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2023004941 ORDINANCE \$25.00  
02/16/2023 02:09:49P 18 PGS  
Trini Beaver  
HAMILTON County Recorder IN  
Recorded as Presented



**ORDINANCE NO. 06-02-23**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND THE HAMILTON TOWN CENTER PLANNED DEVELOPMENT ORDINANCE NO. 39-8-07 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross-Reference No. 2007053648*

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 63-8-05, the Hamilton Town Center Planned Development Ordinance 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 NO. 0220-2022 as required by law concerning an amendment to the adopted Planned Development Ordinance No. 63-8-05 regarding sign amendments for Chuy's Restaurant, 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 seven (7) ayes, one (1) nay, and zero (0) abstentions at their January 17, 2023 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 all amendments thereto are hereby amended as follows:

**SECTION 1.** That the subject real estate located at 14150 Town Center Boulevard and is legally described as an outlot in Hamilton Town Center Planned Development Ordinance; said parcel is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned "CCPD Corporate Campus Planned Development" district with a land use category of "Commercial" and a subdistrict overlay of "Interchange", and



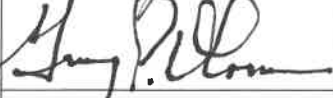





**SECTION 2.** That this ordinance and the attached "Exhibit 1 – Building Sign Package for "Chuy's" includes an LED Neon Border around the top of the building, cabinet style signage, and additional tag lines. With the adoption of Exhibit 1, the following waivers are hereby by granted (1) allowance of the LED Neon Border (single strand/width) around the top of the building on the West, North, East and South Elevations; (2) allowance of the blue cabinet and arrow for all three wall signs located on the West, North and East Elevations; (3) allowance of one wall sign being a maximum of the 24-inch letters; (4) allowance of the other two wall signs being a maximum letter height of 18-inches; (5) allowance of the maximum length of the sign allow up to 20-FT in length on the East Elevation; and (6) allowance of two wall signs on the West, North, and East elevations.

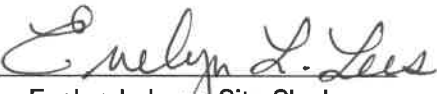
**SECTION 3.** Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance, As Amended and/or the adopted planned development ordinance as amended and adopted at the time of the public hearing is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance 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 repealed and deemed to conform to the provisions of these amendments.

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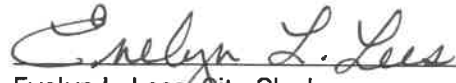
**SECTION 5.** Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 14<sup>th</sup> day of February, 2023.

AYE	COUNCIL	NAY	ABSTAIN
	Brian Ayer		
	Mark Boice		
	Michael J. Davis		
	Gregory P. O'Connor		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Dan Spartz		
	Megan G. Wiles		

ATTEST:   
 Evelyn L. Lees, City Clerk

*Intentionally Left Blank*

Presented by me to the Mayor of the City of Noblesville, Indiana this 15<sup>th</sup> day  
of February, 2023 at 8:06 A .M.

  
Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

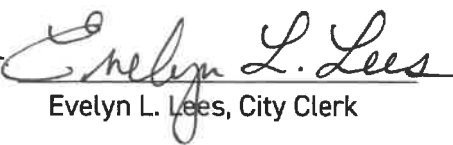
  
Chris Jensen, Mayor

2-15-2023  
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  
Printed Name of Declarant

This document prepared by: Joyceann Yelton, City of Noblesville, Planning Department, 16 S. 10<sup>th</sup> Street, Noblesville, Indiana 46060  
317-776-6325



