



Common Council

Agenda Item

Cover Sheet

MEETING DATE: July 9, 2024

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

ITEM or ORDINANCE: #36-07-24

PRESENTED BY: Joyceann Yelton, Attorney Matthew Skelton

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

ORDINANCE NO. 36-07-24

AN ORDINANCE CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA, AND THE ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN

Document Cross-Reference No: 2003105715, 2023023805 & 2014030922

This Ordinance (“The Marketplace on 146th PD Ordinance”) amends the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana No. 62-12-95 (the “UDO”) enacted by the City of Noblesville (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Advisory Plan Commission of the City of Noblesville (the “Plan Commission”) has conducted a public hearing on Application No. LEGP-0044-2024 at its June 17, 2024 meeting as required by law in regard to the application filed by LOR Corporation concerning a change of zoning of property described in Exhibit A (the “Real Estate”), containing 106.63 acres and the adoption of a preliminary development plan depicted in Exhibit B (the “Preliminary Development Plan”), which consists of two alternative buildout scenario exhibits, Exhibit B-1 and Exhibit B-2, attached hereto and further described in Section 3 below; and

WHEREAS, the Plan Commission has sent a favorable recommendation for adoption of said amendment with a vote of 8 AYES and 0 NAYS to the Common Council;

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, is hereby amended as follows:

Section 1. Applicability of Ordinance

- A. Development of the Real Estate shall be governed entirely by (i) the provisions of The Marketplace on 146th PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Mixed Residential Subdistrict and Commercial Subdistrict, except as modified, revised, supplemented or expressly made inapplicable by the Ordinance.
- B. All provisions and representations of the UDO that conflict with the provisions of The Marketplace on 146th PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of The Marketplace on 146th PD Ordinance.

Section 2. Permitted Uses. In addition to the uses permitted under Appendix D of the UDO, the following uses shall be permitted in Area 2A, 2B and 2C (identified in Exhibit C, the “Area Plan,” and collectively referred to herein as Area 2): (i) the following uses identified as Special Consideration Uses shall be permitted: Automobile Fuel Station, Automobile Service, Automobile Rental, and Car Wash; and (ii) Indoor and Outdoor Recreation.

Section 3. Preliminary Development Plan.

- A. A full sized, scale Preliminary Development Plan is on file with the City’s Planning and Development Department with the attached Preliminary Development Plan being a general representation of the complete set.
- 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 underlying zoning district(s) and layout of the The Marketplace on 146th PD.

Section 4. Single-Family Residential Bulk Standards. The bulk requirements of UDO Article 8.E.4.B.2.a. shall apply to Area 1, identified on the Area Plan, except as noted below:

Product Type	50 foot lots
Overall Maximum Density	3.5 units/acre
Minimum Lot Width	50'
Maximum Number of Lots	99
Minimum Lot Area	6,500 s.f.
Maximum Building Height	35'
Minimum Front Setback	25'
Minimum Side Setback	5'
Minimum Rear Setback	20'
Minimum Floor Area per unit One-Story	1,500 s.f.
Minimum Floor Area per unit Two-Story	1,600 s.f.
Perimeter Site Buffering - Internal	20 feet
Establishment of Peripheral Yard	20 feet
Entrance Sign	A subdivision entrance sign in substantial compliance with <u>Exhibit D</u> shall be permitted.

Section 5. Townhome Residential Bulk Standards. The bulk requirements of UDO Article 8.E.4.B.2.a. shall apply to Area 3, identified on the Area Plan, except as noted below:

Product Type	Townhomes
Minimum Lot Area	N/A
Minimum Lot Width At Building Line	16'
Minimum Lot Width At Right-of-Way	14'
Minimum Front Setback	5'
Minimum Side Setback	5'
Minimum Rear Setback	5'
Maximum Building Height	Greater of 35' or 3 stories
Minimum Floor Area (exclusive of porches, terraces and garages)	1,100 s.f.
Maximum number of dwellings per building	7
Perimeter Site Buffering - Internal	20 feet
Establishment of Peripheral Yard	20 feet

Section 6. Commercial Waivers. The bulk requirements of UDO Article 8.E.4. shall apply to Area 2, identified on the Area Plan, except as noted below:

- A. Drive thru (Article 8.E.4.A.7): Drive thru windows and order boards shall be permitted to face an access road, identified on ExhibitE, attached hereto (“Access Roads”). Drive lanes shall be permitted to face any street.

