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Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

**ORDINANCE NO. 05-01-19, AS AMENDED**

**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 "Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), enacted by the City of Noblesville ("City") 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 as required by law regarding application number 0125-2018 (the "Petition"), filed by Jackson Development, LLC, an Indiana limited liability company ("Developer"), for a request to amend the UDO; and

**WHEREAS**, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana (the "Common Council"), by a vote of nine (9) in favor and zero (0) opposed.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council, meeting in regular session, that it hereby adopts this Ordinance as an amendment to the UDO and, to the extent necessary, the Official City of Noblesville Zoning Map (the "Zoning Map") to establish this Planned Development Overlay District as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 The subject real estate generally located at the northeast corner of E. 146<sup>th</sup> Street and Promise Road, Noblesville, Indiana, which real estate is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Real Estate"), is hereby designated as a Planned Development Overlay District to be known as **Campus Center Planned Development** (the "Campus Center PD").
- 1.2 The Campus Center PD's underlying zoning district is hereby affirmed as **Corporate Campus Planned Development District** classification, and the Campus Center PD's underlying subdistrict within the Corporate Campus Planned Development District is hereby affirmed as **146<sup>th</sup> Street Corridor Subdistrict**. The Corporate Campus Planned Development District and the 146<sup>th</sup> Street Corridor Subdistrict hereby collectively are referred to as the "Underlying District". Development of the Campus Center PD shall be governed entirely by (i) the provisions of this Ordinance and the Exhibits attached hereto, 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.

- 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.

**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. Capitalized terms not defined in this Ordinance but defined in the UDO shall be interpreted in accordance with the UDO definition.
- 2.2 “Preliminary Development Plan” shall mean the colored, conceptual plan set forth in **Exhibit B**, attached hereto and incorporated herein by this reference.
- 2.3 “Illustrative Architectural Elevations” shall mean the set of illustrative elevations set forth in **Exhibit C**, attached hereto and incorporated herein by this reference.

**Section 3. Preliminary Development Plan.**

- 3.1 The Preliminary Development Plan is hereby incorporated and approved. The Preliminary Development Plan is intended to establish the vision, character, and intent for the Real Estate’s development pursuant to the terms of this Ordinance.

**Section 4. Permitted Uses.**

- 4.1 Area A: All uses listed in the UDO’s Appendix D Official Schedule of Uses – Corporate Campus Planned Development District as “Permitted Use” or “Special Consideration” in the Commercial Land Use Type shall be permitted in Area A, such Area being depicted on the Preliminary Development Plan (“Area A”), except as follows: Automobile Service and Automobile Rental shall remain as “Special Consideration”.
- 4.2 Area B: All uses listed in the UDO’s Appendix D Official Schedule of Uses – Corporate Campus Planned Development District as “Permitted Use” or “Special Consideration” in the Office/Flex Uses Land Use Type shall be permitted in Area B, such Area being depicted on the Preliminary Development Plan (“Area B”).
- 4.3 Accessory Uses and Accessory Structures customarily incidental to any of the permitted uses shall be permitted.

**Section 5. Public Right-of-Way and Infrastructure Improvements.** The standards set forth in Article 8, Part E, Section 3 of the UDO shall apply, except as follows:

- 5.1 Article 8(E)(3)(A)(2)(d) shall not apply.
- 5.2 **Street Trees.**
  - A. Within Area A, Street Trees shall be planted in the right-of-way along 146<sup>th</sup> Street and Promise Road and shall: (i) be of deciduous species; (ii) be of 2.5 inches caliper or greater at the time of planting; and (iii) be planted at the rate

of one (1) Street Tree for every fifty (50) linear feet of right-of-way. Street Trees may be clustered or grouped together to meet the standards set forth in this Section 5.2(A).

- B. Within Area B, Street Trees shall be planted in the right-of-way along 146<sup>th</sup> Street and shall: (i) be of deciduous species; (ii) be of 2.5 inches caliper or greater at the time of planting; and (iii) be planted at the rate of one (1) Street Tree for every forty (40) linear feet of right-of-way. Street Trees may be clustered or grouped together to meet the standards set forth in this Section 5.2(B).

