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HAMILTON County Recorder IN  
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ORDINANCE NO. 17-05-17

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT  
ORDINANCE OF CITY OF NOBLESVILLE AND ORDINANCE NO. 86-12-  
16, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY  
OF NOBLESVILLE, HAMILTON COUNTY, INDIANA AND ADOPTION OF  
A PRELIMINARY DEVELOPMENT PLAN AND STANDARDS FOR THE  
REYNOLDS FARM COMMERCIAL DEVELOPMENT**

*Document Cross-Reference No. 2017002694*

This is an ordinance (the "PD Ordinance") to amend the Unified Development Ordinance and Ordinance No. 86-12-16 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 has conducted a public hearing as required by law on Application Docket No. 0055-2017 in regards to the application for a text amendment to an adopted planned development ordinance filed by Reynolds Farm Limited Partnership; and,

WHEREAS. The Plan Commission at their May 15, 2017 meeting sent its favorable recommendation to the Common Council of the City of Noblesville (the "Common Council") by a vote of 10 in favor and 0 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 and Ordinance No. 86-12-16 for said City be hereby amended as follows:

Section 1. The zoning classification of the subject property, legally described in what is attached hereto and incorporated herein referenced as Exhibit A (the "Real Estate"), is hereby affirmed as a Corporate Campus Planned Development (CCPD) District classification, as designated in the UDO.

Section 2. The architectural renderings previously approved in Exhibit E of Ordinance # 86-12-16 are amended to the architectural renderings attached as Exhibit B of this Ordinance.

Section 3. The uses and development standards previously approved in Ordinance # 86-12-16, other than the amended architectural renderings noted in Section 2 above, shall remain in full force and effect following the adoption of this Ordinance.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Section 5. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Noblesville Common Council on this 13<sup>th</sup> day of June, 2017.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

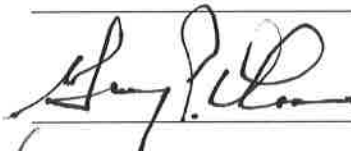
Aye

Nay

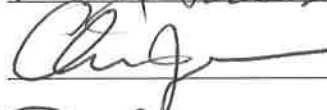
 Brian Ayer \_\_\_\_\_

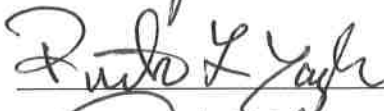
 Mark Boice \_\_\_\_\_


\_\_\_\_\_ Roy Johnson \_\_\_\_\_

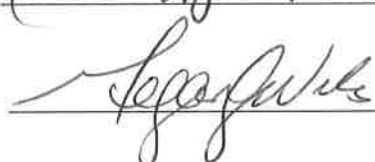
 Greg O'Conner \_\_\_\_\_

 Mary Sue Rowland \_\_\_\_\_

 Chris Jensen \_\_\_\_\_

 Rick Taylor \_\_\_\_\_

 Wil Hampton \_\_\_\_\_

 Megan Wiles \_\_\_\_\_

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton

County, Indiana, this 13<sup>th</sup> day of June, 2017.



John Ditslear, Mayor

City of Noblesville, Indiana

ATTEST:

Evelyn Lees, Clerk

City of Noblesville, Indiana

Prepared by:  
HD Partners  
Chris Hamm  
5740 Haven Hurst Cove  
Noblesville, IN 46062  
317-910-1073

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: Chris Hamm

Reynolds Farm Limited Partnership  
Jerel G. Reynolds

**EXHIBIT A**  
**LEGAL DESCRIPTION**

LAND DESCRIPTION SURVEYED TRACT DESCRIPTION OF REAL ESTATE A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 5 EAST AND A PART OF BLOCK A IN THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012661 IN PLAT CABINET 4, SLIDE 599) LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012681 IN PLAT CABINET 4, SLIDE 599); THENCE ON THE WEST LINE OF SAID LOT 1 SOUTH 00 DEGREES 05 MINUTES 39 EAST (ASSUMED BEARING) 1026.76 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "STOEPPELWERTH"; THENCE CONTINUING ON SAID WEST LINE SOUTH 45 DEGREES 31 MINUTES 48 SECONDS EAST 302.59 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "STOEPPELWERTH" AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON THE SOUTH LINE OF SAID LOT 1 NORTH 89 DEGREES 54 MINUTES 21 SECONDS EAST 234.09 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST RIGHT OF WAY LINE OF PROMISE ROAD PER INSTRUMENT No. 2010047596; THENCE ON SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 05 MINUTES 39 SECONDS EAST 140.00 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 69 DEGREES 54 MINUTES 21 SECONDS EAST 75.00 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST RIGHT OF WAY LINE OF PROMISE ROAD PER THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 201 00126B1 IN PLAT CABINET 4, SLIDE 599); THENCE ON SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST 300.66 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON A NON TANGENT CURVE WITH A RADIUS OF 1020.00 FEET BEING THE NORTH RIGHT OF WAY LINE OF UNION CHAPEL ROAD PER INSTRUMENT No. 2010047596; THENCE ON THE ARC OF SAID CURVE 613.75 FEET WITH A CHORD BEARING NORTH 46 DEGREES 03 MINUTES 04 SECONDS WEST 792.34 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE POINT OF REVERES CURVATURE, WITH A RADIUS OF 910.00 FEET; THENCE ON THE ARC OF SAID 1093.03 FEET WITH A CHORD BEARING NORTH 34 DEGREES 29 MINUTES 47 SECONDS WEST 1026.50 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE CONTINUING ON SAID RIGHT OF WAY LINE NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST 479.36 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 65 DEGREES 46 MINUTES 16 SECONDS EAST 76.16 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE SOUTH RIGHT OF WAY LINE OF GREENFIELD AVENUE PER THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012681 IN PLAT CABINET 4, SLIDE 599); THENCE ON SAID SOUTH RIGHT OF WAY LINE SOUTH 69 DEGREES 44 MINUTES 51 SECONDS EAST 567.79 FEET TO THE POINT OF BEGINNING, CONTAINING 16.39 ACRES, MORE OR LESS.

EXHIBIT B