- B. Lighting (Article 8.E.4.A.8): The fifteen (15) feet light standard height restriction shall not apply along the north boundary of Area 2C, as identified on the Area Plan.
- C. Curb Cuts (Article 8.E.4.A.11.b): Curb cuts onto streets external to the development shall be permitted in substantial compliance with those shown on the Preliminary Development Plan for the development. This standard shall not be applicable to curb cuts along the Access Road.
- D. Minimum Building Height (Table 8.E.4): None.
- E. Front Setback (Table 8.E.4): A minimum of zero (0) feet to accommodate placement of walkways, patios, drive aisles and parking surfaces.
- F. Side and Rear Setback (Table 8.E.4): A minimum of zero (0) feet in order to accommodate shared parking fields and drive aisle connectivity among users.
- G. Minimum Building Size (Table 8.E.4): None
- H. Architecture (Article 8.E.5.B.8.a): Pitched roofs shall not be required.
- I. Architecture (Article 8.E.5.C.2.d): Architectural CMU material (e.g. textured, painted) shall be permitted.
- J. Front Setbacks Along Arterials (Article 8.E.6.A.1): None in order to accommodate parking areas and vehicular use areas.
- K. Front Setbacks Along Collector and Local (Secondary) Streets (Article 8.E.6.A.2): This standard shall be inapplicable.
- L. Side and Rear Setbacks (Article 8.E.6.A.3): None in order to accommodate shared parking fields and drive aisle among uses.
- M. Parking Space Distance (Article 8.E.6.A.8): Not Applicable.
- N. Signage (Article 8.E.7): Signage in Area 2 shall be permitted in accordance with a “Program of Signs” to be reviewed and approved by the Noblesville Plan Commission subsequent to the adoption of this Ordinance,

- O. Landscaping (Article 8.E.8.A.2): Not Applicable.
- P. Mound (Article 8.E.8.A.11): Not Applicable.
- Q. Building Foundation Landscaping (Article 8.E.8.B.3): Not applicable.
- R. Perimeter Site Buffering – Internal (Article 8.E.8.B.6): A minimum of 20’ between residential uses and commercial uses. A minimum of 20’ along primary arterials to accommodate walkways, patios, drive aisles and parking surfaces. This standard shall not apply to frontage along the Access Road.
- S. Peripheral Yard (Article 8.H.3.F.2): 20’.
- T. Perimeter Parking Lot Landscaping (Article 12.5.D): This standard shall be inapplicable to front yards abutting an Access Road.
- U. Trash Receptacle Enclosures (Article 12.8.B.1): Trash Receptacle Enclosures shall be permitted in a front yard abutting an Access Road.
- V. Outdoor Display Screening (Article 12.8.B.3): Not applicable to the west side of the anchor building in Area 2B, as identified in the Area Plan, and the sales kiosks associated with a fueling center in Area 2A.

Section 7. Architectural Standards. Architectural standards for Area 1 of The Marketplace on 146th PD are described in Exhibit F-1. Architectural standards for Area 2B of The Marketplace on 146th PD and the fueling center planned on the northeast corner of 146th Street and Howe Road are described in Exhibit F-2. Architectural standards for Area 2 of The Marketplace on 146th PD are described in Exhibit F-3. Architectural standards for Area 3 of The Marketplace on 146th PD are described in Exhibit F-4.

Section 8. Detailed Development Plan. Approval of a Detailed Development Plan (“DPP”) shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning shall approve Minor Changes; and (ii) if a DPP includes a Major Change from the approved Preliminary

Development Plan, then, prior to approval of the DPP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part E, Section 4 of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DPP, in accordance with Article 5, Part B, Section 3 of the UDO.

