

# **Noble West**

## **2023 PD Retail Area Amendment Request**

**CITY OF NOBLESVILLE, INDIANA**

**February 20, 2024**

**Noblesville Plan Commission**

Applicant: NW Partners, LLC

Attorneys: Nelson & Frankenberger, P.C.

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

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8. Noble West – 2032 PD Retail Area Amendment Ordinance

# **TAB 1**

## PROJECT DESCRIPTION

The applicant, NW Partners, LLC (“NW Partners”) is seeking text amendment approval for three (3) parcels of real estate that are identified by the Auditor of Hamilton County, Indiana, as Tax Parcel Identification Numbers 10-10-15-00-16-004.000; 10-10-15-00-16-006.000; and 10-10-15-00-16-001.000, which parcels are located north of 146<sup>th</sup> Street and east of Hazel Dell Parkway, (collectively, the “Real Estate”). The subject area of the Noble West development is outlined in yellow in the aerial included behind Tab 2.

The Real Estate is zoned pursuant to the Noble West PD Ordinance, Ordinance Number 59-12-02, which was adopted by the Common Council of the City of Noblesville on January 14, 2003, which Ordinance was thereafter amended, restated and adopted as Ordinance Number 37-5-03 on June 10, 2003, as well as all other amendments thereto (collectively, the Noble West PD Ordinance”).

NW Partners proposed “Noble West PD – 2023 Retail Area PD Amendment Ordinance” seeks to amend certain provisions of the Noble West PD Ordinance, as it relates to the Real Estate in order to advance (i) the expansion of the existing Kroger store by approximately 50,000 square feet, (ii) an additional 75,000 square feet of retail space next to the Kroger expansion, and (iii) development of a fuel center and outlots along 146<sup>th</sup> Street west of the existing McDonald’s. Concept Plans for the two subject spaces on the real estate are included behind Tab 3.

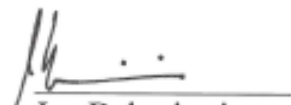
Concept elevations for the expanded Kroger and fuel center are included in the submittal behind Tab 4 and Tab 5 respectively. Plans illustrating proposed landscape modifications are included behind Tab 6 and Tab 7.

As part of this retail development, NW Partners is requesting the following amendments to the Noble West PUD Ordinance; an increase in the maximum square footage of retail uses from 283,000 square feet to 320,000 square feet, amendment to the Preliminary Development Plan to include the above-described building addition and fuel center, and landscaping and screen wall modifications.

Finally, behind Tab 8 is a copy of the Noble West PD – 2023 Retail Area PD Amendment Ordinance.

We look forward to presenting this request at your February 20, 2024 Plan Commission meeting.

Respectfully submitted,

  
Jon Dobosiewicz

  
Jim Shinaver



# **TAB 2**



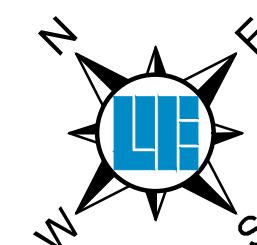
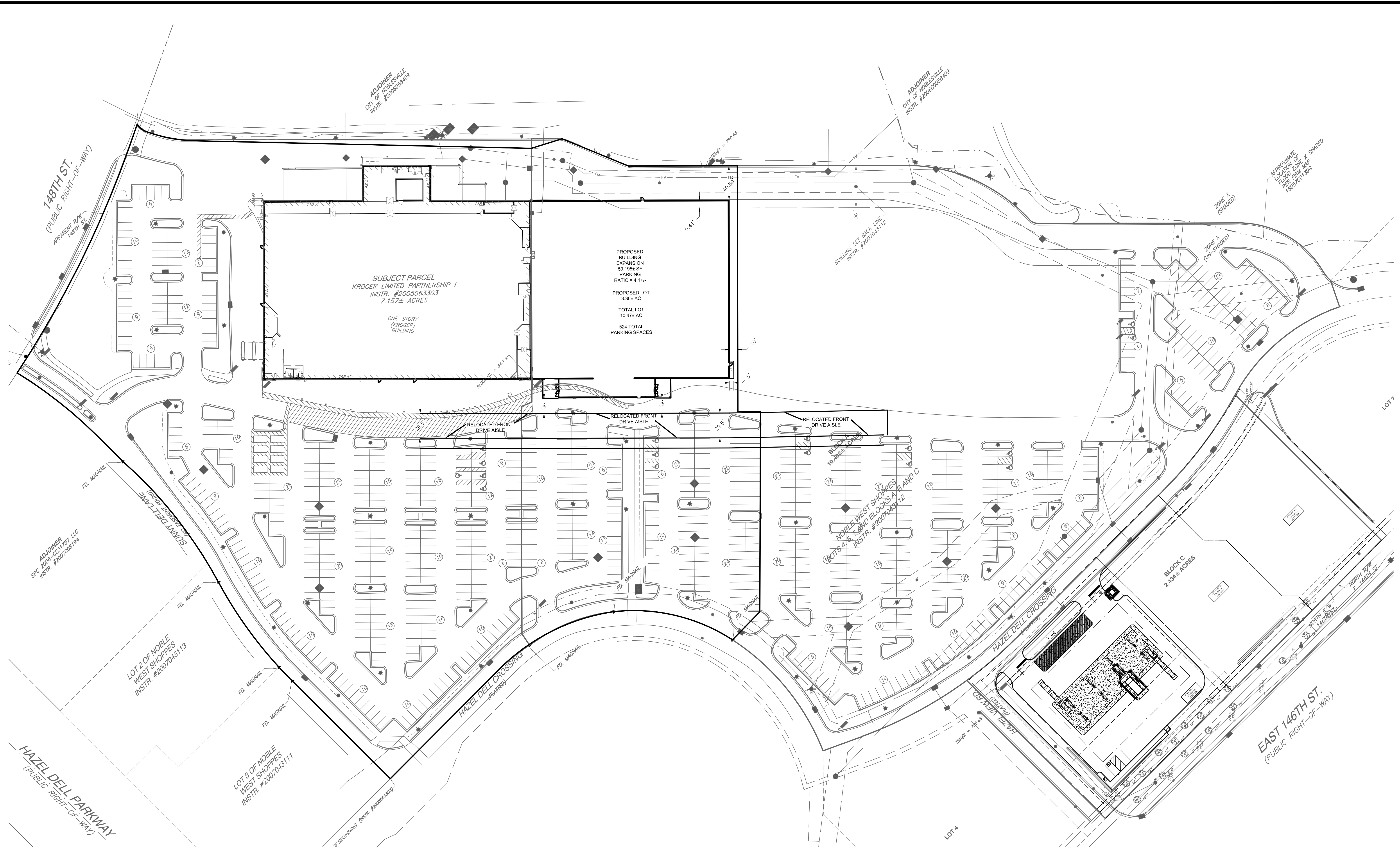


**SITE LOCATION MAP**



# TAB 3







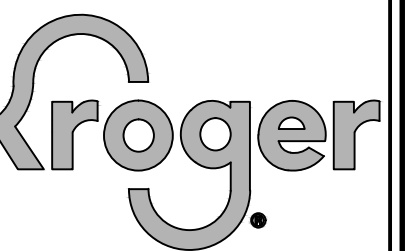
REVISIONS

NO.	DATE	DESCRIPTION
0	06.29.2023	CLIENT REVIEW
1	07.18.2023	REVISION #1

CONSULTANT

SEAL

CUSTOMER



PROJECT DESCRIPTION

**KROGER J980  
RETAIL FUEL CENTER**

PROJECT LOCATION

**14800 HAZEL DELL CROSSING  
NOBLESVILLE, IN 46062**

(HAMILTON COUNTY)

