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NONE

ORDINANCE NO. 31-05-16

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 to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), 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 000452-2016 (the "Petition") at its May 16, 2016 meeting as required by law in regard to the application filed by French Property Management, LLC (the "Developer") for a request in change of zoning; and

WHEREAS, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of ten (10) in favor and zero (0) opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that this ordinance (this "Ordinance") is hereby adopted as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") to read as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Map is hereby changed to designate the subject real estate described in Exhibit A, attached hereto (the "Real Estate"), as a Planned Development Overlay District to be known as the **146th Street Extra Space Storage Planned Development** (the "District").
- 1.2 The District's underlying zoning district shall be the **Planned Business District** (the "Underlying District"). Development of the Real Estate shall be governed entirely by (i) the provisions of this 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").
- 1.3 All provisions and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented



Section 2. Definitions.

- 2.1 The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

Section 3. Permitted Uses.

- 3.1 The following uses shall be permitted with the District:

- A. Care Centers, Child & Adult Care Centers
- B. Preschool/Nursery School
- C. Schools, (Business and Trade)
- D. Medical Office
- E. Health/Fitness Facility
- F. Animal Hospitals & Veterinarian Offices (without Commercial Kennel)
- G. Financial, Insurance & Real Estate Services
- H. Laundry/Dry Cleaners Without On-Site Plant
- I. Mortuary or Funeral Home
- J. Offices
- K. Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners
- L. Professional and Technical Services
- M. Restaurant (Without Drive-Thru)
- N. Restaurant Drive-In or Drive Thru
- O. Retail Sales
- P. Equipment Repair and Service (Indoor)
- Q. Warehousing and Storage (Indoor)

- 3.2 Accessory Uses and Accessory Buildings customarily incidental to any of the permitted uses.

Section 4. Preliminary Development Plan.

- 4.1 The Preliminary Development Plan, attached hereto as **Exhibit B**, is hereby incorporated 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 District and layout of the District.

Section 5. **Bulk Standards.** The bulk standards applicable to the Underlying District shall apply, except as modified below:

- 5.1 The Minimum Side Yard shall be ten (10) feet.
- 5.2 The Minimum Rear Yard shall be ten (10) feet.

Section 6. **Architectural Standards.** The following standards shall apply.

- 6.1 The Illustrative Architectural Elevations, attached hereto as **Exhibit C**, are hereby incorporated to illustrate conceptually the elements and anticipated character and to establish a benchmark for the architecture and design of all new buildings constructed in the District. The final building designs may vary from the Illustrative Architectural Elevations; however, buildings shall be substantially similar in character and quality to the buildings show in the Illustrative Architectural Elevations.
- 6.2 Architectural Detail provided in the form of decorative columns, as depicted on the Illustrative Architectural Elevations, shall be installed not more than seventy-five (75) feet on center and shall be a minimum of two (2) feet in width on the west elevation.

Section 7. **Sign Standards.** The sign standards applicable to the Underlying District shall apply, except as modified below:

- 7.1 Article 11, Part C, Section 1 *Signs; Signs; Permanent Signs*; shall not apply. Instead, the following shall apply:
 - (i) One (1) wall sign per tenant, per street frontage shall be permitted on the Real Estate.
 - (ii) One (1) ground sign shall be permitted along 146th Street on the Real Estate.

Section 8. **Landscaping Standards.** The landscaping standards applicable to the Underlying District shall apply, except as modified below:

- 8.1 Article 8, Part H, Section 3(F)(2) *Zoning Districts; Special Districts; Planned Development (PD) Overlay District; Development Standards; Establishment of Peripheral Yard*; shall not apply. Instead, the peripheral landscape buffer yard shall be as generally shown on the Concept Plan.

- 8.2 Article 12, Section 6 *Landscaping and Screening; Building Base Landscaping* shall not apply.
- 8.3 Article 12, Section 7 *Landscaping and Screening; Landscape Buffer Yards* shall apply, except as modified below:
- (i) The North, East, and West Buffer Yards shall be a minimum of ten (10) feet in width.
 - (ii) The South Buffer Yard, adjacent to 146th Street, shall be a minimum of forty (40) feet in width.

