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Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 03-01-13

**AN ORDINANCE TO AMEND THE CORPORATE CAMPUS STANDARDS AND REQUIREMENTS FOR CHAPEL
POINTE, A PART OF THE MEREDITH MEADOWS PLANNED DEVELOPMENT AND THE UNIFIED
DEVELOPMENT ORDINANCE NO. 62-12-95, AS AMENDED, ALL A PART OF THE COMPREHENSIVE
MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

Parcel Cross Reference No.s: 10-11-16-00-00-026.001, 10-11-16-00-00-026.000

An Ordinance to amend the Corporate Campus Requirements as set forth in the Unified Development Ordinance for Chapel Pointe, a part of Meredith Meadows Planned Development, City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #12N-15-1777 as required by law concerning an application for adoption of a Preliminary Development Plan and other exhibits regarding the development of Chapel Pointe and submitted by Reynolds Farm Limited Partnership and Marah Development, LLC, and

WHEREAS, the Plan Commission at their January 22, 2013 meeting sent a Favorable Recommendation to the Noblesville Common Council in the manner by a vote of 6 ayes, 1 nay; and 3 abstentions;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Meredith Meadows Planned Development regarding Chapel Pointe hereby is amended as follows:

Section 1. The subject real estate is located within the zoning jurisdiction of the City of Noblesville and is described as per "Exhibit A". The property is located south of Greenfield Avenue, west

of Union Chapel Road, also known as the southwest quadrant of the Meredith Meadows Planned Development, and

Section 2. Whereas, the property is currently zoned "CCPD" Corporate Campus Planned Development with a Land Use Type of "Multi-Family Residential" and a Subdistrict overlay of "Mixed Residential."

Section 3. As a part of this ordinance, "Exhibit B" Site Plan Exhibit, "Exhibit C" Open Space Exhibit, "Exhibit D" Preliminary Drainage Plan, "Exhibit E" Commitments for Chapel Pointe Project, "Exhibit F" Architectural Elevations are hereby adopted; and

Section 4. The following Stipulations and Waivers are hereby incorporated as a part of this adopted Ordinance:

1. All public improvements, retention/detention ponds, public safety, stormwater run-off, infrastructure, landscaping, irrigation, signage, and any and all other applicable site development standards shall be met as per the adopted ordinances and standards unless waivers are granted regarding the requirements and standards.
2. Three distinct color palettes for the residential structures.
3. Reduction of the principal structures roof pitch to a minimum of 6/12.
4. Sidewalls of buildings 6 and 15 may face a street.
5. Eliminated the NAT Trail No. 47 as a part of this development.
6. Granted a maximum density of 20 units per acre, capping the project at 491 units (apartments and townhomes)
7. Eliminated the exterior parking lot landscaping along Promise Road.
8. Reduced the minimum lot area per dwelling unit based on the density of 20 units per acre.
9. Permitted the open space calculation as per "Exhibit C Open Space Exhibit".
10. Eliminated the windows on the side elevations of the principal structures and required "shutters" in place of windows.
11. Eliminated the 15% of each façade of the principal structures consisting of windows on side elevations only.
12. Ridges and Corner Breaks shall be as adopted "Exhibit F Architectural Elevations"
13. The location of a trash receptacle enclosure adjacent to a primary arterial, Union Chapel Road as per "Exhibit B Site Plan".

Section 5. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law

Section 6. Upon duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 26th day of Feb, 2013.

THE CITY OF NOBLESVILLE COMMON COUNCIL

Aye

Nay

Brian Ayer _____

Mark Boice _____

Roy Johnson _____

Gregory P. O'Connor _____

Stephen C. Wood _____

Rick L. Taylor Rick L. Taylor

Jeff Zeckel _____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 26 day of Feb, 2013.

John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

Janet Jaros, Clerk-Treasurer
City of Noblesville, Indiana



Additional exhibits are on file and may be viewed in the City of Noblesville Clerk-Treasurer's Office.

This document prepared by Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060.

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.
Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060