Section 9. Effective Date. The Marketplace on 146th PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

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		
	Dave 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 of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Matthew S. Skelton
Printed Name of Declarant

Prepared by Matthew S. Skelton, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060
317.773.2190

Table of Exhibits

Exhibit A	Real Estate
Exhibit B	Preliminary Development Plan
Exhibit C	Area Plan
Exhibit D	Residential Entrance Sign
Exhibit E	Access Roads
Exhibit F	Architectural Standards

EXHIBIT A-1
(Page 1 of 5)

Legal Description – Residential Real Estate

THAT PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE IN TRACT 1 AND TRACT 2 THAT FALLS WITHIN SECTION 17 TOWNSHIP 18 NORTH RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA:

TRACT 1

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 18 NORTH RANGE 5 EAST AND A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 18 NORTH RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 18 NORTH RANGE 5 EAST; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS EAST 166.57 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS EAST 304.12 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 89 DEGREES 37 MINUTES 32 SECONDS EAST 669.02 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS WEST 470.69 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 37 MINUTES 32 SECONDS EAST 659.22 FEET TO A MAG NAIL AT THE NORTHEAST QUARTER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST 1221.90 FEET ALONG THE EAST LINE OF SAID WEST HALF TO A MAG NAIL; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST 412.00 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST 188.25 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST 2218.80 FEET TO A MAG NAIL ON THE WEST LINE OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 17 TOWNSHIP 18 NORTH RANGE 5 EAST; THENCE NORTH 00 DEGREES 31 MINUTES 18 SECONDS WEST 1237.01 FEET MORE OR LESS TO A MAG NAIL THAT BEARS SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 1308.37 FEET TO THE POINT OF BEGINNING. CONTAINING 70.9530 ACRES, MORE OR LESS.

TRACT 2

(DESCRIPTION OF "GAP" IN DESCRIPTIONS)

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 18 NORTH RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 18 NORTH RANGE 5 EAST; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS EAST (ASSUMED BEARING) 165.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 19 MINUTES 33 SECONDS EAST 1.57 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST 1308.37 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF THE EAST OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 18 SECONDS WEST 1.57 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A MAG NAIL; THENCE NORTH 89 DEGREES 55

EXHIBIT A-1
(Page 2 of 5)

MINUTES 14 SECONDS EAST 1308.38 FEET TO THE POINT OF BEGINNING, CONTAINING 0.047 OF AN ACRE MORE OR LESS.

TRACT 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE ON THE WEST LINE OF SAID QUARTER-QUARTER, NORTH 00°19'33" WEST (ASSUMED BEARING), A DISTANCE OF 43.69 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF 146TH STREET AS SHOWN ON INDIANA DEPARTMENT OF TRANSPORTATION PROJECT STP-0020(040), SHEET #29; THENCE CONTINUING ON THE WEST LINE OF SAID QUARTER-QUARTER, NORTH 00°19'33" WEST 1198.92 FEET TO A POINT IN THE SOUTH LINE OF LAND DESCRIBED IN A DEED TO NOBLESVILLE SCHOOLS, RECORDED AS INSTRUMENT NUMBER 2003-105715 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE ON SAID SOUTH LINE, NORTH 89°54'55" EAST 914.70 FEET TO A POINT IN THE WEST LINE OF LAND DESCRIBED IN A DEED TO MEREDITH JOE REYNOLDS, TRUSTEE OF THE MEREDITH JOE REYNOLDS REVOCABLE TRUST, RECORDED AS INSTRUMENT NUMBER 9551749 IN SAID RECORDER'S OFFICE; THENCE ON SAID WEST LINE, SOUTH 00°15'46" EAST APPROXIMATELY 200.00 FEET; THENCE WEST TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE NORTH TO THE POINT OF BEGINNING; CONTAINING 11.5 ACRES, MORE OR LESS.

