



# Common Council

## Agenda Item

### Cover Sheet

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**MEETING DATE:** October 15, 2024

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

**ITEM or ORDINANCE:** #63-10-24

**PRESENTED BY:** Amy Steffens

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets

## **ORDINANCE NO. 63-10-24**

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 FOR THE CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT, SPECIFICALLY WASHINGTON BUSINESS PARK, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An Ordinance to amend the Unified Development Ordinance No. 62-12-95 and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP 0141-2024 as required by law concerning a "Special Consideration" for the use of an industrial/flex building to include a "Recreational Use (indoor/commercial)" located in the Washington Business Park, a part of the Corporate Campus Planned Development District, all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation for adoption to the Council with a vote of ten (10) ayes, zero (0) nays, and zero (0) abstentions at the September 16, 2024 meeting, and

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 the Corporate Campus Planned Development District, and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject property located at 9535, 9555, and 9575 E. 151<sup>st</sup> Street and Hamilton County Parcel No. 10-11-18-00-00-010.201, owned by Y00 Direct Properties, LLC and legally described as Lot 5 in Washington Business Park subdivision which is located within the jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned "CCPD Corporate Campus Planned Development District" with a land use category of "Industrial/Office" and a subdistrict overlay of "Secondary Corridor".

SECTION 2. The attached 'Exhibit A - Development Plan' indicates the area of said use. The Special Consideration of a "Recreational Use (indoor/commercial) as a wrestling academy is hereby approved.

SECTION 3. Unless a development standard, guideline, specification, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, guidelines, specifications, and/or requirements shall apply.

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are hereby repealed and deemed to conform to the provisions of this amendment.

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SECTION 5. Upon a motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

AYE	COUNCIL MEMBER	NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: \_\_\_\_\_  
Evelyn L. Lees, City Clerk

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Mayor's Approval

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

Mayor's Veto

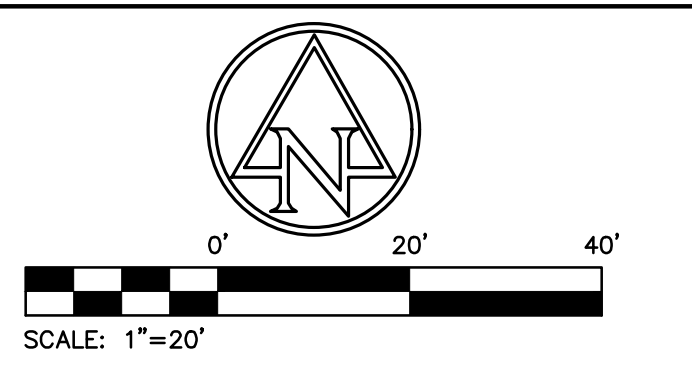
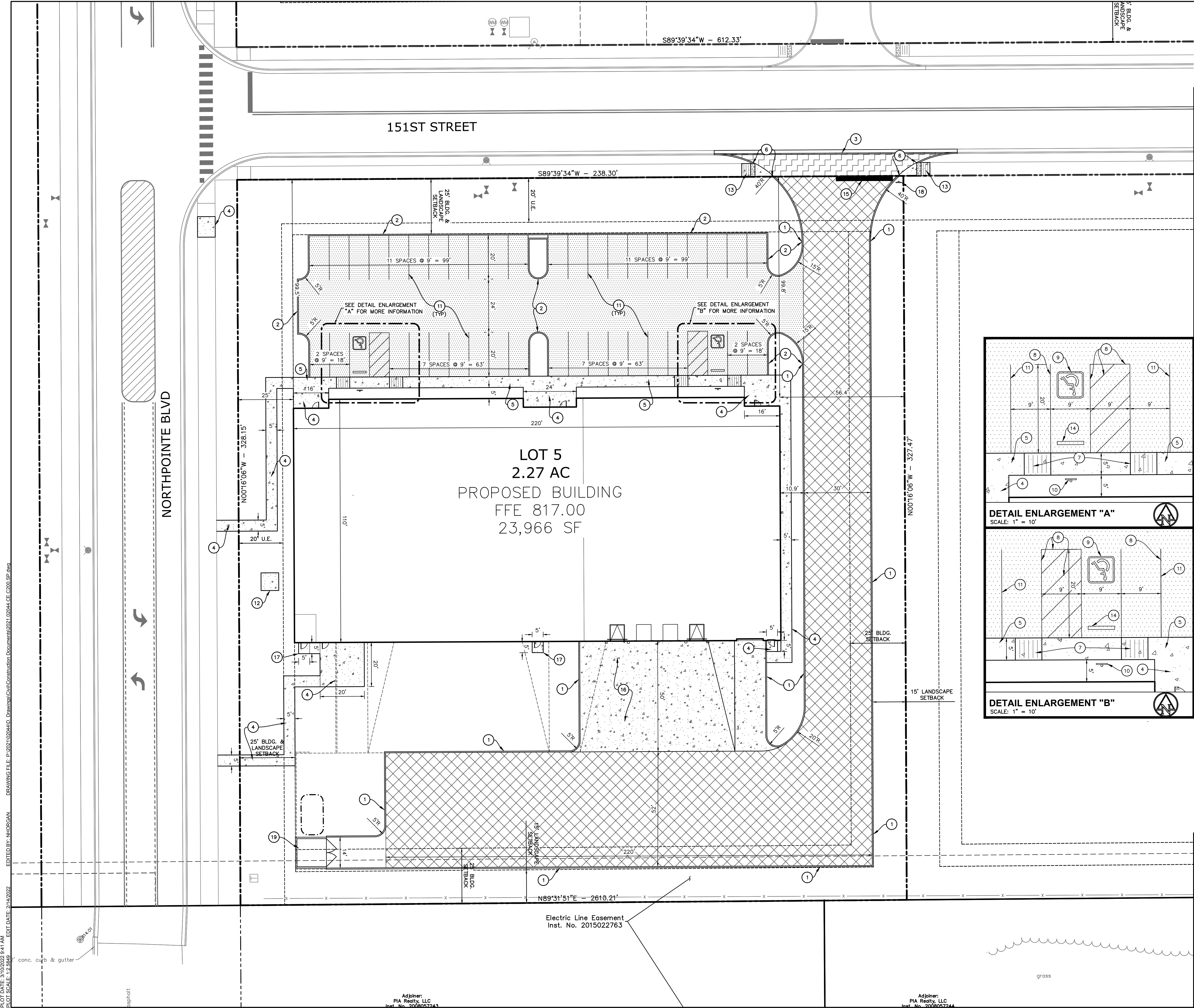
\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

