

ORDINANCE NO. 0 -0 -24

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

Document Cross Reference Nos. _____ and _____

This is an Ordinance (the “Kingsley at Hyde Park PD Ordinance” or “PD Ordinance”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the “UDO”), enacted by the City of Noblesville (the “City”) under authority of Indiana Code § 36-7-4-600, et seq., as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on Docket Number LEGP-0078-2024 at its May 20, 2024 meeting as required by law in regard to the application filed by Trinitas Development, LLC, (the “Developer”) for a request in change of zoning (the "Petition"); concerning a change of zoning of certain property described in **Exhibit A** attached hereto (the “Real Estate” which is also referred to herein as the “District”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “Kingsley at Hyde Park Preliminary Development Plan”, as further described in Section 4 below (the “Preliminary Development Plan”); and,

WHEREAS, the Plan Commission has sent a _____ recommendation for adoption of said amendment with a vote of _____ () AYES and _____ () NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the “Common Council”);

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

Section 1. Applicability of Ordinance.

- A. The District’s underlying zoning districts shall be the CCPD Secondary Corridor Subdistrict and Commercial / Commercial/Office Land Use Type for Area A, as shown on **Exhibit B**, and CCPD Mixed Residential Subdistrict and Multi-family/ Commercial/Office/Flex Land Use Type for Area B as shown on **Exhibit B**, and as evidenced by Ordinance No. 0_-0_-24 (the “Underlying Districts”).

- B. The standards of the UDO existing on the date of adoption of this Ordinance applicable to the Underlying District(s) shall apply to the development of the Districts, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to “Article”, “Part”, “Section” and “Subsection” in this Ordinance shall refer to the corresponding Article, Part, Section and Subsection as specified and referenced in the UDO.
- C. 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. All previous PD Ordinances, and any amendments thereto, applicable to the Real Estate are hereby repealed with respect to the Real Estate.

Section 2. Definitions.

- A. 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 that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO.
- B. “Approved Elevations” shall mean the set of building elevations on file with the City’s Planning and Development Department as submitted on March 20, 2024, as reviewed and approved by the City’s Architectural Review Board (the “Committee”), at its April 17, 2024 meeting and amended and submitted on amended April 25, 2024 in accordance with the conditions of approval by the Committee (the “Approved Elevations”). The elevations and illustrations attached hereto as **Exhibit C** is a sampling and general representation of those approved elevations (collectively, the “Approved Elevations”).
- C. “Area A” shall refer to the area of the Real Estate with an underlying CCPD Secondary Corridor Subdistrict and Commercial / Commercial/Office Land Use Type zoning.
- D. “Area B” shall refer to the residential area of the Real Estate with an underlying CCPD Mixed Residential Subdistrict and Multi-family/ Commercial/Office/Flex Land Use Type zoning.
- E. “Preliminary Development Plan” shall mean the oversized, scaled development plans on file with the City of Noblesville’s Planning and Development Department dated March 20, 2024. The exhibit attached hereto as **Exhibit B** is a general representation of the oversized plans (collectively, the “Preliminary Development Plan”).

Section 3. Permitted Uses.

- A. All uses permitted in the Commercial and Commercial/Office land use categories in Appendix D of the UDO shall be permitted within Area A.
- B. Two-family dwellings and townhome dwellings and associated uses shall be permitted within Area B. However, the maximum number of Dwelling Units shall not exceed three-hundred (300). Townhome dwellings shall be regulated as a permitted Use under Appendix D of the UDO as a “multi-family of 3 or more dwelling units” Use.
- C. Accessory Uses and Accessory Structures customarily incidental to any permitted use including amenity structures/uses, detached garages and dumpster enclosures shall be permitted.

Section 4. Preliminary Development Plan.

- A. The Preliminary Development Plan (see **Exhibit B** and **Exhibit D**) and the waivers listed in **Exhibit E** are hereby incorporated 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 from the Underlying District and layout of the District.