EXHIBIT A-2
(Page 3 of 5)

Legal Description – Commercial Real Estate

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS WEST 43.77 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF INTERSECTION OF SAID EAST LINE AND THE NORTHERLY RIGHT OF WAY LINE OF 146TH STREET AS ESTABLISHED BY INSTRUMENT #200600019573, SAID 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS WEST 1198.88 FEET, MORE OR LESS. ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH CAP AT THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF A 70.9530 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT #200300105715; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS WEST 1244.14 FEET TO A 5/8" STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF HOWE ROAD PER INSTRUMENT No. 20100013614; THENCE ON SAID EAST RIGHT OF WAY LINE SOUTH 00 DEGREES 31 MINUTES 18 SECONDS EAST 539.42 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 25 SECONDS EAST 2.08 FEET TO A CONCRETE RIGHT OF WAY MARKER ON THE EAST RIGHT OF WAY LINE OF HOWE ROAD AS ESTABLISHED BY INSTRUMENT #200600019573 (SAID CONCRETE RIGHT OF WAY MARKER BEING NORTH 89 DEGREES 29 MINUTES 34 SECONDS EAST 60.00 FEET FROM STATION 26+00.00 ON LINE S- 2-B (THE RECONSTRUCTED CENTERLINE OF HOWE ROAD) AS REFERRED TO IN THE RIGHT OF WAY PARCEL PLAT RECORDED IN SAID INSTRUMENT #200600019573. THENCE SOUTH 00 DEGREES 30 MINUTES 26 SECONDS EAST 152.00 FEET ALONG SAID EAST RIGHT OF WAY LINE AND PARALLEL WITH SAID LINE S-2-B TO THE BEGINNING OF THE LIMITED ACCESS RIGHT OF WAY FOR HOWE ROAD; THENCE SOUTH 00 DEGREES 30 MINUTES 26 SECOND EAST 300.00 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 47 DEGREES 30 MINUTES 22 SECONDS EAST 80.85 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY TO A CONCRETE RIGHT OF WAY MARKER ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE FOR 146TH STREET, SAID CONCRETE RIGHT OF WAY MARKER BEING NORTH 03 DEGREES 28 MINUTES 44 SECONDS EAST 6105.00 FEET FROM THE RADIUS POINT OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 717.62 FEET ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY FOR 146TH STREET AND ALONG SAID CONCRETE RIGHT OF WAY MARKER BEING SOUTH 10 DEGREES 12 MINUTES 50 SECONDS WEST 5895.00 FEET FROM THE RADIUS POINT OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 450.69 FEET ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY AND ALONG SAID CURVE TO THE LEFT TO A CONCRETE RIGHT OF WAY MARKER AT THE TERMINUS OF SAID LIMITED ACCESS RIGHT OF WAY; THENCE SOUTHEASTERLY 26.38 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID 146TH STREET AND ALONG SAID CURVE TO THE LEFT OF THE POINT OF BEGINNING, CONTAINING 31.75 ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT A-2
(Page 4 of 5)

