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25.00

2024026637 ORDINANCE \$25.00  
07/24/2024 02:47:07P 7 PGS  
Trini Beaver  
HAMILTON County Recorder IN  
Recorded as Presented



ORDINANCE NO. 37-07-24

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-85 AND ORDINANCE NO. 50-11-02 FOR THE CUMBERLAND POINTE PLANNED DEVELOPMENT DISTRICT, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An Ordinance to amend the Unified Development Ordinance No. 62-12-95 and the Cumberland Pointe Planned Development Ordinance No. 50-11-02, and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

**WHEREAS**, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP 0122-2024 as required by law concerning a "Special Consideration" for the use of an industrial/flex building to include a "Recreational Use (indoor/commercial) located in the Cumberland Pointe Planned Development, a part of the Corporate Campus Planned Development District, all a part of the Unified Development Ordinance and after due consideration has sent a Favorable recommendation for adoption to the Council with a vote of 6 ayes, 0 nays, and 0 abstentions at the July 15, 2024 meeting, and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and the Cumberland Pointe Planned Development Ordinance No. 50-11-02, and all amendments thereto are hereby amended as follows:

**SECTION 1.** That the subject property located at 9847 Cumberland Pointe Boulevard and Hamilton County Parcel No. 10-11-17-00-04-001.000, owned by Patch Cumberland Pointe LLC and legally described as Lot 11A in Cumberland Pointe Commercial subdivision which is located within the jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned "CCPD Corporate Campus Planned Development District" with a land use category of "Industrial/Office" and a subdistrict overlay of "Secondary Corridor" and a secondary overlay of a planned development ordinance for "Cumberland Pointe Planned Development".




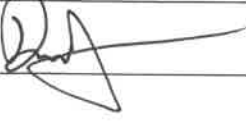




**SECTION 2.** The attached 'Exhibit A – Development Plan' indicated the area of said use. The Special Consideration of a "Recreational Use (indoor/commercial) as a pickleball club and facility is hereby approved.

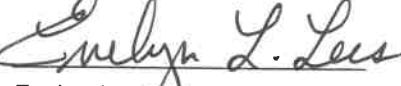
**SECTION 3.** Unless a development standards, guideline, specification, and/or requirement contained in the Unified Development Ordinance or the Cumberland Pointe Planned Development Ordinance No. 50-11-02 is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, guidelines, specifications, and/or requirements shall apply.

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

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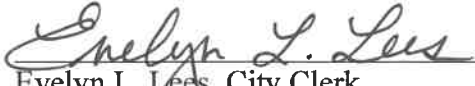
**SECTION 5.** Upon a motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 23<sup>rd</sup> day of July, 2024.

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

ATTEST:   
Evelyn L. Lees, City Clerk

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Presented by me to the Mayor of the City of Noblesville, Indiana, this 23<sup>rd</sup> day of July, 2024 at 8:14 P.M.

