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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE NO. 14-06-20, AS AMENDED

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF NOBLESVILLE, ORDINANCE NO. 28-8-97 (THE "PRAIRIE LAKES PD ORDINANCE"), AND ORDINANCE NO. 57-10-08 (AMENDING THE "PRAIRIE LAKES PD ORDINANCE"), ALL A PART OF THE COMPREHENSIVE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. 9709738918
Document Cross Reference No. 2008057585

This is an Ordinance to amend the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana, and Ordinance Nos. 28-8-97 and 57-10-08, all enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Common Council of the City of Noblesville, Hamilton County, Indiana adopted Ordinance No. 28-8-97, the "Prairie Lakes PD Ordinance," on September 8, 1997, rezoning one hundred fifty-nine (159) acres located at the northeast corner of State Road 37 and 141st Street, lying on the west side of Cumberland Road, from an R-1 (Low-Density Single-Family Residential) classification and an I-1 (Light Industrial) classification with a Planned Development overlay to an R-5 (Multi-Family Residential) classification and a PB (Planned Business) classification with a Planned Development overlay, at the request of Amlı Residential Properties, L.P.; and

WHEREAS, the Common Council of the City of Noblesville, Hamilton County, Indiana adopted Ordinance No. 57-10-08, an amendment to the "Prairie Lakes PD Ordinance," on November 10, 2008, which approved additional uses on 11.46 acres originally designated for multi-family uses within the 159 acres, these additional uses being "convalescent, nursing or rest home facilities (including, but not limited to, skilled nursing/assisted living facilities and skilled nursing/Alzheimer care facilities) and an independent living facility" to include up to 100 individual dwelling units; and

WHEREAS, the property which is the subject of this ordinance comprises 8.107 acres lying partly within the 11.46 acres of Ordinance No. 57-10-08 and partly outside of the 11.46 acres but within the total of 159 acres proposed for Planned Development in Ordinance 28-8-97; and

WHEREAS, the property which is the subject of this Ordinance remains vacant land at this writing, and the owner of this vacant land, Trilogy Propco II, LLC, wishes to construct senior housing duplex dwelling units intended and operated for occupancy by persons fifty-five (55) years of age or older, such 55-year age restriction policy meeting Section 807(b)(2)(C) of the Fair Housing Act of 1988, rather than the “independent living facility” of up to 100 individual dwelling units proposed in Ordinance No. 57-10-08 (and not mentioned at all in Ordinance 28-8-97); and

WHEREAS, the Plan Commission of the City of Noblesville conducted a public hearing, as required by law, on Application No. LEGP-0050-2020 concerning proposed adoption of an Amended Preliminary Plan for 8.107 acres of the Prairie Lakes Planned Development, as filed by Trilogy Propco II, LLC, wherein said senior housing duplex dwelling units were proposed; and

WHEREAS, the Plan Commission, at its May 18, 2020 meeting, sent a Favorable recommendation concerning Application No. LEGP-0050-2020 to the Noblesville Common Council by a vote of nine (9) in favor and zero (0) opposed; and

WHEREAS, following public discussion in Common Council meetings on June 9, 2020 and July 14, 2020, the Council voted on the latter date, by a vote of seven (7) in favor and two (2) opposed, to amend the “Site Development Plan” reviewed by the Plan Commission on May 18, 2020 by requiring the addition of ten (10) centrally-located parking spaces as indicated on Exhibit A attached hereto, these spaces to be installed at time of construction of the duplex units; and

WHEREAS, the Plan Commission, at its July 20, 2020 meeting, by a vote of seven (7) in favor and one (1) opposed, confirmed the Common Council’s approval of the amended Preliminary Development Plan incorporating the “Site Development Plan” shown as Exhibit A attached hereto;

NOW, THEREFORE, IT IS ORDAINED that the Unified Development Ordinance, Ordinance No. 28-8-97, and Ordinance No. 57-10-08 for said City are hereby amended as follows:

SECTION 1. Exhibit A of Ordinance 28-8-97 is amended to allow the inclusion of “Two-Family, Age-Restricted (55 and older)” within the area designated for “Multi-Family Residential,” specifically within the following:

Lot 2 and Lot 3 in Replat of Trilogy-Noblesville Health Care Campus, a part of the Amli at Prairie Lakes Planned Development Secondary Plat, recorded April 27, 2012 as Document Number 2012023021, being

a Subdivision in the Northeast ¼ of Section 19, Township 18 North, Range 5 East of the Second Principal Meridian in Hamilton County, Indiana (current parcel numbers 18-11-19-00-40-002.005 and 18-11-19-00-40-002.104).

SECTION 2. Section 1 of Ordinance No. 57-10-08 shall be amended to delete “an independent living facility” as a permitted use and add “two-family, age-restricted (55 and older) residential buildings qualifying under Section 807(b)(2)(C) of the Fair Housing Act of 1988” as permitted uses.

SECTION 3. The language of Section 2 of Ordinance No. 57-10-08 (“An independent living facility on this site shall be permitted to include up to 100 individual dwelling units.”) shall be deleted and replaced with the following: “A proposed development of two-family, age-restricted (55 and older) residential buildings on this site may include a community center and associated parking.”

SECTION 4. All other provisions of Ordinance No. 28-8-97, Ordinance No. 57-10-08, and the Unified Development Ordinance updated to the date of adoption of this Ordinance shall remain in effect with the adoption of this Ordinance.

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

SECTION 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Noblesville Common Council on this 14th day of July, 2020.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

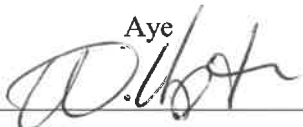




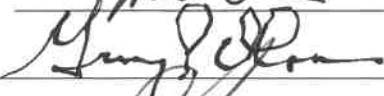
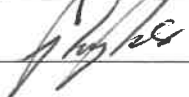
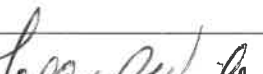
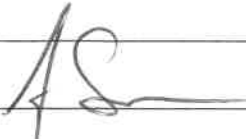