COMMENCING AT A 1 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE ON THE WEST LINE OF SAID QUARTER-QUARTER, NORTH 00°19'33" WEST (ASSUMED BEARING), A DISTANCE OF 43.69 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF 146TH STREET AS SHOWN ON INDIANA DEPARTMENT OF TRANSPORTATION PROJECT STP-0020(040), SHEET #29, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE CONTINUING ON THE WEST LINE OF SAID QUARTER-QUARTER, NORTH 00°19'33" WEST 1198.92 FEET TO A POINT IN THE SOUTH LINE OF LAND DESCRIBED IN A DEED TO NOBLESVILLE SCHOOLS, RECORDED AS INSTRUMENT NUMBER 2003-105715 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID SOUTH LINE, NORTH 89°54'55" EAST 914.70 FEET TO A POINT IN THE WEST LINE OF LAND DESCRIBED IN A DEED TO MEREDITH JOE REYNOLDS, TRUSTEE OF THE MEREDITH JOE REYNOLDS REVOCABLE TRUST, RECORDED AS INSTRUMENT NUMBER 9551749 IN SAID RECORDER'S OFFICE; THENCE ON SAID WEST LINE, SOUTH 00°15'46" EAST 177.30 FEET TO A 5/8 INCH MILLER CAPPED REBAR; THENCE NORTH 89°54'55" EAST 412.00 FEET TO A POINT IN THE EAST LINE OF SAID QUARTER-QUARTER; THENCE ON SAID EAST LINE, SOUTH 00°15'46" EAST 555.40 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE PROPOSED RIGHT-OF-WAY LINE FOR PROMISE ROAD (PREVIOUSLY IDENTIFIED AS DUNBAR ROAD) AS SHOWN ON INDIANA DEPARTMENT OF TRANSPORTATION PROJECT STP-0020(040), SHEET #40; THENCE ON SAID LINE AND PROLONGATION THEREOF, SOUTH 89°47'44" WEST 62.00 FEET TO STATION 26+00, 62' LEFT — LN S-3B PER SAID PLANS; THENCE ON SAID RIGHT-OF-WAY LINE, SOUTH 00°15'46" EAST 458.00 FEET TO STATION 21+41, 62' LEFT- LN S-3-B PER SAID PLANS; THENCE ON SAID RIGHT-OF-WAY LINE, SOUTH 35°57'07" WEST 64.14 FEET TO STATION 1114+71.5, 90 FEET LEFT-LN B PER SHEET 30 OF SAID PLANS, ALSO BEING ON THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE ON THE PROPOSED RIGHT-OF-WAY LINE FOR 146TH STREET AND SAID SOUTH LINE, SOUTH 89°54'55" WEST 643.72 FEET TO STATION 1108+13.95, 90 FEET LEFT - LN PR-B2 PER SHEET 29 OF SAID PLANS; THENCE ON SAID RIGHT-OF-WAY LINE, NORTH 00°05'05" WEST A 15.00 FEET TO STATION 1108+13.95, 105 FEET LEFT- LN PR-B2 PER SAID PLANS; THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5°39'54" AND A RADIUS OF 5895.00 FEET, AN ARC DISTANCE OF 582.84 FEET (SAID ARC BEING SUBTENDED BY A LONG CHORD WHICH BEARS NORTH 87°15'08" WEST 582.61 FEET) TO THE POINT OF BEGINNING; CONTAINING 35.079 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE ON THE WEST LINE OF SAID QUARTER-QUARTER, NORTH 00°19'33" WEST (ASSUMED BEARING), A DISTANCE OF 43.69 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF 146TH STREET AS SHOWN ON INDIANA DEPARTMENT OF TRANSPORTATION PROJECT STP-0020(040), SHEET #29; THENCE CONTINUING ON THE WEST LINE OF SAID QUARTER-QUARTER, NORTH 00°19'33" WEST 1198.92 FEET TO A POINT IN THE SOUTH LINE OF LAND DESCRIBED IN A DEED TO

EXHIBIT A-2
(Page 5 of 5)

NOBLESVILLE SCHOOLS, RECORDED AS INSTRUMENT NUMBER 2003-105715 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE ON SAID SOUTH LINE, NORTH 89°54'55" EAST 914.70 FEET TO A POINT IN THE WEST LINE OF LAND DESCRIBED IN A DEED TO MEREDITH JOE REYNOLDS, TRUSTEE OF THE MEREDITH JOE REYNOLDS REVOCABLE TRUST, RECORDED AS INSTRUMENT NUMBER 9551749 IN SAID RECORDER'S OFFICE; THENCE ON SAID WEST LINE, SOUTH 00°15'46" EAST APPROXIMATELY 200.00 FEET; THENCE WEST TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE NORTH TO THE POINT OF BEGINNING; CONTAINING 11.5 ACRES, MORE OR LESS.

EXHIBIT D Residential Entrance Sign

David Weekley Homes // Community Name Monument

CSI Contact: Amber Willis | Office: 317-867-2737 x4000 | cell: 317-473-4322 | amber@csi-signs.com
DESIGN. FABRICATION. INSTALLATION

Sign Info
 Size: 3' x 4'
 Qty: 2
 Single Sided
 black panel - black outline - black text
 grey 7017 dorian grey by sherwin williams.