Section 5. Architectural Standards.

- A. The following standards shall apply to the District:
 - 1. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review for compliance and approve building elevations at the time of filing of the Detailed Development Plan and/or Building Permit.
 - 2. If a building elevation does not comply with Section 5.A.1, then the proposed building elevation(s) shall be submitted for review and approval by the Committee. The Committee’s review of said elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.

Section 6. Title, Purpose and Effect. The regulations of *ARTICLE 1. TITLE, PURPOSE AND EFFECT* shall apply.

Section 7. Definitions and Rules of Word Usage. The regulations of *ARTICLE 2. DEFINITIONS AND RULES OF WORD USAGE* shall apply.

Section 8. **Administrative Bodies and Officials.** The regulations of *ARTICLE 3. ADMINISTRATIVE BODIES AND OFFICIALS* shall apply.

Section 9. **Zoning Applications and Approvals.** The regulations of *ARTICLE 4. ZONING APPLICATIONS AND APPROVALS* shall apply.

Section 10. **Subdivision Procedure.** The regulations of *ARTICLE 5. SUBDIVISION PROCEDURE* shall apply.

Section 11. **Site Design and Improvement Standards.** The regulations of *ARTICLE 6. SITE DESIGN AND IMPROVEMENT STANDARDS* shall apply.

Section 12. **Plans, Maps, and Zoning Districts.** The regulations of *ARTICLE 7. PLANS, MAPS, AND ZONING DISTRICTS* shall apply.

Section 13. **Zoning Districts.** The regulations of *ARTICLE 8. ZONING DISTRICTS* shall apply, except as modified below:

- A. **Table 8(E)(4) Bulk Requirements for Corporate Campus Non-Residential Subdistricts.** For Area A, the bulk standards set forth in Table 8(E)(4) of the UDO shall apply, except as modified below:

Minimum Lot Area	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	50'
Minimum Building Setback from Brooks School Road	45'(building), 15' (parking)
Minimum Building Setback from 136th Street	45'(building), 15' (parking)
Minimum Building Setback from Area B	20'(building)
Minimum Building Size	1,500 sf
Maximum Impervious Surface	85%

Note: Accessory structures such as dumpster enclosures, fences and entry monument signs shall be permitted within the building setbacks subject to the City Engineering Department's approval where adjacent to public right of way. Drive-thru windows may face 136th Street.

- B. **Table 8.B. Summary of Residential Bulk Requirements and Article 8(E)(4)(B) and (C) (Mixed Residential Subdistrict Regulations):** Shall not apply. Instead, the following requirements shall apply:

Minimum Lot Area	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	35'
Brooks School Road Building Setback	45'
136th Street Building Setback	30'
North, and West Boundary Building Setbacks (side and rear yard)	5' (North); 15' (West)
Floor Area Ratio	Not Applicable
Minimum Floor Area	600 SF/Unit
Maximum Lot Coverage	Not Applicable

Note: Accessory Structures such as, but not limited to, dumpsters, dog park, benches, entry monument signs, walls and fences shall be permitted within the building setbacks, subject to the City Engineering Department's approval where adjacent to public right of way.

- C. **Article 8, Part E, Section 4(A)(11). Access:** Shall apply, except that access shall be permitted as shown on the Preliminary Development Plan.
- D. **Article 8, Part E, Section 5(b)(8). Roofs:** With respect to Area A, the standards set forth in Article 8(E)(5) of the UDO shall apply, except pitched roofs shall not be required.
- E. **Article 8, Part E, Section 6. Parking/Loading:** Shall apply, except that, with respect to Area A, parking may be located as shown on the Preliminary Development Plan.
- F. **Article 8, Part H, Section 3.F.1.b. Establishment of Site Development Intensity:** Shall not apply. Instead, the maximum number of Dwelling Units within the District shall not exceed three hundred (300).
- G. **Article 8, Part H, Section 3.F.2. Establishment of Peripheral Yard:** Shall not apply. Instead, perimeter landscaping shall be as shown on the approved Preliminary Development Plan and listed in **Exhibit F** are the applicable Landscape Standards.
- H. **Article 8, Part H, Section 3.H. Designation of Permanent Common Open Space:** Shall not apply in light of the District's inclusion within the overall Hyde Park master plan.