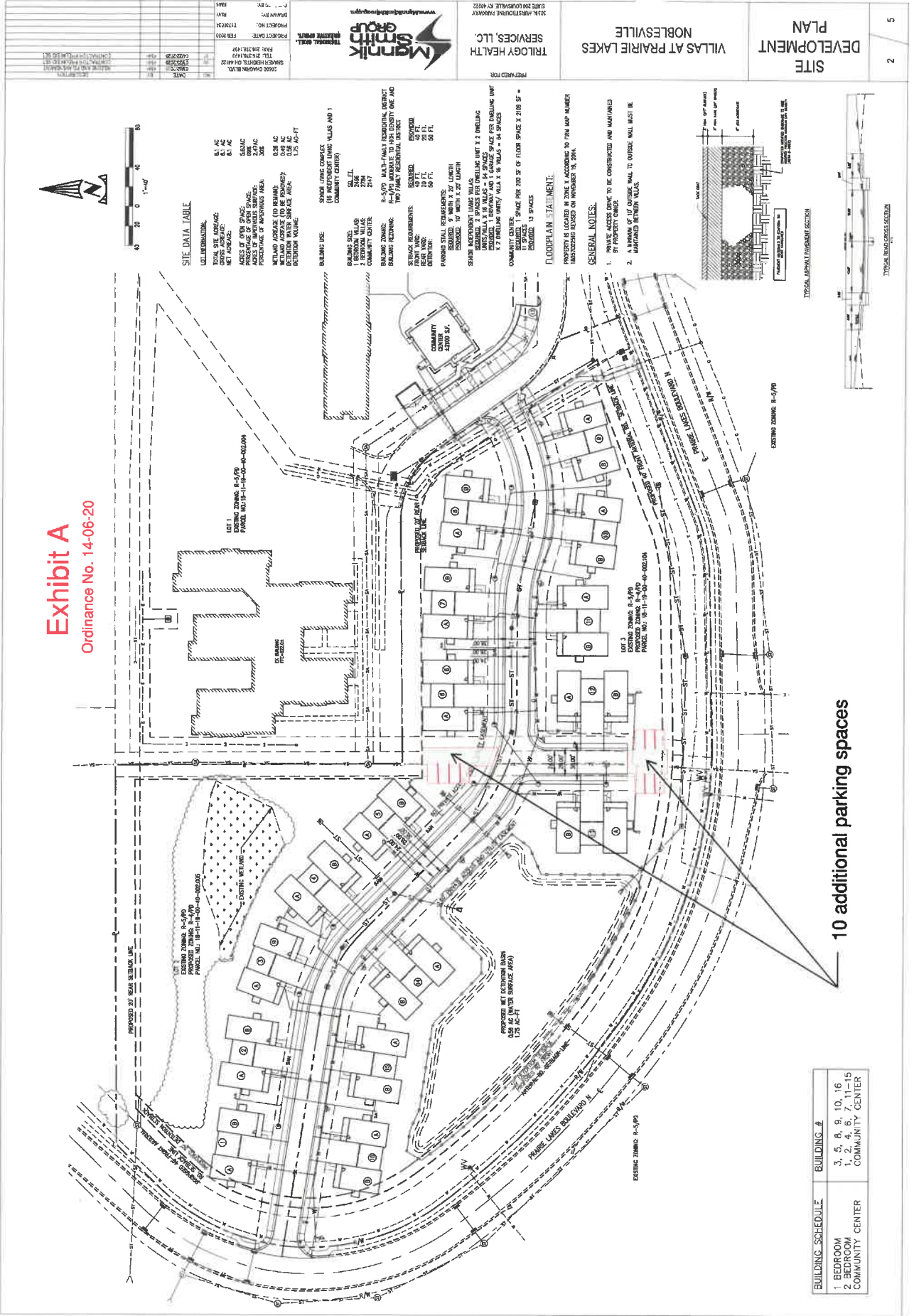
Aye	Nay
	
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Exhibit A
Ordinance No. 14-06-20



SITE DATA TABLE

UTILIZATION:

TOTAL SITE COVERAGE: 81.42 AC

NET PAVED: 8.42 AC

SEALIC: 2.47 AC

PERCENTAGE OF IMPERVIOUS AREA: 25.00%

RETENTION WATER SURFACE AREA: 1.75 AC-FT

RETENTION VOLUME: 175 AC-FT

BUILDING USE:

1. 2-BEDROOM COMMUNITY CENTER

2. 2-BEDROOM COMMUNITY CENTER

3. 2-BEDROOM COMMUNITY CENTER

4. 2-BEDROOM COMMUNITY CENTER

5. 2-BEDROOM COMMUNITY CENTER

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49. 2-BEDROOM COMMUNITY CENTER

50. 2-BEDROOM COMMUNITY CENTER

SETBACK REQUIREMENTS:

FRONT YARD: 20 FT.

REAR YARD: 20 FT.

SIDE YARD: 20 FT.

MINIMUM SETBACK: 20 FT.

PERMITTED USES:

RESIDENTIAL SINGLE-FAMILY

RESIDENTIAL TWO-FAMILY

RESIDENTIAL THREE-FAMILY

RESIDENTIAL FOUR-FAMILY

RESIDENTIAL FIVE-FAMILY

RESIDENTIAL SIX-FAMILY

RESIDENTIAL SEVEN-FAMILY

RESIDENTIAL EIGHT-FAMILY

RESIDENTIAL NINE-FAMILY

RESIDENTIAL TEN-FAMILY

RESIDENTIAL ELEVEN-FAMILY

RESIDENTIAL TWELVE-FAMILY

RESIDENTIAL THIRTEEN-FAMILY

RESIDENTIAL FOURTEEN-FAMILY

RESIDENTIAL FIFTEEN-FAMILY

RESIDENTIAL SIXTEEN-FAMILY

RESIDENTIAL SEVENTEEN-FAMILY

RESIDENTIAL EIGHTEEN-FAMILY

RESIDENTIAL NINETEEN-FAMILY

RESIDENTIAL TWENTY-FAMILY

RESIDENTIAL TWENTY-ONE-FAMILY

RESIDENTIAL TWENTY-TWO-FAMILY

RESIDENTIAL TWENTY-THREE-FAMILY

RESIDENTIAL TWENTY-FOUR-FAMILY

RESIDENTIAL TWENTY-FIVE-FAMILY

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RESIDENTIAL TWENTY-EIGHT-FAMILY

RESIDENTIAL TWENTY-NINE-FAMILY

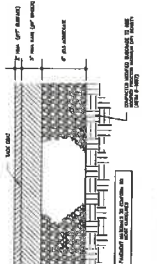
RESIDENTIAL THIRTY-FAMILY

FLOODPLAIN DETERMINATION:

PROPERTY IS LOCATED IN ZONE X ACCORDING TO FIRM MAP NUMBER 180250001R REVISED ON NOVEMBER 18, 2004.

GENERAL NOTES:

1. PRIVATE ACCESS DRIVE TO BE CONSTRUCTED AND MAINTAINED BY PROPERTY OWNER.
2. A MINIMUM 5' OF CONCRETE WALL TO OUTSIDE WALL MUST BE MAINTAINED BETWEEN BUILDINGS.



BUILDING SCHEDULE	BUILDING #
1 BEDROOM	3, 5, 6, 9, 10, 16
2 BEDROOM	1, 2, 4, 6, 7, 11-15
COMMUNITY CENTER	COMMUNITY CENTER

10 additional parking spaces

DATE	
NO.	
BY	
CHKD	
APP'D	
CONTRACTOR	TRILGY HEALTH SERVICES, LLC
DESIGNED BY	TRILGY HEALTH SERVICES, LLC
SCALE	AS SHOWN