SHEET TITLE

**CONCEPT SITE PLAN  
OPTION 3**

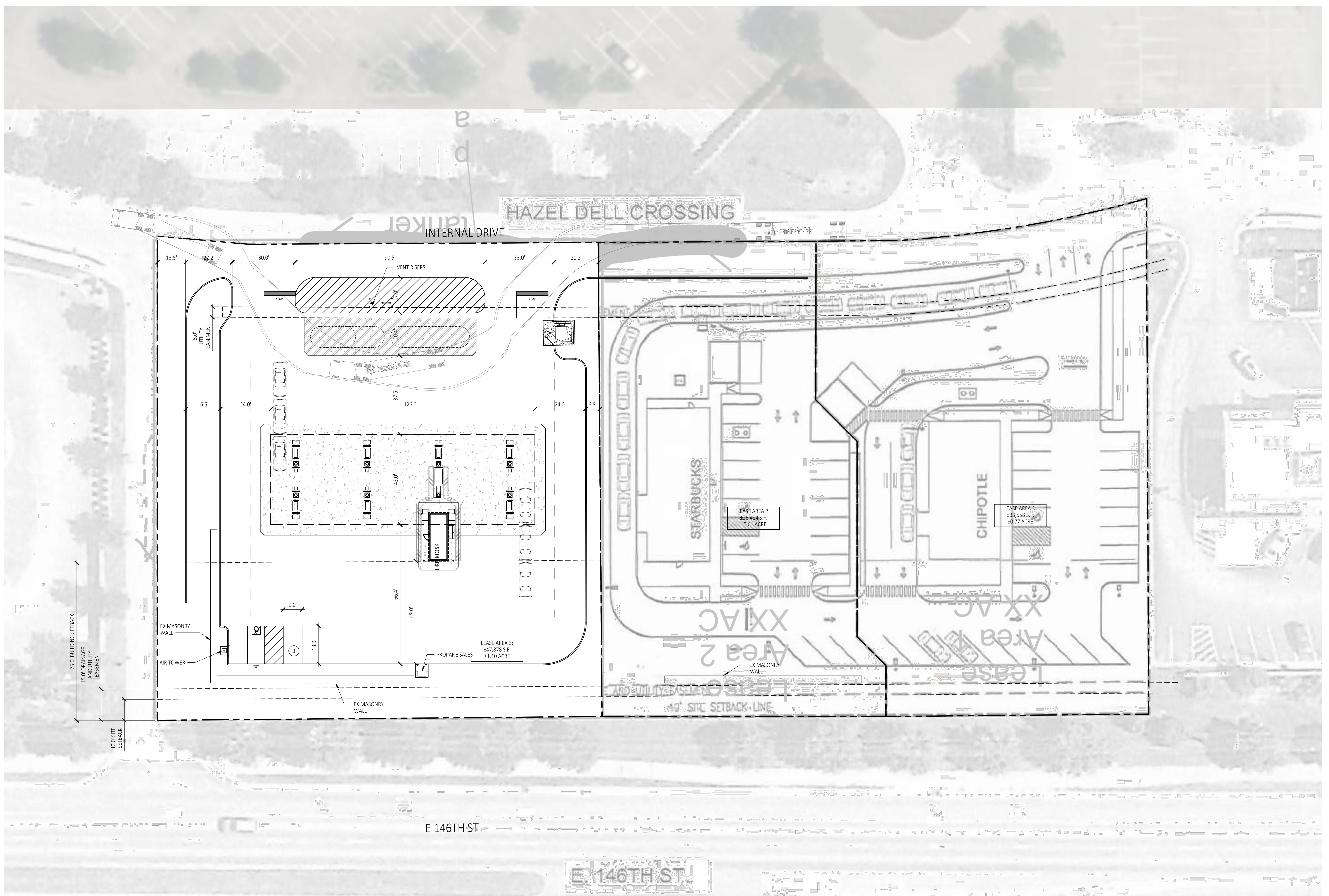
SHEET MANAGEMENT

PROJECT NO.:	J980
DATE:	-
CAD FILE:	-
PROJECT MANAGER:	T. KRATZ

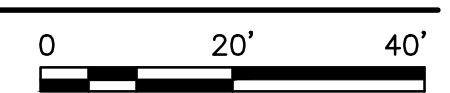
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SEVAN MULTISITE SOLUTIONS, INC. REPRODUCTION OR ALTERATION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF SEVAN MULTISITE SOLUTIONS, INC. IS PROHIBITED. (NOT FOR CONSTRUCTION - ALL RIGHTS RESERVED) COPYRIGHT © SEVAN MULTISITE SOLUTIONS, INC. 2023

SHEET NUMBER

**CP1.20**



**CONCEPT SITE PLAN - OPTION 3**  
SCALE: 1" = 20'-0"



FILE NAME: \\Share\Clients\Kroger\KRO DEV\F33-021-Central\J980-Noblesville\Concept\Option3\_Rev1\880-Op3-rev1.dwg LAST SAVED BY: Vanderbeke, Michael SAVED DATE: 7/18/2023 11:18 AM PLOTTED: 7/18/2023 11:31 AM