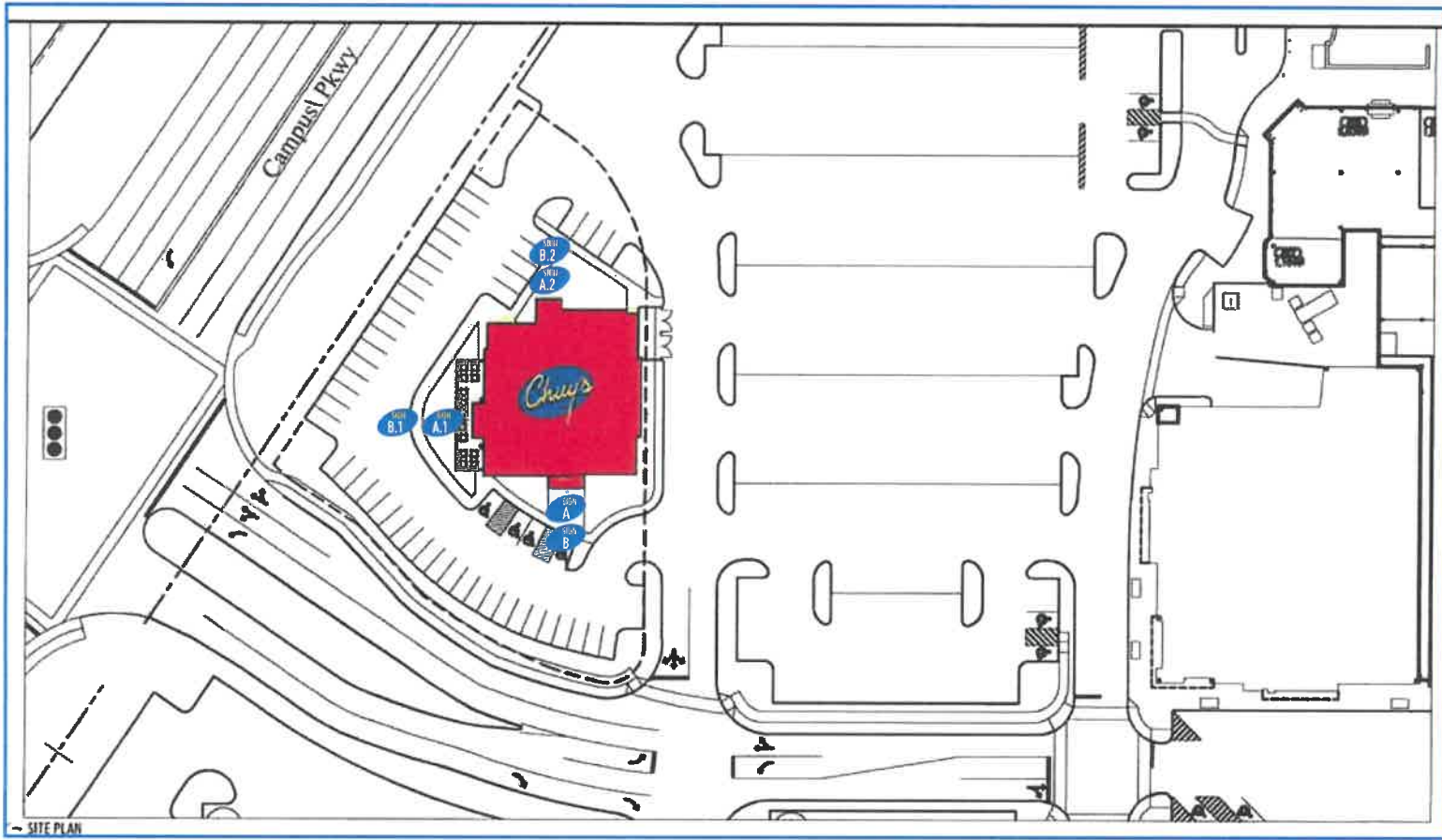
EXHIBIT 1



CHUY'S  
13901 TOWN CENTER BLVD • NOBLESVILLE, IN 46060

BUILDING SIGN PACKAGE





SITE PLAN



20702 TOWNSEN BLVD. EAST • HUMBLE, TEXAS 77338 • 281-812-2100  
www.HumbleSignCo.com

<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>	
<b>ADDRESS</b>	13901 TOWN CENTER BLVD	<b>CONTACT</b>	SCOT AUBUCHON	<b>R13</b>	1.25.23 - SIZE CHANGES - JG R16
<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG R17
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	R18

NEW CONSTRUCTION PAGE 2

**© SPECIFICATIONS**  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER CONSTRUCTION AND MAINTENANCE OF THE SIGN.

**PRIMARY ELECTRICAL**  
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

EXISTING SIGN REMOVAL - SOUTH ELEVATION

REMOVE & DISPOSE OF EXISTING "CHUY'S" SIGN, CAULK ALL PENETRATIONS.