  
Evelyn L. Lees, City Clerk

Mayor's Approval

  
Chris Jensen, Mayor

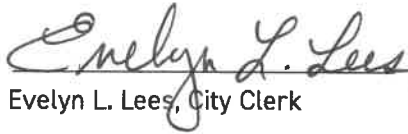
7-23-24  
Date

Mayor's Veto

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

\_\_\_\_\_  
Date

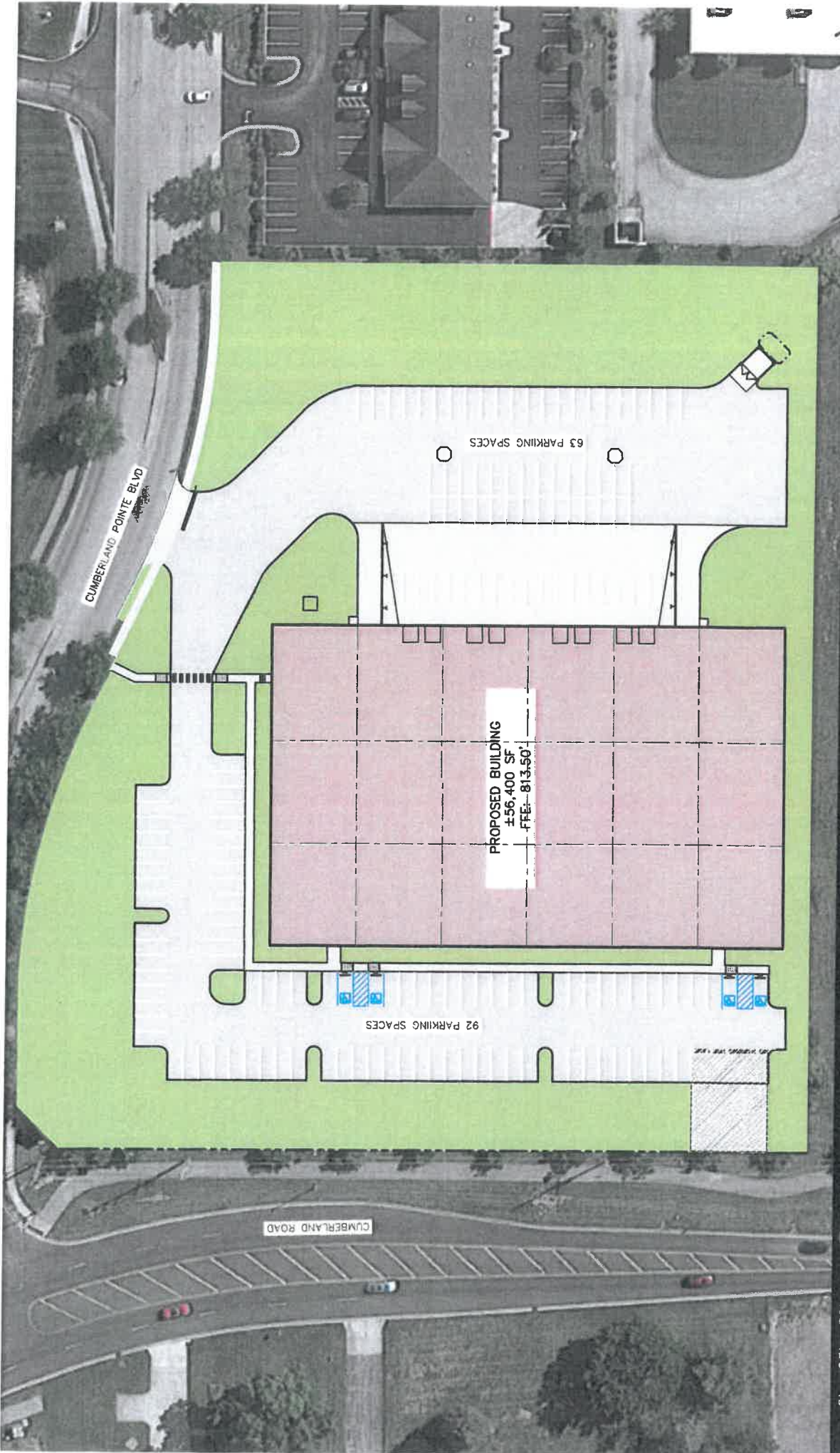
ATTEST:

  
Evelyn L. Lees, City Clerk



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Joyceann Yelton, Development Services Manager

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



0' 25' 50'  
 SCALE: 1" = 50'  
 April 1, 2024

## Site Exhibit

Cumberland Pointe  
 Cumberland Road & Cumberland Pointe Blvd  
 Noblesville, IN





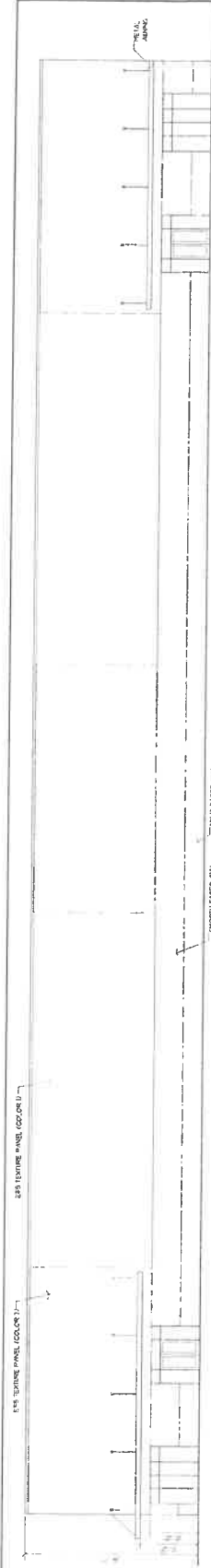




232 South Main Street, 5th Fl.,  
Nashville, TN 37203  
615.259.7272  
PATCHCUMBERLANDELEVATION

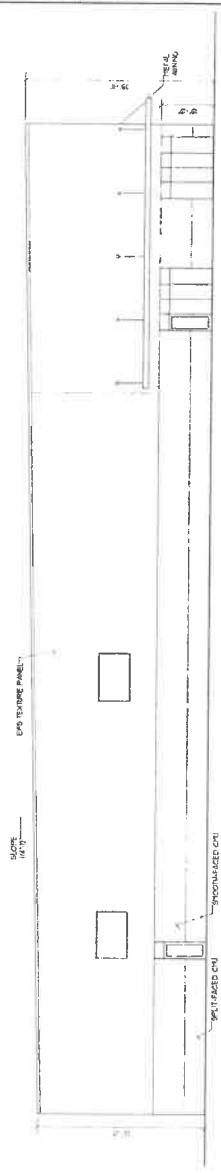
**NEW CONSTRUCTION**  
**PATCH CUMBERLAND POINTE**  
3843-8988 CUMBERLAND POINT PARK  
MOBILEVILLE, TN  
DESIGN & BUILD CORP