Section 14. **General Regulations.** The regulations of *ARTICLE 9. GENERAL REGULATIONS* shall apply.

Section 15. **Off-Street Parking and Loading.** The regulations of *ARTICLE 10. OFF-STREET PARKING AND LOADING* shall apply, except as modified below:

- A. ***Article 10, Table 10.D.3.B. Required Parking Spaces:*** Shall not apply; instead, the number of off-street parking spaces shall be identified on the approved Preliminary Development Plan. The number of parking spaces in Area A may be reduced depending on the final site configuration shown on the Detailed Development Plan.
- B. ***Article 10, Section 4.B.1. Dimensions and Layout:*** Shall apply; except that the vehicle projection for ninety (90)-degree parking shall be eighteen (18) feet. Nine (9) foot by eighteen (18) foot parking spaces shall be permitted.
- C. ***Article 10, Section 4.C.2. Driveways:*** Shall not apply; instead, the entrances and exits shall be as generally *shown* on the approved Preliminary Development Plan.
- D. ***Article 10, Section 4.C.4. Location of Parking and Loading Behind Required Setback:*** Shall not apply; instead, the parking and loading shall be as generally shown on the approved Preliminary Development Plan.
- E. ***Article 10, Section 4.D.3. Marking of Parking:*** Shall apply, except bumper guards or wheel guards shall not be required and a part of a parked vehicles may extend beyond the boundary of the established parking area into any minimum required yard.
- F. ***Article 10, Section 4.D.4. Parking Lot Lighting:*** Shall not apply; instead, interior parking lot lighting shall be substantially consistent with the lighting plan.
- G. ***Article 10, Section 6.A.3. Pedestrian Access Along Building Facades Not Adjacent to a Public Sidewalk:*** Shall not apply. Instead, the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.
- H. ***Article 10, Section 6.B.2. Pedestrian Walkway Standards – Along Facades Not Adjacent to Sidewalks:*** Shall not apply. Instead, the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.
- I. ***Article 10, Section 6.B.2. Pedestrian Walkway Standards – Through Parking Areas:*** Shall not apply. Instead, the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.
- J. ***Article 10, Section 9.E. Design and Improvement Standards:*** Shall not apply.
- K. ***Article 10, Section 9. Required Off-Street Loading Standards:*** Shall not apply.

Section 16. **Signs.** The regulations of *ARTICLE 11. SIGNS* shall apply, except as modified below:

- A. *Article 11, Part B, Section 3.A.4. Design:* Shall not apply.
- B. *Article 11, Part C, Section 1.B. Single-Family, Two-Family or Multi-family Subdivisions* shall not apply to Area B.
- C. Monument Signs, Subdivision Signs, wayfinding, directional, informational, traffic control, incidental and similar signage shall be permitted in Area B.
- D. A comprehensive sign package may be submitted for review and approval to the Committee, that may vary from the UDO's sign regulations as long as it is in keeping with the quality and character of the proposed development.

Section 17. **Landscaping and Screening.** The regulations of *ARTICLE 12. LANDSCAPING AND SCREENING* shall not apply. Instead, landscaping and screening shall be as shown generally on the approved Preliminary Development Plan and listed in **Exhibit F** are the applicable Landscape Standards.

Section 18. **Environmental Performance Standards.** The regulations of *ARTICLE 13. ENVIRONMENTAL PERFORMANCE STANDARDS* shall apply.

Section 19. **Nonconforming Uses and Structures.** The regulations of *ARTICLE 14. NONCONFORMING USES AND STRUCTURES* shall apply.