# TAB 4





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



## PROPOSED ELEVATIONS

December 15, 2023

## KROGER STORE J980

NOBLESVILLE, IN

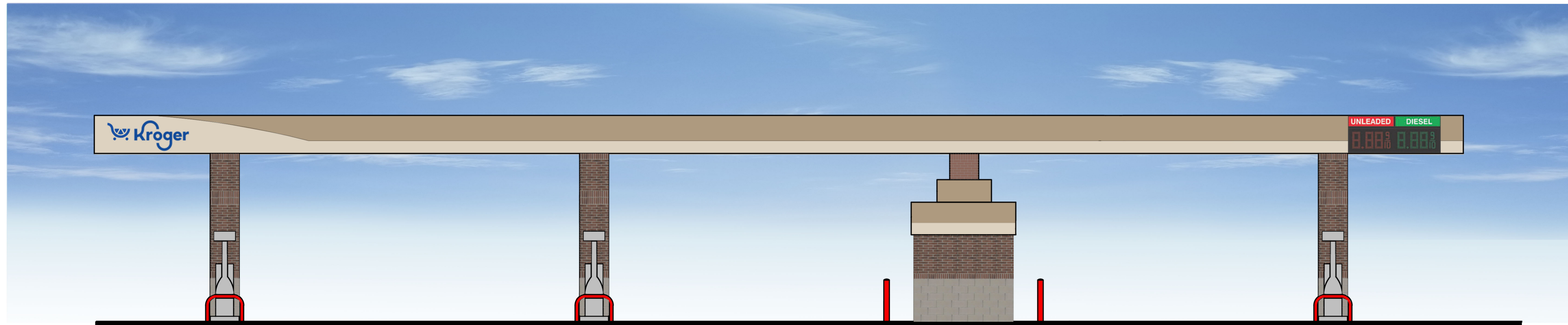


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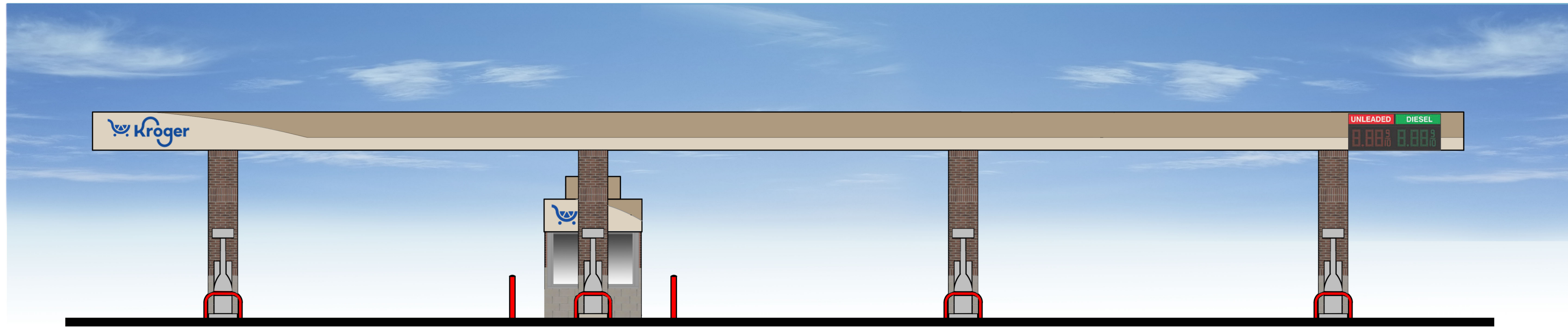