SOUTH ELEVATION  
SCALE: NTS



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<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>		<b>NEW CONSTRUCTION</b>	<b>PAGE 3</b>
<b>ADDRESS</b>	13901 TOWN CENTER BLVD	<b>CONTACT</b>	SCOT AUBUCHON	<b>R13</b>	1.25.23 - SIZE CHANGES - JG	<b>R16</b>	
<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG	<b>R17</b>	
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>		<b>R18</b>	

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**PRIMARY ELECTRICAL**  
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C - 28 LINEAR FEET



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



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<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>	
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<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	
				<b>R16</b>	
				<b>R17</b>	
				<b>R18</b>	

NEW CONSTRUCTION PAGE 4

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**PRIMARY ELECTRICAL**  
UNLESS OTHERWISE SPECIFIED, ALL SIGNAGE SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

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EXISTING SIGN REMOVAL - WEST ELEVATION

REMOVE & DISPOSE OF EXISTING "CHUY'S" SIGN, CAULK ALL PENETRATIONS.



WEST ELEVATION  
SCALE: NTS



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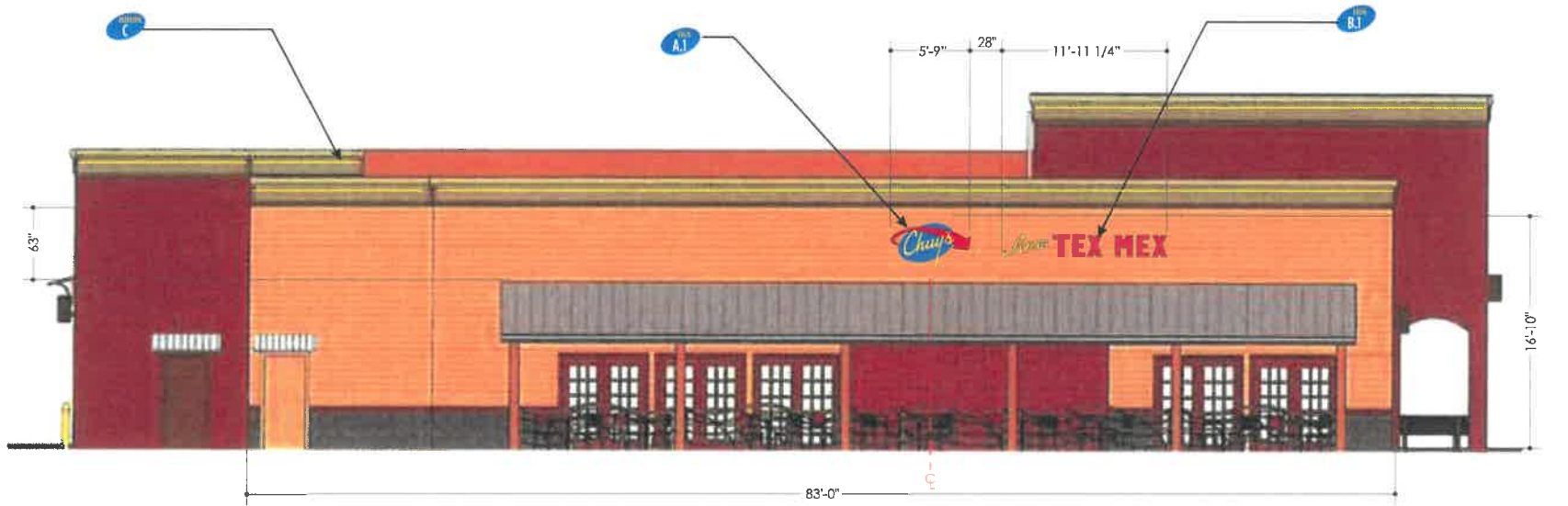
<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>	
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<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG <b>R17</b>
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	<b>R18</b>

NEW CONSTRUCTION PAGE 5

**© SPECIFICATIONS**  
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**PRIMARY ELECTRICAL**  
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C - 45 LINEAR FEET



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



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<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>	
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<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG R17
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	R18

**NEW CONSTRUCTION PAGE 6**

**Ⓢ SPECIFICATIONS**  
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EAST ELEVATION - NO REMOVAL  
 NO REMOVAL - FISH MURAL TO REMAIN AS IS