**Section 6.** **General Regulations.** The standards set forth in Article 8, Part E, Section 4 of the UDO shall apply, except as follows:

- 6.1 Article 8(E)(4)(A)(7)(a) shall apply, except as follows: where drive-thru uses are permitted, drive-thru windows and lanes may not face Promise Road or 146<sup>th</sup> Street if within two hundred feet (200') of the right-of-way of Promise Road or 146<sup>th</sup> Street.
- 6.2 Article 8(E)(4)(A)(11)(b) shall apply, except that one curb cut along Promise Road shall be permitted as approximately shown on the Preliminary Development Plan.
- 6.3 The Bulk Standards set forth in Table 8.E.4 of the UDO shall apply, except as follows:
  - A. Each outlot within Area A shall be a minimum of .25 acres in size; each lot within Area B shall be a minimum of 2 acres in size.
  - B. Minimum Lot Width: 80 feet.
  - C. Maximum Impervious Surface for each Lot: 95%; Maximum Impervious Surface for the entire Real Estate: 80%.
  - D. Minimum Side and Rear Yard Setback (not abutting a public-right-of-way): 10 feet.
  - E. Minimum Building Size for all Buildings within Area A: 1,500 square feet.
  - F. Minimum Building Size for all Buildings within Area B, as such area is depicted on the Preliminary Development Plan: 10,000 square feet.

**Section 7.** **Architectural Standards.**

- 7.1 The Illustrative Architectural Elevations are hereby incorporated and approved. The Illustrative Architectural Elevations illustrate conceptually the elements and anticipated character and establish a benchmark for the architecture and design of all new Buildings constructed in the Campus Center PD. The final Building designs may vary from the Illustrative Architectural Elevations; however, Buildings shall: (i) be substantially consistent in character and quality to the Buildings shown as the Illustrative Architectural Elevations; or (ii) otherwise comply with the standards set forth in this Ordinance. The standards set forth in Article 8, Part E, Section 5 of the UDO shall apply, except as follows:

- A. finished or unfinished pre-cast concrete panels shall be a permitted Building finish; and
  - B. pitched roofs shall not be required.
- 7.2 The Director of Planning and Development (the “Director”), including his/her designees, shall review and approve Building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance.
- 7.3 If a Building elevation does not comply with Section 7.1, then the proposed Building elevation shall be submitted for review and approval by the Director. The Director’s review of the Building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the Campus Center PD and/or the Illustrative Architectural Elevations.

**Section 8.** **Parking/Loading.** The standards set forth in Article 8, Part E, Section 6 of the UDO and Article 10 of the UDO shall apply, except as follows:

- 8.1 Article 8(E)(6)(A)(1) shall apply, except as follows: parking, loading, and vehicular use areas may be located between a Building and the front property line.
- 8.2 Article 8(E)(6)(A)(3) shall apply, except as follows: parking, loading, and vehicular use areas may be setback a minimum of zero feet (0’) from any rear or side lot line.
- 8.3 The Table set forth in Article 8(E)(6)(A) shall apply, except as follows: the minimum required Parking Spaces for distribution uses and storage uses shall be .5 Parking Spaces per 1,000 square feet of Building size.
- 8.4 Table 10.0.4.A. of the UDO hereby is amended to provide that each Parking Space within the Campus Center PD may have a minimum width of nine feet (9’) and a minimum length/depth of eighteen feet (18’).

**Section 9.** **Signage.** The standards set forth in Article 8, Part E, Section 7(A) and (D) of the UDO shall apply, except as modified below:

- 9.1 The standards set forth in Article 8, Part E, Section 7(B) and (C) shall not apply.
- 9.2 With respect to Designation Signs, Article 8(E)(7)(D)(1) shall not apply; instead, the following standards shall apply:
  - A. Two (2) Designation Signs for the Campus Center PD shall be permitted along the 146<sup>th</sup> Street frontage, and one (1) Designation Sign shall be permitted along the Promise Road frontage. The Designation Signs’ design and materials shall be consistent with the quality and character of the architecture of the Campus Center PD.
  - B. The following standards shall apply for a Designation Sign located along the Promise Road frontage:
    - (i) Maximum Sign Area: 67.5 square feet.
    - (ii) Maximum Height: 12 feet.

- (iii) The Designation Sign shall be located in a landscaped area. The size of the landscape area around the Designation Sign shall be at least three (3) times the surface area of the Designation Sign's sign area.
- (iv) The Designation Sign shall be set back a minimum of ten (10) feet from the Promise Road right-of-way.
- (v) Signs for individual users, establishments, and tenants within the Campus Center PD may also be included on the Designation Sign.
- (vi) A maximum of twenty (20) Items of Information shall be permitted per side, not including the center name or planned development name.
- (vii) Any panels shall have white or muted backgrounds, and a single color for the copy on any panel must be maintained (excluding logos and individual channel letters).