# **TAB 5**

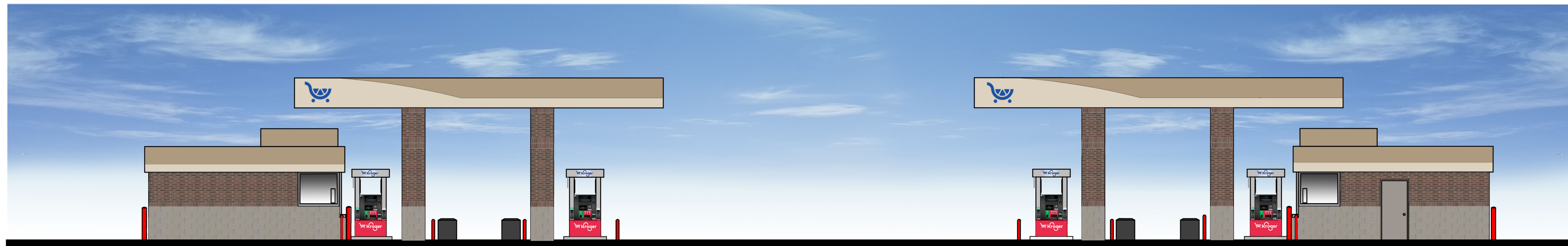




REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



TRASH ENCLOSURE



# TAB 6











# **TAB 7**



E. 146th Street and Hazel Dell Crossing  
Site Improvement Recommendations | Existing Site Conditions



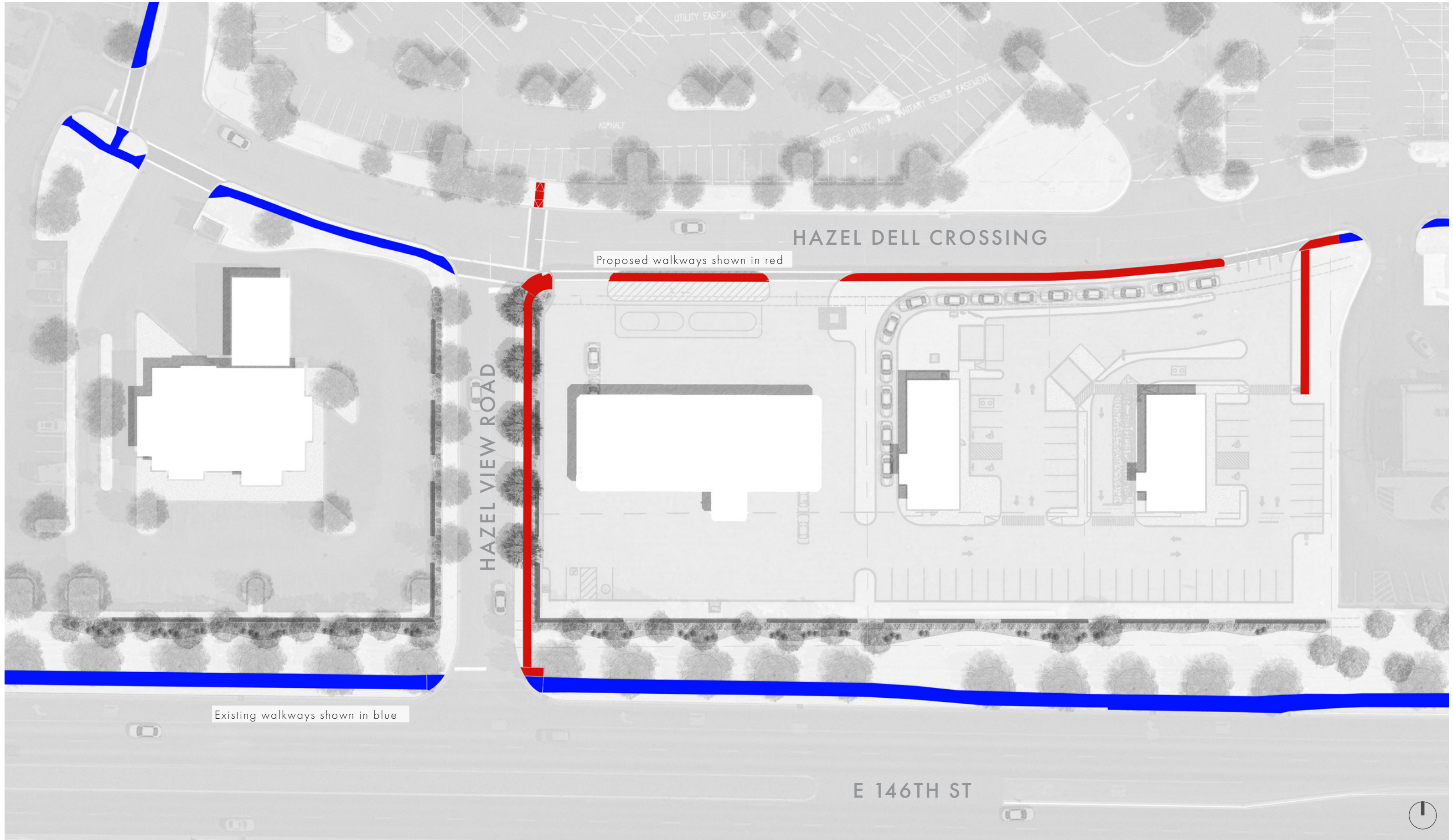


E. 146th Street and Hazel Dell Crossing  
Site Improvement Recommendations | **Wall Removal**



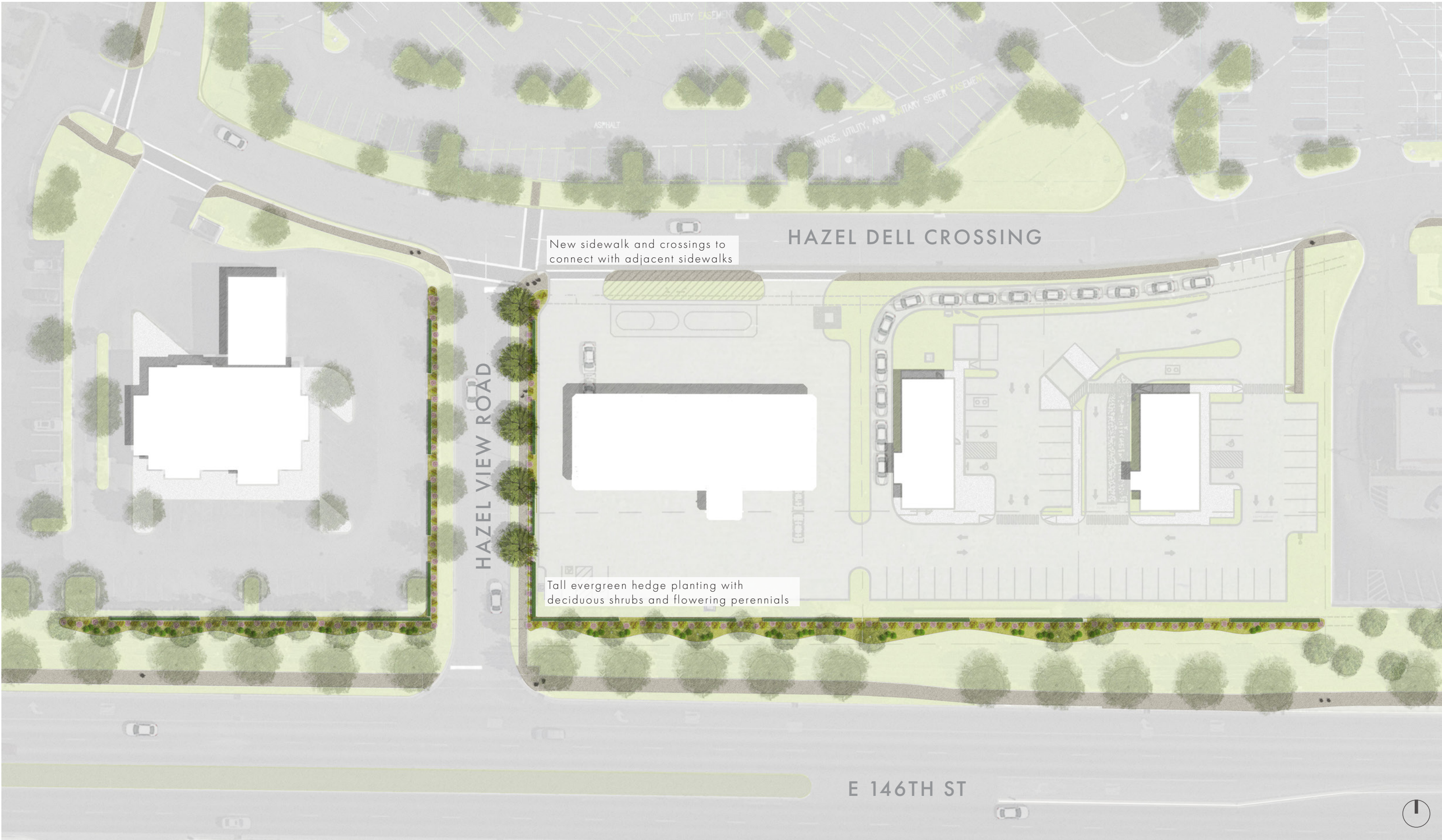


E. 146th Street and Hazel Dell Crossing  
Site Improvement Recommendations | Existing & Proposed Walkways





E. 146th Street and Hazel Dell Crossing  
Site Improvement Recommendations | **Proposed Site Plan**



New sidewalk and crossings to connect with adjacent sidewalks

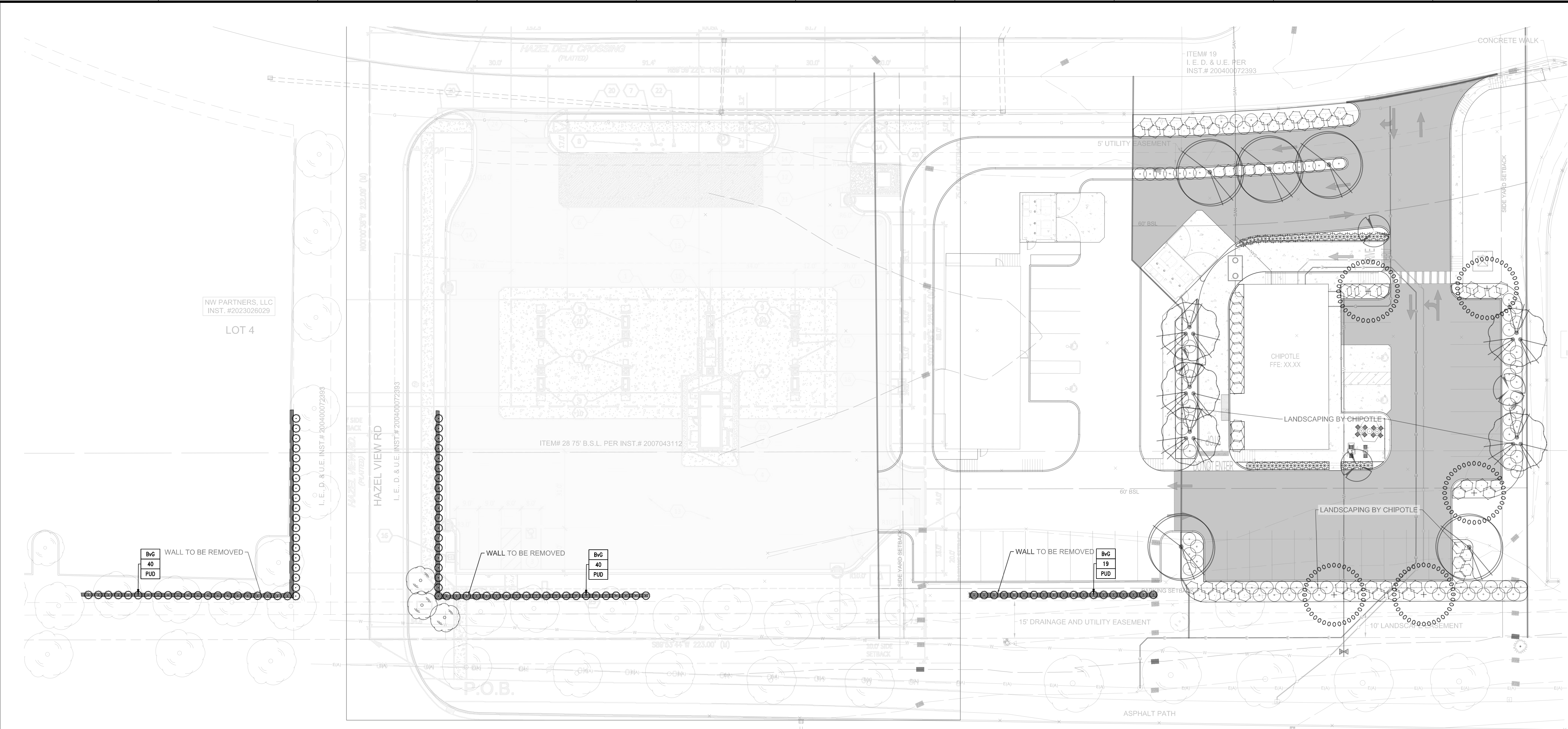
Tall evergreen hedge planting with deciduous shrubs and flowering perennials