Section 20. **Enforcement.** The regulations of *ARTICLE 15. ENFORCEMENT* shall apply.

Section 21. **Procedures:**

- A. **Detailed Development Plan:** 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.

- B. Secondary Plat: A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- C. Major Change. For purposes of this PD 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.
- D. Minor Change. For purposes of this PD 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 District.

Section 22. **Effective Date.** This Kingsley at Hyde Park PD 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
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2024 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.

Kingsley at Hyde Park - PD Ordinance 6 061924

EXHIBIT A

Legal Description

(Page 1 of 2)

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST (BASIS OF BEARINGS) 33.42 FEET TO THE NORTH LINE OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN INSTRUMENT NO. 2018044927 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST 893.68 FEET TO THE SOUTH LINE OF A 60' WIDE GAS PIPELINE EASEMENT AS DESCRIBED IN INSTRUMENT NO. 9331187 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 9331187 NORTH 68 DEGREES 09 MINUTES 24 SECONDS EAST 232.74 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 9331187 NORTH 69 DEGREES 43 MINUTES 57 SECONDS EAST 434.69 FEET; THENCE NORTH 03 DEGREES 47 MINUTES 12 SECONDS EAST 20.44 FEET; THENCE NORTH 14 DEGREES 38 MINUTES 37 SECONDS WEST 36.98 FEET; THENCE NORTH 12 DEGREES 21 MINUTES 36 SECONDS EAST 219.22 FEET; THENCE NORTH 21 DEGREES 38 MINUTES 45 SECONDS EAST 220.67 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 32 SECONDS EAST 297.87 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 26 SECONDS EAST 543.32 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS EAST 631.75 FEET TO THE SOUTHWEST CORNER OF THE LAND OF MAB CAPITAL INVESTMENTS LLC AS DESCRIBED IN INSTRUMENT NO. 2022024621 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST 148.67 FEET TO THE WEST LINE OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN INSTRUMENT NO. 20100040806 IN SAID RECORDER'S OFFICE, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 786.20 FEET AND A CHORD BEARING SOUTH 21 DEGREES 53 MINUTES 02 SECONDS WEST 588.60 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND SAID CURVE 603.29 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST 1011.69 FEET TO THE NORTH LINE OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN INSTRUMENT NO. 2006066492; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS WEST 336.90 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2006066492; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 36 MINUTES 09 SECONDS EAST 2.00 FEET TO THE NORTHEAST CORNER OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN THE AFORESAID INSTRUMENT NO. 2018044927; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH LINE THEREOF; (1) NORTH 87 DEGREES 21 MINUTES 51 SECONDS WEST 226.33 FEET; (2) SOUTH 89 DEGREES 12 MINUTES 14 SECONDS WEST 201.14 FEET; (3) SOUTH 86 DEGREES 21 MINUTES 46 SECONDS WEST 161.24 FEET; (4) SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST 329.07 FEET TO THE POINT OF BEGINNING, CONTAINING 42.52 ACRES, MORE OR LESS.

EXHIBIT A

Visual Depiction of Real Estate
(Page 2 of 2)