C. The following standards shall apply for a Designation Sign located along the 146<sup>th</sup> Street frontage:

- (i) Maximum Sign Area: 300 square feet.
- (ii) Maximum Height: 25 feet.
- (iii) A Designation Sign shall be located in a landscaped area. The size of the landscape area around the Designation Sign shall be at least three (3) times the surface area of the Designation Sign's sign area.
- (iv) Designation Signs shall be set back a minimum of ten (10) feet from the 146<sup>th</sup> Street right-of-way.
- (v) Signs for individual users, establishments, and tenants within the Campus Center PD may also be included on the Designation Sign.
- (vi) A maximum of twenty (20) Items of Information shall be permitted per side, not including the center name or planned development name.
- (vii) Any panels shall have white or muted backgrounds, and a single color for the copy on any panel must be maintained (excluding logos and individual channel letters).

9.3 With respect to Ground Signs, Article 8(E)(7)(D)(2) shall not apply; instead, the following standards shall apply:

- A. One (1) Ground Sign (that may be an Electronic Ground Sign) shall be permitted along the Promise Road frontage.
- B. Maximum Sign Area: 45 square feet.
- C. Maximum Height: 6 feet.
- D. The Ground Sign shall be located in a landscaped area. The size of the landscape area around the Ground Sign shall be at least three (3) times the surface area of the Ground Sign's sign area.
- E. In addition to identifying the Campus Center PD development, individual users, establishments, and tenants within the Campus Center PD may also be included on the Ground Sign.

- F. The Ground Sign shall be set back a minimum of ten (10) feet from the Promise Road right-of-way.
  - G. The Ground Sign's design and materials shall be consistent with the quality and character of the architecture of the Campus Center PD.
- 9.4 With respect to wall signs, Article 8(E)(7)(D)(3) shall apply, except as modified below:
- A. If a tenant of a multi-tenant building fronts more than one (1) public street, then such tenant shall be permitted one (1) wall sign for each public street frontage.
  - B. A single tenant Building over 1,500 square feet shall be permitted to have three (3) wall signs per Building: one (1) on the front elevation; one (1) on a side elevation; and one (1) on the rear elevation. Each wall sign described in this Section 9.4 may have up to three (3) items of information.

**Section 10.** **Landscaping/Screening.** The standards set forth in Article 8, Part E, Section 8 shall not apply, and the following shall apply:

- 10.1 **General Intent.** The intent of the landscape development for the Campus Center PD along 146<sup>th</sup> Street and Promise Road is to blend into a seamless streetscape the right of way and adjacent landscape setback on the north side of 146<sup>th</sup> Street and the east side of Promise Road. The tree and shrubs within this area shall be spaced in a natural pattern randomly positioned in both the right-of-way and the landscape set back. Landscape designs shall address pedestrian experience along the sidewalk, create sight lines to signage and building façades. The landscaping in front of the Buildings facing 146<sup>th</sup> Street and Promise Road shall respond to the sight lines to provide visibility to signage and Building façade. The landscape in front of such Buildings shall be a continuation compatible with 146<sup>th</sup> Street and Promise Road frontage.
- 10.2 **Parking Lot Screening.** There shall be a minimum three foot (3') in height parking lot screen containing: (i) a hedge and other plantings along the pavement where a parking area fronts Promise Road or 146<sup>th</sup> Street, as generally depicted in **Exhibit D**, attached hereto and incorporated herein by this reference; or (ii) a screen wall with landscaping, such screen wall being consistent with the architecture of the Campus Center PD, as generally depicted in **Exhibit D**. The hedge shall be of non-deciduous species and shall be spaced not more than thirty-six inches (36") apart so as to form a continuous visual screen a minimum of thirty-six inches (36") inches in height above grade, under normal growing conditions, within one (1) year after planting.
- 10.3 **Interior Parking Lot Landscaping; Interior Islands.**
- A. A landscaped interior island must be provided every ten (10) Parking Spaces. Interior islands must be distributed evenly throughout the parking area.
  - B. An interior island must be a minimum of eight feet (8') in width and be a minimum of one hundred forty (140) square feet in area.

- C. Each interior island shall include at least one (1) shade tree, and one hundred percent (100%) of every interior island shall be planted in turf or other approved groundcover in the appropriate density to achieve complete cover within two (2) years.
- 10.4 Building Foundation Landscaping. The requirements of Article 8(E)(8)(B)(3) shall apply.