E. 146th Street and Hazel Dell Crossing  
Site Improvement Recommendations | **Planting Character**







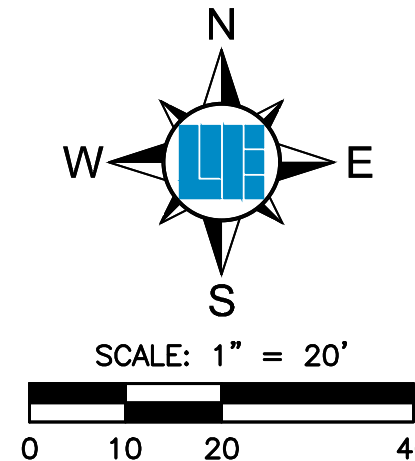
NW PARTNERS, LLC  
INST. #2023026029  
  
LOT 4

EAST 146TH STREET

EAST 146TH STREET

PUD PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	SPECIAL INSTRUCTIONS
	EVERGREEN SHRUBS						
BgV	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	99		X	4'T x 4'W

# PRELIMINARY PLAN



**811**  
Know what's below.  
Call before you dig.  
Within Indiana Call  
811 or 300-382-5544  
24 Hours a Day, 7 Days a Week.  
PER INDIANA STATE LAW IC 8-1-26,  
IT IS AGAINST THE LAW TO DIG/DRIVE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture  
*Build with confidence.*

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
			W23.771
			DWG NAME
			S&L - LANDSCAPE PLAN
			DESIGNED BY
			DRAWN BY
			CHECKED BY
			DATE

WILLIAM G. SCHMIDT, R.L.A. NO. 200000

PREPARED FOR:  
**CHIPOTLE**  
14635 Hazel Dell Xing, Noblesville, IN  
**PUD LANDSCAPE PLAN**  
Part of the 2024 of Section XX, Township XX North, Range X East, XXXX County, Indiana  
SHEET NO.  
**L100**  
PROJECT NO.  
W23.771

LOCATION: IN 2023 W23.771 (Engineering) (Design) (Scale) (S&L) - LANDSCAPE PLAN.dwg  
DATE/TIME: February 05, 2024 - 3:28pm  
PLOTTER: B1 - mcdonn

# TAB 8



**ORDINANCE NO.      - 23**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, AND  
THE NOBLE WEST PD ORDINANCE AND ALL AMENDMENTS THERETO,  
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,  
HAMILTON COUNTY, INDIANA**

*Document Cross Reference No. \_\_\_\_\_*

**WHEREAS**, the Common Council of the City of Noblesville, Hamilton County, Indiana, (the “Common Council”) on the 14<sup>th</sup> day of January 2003, adopted the Noble West PD Ordinance as Ordinance Number 59-12-02 and the Noble West Ordinance was recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2003-00008624; and

**WHEREAS**, the Common Council on the 10<sup>th</sup> day of June 2003, as Ordinance Number 37-5-03, adopted an Amended and Restated Ordinance Number 59-12-02 and the Amended and Restated Ordinance Number 59-12-02 was recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2003-00058881, as amended (the “Noble West PD”); and

**WHEREAS**, this Ordinance (the “Noble West PD – 2023 Retail Area PD Amendment Ordinance” which is also referred to herein as “this Ordinance”) amends (i) the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the “UDO”) enacted by the City of Noblesville, Indiana (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended and (ii) the Noble West PD; and

**WHEREAS**, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on Application Number LEGP 0\_\_-2023 at its \_\_\_\_\_, 2023 meeting, as required by law, in regard to the application concerning amendments to the Noble West PD as it pertains to certain property described in Exhibit A attached hereto (the “Real Estate”); and

**WHEREAS**, the Plan Commission has sent a \_\_\_\_\_ Recommendation for adoption of said amendments with a vote of \_\_\_\_\_ ( ) in favor and \_\_\_\_\_ ( ) opposed to the Common Council;

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council, meeting in regular session, that it adopts this Noble West PD – 2023 Retail Area PD Amendment Ordinance as an amendment to the Noble West PD including all zoning commitments and all amendments thereto, the UDO and the Official City of Noblesville Zoning Map, as follows:

**Section 1.**     Applicability of Ordinance.

- A.     Development of the Real Estate shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, (ii) those provisions of the UDO applicable to the

Noble West PD, and (iii) the Noble West PD, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”). The Governing Standards shall be as provided in Section 2 thru Section 11 of this Ordinance.

- B. All provisions and representations of the UDO and Noble West PD 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.** Permitted Uses.

- A. All Uses permitted in the Planned Business (PB) Zoning District of the UDO shall be permitted, except the following Uses which shall be prohibited:

- i. Automobile Sales including Service and Storage,
- ii. Automobile Service and Repair (Indoor)
- iii. Marine Craft Sales, Repair, and Service

- 1. The maximum square footage provisions of Section 6.3 the Noble West PD shall be increased from two hundred and eighty-three thousand (283,000) square feet to three-hundred and twenty thousand (320,000) square feet.

- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

**Section 3.** Preliminary Development Plan.

- A. The Preliminary Development Plan of the Noble West PD, including the Real Estate has been previously approved. What is attached hereto as Exhibit B is a general representation of the planned development on the Real Estate and Exhibit B, together with the current Preliminary Development Plan, shall collectively be referred to as the “Preliminary Development Plan”.

- B. The Preliminary Development Plan is hereby incorporated herein 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 Governing Standards.

- C. Detailed Development Plan approval as required under Section 11 of this Ordinance shall be required prior to the issuance of an improvement location permit or the construction of any building(s).

**Section 4.** Bulk Standards. The bulk requirements of the Noble West PD applicable to the Real Estate including, but not limited to Section 7.2 and any amendments thereto, shall be modified and superseded by the below:

- A. Screening and buffering along 146<sup>th</sup> Street may be achieved through walls and/or landscaping and shall be a minimum of three (3) feet in height.
- B. Required Minimum Setbacks: Front Yard: Twenty (20) feet; Side Yard: Ten (10) feet; Rear Yard: Ten (10) feet.
- C. Parking and Loading shall comply with Section 7 of this Ordinance.