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: Joyceann Yelton, Development Services Manager

This instrument prepared by: Joyceann Yelton, Development Services Manager, City of Noblesville Planning Department, 16 S. 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325



**EXISTING LEGEND**

- ⊕ Beehive Inlet
- ⊙ Clean Out
- ⊠ Curb Inlet
- ⊞ Electric Meter Box
- ⊕ Fire Hydrant
- ⊕ Gas Marker
- ⊕ Gas Valve
- ⊙ Post
- ⊙ Power Pole
- ⊙ Sanitary Manhole
- ⊙ Sign
- ⊙ Stand Pipe
- ⊙ Telephone Box
- ⊙ Telephone Manhole
- ⊙ Telephone Pedestal
- ⊕ Temporary Bench Mark
- ⊙ Water Meter
- ⊕ Water Shut Off
- e- Buried Electric Line
- oh- Overhead Electric Line
- obr- Overhead Electric Brace Line
- g- Buried Gas Line
- t- Buried Telephone Line

**SITE LEGEND**

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

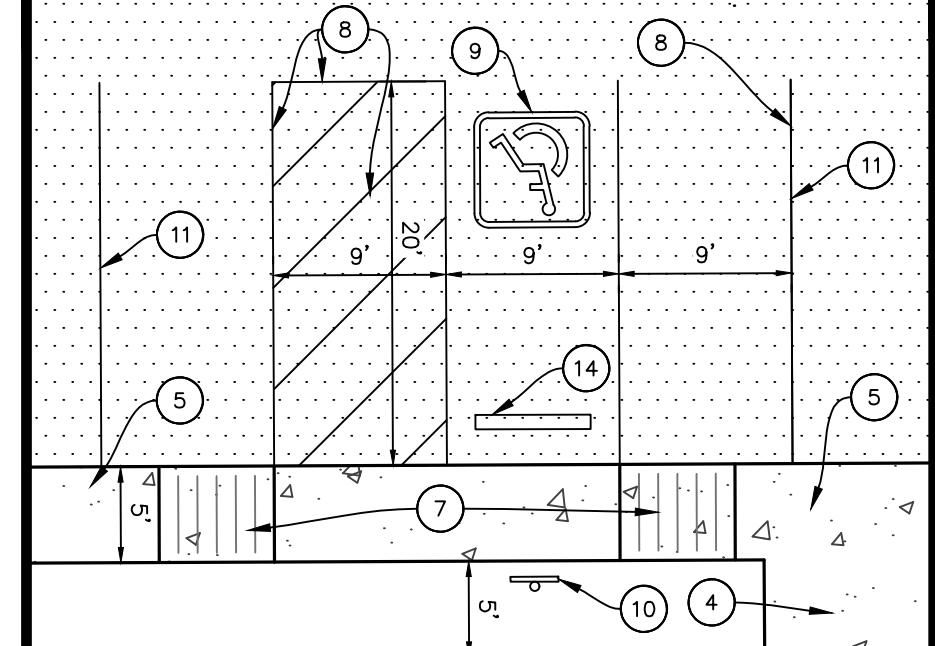
**SITE DATA TABLE**

SITE ZONING:	CCPD
PROJECT AREA:	2.27 ± ACRES
BUILDING AREA:	23,966 SF
SITE IMPERVIOUS AREA:	1.46 ± ACRES
STANDARD PARKING (20'x9'):	42
ADA PARKING PROVIDED:	2
( INCLUDES VAN ACCESSIBLE )	
TOTAL PROPOSED PARKING:	44