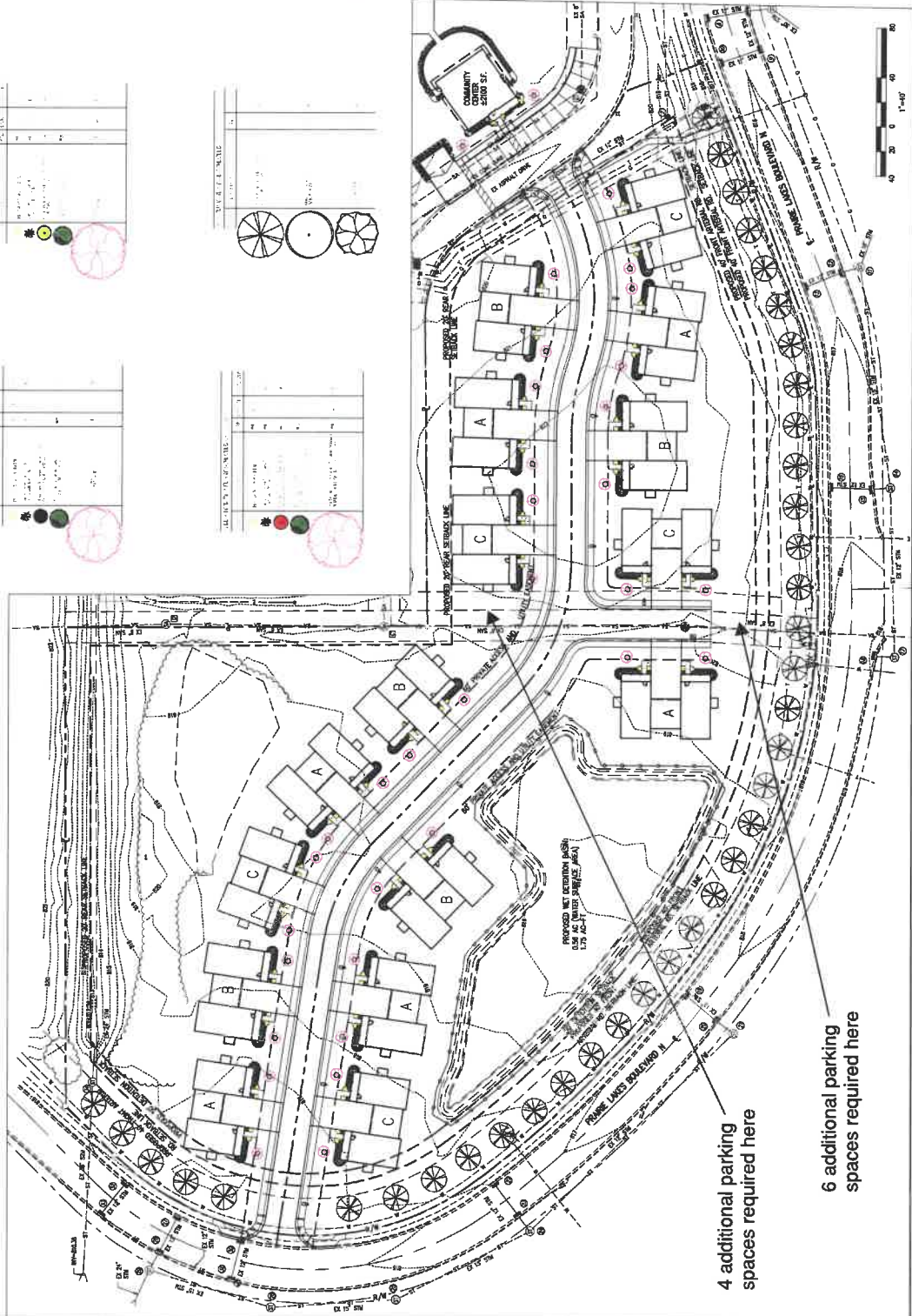
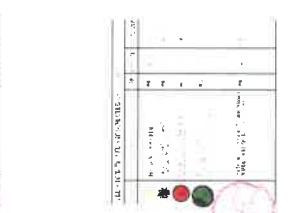
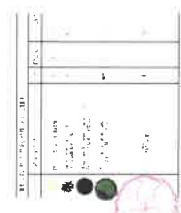
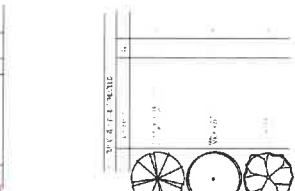
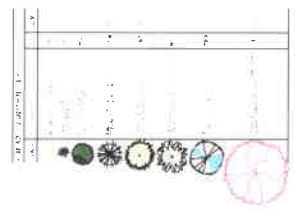
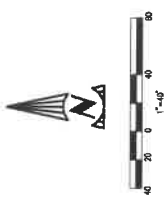


Exhibit B (page 1 of 2)
Ordinance No. 14-06-20

4 additional parking spaces required here

6 additional parking spaces required here

Exhibit B, page 2 of 2

Ordinance No. 14-06-20

NO.	DESCRIPTION	DATE
1	ADDITIONAL SPECIFICATIONS & REVISIONS TO THE ORIGINAL PLAN FOR THE PROJECT.	06/14/2014
2	REVISIONS TO THE ORIGINAL PLAN FOR THE PROJECT.	06/14/2014
3	REVISIONS TO THE ORIGINAL PLAN FOR THE PROJECT.	06/14/2014
4	REVISIONS TO THE ORIGINAL PLAN FOR THE PROJECT.	06/14/2014

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Exhibit C

Ordinance No. 14-06-20