Existing East Elevation



EAST ELEVATION  
 SCALE: NTS



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<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT28463	<b>REVISIONS</b>	
<b>ADDRESS</b>	13901 TOWN CENTER BLVD	<b>CONTACT</b>	SCOT AUBUCHON	<b>R13</b>	1.25.23 - SIZE CHANGES - JG
<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	
				<b>R16</b>	
				<b>R17</b>	
				<b>R18</b>	

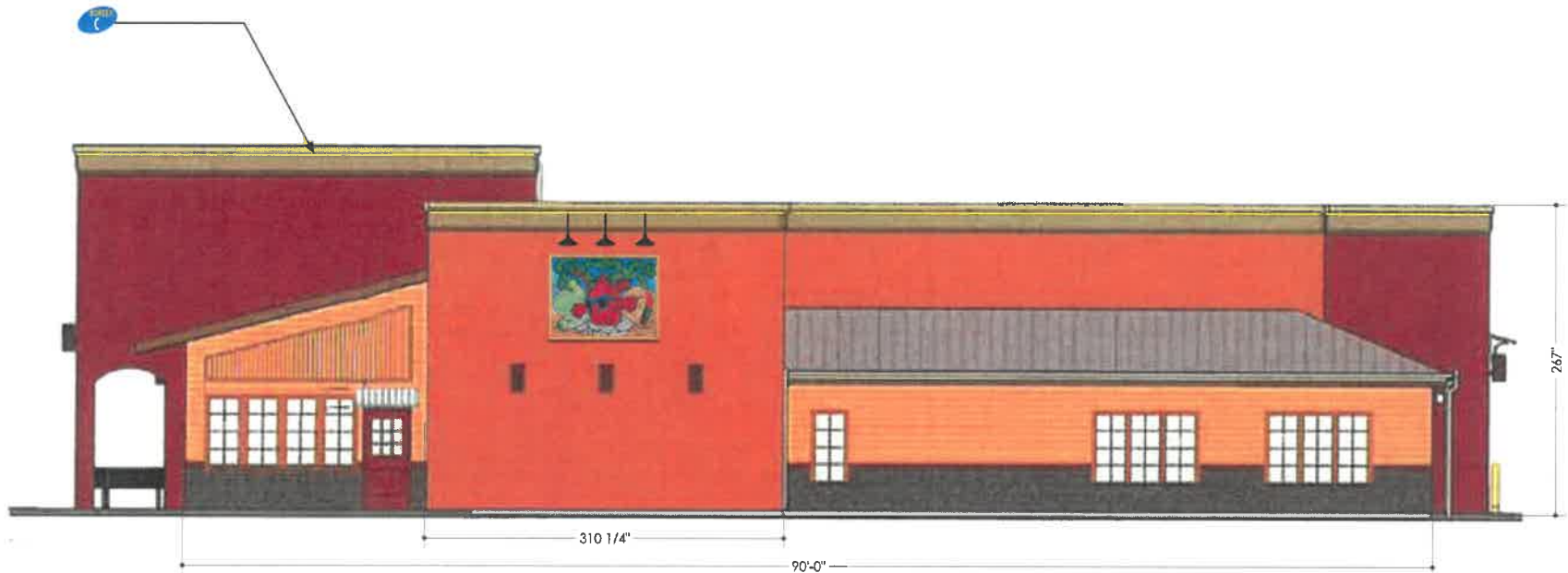
NEW CONSTRUCTION PAGE 7

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**PRIMARY ELECTRICAL**  
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C - 36 LINEAR FEET

**5** YEAR  
WARRANTY  
ALL PARTS-ALL LABOR  
ALL LIGHTING-ALL SIGNAGE



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



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CUSTOMER	CHUY'S	QUOTE NUMBER	QT 28463	REVISIONS	NEW CONSTRUCTION	PAGE 8
ADDRESS	13901 TOWN CENTER BLVD	CONTACT	SCOT AUBUCHON	R13 1.25.23 - SIZE CHANGES - JG	R16	<b>Ⓢ SPECIFICATIONS</b> THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODEL ORDIN. THIS INCLUDES PROPER INSTALLATION AND MAINTENANCE OF THE SIGN.  <b>PRIMARY ELECTRICAL</b> UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.
CITY/ STATE	NOBELSVILLE, IN 46060	DESIGNER	JAVIER GARZA	R14 2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG	R17	
DATE	3.10.21	SALES REP	COLLIN CANTRELL	R15	R18	

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EXISTING SIGN REMOVAL - NORTH ELEVATION

REMOVE & DISPOSE OF EXISTING "CHUY'S" SIGN, CAULK ALL PENETRATIONS.