Section 9. Detailed Development Plan.

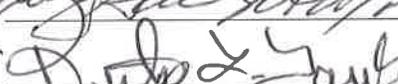
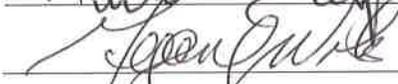
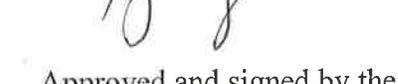
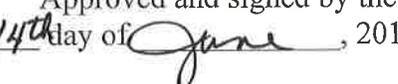
- 9.1 In order to maintain design flexibility, the exact configuration and locations of each building and parking area set forth in a Detailed Development Plan ("DDP") may vary from the Preliminary Development Plan as long as the Governing Standards are met. Approval of a DDP shall follow the procedures 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.

Section 10. Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 14th day of June, 2016.

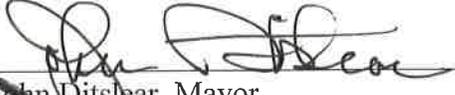
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

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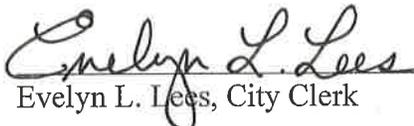
NAY

	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 14th day of June, 2016.


John Ditslear, Mayor
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: Rex A. Ramage.

Prepared by: Rex A. Ramage, Land Use Consultant | Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

EXHIBIT A
REAL ESTATE

A part of the East Half of the Southeast Quarter of Section 16, Township 18 North, Range 4 East in Noblesville Township, Hamilton County, Indiana, being more particularly described as follows:

Begin 1011.3 feet west of the Southeast Corner of the East Half of the Southeast Quarter of Section 16, Township 18 North, Range 4 East, on the South line thereof; thence continuing West on and along the South line of said East Half 330 feet; thence North on and along the West line of said East Half 1320 feet; thence East parallel to the South line of said East Half 330 feet; thence South parallel to the West line of said East Half 1320 feet to the South line of said East Half and the place of beginning, containing in all 10.00 acres more or less, subject to all legal easements and rights of way.

