK

TRIM CAPS - 1" BLACK

BACKS - .060 ALUMINUM

NEON - 15MM 8300 STARLIGHT WHITE

RACEWAY - 8" X 8" PAINTED TO MATCH FASCIA

INSTALLATION - MOUNTED TO RACEWAYS, THEN TO FASCIA

FABRICATE AND INSTALL INTERNALLY ILLUMINATED FACELITE CHANNEL LOGO ON RACEWAY

FACES - 3/16" WHITE SG ACRYLIC WITH MEDIUM TEAL A9922-1

RETURNS - 5" BLACK

TRIM CAPS - 1" BLACK

BACK - .060 ALUMINUM

NEON - 15MM 8300 STARLIGHT WHITE

RACEWAY - 8" X 8" PAINTED TO MATCH FASCIA

INSTALLATION - MOUNTED TO RACEWAY THEN TO FASCIA

PLEASE PLACE POWER HOLES AT THE BOTTOM OF ALL LETTERS
LONG LEADS 70' & 6'

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RACEWAY



INSTALL IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRICAL CODES

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.



1/8" = 1'-0"

IMAGE SOLUTIONS www.signcraftind.com 8920 CORPORATION DR. INDIANAPOLIS, IN 46256 Office 317.842.2594 Fax 317.842.2015	
PREPARED FOR DECATUR VEIN CLINIC 14530 PAUL LANE BLVD INDIANAPOLIS, INDIANA	
SKETCH NAME CHANNEL LETTERS	
SCALE 3/8" = 1'-0"	
DATE FEB 28, 2009	
S.C. REPRESENTATIVE STEVE MENCICKER	
INDEX NUMBER 0209-0559	
DESIGNER SLM	
REVISIONS	
1.	5.
2.	6.
3.	7.
4.	8.
COLOR SPECS	
A	
B	
C	
D	
E	
F	
COLOR APPROVAL	
DRAWING APPROVAL	
PRODUCTION NO.	

Exhibit 2C









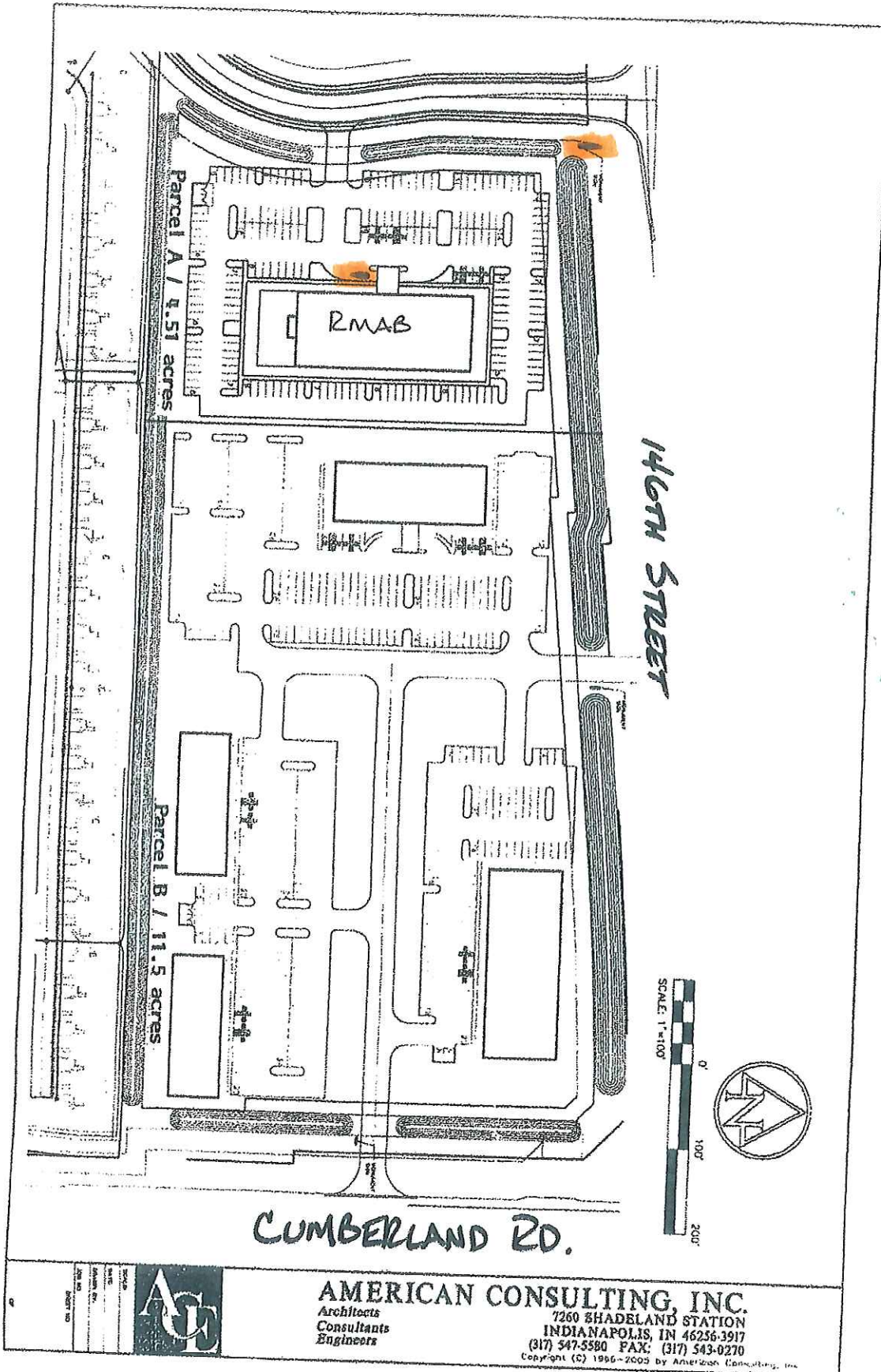
96"	
 Riverview Medical Arts	
5" 2"	
 American Health Network	
 DECATUR VEIN CLINIC	
 Family & Cosmetic Dentistry	
 The Indiana Orthopaedic Center	
48"	
FOCUS EYE CARE	
5" 8"	
2" 6"	
 INDIANA ORAL & MAXILLOFACIAL SURGERY ASSOCIATES	
 RIVERVIEW MEDICAL GROUP	
 Hamilton Heart Cardiology	
1/8" Reveal	
47 1/2"	
1"	
47 1/2"	

Exhibit 20





14540

Riverview Medical Arts

 American Health Network	 FOCUS EYE CARE
 DEBORAH VINN CLINIC	 Indiana Oral & Maxillofacial Surgeons Association
 MIDWEST ORTHODONTICS	 RIVERVIEW MEDICAL GROUP
 Indiana Orthopaedic Center	 Hamilton Heart Cardiology