NORTH ELEVATION  
SCALE: NTS



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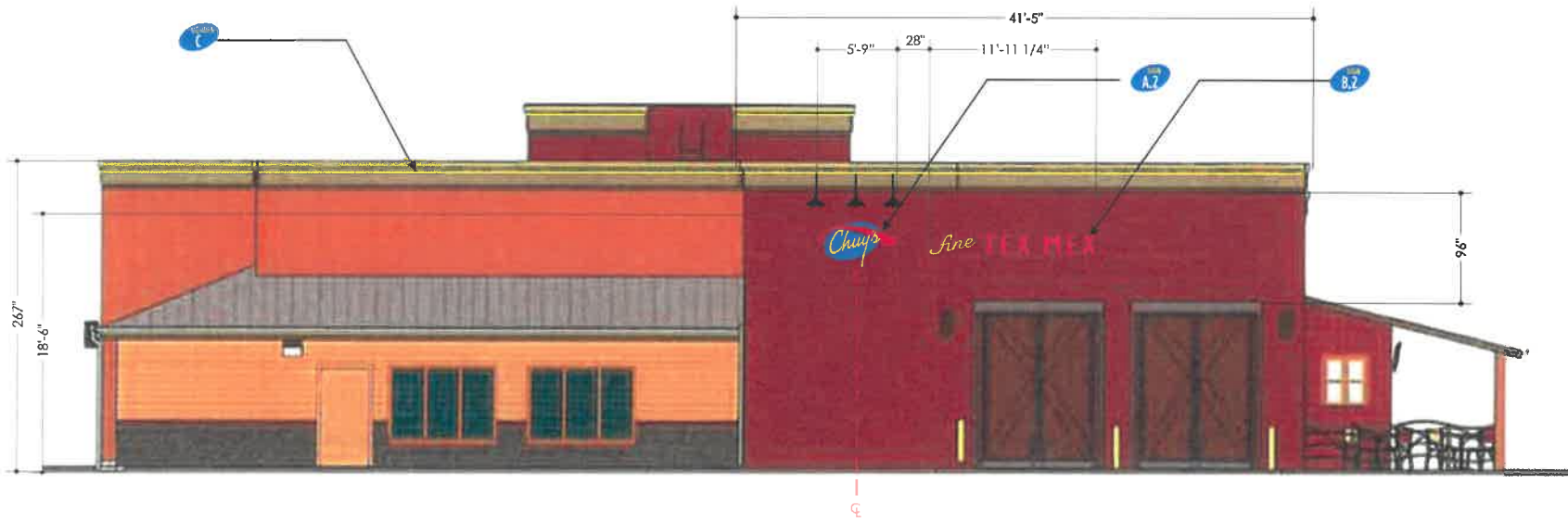
<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>	
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<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG R17
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	R18

NEW CONSTRUCTION PAGE 9

**Ⓢ SPECIFICATIONS**  
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**PRIMARY ELECTRICAL**  
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C - 34 LINEAR FEET



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



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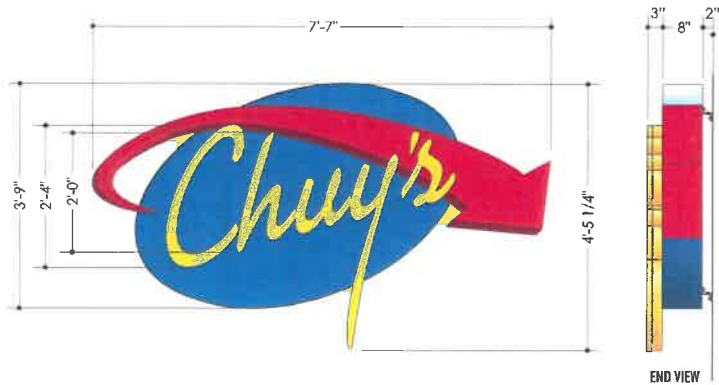
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<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG
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				<b>R16</b>	
				<b>R17</b>	
				<b>R18</b>	