**Section 11. Lighting Standards.** The standards of Article 13 of the UDO shall apply.

**Section 12. Peripheral Landscape Buffer Yard.** The Peripheral Landscape Buffer Yard referenced in Article 8, Part H, Section 3 shall not be required.

**Section 13. Procedures; Major and Minor Changes.**

- 13.1 **Primary Plat.** A Primary Plat for each Area or portion of an Area shall be submitted to the City for review by the Technical Advisory Committee and then for review and approval by the Plan Commission following a public hearing. The Primary Plat shall be reviewed and approved based upon compliance with the development standards set forth herein and shall be compatible and consistent with the intended quality and character of the Campus Center PD.
- 13.2 **Detailed Development Plan.** A Detailed Development Plan (“DDP”) shall be submitted to the City for review and approval pursuant to Article 8, Part H, Sec. 3, subject to the following clarifications: (i) the Director 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 reviewed and approved in accordance with the procedures and standards set forth in Sec. 13.1 above. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- 13.3 **Major Change.** For purposes of this Ordinance, a “Major Change” shall mean: (i) a substantial change to the location of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP’s and legal drains.
- 13.4 **Minor Change.** For purposes of this Ordinance, a “Minor Change” shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance for the Campus Center PD. Specifically, changes to the internal street configurations are expected and shall be deemed to be Minor Changes for purposes of this Ordinance.

**Section 14. Right-of-Way Dedication; Grant of Signage Easement.**

- 14.1 **Right-of-Way Dedication.** In the Secondary Plat for the Real Estate, Developer shall, at no cost or expense to the City, dedicate as public right-of-way a portion of the south west corner of the Real Estate, subject to the Developer’s and City’s reasonable agreement of the location and size of such right-of-way dedication.

- 14.2 **Grant of Signage Easement.** In the Secondary Plat for the Real Estate, Developer shall, at no cost or expense to the City and for the benefit of the City, grant (or otherwise convey) a signage easement for a portion of the south west corner of the Real Estate (the "Signage Easement Area") for the City to install a City of Noblesville gateway entrance sign (the "Gateway Sign"). The size, scope, and area of the Signage Easement Area, and the size and design of the Gateway Sign, shall be subject to the Developer's and City's reasonable agreement.

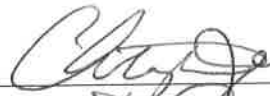

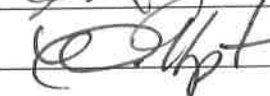
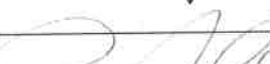



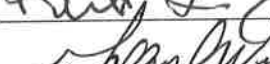



**Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 12<sup>th</sup> day of February, 2019.

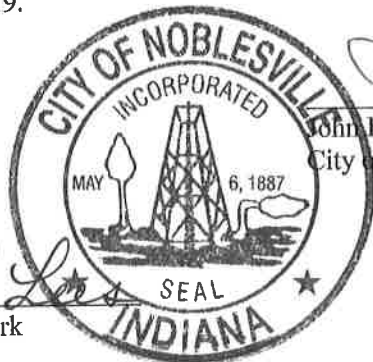
**COMMON COUNCIL OF THE CITY OF NOBLESVILLE**

**AYE**

**NAY**

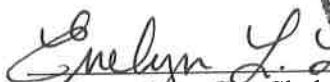
	Christopher Jensen	_____
	Brian Ayer	_____
	Wil Hampton	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
	Darren Peterson	_____
	Rick L. Taylor	_____
	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 12<sup>th</sup> day of February, 2019.



  
John Ditslear, Mayor  
City 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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Baker Daniels, LLP  
600 East 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46032 | (317) 569-9600

**EXHIBIT A**  
**REAL ESTATE**

**Parcel 1:**

A SURVEY OF A PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST (ASSUMED BEARING) 411.98 FT. ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS EAST 756.19 FEET, THENCE NORTH 00 DEGREES 31 MINUTES 51 SECONDS WEST 172.24 FEET, THENCE SOUTH 89 DEGREES 43 MINUTES 01 SECONDS EAST 2066.71 FEET TO A POINT 165 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE SOUTH 00 DEGREES 17 MINUTES 47 SECONDS WEST 583.42 FEET PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST 1493.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS WEST 1325.50 FEET TO THE PLACE OF BEGINNING. CONTAINING 35.00 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO THE CITY OF NOBLESVILLE OF HAMILTON COUNTY BY WARRANTY DEED RECORDED FEBRUARY 28, 2006 AS INSTRUMENT 200600010102 RE-RECORDED MARCH 22, 2006 AS INSTRUMENT 200600015365 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 411.98 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE NORTHWEST CORNER OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 19 MINUTES 59 SECONDS EAST 50.00 FEET ALONG THE NORTH LINE OF THE GRANTOR'S LAND TO POINT "713" ON SAID PLAT; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 362.19 FEET TO POINT "704" ON SAID PLAT; THENCE SOUTH 45 DEGREES 21 MINUTES 47 SECONDS EAST 70.93 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION DESIGNATED AS POINT "706" ON SAID PLAT; THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 100.10 FEET

ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.502 ACRES, MORE OR LESS.

Parcel 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, SAID POINT OF BEGINNING BEING NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST (ASSUMED BEARING) 411.98 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST 175.51 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST 754.42 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST 172.24 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 41 SECONDS WEST 756.19 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**PRELIMINARY DEVELOPMENT PLAN**

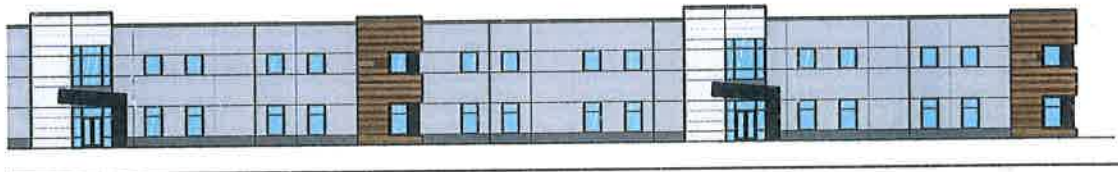


**EXHIBIT C**  
**ILLUSTRATIVE ARCHITECTURAL ELEVATIONS**

**Area A**



**Area B**



## EXHIBIT D PERIMETER LANDSCAPE EXHIBIT



### PLANT SCHEDULE

TYPE	QTY	BOTANICAL NAME	COMMON NAME	ESSENTIALS AND GRASSES	QTY	BOTANICAL NAME	COMMON NAME
	74	AZER OPHELMI	PAPERBARK MAPLE		111	ECHEMACEA PURPUREA MAONUS	MAGNUS PURPLE CONEFLOWER
	242	BUXUS X GREEN VELVET	BOXWOOD		80	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA Daisy
	40	TEA VERGILUCA 'HENRY 8 GARNET'	HENRY 8 GARNET BIRCH		141	HEPETA X FAARBEN 'WALKER'S LOW'	WALKER'S LOW CATMINT
	183	JUNIPERUS X PYFIZERIANA 'SEA OREGON'	SEA OREGON JUNIPER		308	FENISSETUM ALOPECUROIDES 'HARELY'	HARELY DWARF FOUNTAIN GRASS
	51	PHYSCARPUS OPULIFOLIUS 'BENARZI'	BEWARD HIBERNIA		237	PEROVNIA ATRIPICIFOLIA 'LITTLE SPICE TM'	LITTLE SPICE RUBBER BAGE
	106	TAXUS X MEDIA 'DENSPORSE'	DENSE YEW		61	PANICUM VIRGATUM 'SHEWAN-DON'T'	SWITCH GRASS
	67	VIBURNUM X BURSWOODI 'MOHAWK'	MOHAWK VIBURNUM		108	RUDBECKIA FULGIDA 'GOLDSTRUM'	CONEFLOWER



# NOBLESVILLE PLAN COMMISSION

## NOBLESVILLE, INDIANA

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 22<sup>nd</sup> day of January 2019 for Application No. LEGP 0125-2018 for the adoption of a text amendment to an adopted Planned Development Ordinance creating an Office/Commercial/Retail Planned Development Overlay, a part of the Unified Development Ordinance, all a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

Request: **Application No. 0125-2018** Public Hearing for the adoption of a Preliminary Development Plan for 38 acres and Ordinance for establishment of an "Office/Commercial/Retail Planned Development Overlay" to be known as "Campus Center Planned Development", a part of the CCPD and located north of 146<sup>th</sup> Street and east of Promise Road all within the City of Noblesville. Submitted by Spartz Farms, LLC (Owners) and Jackson Development LLC (Applicants)

**Plan Commission Action:** 9 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,  
Noblesville Plan Commission

By: Bitchen A. Hanes  
President

Sarah Reed  
Sarah Reed AICP Secretary