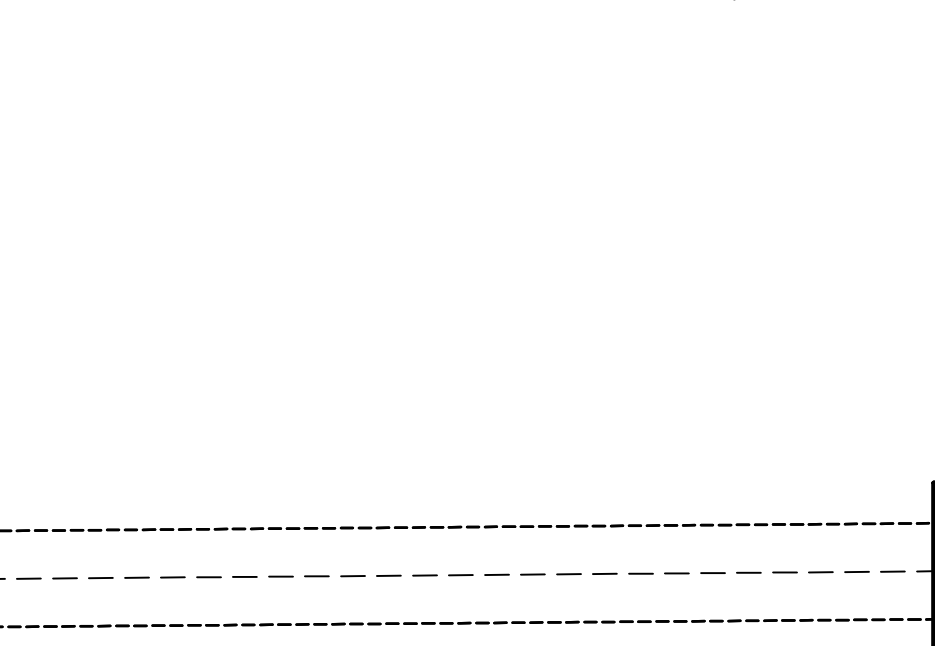
**KEYNOTES**

1. 18" BOX CURB (SHEET 04 OF 29 OF NOBLESVILLE STANDARDS)
2. 6" EXTRUDED CONCRETE CURB
3. 3" REVEAL CURB (SHEET 05 OF 29 OF NOBLESVILLE STANDARDS)
4. CONCRETE SIDEWALK
5. COMBINED CONCRETE CURB & WALK
6. CURB TAPER
7. PARALLEL CURB RAMP (SHEET 06 OF 29 OF NOBLESVILLE STANDARDS)
8. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
9. ADA PARKING SYMBOL
10. ADA ACCESSIBLE PARKING SIGN
11. PARKING SPACE (4" WHITE PAINT STRIPE)
12. TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
13. INDOT ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP
14. CONCRETE WHEEL STOP
15. 24" STOP BAR, PAINTED WHITE
16. HEAVY DUTY CONCRETE PAVEMENT
17. CONCRETE STOOP
18. STOP SIGN
19. DUMPSTER PAD

**DETAIL ENLARGEMENT "A"**  
SCALE: 1" = 10'



**DETAIL ENLARGEMENT "B"**  
SCALE: 1" = 10'



- GENERAL NOTES:**
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
  2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
  3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
  4. ANY CHANGES TO PLANT MATERIAL MUST BE APPROVED BY PLANNING PRIOR TO ORDERING AND/OR PLANTING.

**!! CAUTION !!**  
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE  
"811" OR 1-800-382-5544  
- INDIANA UNDERGROUND -

The Peterson Company

7132 Zionsville Rd  
Indianapolis, IN 46268

9025 River Road, Suite 200 | Indianapolis, Indiana 46240  
TEL 317.547.5580 | FAX 317.543.0270  
www.structurepoint.com

**LOT 5 - WASHINGTON BUSINESS PARK**

Noblesville, Indiana

**CERTIFIED BY**

**ISSUANCE INDEX**

DATE:	2/14/2022
PROJECT PHASE:	PRELIMINARY DOCUMENTS

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE

Project Number 2021.02044

**SITE PLAN**

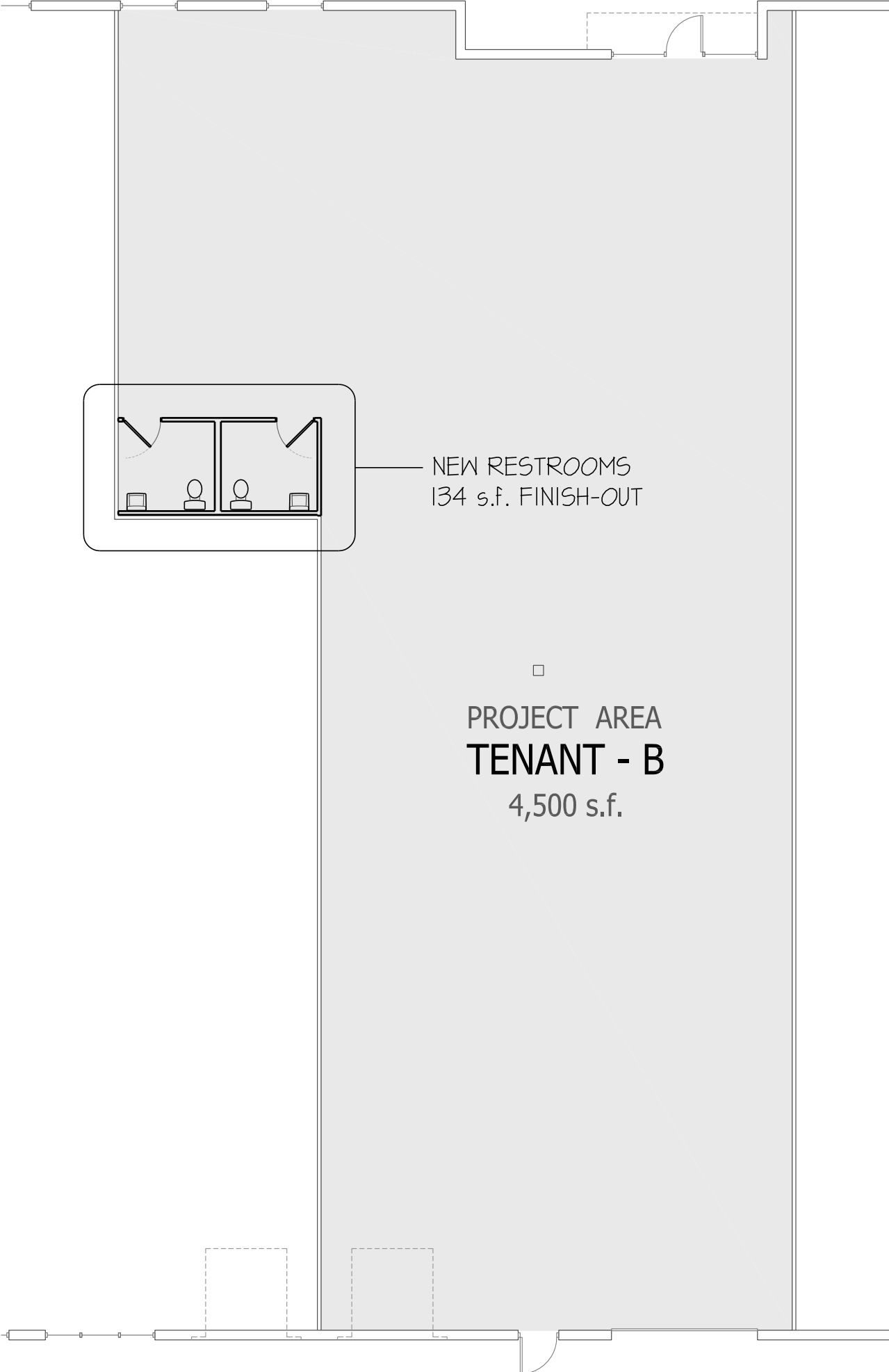
**C200**

PLOT DATE: 9/10/2022 8:41 AM  
 PLOT SCALE: 1:2500  
 EDIT DATE: 2/14/2022  
 EDITOR: ANJORGAN  
 DRAWING FILE: P:\2021\02044\Drawings\Civil\Construction Documents\2021.02044\_CE\_C200.SP.dwg  
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 INST. NO. 2008057243