Metal Logo/Letters
 Qty: 2 (sets)
 3' x 4'
 Alum 1/4"
 painted black gloss
 and stud mounted.
 1 set for each sign.

Mason specs
 Build pillars and knee wall
 Build two 28" x 28" pillars, 6' tall with
 One knee wall 12" thick 18" tall 8' long
 3" flat cap, 3" wall coping.
 A. Dig and pour concrete footing.
 B. Install block foundation and back up.
 C. Install real stone.
 D. Install caps and coping.

NOTE:
 Qty: 2
 structures now single sided.
 Text raised 1/4"
 Limestone cap 2"

Version: 1
Approval: Signature
Printed
Date

Date: 1.01.2024
By approving this artwork, customer is also approving all spelling and grammar, therefore relinquishing CSI from any fault for typo's not corrected by customer before production.
 DISCLAIMER: Representations of artwork displayed on proof may not be precise as shown due to variations in monitor output. In some cases, colors rendered in actual print may vary slightly.
 © Copyright 2022 Chad's Signs and Installations. All artwork proofs are property of Chad's Signs and Installations (CSI Signs). This rendering is not to be reproduced, copied or exhibited in any fashion
 Project Link
JK

EXHIBIT F-1
(page 1 of 8)

Architectural Standards

Architectural Standards - Single Family Attached Residential			50' Lot Homes
General/ Miscellaneous	Floor Area/Dwelling Unit (Minimum)	One Story	1,500SF
		Two Story	1,600SF
	Lot Coverage (maximum)		N/A
	Building Height (Maximum)		35'
	Corner Breaks (Minimum)	Primary Architectural Plane	2
		Secondary Architectural Plane	0
	Porch	Required	Y
	Address Block Required		Y
Allowable Foundation Type	Slab	Y	
	Basement	Y	
Materials	Masonry Percentage (Minimum)	Primary Architectural Plane	10%
		Secondary Architectural Plane	NA
		Chimney	N
	Approved Materials (Non Masonry)	Fiber Cement Board	Y
		Stucco	N
		Wood	Y
Roof	Roof Pitch (Minimum)	Primary Ridge	6:12
	Roof Ridgelines (Minimum)	Two-Story	2
Roof	Roof Overhang (Minimum)	All Architectural Planes	8"
	Allowable Vent Location (Roof)	Primary Architectural Plane	Y
		Secondary Architectural Plane	Y
Windows	Window Size (minimum)	Standard Window	8SF
		Accent Window	4SF
	Number of Windows (Minimum)	Primary Architectural Plane	3
		Secondary Architectural Plane (side)	2
		Secondary Architectural Plane (rear)	2
Window Treatment Required	Primary Architectural Plane	Y	
	Secondary Architectural Plane	N	
Garage	Garage Location	Primary Architectural Plane	Y
	Garage Door Percentage (Maximum)	Two-Story	50%

Additional Commitments:

- 12-inch overhang required for non-masonry areas; otherwise, it is an 8-inch minimum adjacent to masonry.
- Decorative garage doors (front load products).
- If masonry does not meet the standards adopted, then three building materials must be provided per structure.
- Vinyl shall be prohibited.
- Garage doors shall either be decorative or shall include windows.
- Tree and shrub plantings shall not be required in the peripheral yard area where there is a mature section of vegetation proposed to be maintained, generally in the north and east sides of the development.
- The front façade shall use three building materials per structure.
- Side elevations of corner lots shall be enhanced to match the front elevation with additional materials such as waster table of masonry, brick wainscot or masonry type product. The lots requiring side elevation enhancements are indicated on the attached Exhibit.
- The front porch requirements do not apply. No corner lot shall be a B887-A which is also known as Sanborn A.