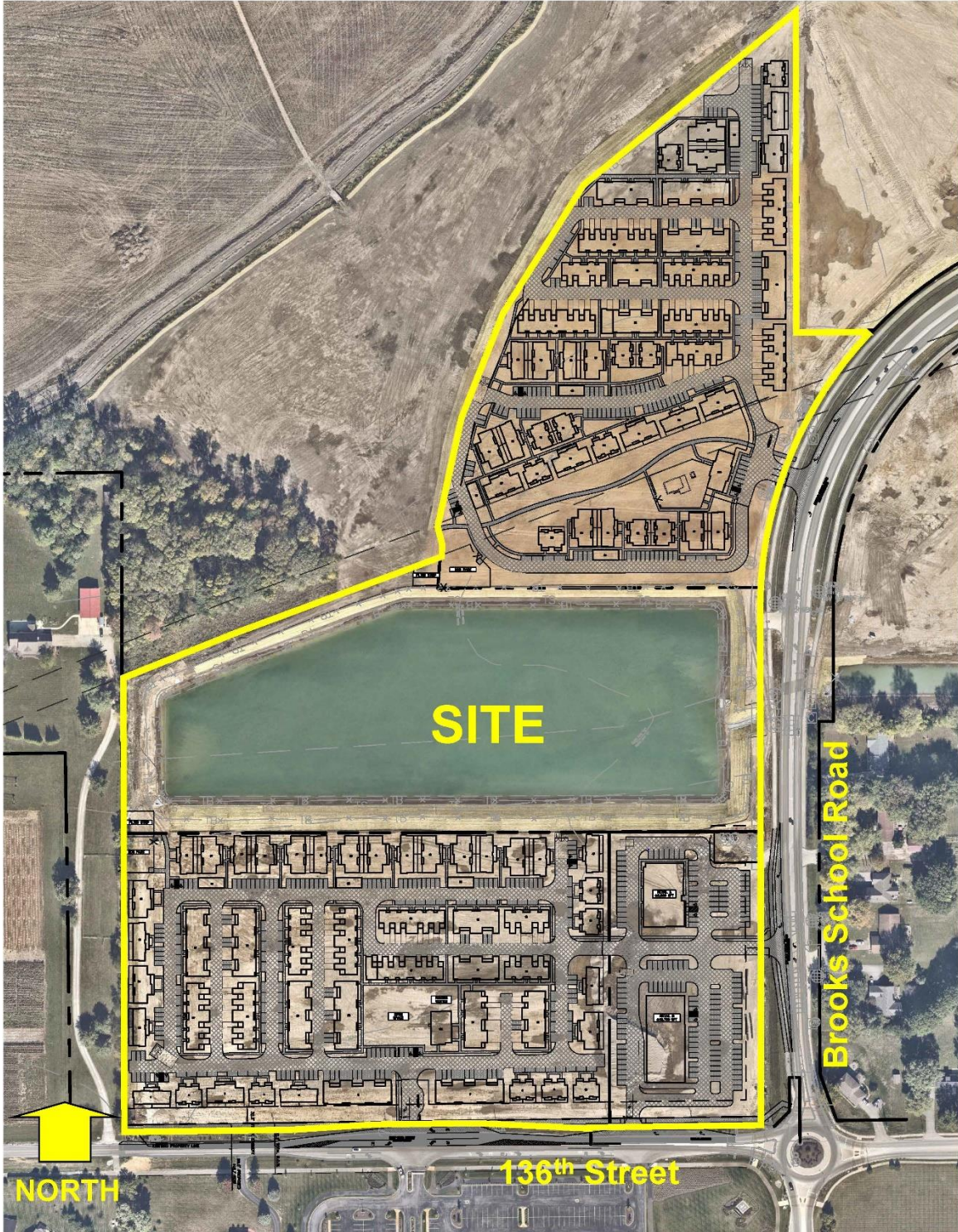


EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN

(Pages 1 of 1)



EXHIBIT C

**SAMPLING AND GENERAL REPRESENTATION
OF THE APPROVED ELEVATIONS - RESIDENTIAL**
(See following 24 pages)

Add post Plan Commission – See Tab 4 of information Booklet

EXHIBIT C

SAMPLING AND GENERAL REPRESENTATION OF THE APPROVED ELEVATIONS - COMMERCIAL (See below)



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EXHIBIT D

PRELIMINARY DEVELOPMENT PLAN

(See following 8 pages which are a subset of the full set of plans on file with Noblesville Planning)

Add post Plan Commission – See Tab 6 of information Booklet

Note: The following pages include reduced copies of the Preliminary Development Plan. To scale and electronic copies of the Preliminary Development Plan are on file with the Planning Department under Application No. LEGP-0078-2024.