Adjourner:  
PIA Realty, LLC  
Inst. No. 2008057243

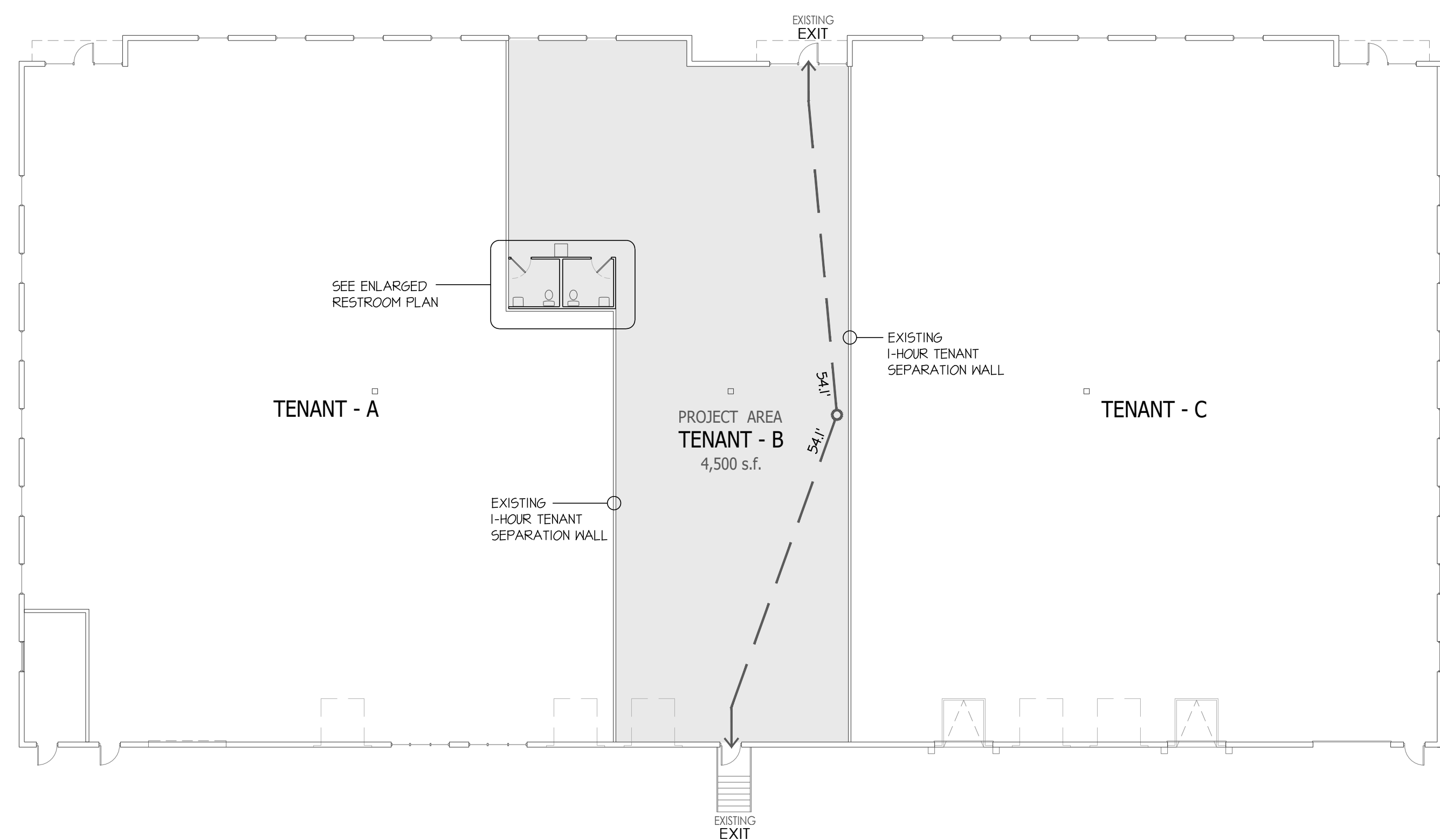
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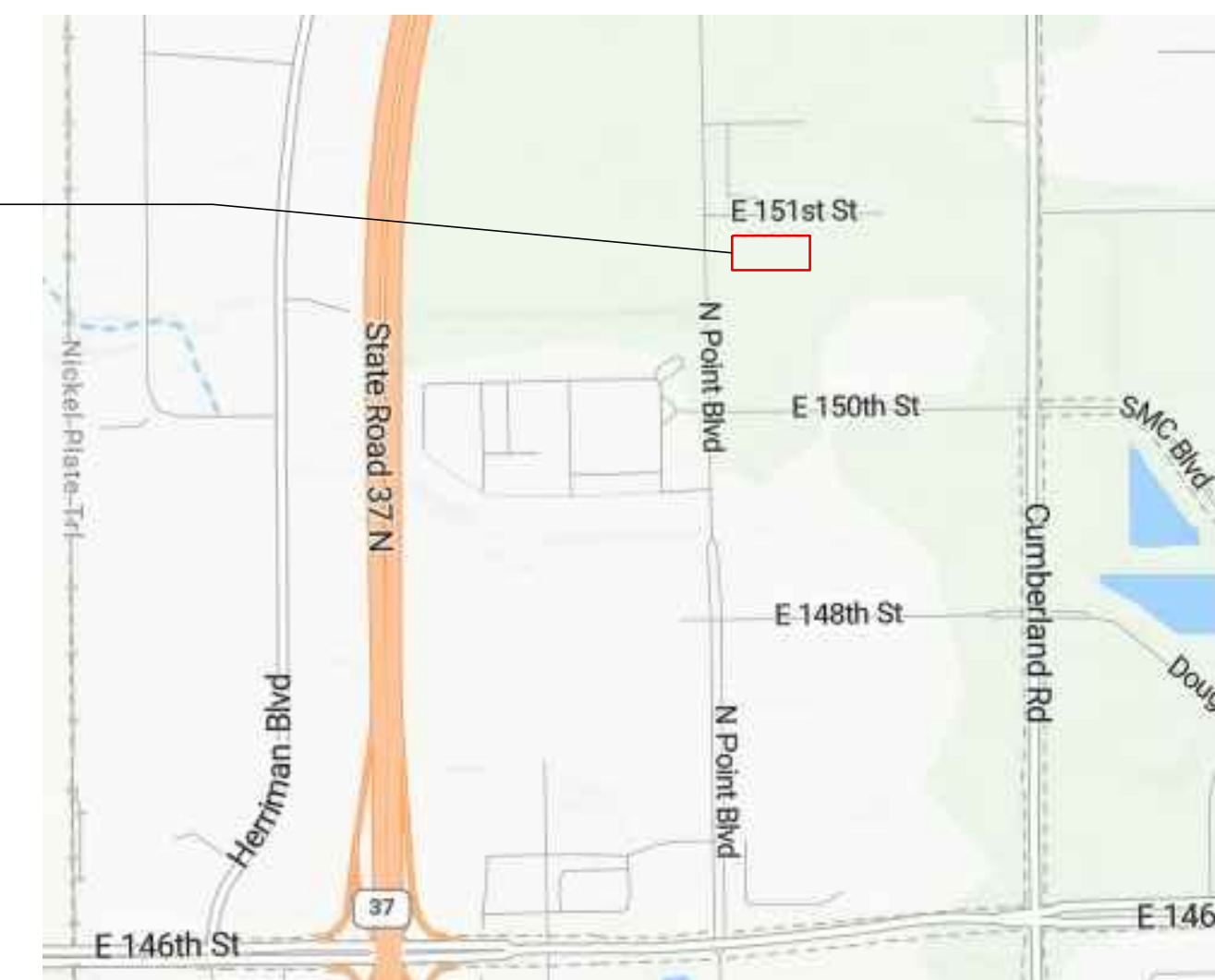