NEW CONSTRUCTION PAGE 10

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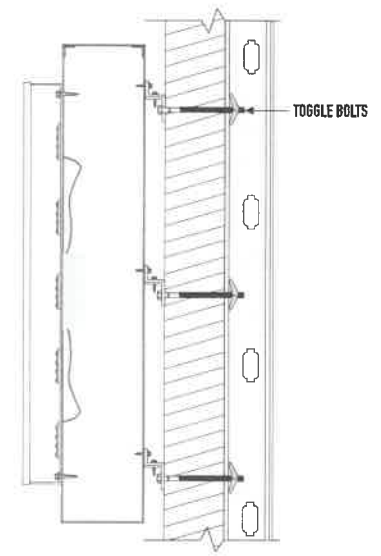
**PRIMARY ELECTRICAL**  
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE FROM CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

SIGN A QTY: 1



WALL SIGN WITH FACE LIT CHUY'S  
SCALE: 1/2"=1'-0"

SIGN A



SECTION VIEW  
SCALE: NTS

NOTE TO INSTALLERS:  
ALL PENETRATIONS MUST BE COMPLETED IN THE FOLLOWING ORDER  
1. DRILL HOLE  
2. FILL HOLE WITH SEALANT  
3. SECURE HARDWARE  
4. SEAL AROUND PENETRATION



SIGN A

FABRICATE & INSTALL A MAIN SINGLE FACED CABINET ARROW WITH ROUTED & BACKED GRAPHICS AND FACE LIT CHANNEL LETTERS TO BE INSTALLED ON WALL

- OVAL CABINET / ARROW
- FACES: .125" ALUMINUM FACES WITH ALUMINUM SQUARE TUBE FRAME PAINTED P1 & P2 WITH V1 ON ARROW DROP SHADOW.
- ARROW ILLUMINATION TO BE ROUTED & BACKED WITH 3/16" TRANS RED ACRYLIC #2793
- ILLUMINATED: WHITE LED'S & POWER SUPPLIES
- FILLER: 3" DEEP PAINTED P1 & P2

- CHUY'S CHANNEL LETTER
- RETURNS: 3" DEEP .040 ALUMINUM PREFINISHED YELLOW
- FACES: 3/16" TRANS YELLOW ACRYLIC #2037
- TRIM: 1" JEWELITE PREFINISHED YELLOW
- BACKS: .063" ALUMINUM
- ILLUMINATED: WHITE LED'S & POWER SUPPLIES
- MOUNTING: FLUSH WITH MINIMUM 3/8" X 5" FASTENERS

PAINT COLORS BY PANTONE MATCHES		
ITEM	#	COLOR
OVAL	2935	P1 BLUE
ARROW	186	P2 RED

VINYL		
ITEM	#	COLOR
ARROW DROP SHADOW	12	BURGANDY



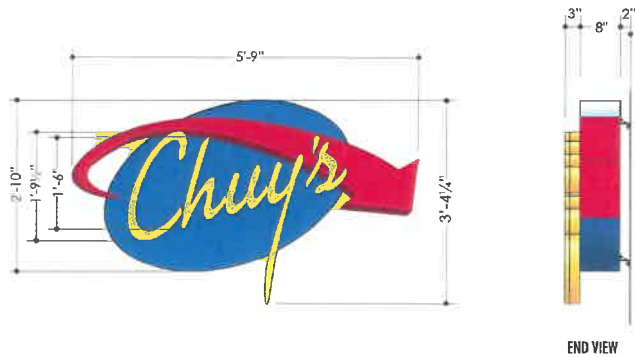
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<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>		<b>NEW CONSTRUCTION</b>	<b>PAGE 11</b>
<b>ADDRESS</b>	13901 TOWN CENTER BLVD	<b>CONTACT</b>	SCOT AUBUCHON	<b>R13</b>	1.25.23 - SIZE CHANGES - JG	<b>R16</b>	
<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG	<b>R17</b>	
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>		<b>R18</b>	