EXHIBIT E

WAIVERS

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

Commercial Area

- A. Minimum building size of 9,000 square feet (15,000 in UDO).

Residential Area

- B. Minimum lot area 4,000 SF (UDO minimum 3,000 multi-family, 6,000 attached residential).
- C. Removal of the minimum lot width.
- D. Removal of the maximum permitted floor area ratio per unit.
- E. Removal of the maximum lot coverage requirements.
- F. Reduction in the landscaping requirements to meet what is indicated on the preliminary development plan.
- G. Elimination of pitched roofs.

Overall Plan

- H. Reduction in the peripheral buffer yard as per the submitted preliminary development plan.
- I. Reduction in the parking size project at a 90-degree parking stall to a length of 18 FT.
- J. Reduction of landscaping areas including building base, parking lot, and peripheral buffer yard to the adopted preliminary development plan including numbers and locations.

EXHIBIT F
LANDSCAPE STANDARDS

A. Interior Parking Lot Landscaping

1. Commercial Uses:

- i. Required parking lot interior landscaping shall be 5% minimum of the parking lot paved surface.
- ii. All single row parking landscape islands shall contain 1 canopy tree.
- iii. All double row parking landscape islands shall contain 2 canopy trees.
- iv. In the event landscape island trees cannot be placed due to utility conflicts, the required tree may be relocated to the parking perimeter.
- v. All interior parking rows shall be terminated at both ends with landscape islands.
- vi. Rows of parking more than 100 feet in length shall be broken up with landscape islands and peninsulas.

2. Residential Uses:

- i. Rows of parking more than 100 feet in length shall be broken up with landscape islands and peninsulas.
- j. All parking landscape islands shall contain 1 canopy tree except where covered garage and utilities clearances prevent placement.

B. Perimeter Parking Lot Landscaping

1. Commercial Uses:

- i. Perimeter parking landscape required for stalls directly adjacent to and facing Brooks School Road, the access drive off of Brooks School Road, and 136th Street.
- ii. Perimeter parking landscape required for stalls directly adjacent to and facing residential use.
- iii. Landscaping shall consist of a continuous shrub row.

2. Residential Uses:

- i. No perimeter parking lot landscaping required as street parking is internal to the development is not directly facing public streets.

C. Building Base Landscaping

1. Commercial Uses:

- i. Building A – The base shall be landscaped at a minimum rate of 1 shrub or ornamental tree per 10 LF of building façade. These may be clustered as needed to allow for building and utility access and sidewalks surrounding the building.
- ii. Building B – The base shall be landscaped at a minimum rate of 1 shrub or ornamental tree per 20 LF of building façade. The required plant material may be placed in the median located just south of the building as paving is required up to the building face.

2. Residential Uses:

- i. The base shall be landscaped at a minimum rate of 1 shrub or canopy tree or ornamental tree per 10 LF of building façade. Required plant materials may be clustered on the front and sides of the building.

D. Landscape Buffer Yards

1. Peripheral Buffer Yards:

- i. North – No buffer required as property abuts natural area.
- ii. West – No buffer required as adjacent property is within the Corporate Campus District and future development is anticipated to be consistent with the subject development.
- iii. South – No buffer required as property abuts street, refer to Street Tree requirements.
- iv. East – No buffer required as property abuts street, refer to Street Tree requirements.

E. Screening

1. Commercial Uses:

- i. All trash receptacle enclosures shall require landscaping on three (3) sides and shall include evergreen understory trees at three feet on center.

2. Residential Uses:

- i. All trash receptacle enclosures shall require landscaping on three (3) sides and shall include evergreen understory trees at three feet on center.

F. Street Trees

- 1. 136th Street: Street trees shall be spaced 40'-60' on center and may be clustered.
- 2. Brooks School Road: Street trees shall be spaced 40'-60' on center and may be clustered.
- 3. Internal Streets: Street trees shall be spaced 40'-60' on center where adjacent to access drives without on-street parking.