NEW RESTROOMS  
134 s.f. FINISH-OUT

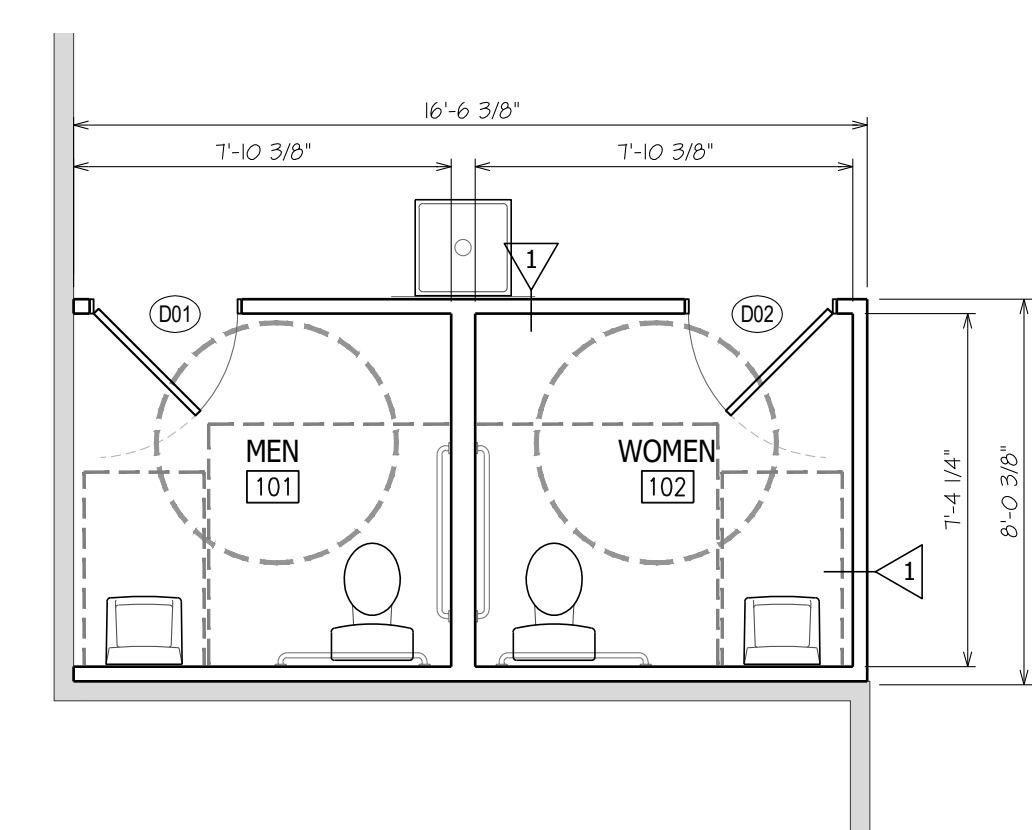
PROJECT AREA  
**TENANT - B**  
4,500 s.f.



OVERALL BUILDING & LIFE / SAFETY PLAN  
SCALE: 1/16" = 1'-0"



VICINITY MAP  
N.T.S.