**Section 5.** Architectural Standards. The Noble West PD, as it applies to architecture and/or architectural standards shall be modified and superseded by the below:

- A. Conceptual elevations of the Kroger building and Automobile Fuel Station are included and incorporated by reference as Exhibit C (Kroger Elevations) and Exhibit D (Fuel Station Elevations) respectively. Final building elevations submitted for building permits shall be in substantial compliance with the conceptual elevations illustrated on Exhibit C and Exhibit D.
- B. All buildings not illustrated in Exhibit C or Exhibit D shall be subject to the Retail Commercial Architectural Building Requirements of the Noble West PD, included as Exhibit E of this Ordinance, for reference.
- C. The Director of Planning and Development, including his or her designees, shall review and approve all building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with Exhibit C, Exhibit D or the Retail Commercial Architectural Building Requirements, as applicable.
- D. Any elevations that substantially vary from Exhibit C, Exhibit D or the Retail Commercial Architectural Building Requirements shall be submitted for review and approval by the Architectural Review Board.
- E. The City's Architectural Review Board may approve modifications to (i) the conceptual building elevations included in Exhibit C and Exhibit D and (ii) the Commercial Architectural Building Requirements.
- F. The Architectural Review Board's review of said building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of buildings included (i) in Exhibit C, (ii) Exhibit D or (iii) in the Retail and Commercial Architectural Building Requirements, as applicable.

**Section 6.** Landscaping and Open Space Standards. The standards of the Noble West PD shall apply, except as modified below:

- A. Open Space. The minimum area required for Open Space shall be generally in the size, configuration and locations depicted on the Preliminary Development Plan. The Open Space standard of the Noble West PD have been met and shall not apply to the development of the Real Estate.

**Section 7.** Parking and Loading Standards. The standards of Noble West PD shall apply, except as modified below. Article 10 of the UDO shall not apply unless modified below:

- A. Parking shall be permitted within a front, side or rear yard and shall provide (i) a minimum five (5) foot setback from side yards and streets internal to the District, and (ii) a minimum ten (10) setback from 146<sup>th</sup> Street. A side yard setback shall not be required where a property line falls within a parking area previously approved on a Detailed Development Plan.
- B. Article 10, Off-Street Parking and Loading, of the UDO shall apply if application of the UDO minimum number of required parking spaces is less than the minimum required under the Noble West PD.

**Section 8.** Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

**Section 9.** Sign Standards. Signs shall comply with Article 11 of the UDO as applicable to the Noble West PD.

**Section 10.** Infrastructure Standards. Unless otherwise stated within this Ordinance or on the Preliminary Development Plan, all public infrastructure within the Real Estate shall adhere to the City’s standards and design criteria.

**Section 11.** Detailed Development Plan.

- A. Approval of any Detailed Development Plan (“DDP”) shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:
  - 1. The Director of Planning and Zoning shall approve a Minor Change; and
  - 2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.

**Section 12.** Effective Date. This Noble West PD – 2023 Retail Area PD Amendment Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]



Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Common Council of the City of Noblesville, Indiana:

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

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

Presented by me to the Mayor of the City of Noblesville, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_ .M.

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

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: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Noble West - 2023 PD Retail Area Amendment Ordinance 4 020624

**EXHIBIT A**

**Legal Description**

(Page 1 of 2)

LOT 4, LOT 5, BLOCK A AND BLOCK C IN THE PLAT OF NOBLE WEST SHOPPES, A SUBDIVISION IN HAMILTON COUNTY, INDIANA (AKA NOBLE WEST SHOPPES LOTS 4, 5, 7 AND BLOCKS A, B AND C; A PART OF THE NOBLE WEST PLANNED DEVELOPMENT) AS PER PLAT THEREOF RECORDED JULY 31, 2007 AS INSTRUMENT NO. 2007043112 IN PLAT CABINET 4, SLIDE 346, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

Tax Identification Numbers:

10-10-15-00-16-001.000

10-10-15-00-16-002.000

10-10-15-00-16-004.000

10-10-15-00-16-006.000

**EXHIBIT A**

**Depiction of Legal Description**  
(Page 2 of 2)

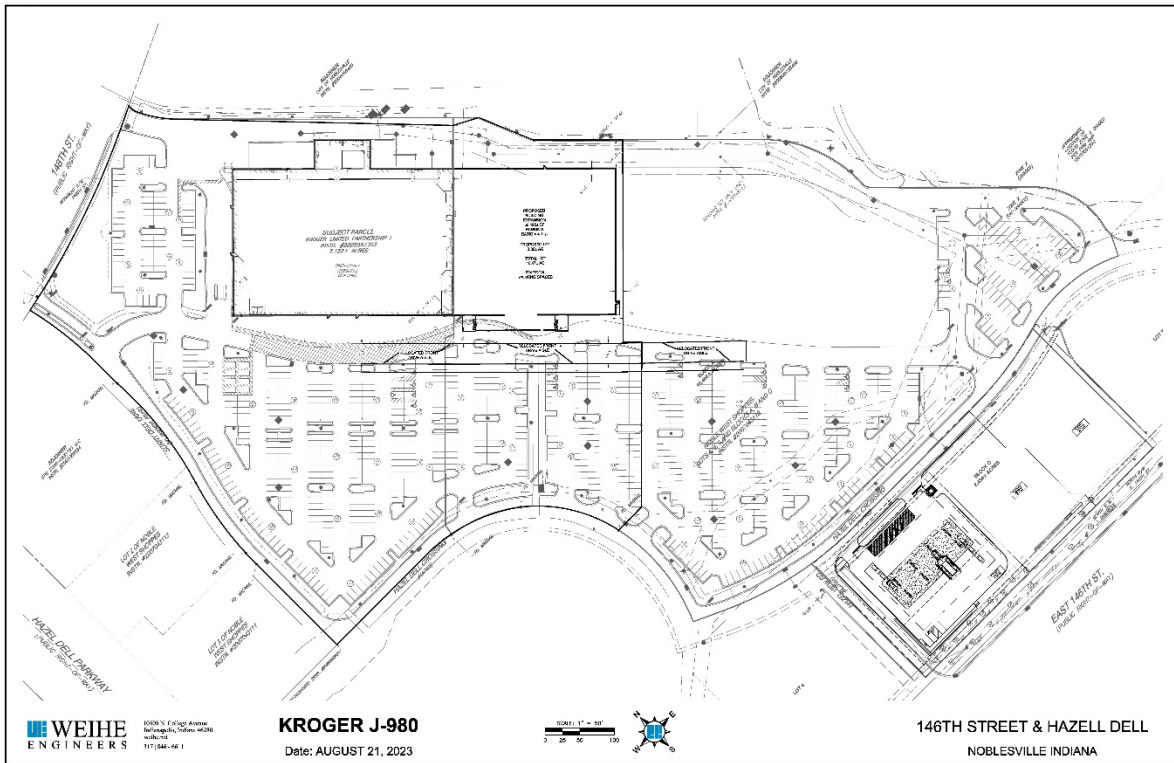




**EXHIBIT B**

**(PRELIMINARY DEVELOPMENT PLAN – KROGER EXPANSION)**

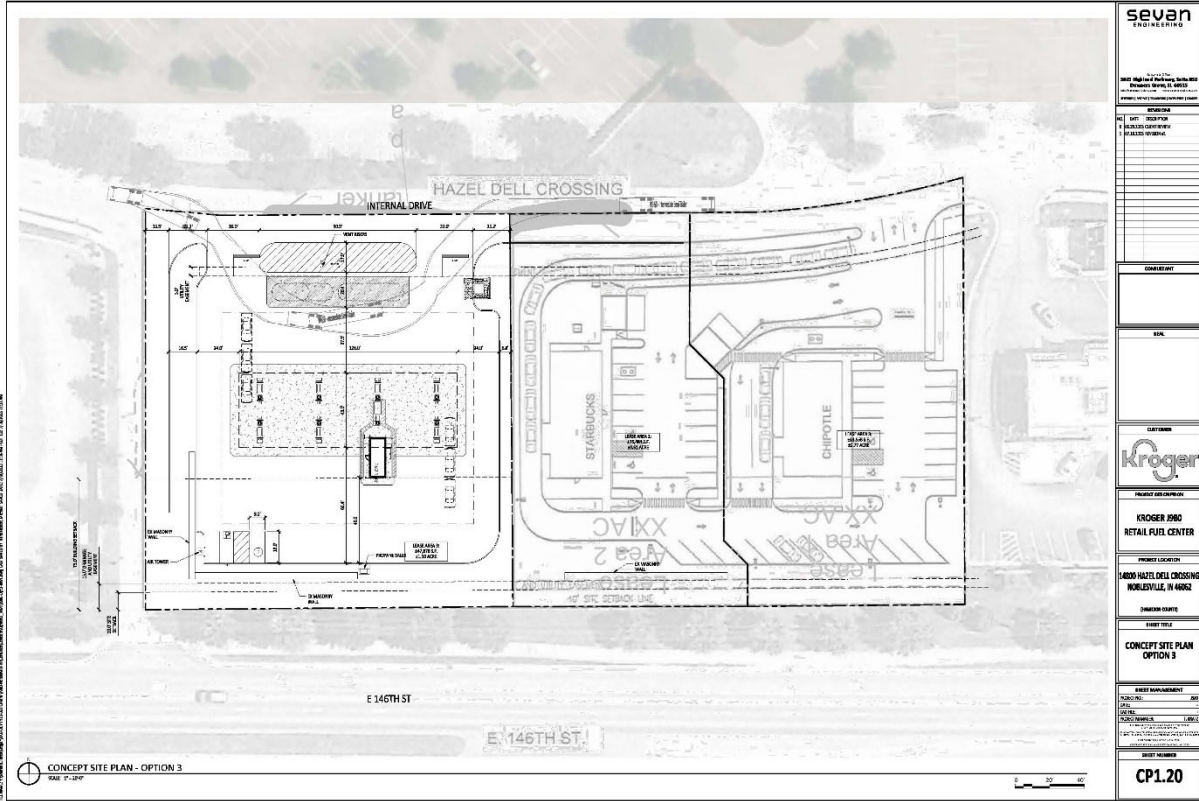
(Page 1 of 2)



# EXHIBIT B

## (PRELIMINARY DEVELOPMENT PLAN – FUEL STATION AND OUTLOT)

(Page 2 of 2)



<b>sevan</b> ENGINEERING	
10000 N. 146th St., Suite 100 Omaha, NE 68134 Phone: (402) 426-1111 Fax: (402) 426-1112 Email: info@sevaneng.com	
PROJECT NO. 146-0001 SHEET NO. CPL.20 DATE: 10/15/2020	CLIENT: SEVAN ENGINEERING PROJECT: KROGER 2980 RETAIL FUEL CENTER
PROJECT LOCATION: 2980 HAZEL DELL CROSSING MOOREVILLE, NE 68652	
SHEET TITLE: CONCEPT SITE PLAN OPTION 3	
DESIGNER: [Blank] CHECKED: [Blank] DATE: [Blank]	
<b>SHEET NUMBER</b> <b>CPL.20</b>	

**EXHIBIT C**

**KROGER ELEVATIONS**

(See following page)





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



## PROPOSED ELEVATIONS

December 15, 2023

## KROGER STORE J980

NOBLESVILLE, IN



523347

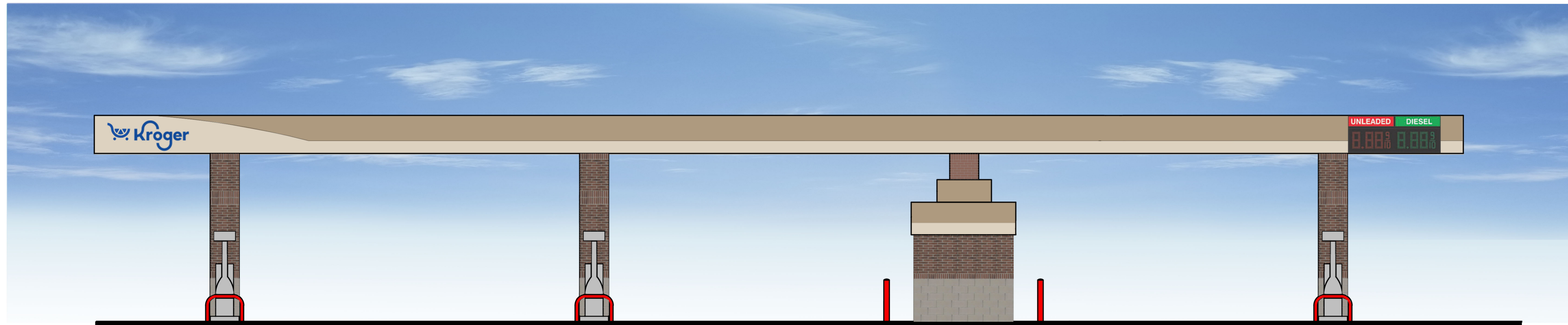


**EXHIBIT D**

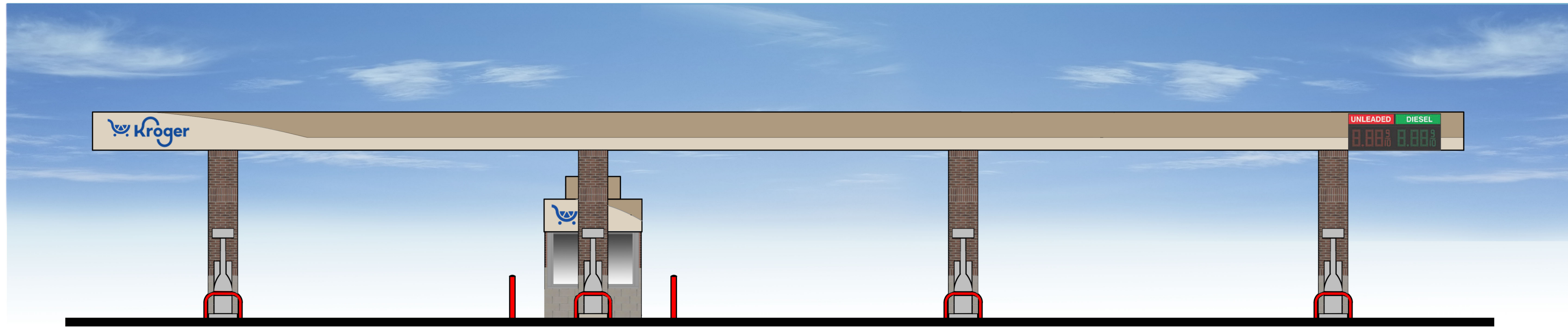
**FUEL STATION ELEVATIONS**

(See following page)