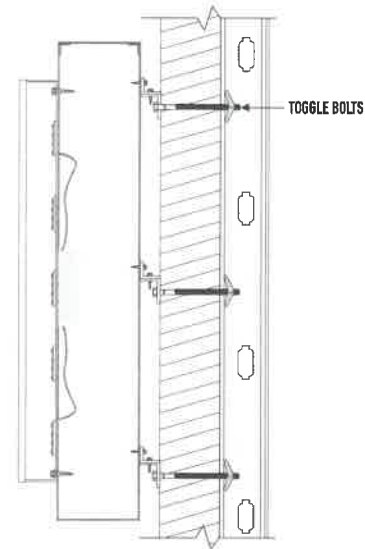
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**PRIMARY ELECTRICAL**  
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SIGN A.1, A.2

QTY: 2



END VIEW

SECTION VIEW  
SCALE: NTS

**NOTE TO INSTALLERS:**  
ALL PENETRATIONS MUST BE COMPLETED IN THE FOLLOWING ORDER

- 1- DRILL HOLE
- 2- FILL HOLE WITH SEALANT
- 3- SECURE HARDWARE
- 4- SEAL AROUND PENETRATION

SIGN A.1, A.2

**FABRICATE & INSTALL A MAIN SINGLE FACED CABINET ARROW WITH ROUTED & BACKED GRAPHICS AND FACE LIT CHANNEL LETTERS TO BE INSTALLED ON WALL**

**OVAL CABINET / ARROW**

- FACES: .125" ALUMINUM FACES WITH ALUMINUM SQUARE TUBE FRAME PAINTED P1 & P2 WITH V1 ON ARROW DROP SHADOW.
- ARROW ILLUMINATION TO BE ROUTED & BACKED WITH 3/16" TRANS RED ACRYLIC #2793
- ILLUMINATED: WHITE LED'S & POWER SUPPLIES
- FILLER: 3" DEEP PAINTED P1 & P2

**CHUY'S CHANNEL LETTER**

- RETURNS: 3" DEEP .040 ALUMINUM PREFINISHED YELLOW
- FACES: 3/16" TRANS YELLOW ACRYLIC #2037
- TRIM: 1" JEWELITE PREFINISHED YELLOW
- BACKS: .063" ALUMINUM
- ILLUMINATED: WHITE LED'S & POWER SUPPLIES
- MOUNTING: FLUSH WITH MINIMUM 3/8" X 5" FASTENERS

## PAINT COLORS BY PANTONE MATCHES

ITEM	#	COLOR
OVAL	2935	P1 BLUE
ARROW	186	P2 RED

## VINYL

ITEM	#	COLOR
ARROW DROP SHADOW	12	BURGANDY



WALL SIGN WITH FACE LIT CHUY'S  
SCALE: 1/2"-1'-0"



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CUSTOMER	CHUY'S	QUOTE NUMBER	QT 28463	REVISIONS		NEW CONSTRUCTION	PAGE 12
ADDRESS	13901 TOWN CENTER BLVD	CONTACT	SCOT AUBUCHON	R13	1.25.23 - SIZE CHANGES - JG	R16	
CITY/ STATE	NOBELSVILLE, IN 46060	DESIGNER	JAVIER GARZA	R14	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG	R17	
DATE	3.10.21	SALES REP	COLLIN CANTRELL	R15		R18	

**SPECIFICATIONS**  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.  
**PRIMARY ELECTRICAL**  
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEORY IS THE RESPONSIBILITY OF THE CLIENT.

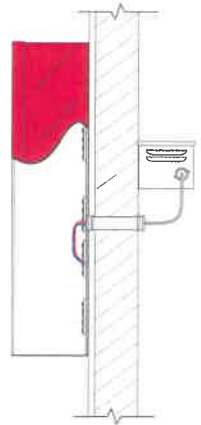
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*fine* **TEX MEX**

NEW FACE LIT CHANNEL LETTERS  
SCALE: 1/2"-1'-0"



SIGN B, B.1, B.2

FABRICATE AND INSTALL A SET OF FACE LIT CHANNEL LETTERS MOUNTED INDIVIDUALLY ON FASCIA

FINE CHANNEL LETTERS

- FACES: 3/16" TRANS YELLOW ACRYLIC #2037
- RETURNS: 3" DEEP .040" ALUMINUM PREFINISHED YELLOW
- TRIM: 1" JEWELITE PREFINISHED YELLOW
- BACKS: 063" ALUMINUM, STOCK WHITE
- ILLUMINATION: INTERNAL WHITE LEDS
- MOUNTED FLUSH USING MINIMUM 3/8" FASTENERS