EXHIBIT F-1
(page 2 of 8)

Building Elevation Exhibits



EXHIBIT F-1
(page 3 of 8)

Building Elevation Exhibits



EXHIBIT F-1
(page 4 of 8)

Building Elevation Exhibits



EXHIBIT F-2
(page 5 of 8)

Area 2B Kroger Elevation Exhibit

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

EXTERIOR FINISH LEGEND

- ① Double-Paneled Sliding Glass Door with Storm Door
- ② Double-Paneled Sliding Glass Door with Storm Door
- ③ Double-Paneled Sliding Glass Door with Storm Door
- ④ Double-Paneled Sliding Glass Door with Storm Door
- ⑤ Double-Paneled Sliding Glass Door with Storm Door
- ⑥ Double-Paneled Sliding Glass Door with Storm Door
- ⑦ Double-Paneled Sliding Glass Door with Storm Door
- ⑧ Double-Paneled Sliding Glass Door with Storm Door
- ⑨ Double-Paneled Sliding Glass Door with Storm Door
- ⑩ Double-Paneled Sliding Glass Door with Storm Door
- ⑪ Double-Paneled Sliding Glass Door with Storm Door
- ⑫ Double-Paneled Sliding Glass Door with Storm Door
- ⑬ Double-Paneled Sliding Glass Door with Storm Door
- ⑭ Double-Paneled Sliding Glass Door with Storm Door
- ⑮ Double-Paneled Sliding Glass Door with Storm Door
- ⑯ Double-Paneled Sliding Glass Door with Storm Door
- ⑰ Double-Paneled Sliding Glass Door with Storm Door
- ⑱ Double-Paneled Sliding Glass Door with Storm Door
- ⑲ Double-Paneled Sliding Glass Door with Storm Door
- ⑳ Double-Paneled Sliding Glass Door with Storm Door
- ㉑ Double-Paneled Sliding Glass Door with Storm Door
- ㉒ Double-Paneled Sliding Glass Door with Storm Door
- ㉓ Double-Paneled Sliding Glass Door with Storm Door
- ㉔ Double-Paneled Sliding Glass Door with Storm Door
- ㉕ Double-Paneled Sliding Glass Door with Storm Door
- ㉖ Double-Paneled Sliding Glass Door with Storm Door
- ㉗ Double-Paneled Sliding Glass Door with Storm Door
- ㉘ Double-Paneled Sliding Glass Door with Storm Door
- ㉙ Double-Paneled Sliding Glass Door with Storm Door
- ㉚ Double-Paneled Sliding Glass Door with Storm Door
- ㉛ Double-Paneled Sliding Glass Door with Storm Door
- ㉜ Double-Paneled Sliding Glass Door with Storm Door
- ㉝ Double-Paneled Sliding Glass Door with Storm Door
- ㉞ Double-Paneled Sliding Glass Door with Storm Door
- ㉟ Double-Paneled Sliding Glass Door with Storm Door
- ㊱ Double-Paneled Sliding Glass Door with Storm Door
- ㊲ Double-Paneled Sliding Glass Door with Storm Door
- ㊳ Double-Paneled Sliding Glass Door with Storm Door
- ㊴ Double-Paneled Sliding Glass Door with Storm Door
- ㊵ Double-Paneled Sliding Glass Door with Storm Door
- ㊶ Double-Paneled Sliding Glass Door with Storm Door
- ㊷ Double-Paneled Sliding Glass Door with Storm Door
- ㊸ Double-Paneled Sliding Glass Door with Storm Door
- ㊹ Double-Paneled Sliding Glass Door with Storm Door
- ㊺ Double-Paneled Sliding Glass Door with Storm Door
- ㊻ Double-Paneled Sliding Glass Door with Storm Door
- ㊼ Double-Paneled Sliding Glass Door with Storm Door
- ㊽ Double-Paneled Sliding Glass Door with Storm Door
- ㊾ Double-Paneled Sliding Glass Door with Storm Door
- ㊿ Double-Paneled Sliding Glass Door with Storm Door