NEW RESTROOM FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**APPLICABLE CODES**

CODES	REFERENCE
2014 INDIANA BUILDING CODE	2012 INTERNATIONAL BUILDING CODE
INDIANA FIRE CODE, 2014 EDITION	2012 INTERNATIONAL FIRE CODE
2010 INDIANA ENERGY CONSERVATION CODE	2007 ASHRAE 90.1 ENERGY CODE
2012 INDIANA PLUMBING CODE	2006 INTERNATIONAL PLUMBING CODE
2014 INDIANA MECHANICAL CODE	2012 INTERNATIONAL MECHANICAL CODE
2014 INDIANA FUEL GAS CODE	2012 INTERNATIONAL FUEL GAS CODE
INDIANA ELECTRICAL CODE, 2009 EDITION	2008 NATIONAL ELECTRICAL CODE
INDIANA ACCESSIBILITY CODE, 2009 EDITION	2012 IBC, CHAPTER 11 - 2009 ANSI A117.1

REFER TO THE "INDIANA AMENDMENTS" FOR ADDITIONAL CODE REQUIREMENTS FOR ALL CODES.

**BUILDING ANALYSIS**

**OCCUPANCY CLASSIFICATIONS:**  
IBC SECTION 304  
BUSINESS - OFFICE B  
( TRAINING AND SKILL DEVELOPMENT NOT WITHIN A SCHOOL OR ACADEMIC PROGRAM )

**CONSTRUCTION CLASSIFICATION:** II-B

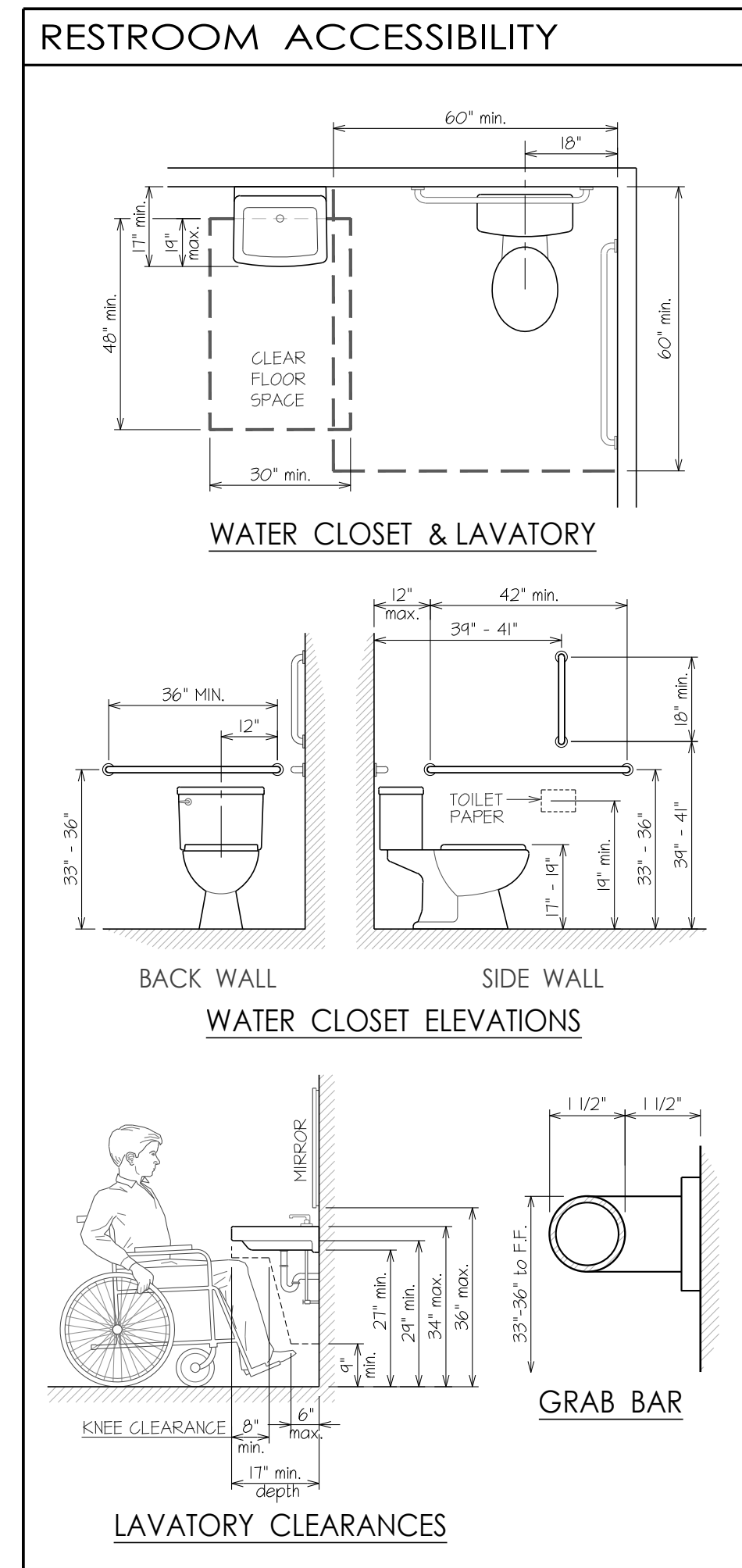
**AREA**

EXISTING BUILDING	23,976 s.f.
TENANT AREA	4,500 s.f.
PROJECT AREA - RESTROOMS	134 s.f.