|  |            |
|--|------------|
| 100% CONSTRUCTION DRAWINGS   |            |
| DATE   | 08/14/2020 |
| DESIGNED BY  | LABOR      |
| CHECKED BY   |            |
| PROJECT NUMBER   | 20-0016    |
| BUILDING ELEVATION   |            |
| <b>A201</b>  |            |
| <small>THIS DRAWING IS THE PROPERTY OF DESIGN &amp; BUILD CORP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN &amp; BUILD CORP.</small> |            |



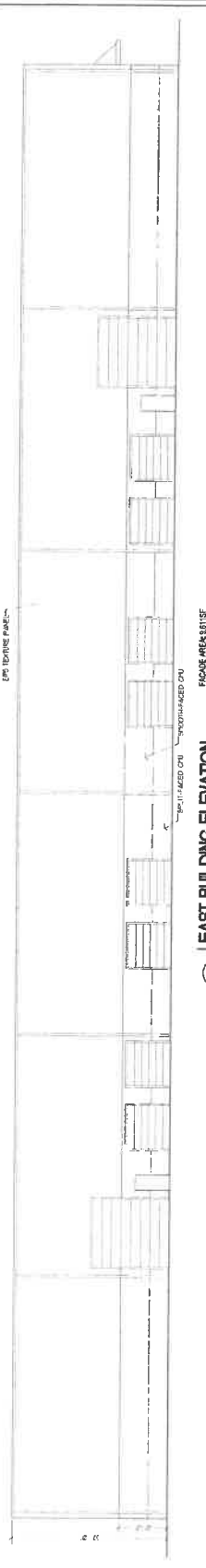
**WEST BUILDING ELEVATION**  
SCALE: 3/8" = 1'-0"

FRAMES: 100% (02N) SF  
GLAZING: 100% (02N) SF  
MASONRY: 2.50 SF (02N) SF  
EFS TEXTURE PANEL: 7.20 SF (02N) SF  
OTHER: 2.50 SF (02N) SF



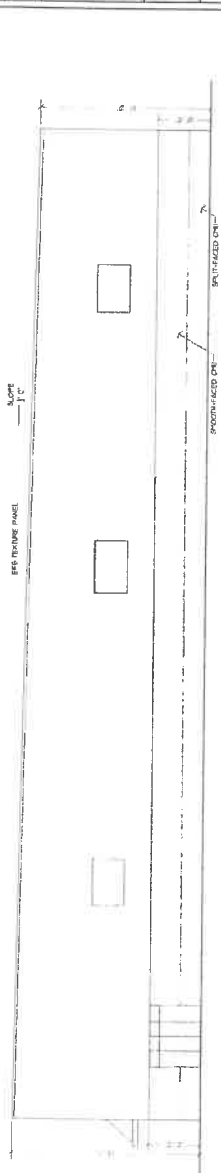
**NORTH BUILDING ELEVATION**  
SCALE: 3/8" = 1'-0"

FRAMES: 100% (02N) SF  
GLAZING: 100% (02N) SF  
MASONRY: 6.00 SF (02N) SF  
EFS TEXTURE PANEL: 4.00 SF (02N) SF  
OTHER: 2.50 SF (02N) SF



**EAST BUILDING ELEVATION**  
SCALE: 3/8" = 1'-0"

FRAMES: 100% (02N) SF  
GLAZING: 100% (02N) SF  
DOORS: 1.00 SF (02N) SF  
MASONRY: 5.00 SF (02N) SF  
EFS TEXTURE PANEL: 3.75 SF (02N) SF  
OTHER: 1.00 SF (02N) SF



**SOUTH BUILDING ELEVATION**  
SCALE: 3/8" = 1'-0"

FRAMES: 100% (02N) SF  
GLAZING: 100% (02N) SF  
MASONRY: 1.00 SF (02N) SF  
EFS TEXTURE PANEL: 1.00 SF (02N) SF  
OTHER: 1.00 SF (02N) SF