

EXHIBIT B

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE PROMENADE PLANNED DEVELOPMENT
ORDINANCE
NUMBER 06-01-06 AND THE UNIFIED DEVELOPMENT ORDINANCE AND ALL
AMENDMENTS
THERE TO OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

Document Cross Reference No. 200600016342, 2008042896, 2016041741

This Ordinance (the "**2024 Promenade Planned Development Amendment**") amends the original adopted Planned Development Ordinance Number 06-01-06, and the Unified Development Ordinance, as amended for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville, Indiana under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number _____ at its _____, 2024 meeting as required by law in regard to the application (the "Petition") filed by Meijer Stores Limited Partnership (the "Owner") to amend the Promenade Planned Development as it pertains to certain property described in **Exhibit A** attached hereto (the "Real Estate") and the adoption of an amended preliminary development plan to be known, collectively with the attached **Exhibit B**, as the "2024 Promenade Preliminary Development Plan Amendment"; and,

WHEREAS, the Plan Commission has sent a favorable recommendation for adoption of said amendment with a vote of _____ () in favor and () opposed 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 Promenade Planned Development Ordinance and the Unified Development Ordinance, are hereby amended as follows:

Section 1. No change.

Section 2. Permitted Uses. No change except:
Promenade Shops Area

Restaurants shall remain as a permitted use, and drive-through windows shall be permitted with a maximum of three (3) restaurants with drive-through windows.

Section 3. Development Standards. No change except:
Promenade Shops Area

The following standard is added: The Roadside Corridor along SR 32 shall be a minimum width of 15 feet parallel and immediately abutting the SR 32 right-of-way line. Construction of a meandering trail, minimum 10 feet wide, shall occur upon completion of construction of SR 32 improvements by INDOT at a later date.

The following standard is added: Required parking spaces for free-standing retail stores shall be one per 250 SF of gross floor area.

The following standard is added: All parking lots shall be setback a minimum of 10 feet from the property line abutting any street.

The following standard is added: Off-street parking stall dimensions for 90-degree parking spaces shall be 9 feet by 18 feet.

The following standard is added: Non-residential driveways shall be at least three (3) feet from an adjoining non-residential property line. No single non-residential driveway shall exceed a width of forty-two (42) feet at the right-of-way line.

The following standard is added: Interior parking lot landscape requirements for Class C parking lot shall be 6%. All single row parking landscape islands and peninsulas shall be a minimum of 133 square feet in area with a minimum width of eight (8) feet measured from back of curb to back of curb (or edge of pavement).

The following standard is added: Perimeter parking lot landscape width shall be twenty (20) feet along private streets and can be reduced to five (5) feet in areas where existing conditions do not allow for the full twenty (20) feet of width. Perimeter parking lot landscape width shall be fifteen (15) feet along Westfield Boulevard due to the presence of an existing utility easement. The requirements for number of trees and shrubs shall comply with the applicable landscaping standards in the PB district.

The following standard is added: The entire base of each commercial building, except in areas of back-of-house maintenance and utility areas, shall be surrounded by a landscape strip 2-5 feet wide. These landscape strips may be broken by pedestrian access ways as needed for building access and ADA pedestrian routes. Required understory trees may be located elsewhere onsite as long as the requirements for number of trees and shrubs complies with the applicable landscaping standards in the PB district.

The following standard is added: All on-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of 1.0 foot-candle onto any adjacent property that is of a similar use and hours of operation.

Section 4. Architectural Standards. No change except:

Roof line modulation shall include a vertical change in the visible roof line of at least two feet six inches (2'6") from an adjacent roof section.

Section 5. No change.

Section 6. No change.

Section 7. No change.

Section 8. No change.

Section 9. No change.

Section 10. No change.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____ day of _____, 2024.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

Mike Boice

Mike Davis

Evan Elliott

David Johnson

Darren Peterson

Pete Schwartz

Aaron Smith

Todd Thurston

Megan Wiles

NAY

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ____ day of _____, 2024.

Chris Jensen, Mayor
City of Noblesville, IN

ATTEST:

INSERT NAME, TITLE

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: INSERT NAME.

Prepared by:

EXHIBIT A

Real Estate – Legal Description

Lot 10 in the replat of Blocks “A” and “B” in the Promenade Shops a part of a Planned Development Secondary Plat dated February 21, 2023, recorded with the Hamilton County Recorder on March 01, 2023 as Instrument No. 2023006486 in Plat Cabinet 6, Page 362.

Together With:

Lot 12 in the replat of Blocks “A” and “B” in the Promenade Shops a part of a Planned Development Secondary Plat dated February 21, 2023, recorded with the Hamilton County Recorder on March 01, 2023 as Instrument No. 2023006486 in Plat Cabinet 6, Page 362.

Together With:

Lot 13 in the replat of Blocks “A” and “B” in the Promenade Shops a part of a Planned Development Secondary Plat dated February 21, 2023, recorded with the Hamilton County Recorder on March 01, 2023 as Instrument No. 2023006486 in Plat Cabinet 6, Page 362.