**OCCUPANT LOAD**  
BASED ON (2) CURRENT FACILITIES IN OPERATION

(1) AGE GROUP CLASS

20 - 25 WRESTLERS	= 25
10 - 15 PARENTS	= 15
3 COACHES	= 3
1 ADMIN.	= 1
<b>ANTICIPATED ACTUAL OCCUPANCY</b>	<b>44</b>



**ROOM FINISH SCHEDULE**

MARK	ROOM NAME	FLOOR	W A L L & B A S E								C E I L I N G	
			NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	BASE	BASE	BASE	BASE	MATR'L	HEIGHT
101	MEN'S RR	SEC	PGB	V	PGB	V	PGB	V	PGB	V	AC1	9'-0"
102	WOMEN'S RR	SEC	PGB	V	PGB	V	PGB	V	PGB	V	AC1	9'-0"

**LEGEND**

FLOOR	BASE	WALLS	C E I L I N G
VCT - VINYL COMP. TILE	V - 4" VINYL	PGB - PAINTED GYPSUM BOARD	PGB - PAINTED GYPSUM BOARD
CT - CERAMIC TILE	CT - CERAMIC TILE (PART OF WALL)	CT - CERAMIC TILE (48" - PGB ABOVE)	AC1 - ACOUSTICAL CEILING 2'x4' TILES
CP1 - CARPET (ROLL)	WD - WOOD	PM - PAINTED MASONRY	AC2 - ACOUSTICAL CEILING 2'x2' TILES
CP2 - CARPET (TILE)	RBR - RUBBER	SM - SEALED MASONRY	ES - EXPOSED STRUCTURE
SEC - SEALED CONCRETE	N/A - NOT APPLICABLE	ES - EXPOSED STRUCTURE	
STC - STAINED CONCRETE			

**DOOR SCHEDULE**

MARK	SIZE	ROOM/USE	MATERIAL DOOR	MATERIAL FRAME	DETAIL	REMARKS
D01	3'-0" x 7'-0"	MEN'S RR	WD	HM	C	SEE SIGN DETAIL #1
D02	3'-0" x 7'-0"	WOMEN'S RR	WD	HM	C	SEE SIGN DETAIL #2

**MATERIAL LEGEND**

ST - STEEL	HM - HOLLOW METAL	WD - SOLID CORE WOOD
AL - ALUMINUM	IM - INSULATED METAL	GL - GLASS

**DOOR NOTES:**

- CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR AND EQUIPMENT, REQUIRED FOR PROPER INSTALLATION OF ALL DOOR ASSEMBLIES, EVEN IF SUCH ITEMS ARE NOT CLEARLY INDICATED ON DRAWINGS.
- DOOR HARDWARE SHALL BE "SCHLAGE" OR APPROVED EQUAL. COORDINATE HARDWARE FINISHES WITH OWNER AND/OR TENANT.
- PER MANUFACTURER'S RECOMMENDATIONS, PROVIDE APPROPRIATE CAULKS, SEALANTS, ETC. BETWEEN FRAMES AND ADJACENT MATERIALS. ALL EXTERIOR DOORS SHALL BE FURNISHED WITH APPROPRIATE WEATHER-STRIPPING.
- REFER TO TENANT SPECIFICATIONS FOR DOOR AND FRAME FINISHES.
- DOOR ACCESSIBILITY SHALL COMPLY WITH ALL FEDERAL CODES AND STANDARDS, AS FOLLOWS:

IBC 1008.1.1 THE CLEAR WIDTH OF ALL DOORS SHALL NOT BE LESS THAN 32". SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

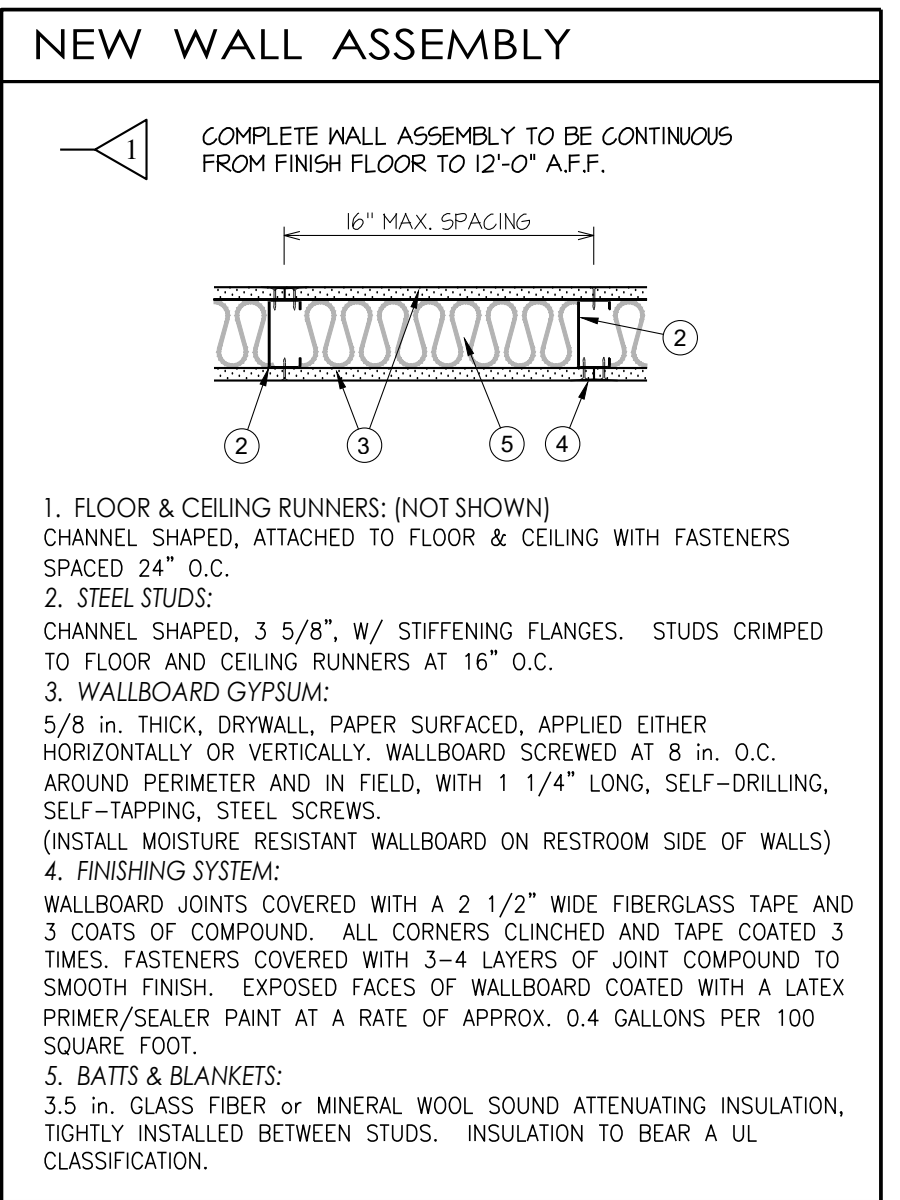
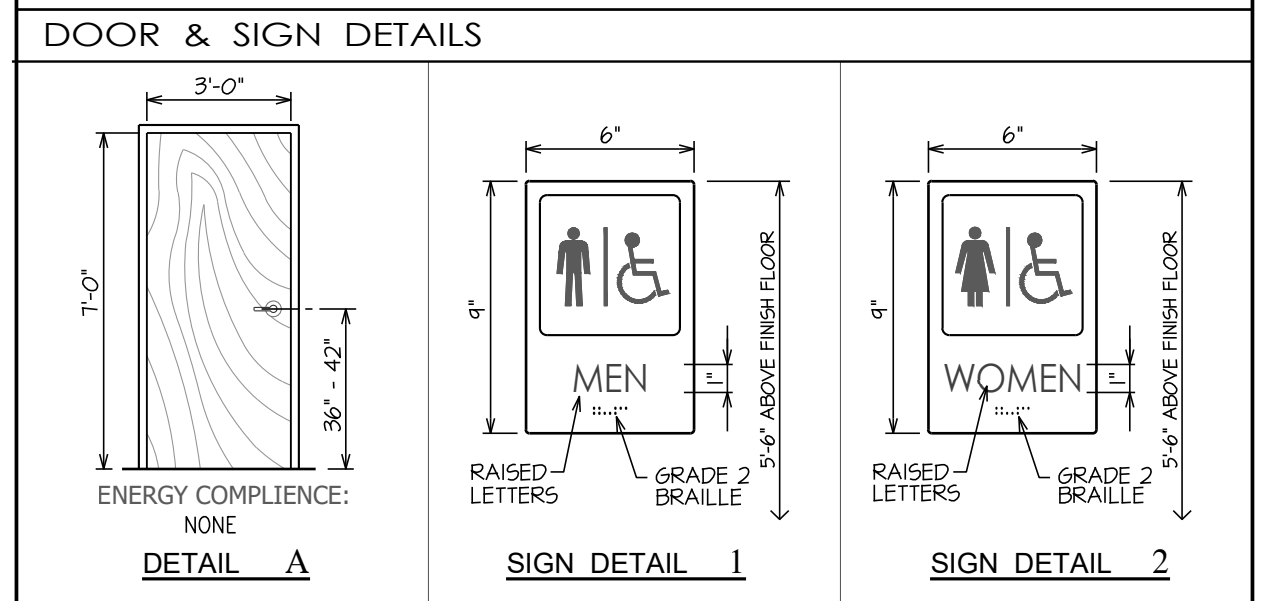
IBC 1008.1.7 THRESHOLDS AT DOORS SHALL NOT EXCEED 1/2".