Kroger EXTERIOR ELEVATIONS **KROGER J898**

February 14, 2024 Noblesville, IN

CR architecture + design

523339

EXHIBIT F-3
(page 6 of 8)

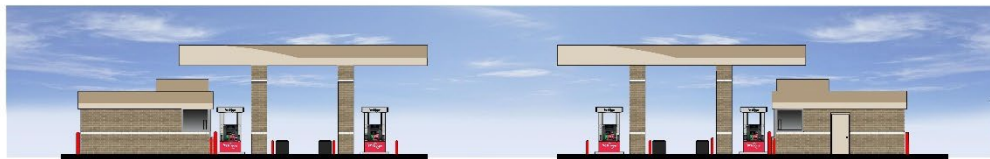
Fuel Center Elevation Exhibit



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



EXHIBIT F-3
(page 7 of 8)

Area 2 Outlot Character Exhibits



EXHIBIT F-4
(page 8 of 8)

Area 3 Architectural Standards

Architectural Standards - Town Home Residential			
General	Floor Area/Dwelling Unit (Minimum)	One Story	N/A
		Two Story	N/A
	Lot Coverage (maximum)		N/A
	Building Height (Maximum)		35' or 3 stories
	Porch	Required	N
	Address Block Required		Y
	Allowable Foundation Type	Slab	Y
Basement		Y	
Materials	Masonry Percentage (Minimum)	Primary Architectural Plane	N/A
		Secondary Architectural Plane	N/A
		Chimney	N
	Approved Materials (Non Masonry)	Fiber Cement Board	Y
		Stucco	Y
		Wood	Y
		Vinyl	N
Aluminum	N		
Roof	Roof Pitch (Minimum)	Primary Ridge	6:12
	Roof Ridgelines (Minimum)	Two-Story	2
	Roof Overhang (Minimum)	All Architectural Planes	8"
	Allowable Vent Location (Roof)	Primary Architectural Plane	Y
		Secondary Architectural Plane	Y
Windows	Window Size (minimum)	Number of Windows per elevation	4
		Standard Window	N/A
		Accent Window	N/A
Garage	Garage Location	Primary Architectural Plane	N
	Garage Door Percentage (Maximum)	Two-Story	N/A

Additional Commitments:

1. A masonry wainscot shall be provided on all elevations. In general, the masonry wainscot will extend to a level within the bottom third of the first-floor windows.
2. Fiber Cement Board shall not be permitted in the required wainscot area.
3. Stucco and/or EIFS shall not be permitted within 8 feet of ground level.
4. Dwellings shall not feature long, unbroken expanses of wall. This may be accomplished by including, but not limited to, any of the following features unless on a required firewall surface area:
 - a) windows and door openings, b) changes in roof line or height, c) details and trim appropriate to the style and mass of the building, d) use of different materials, textures and material placement, e) balconies, recessed entries, and covered porches, f) bays and towers.
5. A dwelling that contains a story and a half shall have a minimum of one (1) window on facades where siding area is present above the first story.
6. A door on the side of a dwelling may substitute for one (1) window on the same side of the dwelling. In the case of contiguous windows, each window shall be deemed a window for purposes of the minimum number of requirements.
7. Garage doors shall have raised panels.
8. All dwelling roofs shall include dimensional shingles. Three-tab shingles are not permitted.

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 17th day of June, 2024 for a preliminary development plan and ordinance, a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

Request: **Application No. 0044-2024** Adoption of a preliminary development plan, ordinance, waivers, conditions, and/or stipulations for 110 acres for single-family residential, townhomes, and commercial uses, a part of the Corporate Campus Planned Development District. Submitted by LOR Promise, LLC (Owners/Developers), Noblesville Schools (Owners), Tuttle Development Main Street, LLC (Owners), The Kroger Company and David Weekley Homes (Applicants), and Matthew Skelton (Attorney)
Staff Reviewer – Joyceann Yelton

Plan Commission Action: 8 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,
Noblesville Plan Commission

By: Gretchen A. Hanes
Gretchen A. Hanes President

Caleb P. Gutshall
Caleb P. Gutshall Secretary