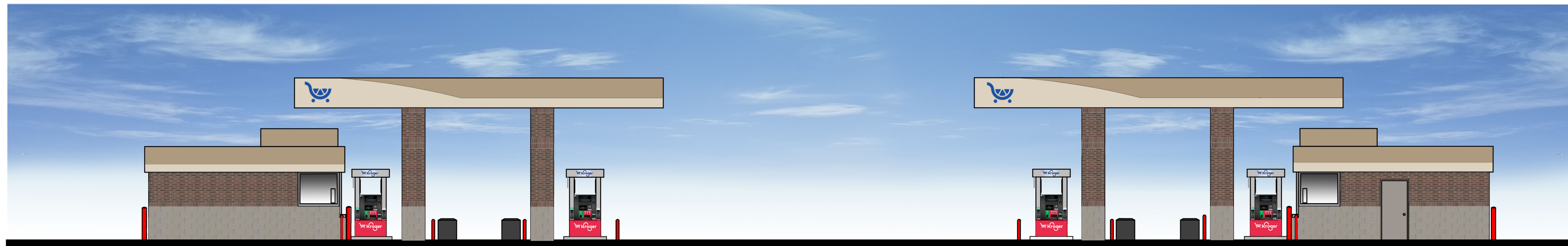




REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



TRASH ENCLOSURE



**EXHIBIT E**

**COMMERCIAL ARCHITECTURAL BUILDING REQUIREMENTS**

(See following 4 pages)

RETAIL COMMERCIAL  
ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

The development of the commercial retail within Noble West is to reinforce the establishment of a mixed-use area that provides a special retail focal point and promotes pedestrian activity within the neighborhood and the community. The buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. The features and spaces should enhance the neighborhood retail component as a central, integral part of the Master Planned Community.

In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, the following general standards shall apply:

- 1a. On buildings along Hazel Dell Parkway or 146<sup>th</sup> Street, no wall that faces either of these two streets shall have a blank, uninterrupted length exceeding thirty (30) feet without including one of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions.
- 1b. On all other exterior walls along a designated walkway, there shall not be a blank, uninterrupted length of wall that exceeds eighty-five (85) feet without including one (1) of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions.
2. Side or rear walls along designated walkways may incorporate the use of false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall to break up the facade to meet the above mentioned requirements.
3. All sides of the building shall include design characteristics perceived to be generally consistent with those on the front. Buildings along Hazel Dell Parkway or 146<sup>th</sup> Street, shall have side and rear facades that are of the same materials and similarly detailed as the front elevation.
4. Buildings along Hazel Dell Parkway or 146<sup>th</sup> Street shall appear as one and one-half (1 ½ ) stories from the front and sides. The minimum height for the front facade of any building (facing either Hazel Dell Parkway or 146<sup>th</sup> Street) shall be twenty (20) feet, either at the roofline or at the top of the parapet wall. Minimum heights for other sides of the buildings shall be eighteen (18) feet, either at the roofline or at the top of the parapet wall.
5. The appearance of finished space above the retail first floor is required on the main building accenting the corner shop (see plan). The nighttime illumination of architectural



features, specifically windows, with the use of decorative lights that are consistent with the architectural character is required.

### **BUILDING BASE, BODY, AND CAP**

All architectural elevations of principal buildings shall consist of a base, a body, and a cap.

**Base:** Building materials that are used to accentuate the transition from grade to a height consistent with requirements in this section. (For instance, materials different from those used in the body of the building – like textured concrete masonry. Or designs to accentuate materials used in the body of the building – like brick rowlocks or soldier courses.)

**Body:** Building materials and designs that make up the main proportion of the building (should be approximately 80% of the vertical height of the facade, but will vary in relationship to overall design character of each individual building).

**Cap:** Building materials that are used to accentuate the transition from the body to the top of the building, consistent with the requirements in this section. (For instance, a cornice, crown mold, eave or a sloped roof structure designs.)

1. The base shall occupy the lowest portion of the elevation, and shall have a height no less than five percent (5%) of the average wall height.
2. The body shall occupy the middle portion of the elevation, and shall have a height no less than fifty percent (50%) of the average wall height.
3. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a height no less than five percent (5%) of the average wall height.
4. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, sloped roof or eaves.
5. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

### **MATERIALS**

Predominant exterior building materials must be of high quality, and be aesthetically pleasing and compatible with materials used in adjoining neighborhoods within and outside of the Master Planned Community. The following are permitted:

1. Building Body: Wood, brick, architectural cast stone, Quick-Brick (rear wall elevations only), EIFS (Synthetic Stucco) decorative tiles, and limestone shall be permitted as siding materials for the body of the building.

2. Building Base: Brick, architectural cast stone, limestone or textured concrete masonry units (Quick-Brick or Split Faced Units) shall be permitted as base finish materials.

The following body materials which are considered inappropriate may be permitted with the specific approval by the Planning Director on a case-by-case basis:

- a) Siding that imitates wood lap siding such as aluminum or vinyl siding,
- b) Sheet metal, corrugated metal, or other similar metal panels,
- c) Poured concrete, tilt-up concrete panels, panels with an aggregate surface, or other similar concrete siding.

3. Building Cap: Brick, architectural cast stone, limestone, textured concrete block, wood, metal coping or applied materials such as EIFS (Synthetic Stucco) or other synthetic materials (i.e. "Fypon") are examples of materials permitted for the building cap. Materials not specifically mentioned may also be permitted with the specific approval of the Planning Director.

## FAÇADE COLORS

The use of low reflectance, subtle, red brick, or earth tone colors as the predominant colors on the façade is generally acceptable. The use of high intensity colors, metallic colors, fluorescent colors or Black as the predominant façade color would have to be reviewed by the Planning Director on a case-by-case basis. However, building trim and accent areas may feature Black or brighter colors, including primary colors, but the use of neon tubing as a feature for building trim or accent area is not permitted.

## ROOFS

In order to reduce the massive size of large structures, flat roofs should be enhanced through the utilization of parapets. The roof treatment should harmonize with the character of the surrounding residential neighborhoods and with the designs of the buildings adjacent to the structure. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view to 146<sup>th</sup> Street.

1. Permitted roof styles shall include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls. Other roof styles shall require specific approval by the Planning Director on a case-by-case basis.
2. The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.



3. Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt 3-D roof shingles, and standing seam or termed metal. Other roof materials shall require specific approval by the Planning Director on a case-by-case basis.

4. Flat canopies (such as those associated with convenience stores with gasoline sales) must be designed in such a manner to create a strong association with the building itself.

#### **ADDITIONAL OUTLOT BUILDINGS GUIDELINES**

Retail buildings with less than 8,000 leasable square feet should be oriented closer to Hazel Dell Parkway or 146<sup>th</sup> Street, subject to a 75' building setback line as measured from the improved rights-of-way.

Sidewalks areas in front of buildings should be no less than 5-feet in width. The use of specialty paving as an accent paving materials for cross-overs to connect sidewalks to the walk-ways along Hazel Dell Parkway and 146<sup>th</sup> Street is permitted and encouraged.

#### **LANDSCAPING**

Landscaping requirements shall conform to the overall City of Noblesville standards. Designs will be determined and shall be submitted to the Staff and Planning Director for their review and approval prior to construction.

#### **AMENITIES**

The development of the commercial retail must include the publicly accessible outdoor space as shown on the Site Development Plan. This pavilion shall be connected to the other pedestrian walkways within Noble West.

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