IBC 1008.1.9 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

IBC 1008.1.9.1 DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

IBC 1008.1.9.2 DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR.

ADA 404.2.8 DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO A POSITION OF 12 DEGREES FROM THE LATCH IS A MINIMUM OF 5 SECONDS.



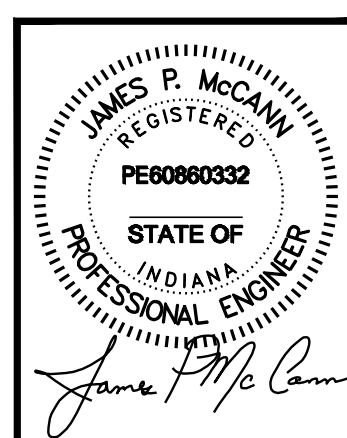
**CODE COMPLIANCE**

**SPRINKLER REQUIREMENTS:** BUILDING IS FULLY SPRINKLED

AREA	ALLOWED	PROVIDED
EXISTING BUILDING	23,976 s.f.	23,976 s.f.
EXISTING	1 story	1 story
NUMBER OF EXITS	2 min.	2
EXIT WIDTH - 44 OCCUPANTS x 0.15'	6.6'	68"
TRAVEL DISTANCE	300'	54.1' max.

**DRAWING INDEX**

1 of 3	Cover & Architectural
2 of 3	Mechanical & Plumbing
3 of 3	Electrical



DATE	ISSUE
7-26-24	PERMITTING

**KEELER-WEBB ASSOCIATES**  
Consulting Engineers - Planners - Surveyors  
466 GRADLE DRIVE  
CARMEL, INDIANA 46032  
PHONE (317) 574-0140  
FAX (317) 574-1269

**BRITANNY CONSTRUCTION**  
GENERAL CONTRACTORS  
317-697-1851  
www.britannyinc.com

**PROPOSED INTERIOR FINISH-OUT**  
**CONTENDERS WRESTLING ACADEMY**  
9335 EAST 151ST STREET  
NOBLESVILLE, INDIANA 46060



PROJECT No. 2401-001  
DRAWN BY: GSH  
CHECKED BY: JPM  
SHEET No.



# 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 **16<sup>th</sup> day of September, 2024** for a Special Consideration for a Recreational Use within the Corporate Campus Planned Development, a part of the Washington Business Park and a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

**Request: #2 Application No. 0141-2024** Special Consideration for an Indoor Recreational Facility within the Washington Business Park, a part of the Corporate Campus Planned Development District and within a building addressed as 9535 & 9575 E. 151<sup>st</sup> Street. Submitted by YOO Direct Properties, LLC (Min Yoo, Rep)  
Staff Reviewer - Amy Steffens

Plan Commission Action: 10 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,  
Noblesville Plan Commission

  
Gretchen A. Hanes President

  
Joyceann Yelton Acting Secretary