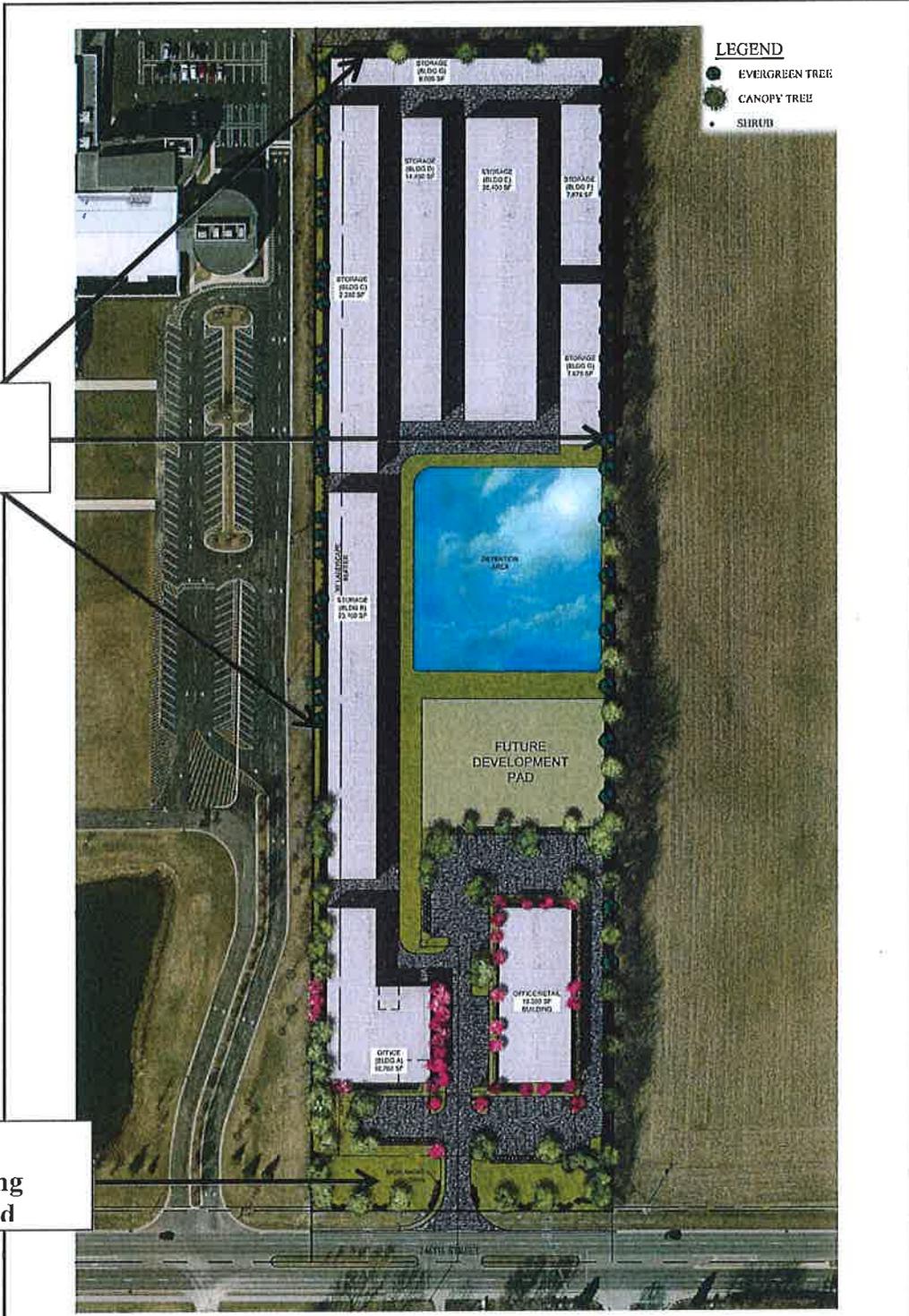
Except any and all the above real estate conveyed to the Hamilton County Highway Department by Warranty Deed recorded May 14, 1999 as Instrument Number 9929295, described as follows:

A part of the East Half of the Southeast Quarter of Section 16, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way line depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "A", described as follows: Beginning at the southwest corner of said half-quarter section; thence North 0 degrees 08 minutes 08 seconds East 17.000 meters (55.77 feet) along the west line of said half-quarter section to point "240" designated on said plat; thence parallel with the south line of said quarter section South 89 degrees 43 minutes 03 seconds East 100.584 meters (330.00 feet) to the east line of the grantor's land and point "241" designated on said plat; thence South 0 degrees 08 minutes 08 seconds West 17.000 meters (55.77 feet) along said east line to the south line of said quarter section; thence North 89 degrees 43 minutes 03 seconds West 100.584 meters (330.00 feet) along said south line to the point of beginning and containing 0.1710 hectares (0.423 acres), more or less, inclusive of the presently existing right of way which contains 0.0613 hectares (0.152 acres), more or less, for a net additional taking of 0.1097 hectares (0.271 acres), more or less.

**EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN**

**Min. 10'
Landscaping
Buffer Yards**

**Min. 40'
Landscaping
Buffer Yard**



- LEGEND**
- EVERGREEN TREE
 - CANOPY TREE
 - SHRUB

WEIHE ENGINEERS
18155 N. College Avenue
Scottsdale, Arizona 85260
480.444.4444

SCALE: 1" = 100'
0 25 50 100



146th & Hazel Dell Storage

Date: 3 June 2016

EXHIBIT C
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS



South Elevation



North Elevation



East Elevation (Northern Section)



East Elevation (Central Section)



East Elevation (Southern Section)



WEST SIDE ELEVATION



WEST SIDE ELEVATION CONT.



WEST SIDE ELEVATION CONT.