TEX MEX CHANNEL LETTERS

- FACES: 3/16" TRANS RED ACRYLIC #2793
- RETURNS: 3" DEEP .040" ALUMINUM PAINTED P1
- TRIM: 1" JEWELITE PAINTED P1
- BACKS: 063" ALUMINUM, STOCK WHITE
- ILLUMINATION: INTERNAL WHITE LEDS
- MOUNTED FLUSH USING MINIMUM 3/8" FASTENERS

PAINT COLORS BY PANTONE MATCHES		
ITEM	#	COLOR
TEX MEX	186	P1 RED



NEW FACE LIT CHANNEL LETTERS  
SCALE: 1/2"-1'-0"



**NOTE TO INSTALLERS:**  
ALL PENETRATIONS MUST BE COMPLETED IN THE FOLLOWING ORDER  
1- DRILL HOLE  
2- FILL HOLE WITH SEALANT  
3- SECURE HARDWARE  
4- SEAL AROUND PENETRATION



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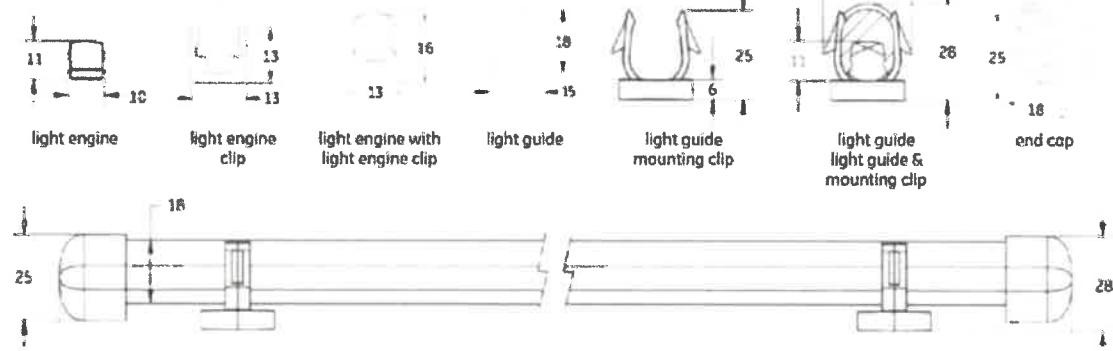
CUSTOMER	CHUY'S	QUOTE NUMBER	QT 28463	REVISIONS	NEW CONSTRUCTION	PAGE 13
ADDRESS	13901 TOWN CENTER BLVD	CONTACT	SCOT AUBUCHON	R13 1.25.23 - SIZE CHANGES - JG	R16	
CITY/ STATE	NOBELSVILLE, IN 46060	DESIGNER	JAVIER GARZA	R14 2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG	R17	
DATE	3.10.21	SALES REP	COLLIN CANTRELL	R15	R18	

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1.1 AMP PER POWER SUPPLY  
1 TETRA 100w (FEPS24-100U-NA) LED

### Mechanical Outline

(Dimensions in Inched, Metric equivalent in mm)



Tetra Contour complete system



TETRA LED NEON BORDER - 143 LINEAR FEET  
SCALE: NTS



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<b>CUSTOMER</b>	CHUY'S	<b>QUOTE NUMBER</b>	QT 28463	<b>REVISIONS</b>	
<b>ADDRESS</b>	13901 TOWN CENTER BLVD	<b>CONTACT</b>	SCOT AUBUCHON	<b>R13</b>	1.25.23 - SIZE CHANGES - JG
<b>CITY/ STATE</b>	NOBELSVILLE, IN 46060	<b>DESIGNER</b>	JAVIER GARZA	<b>R14</b>	2.9.23 - SIZE CHANGES ON A.1 & A.2 - JG
<b>DATE</b>	3.10.21	<b>SALES REP</b>	COLLIN CANTRELL	<b>R15</b>	
				<b>R16</b>	
				<b>R17</b>	
				<b>R18</b>	

NEW CONSTRUCTION PAGE 14

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