EXHIBIT A

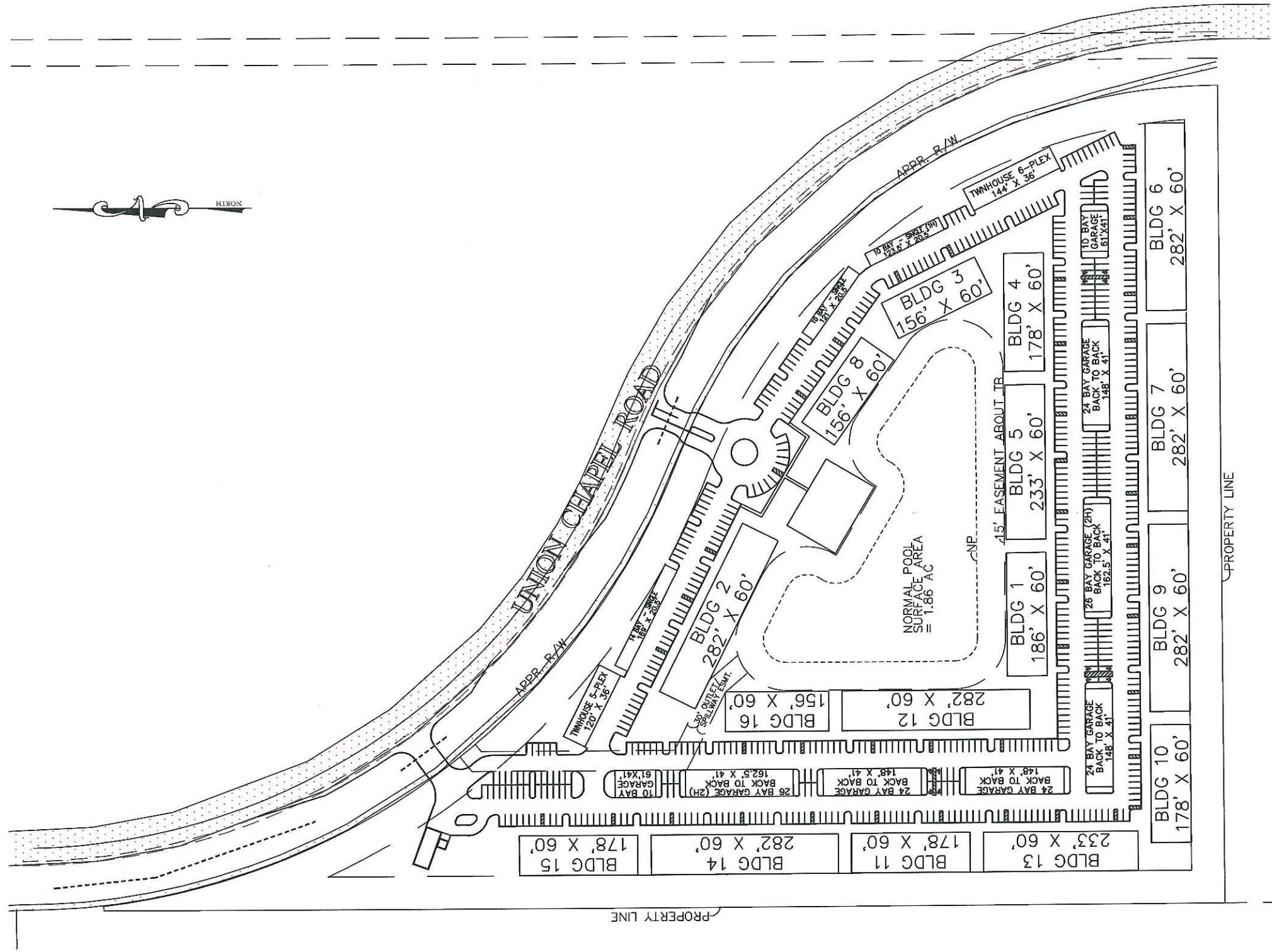
LEGAL DESCRIPTION OF REAL ESTATE

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST AND A PART OF BLOCK A IN THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012681 IN PLAT CABINET 4, SLIDE 599) LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE EXISTING MAG SPIKE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST (SAID MAG SPIKE BEING 1.4 FEET MORE OR LESS SOUTH AND 1.6 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK A IN THE PLAT OF MEREDITH MEADOWS. INSTRUMENT NUMBER 20100012681 PLAT CABINET 4 SLIDE 599); THENCE NORTH 00 DEGREES 05 MINUTES 06 SECONDS WEST (ASSUMED BEARING) 1687.47 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF BRIGHTON KNOLL SECTION 4, ALONG THE EAST LINE OF BRIGHTON KNOLL SECTION 3, AND ALONG THE EAST LINE OF BRIGHTON KNOLL SECTION 1 TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE WESTERLY RIGHT OF WAY LINE OF UNION CHAPEL ROAD (INSTRUMENT NUMBER 2010047598, EXHIBIT "A", SHEET 1 OF 2) THE FOLLOWING 4 COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE; (1) THENCE NORTH 83 DEGREES 20 MINUTES 06 SECONDS EAST 7.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1060.00 FEET; (2) THENCE SOUTHEASTERLY AN ARC DISTANCE OF 1050.69 ALONG SAID CURVE TO THE LEFT (SAID CURVE BEING SUBTENDED BY A CHORD OF 1095.02 FEET HAVING A CHORD BEARING OF SOUTH 37 DEGREES 48 MINUTES 26 SECONDS EAST) TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT A POINT OF COMPOUND CURVATURE; (3) THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 870.00 FEET AN ARC DISTANCE OF 1043.55 FEET (SAID CURVE BEING SUBTENDED BY A CHORD OF 982.11 HAVING A CHORD BEARING OF SOUTH 34 DEGREES 32 MINUTES 36 SECONDS EAST) TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (4) THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST 6.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 37 MINUTES 32 SECONDS WEST 1232.74 FEET ALONG THE NORTH LINE OF THE PLAT OF PROMISE ROAD ELEMENTARY SCHOOL TO THE POINT OF BEGINNING CONTAINING 24.55 ACRES MORE OR LESS.

CHAPEL POINTE APARTMENTS

SITE PLAN EXHIBIT



PREPARED BY:



CROSSROAD ENGINEERS, PC
 Transportation & Development Consultants
 3417 SHOWN DR. BEECH GROVE, IN 46107 (317) 780-1555

JANUARY 2, 2013



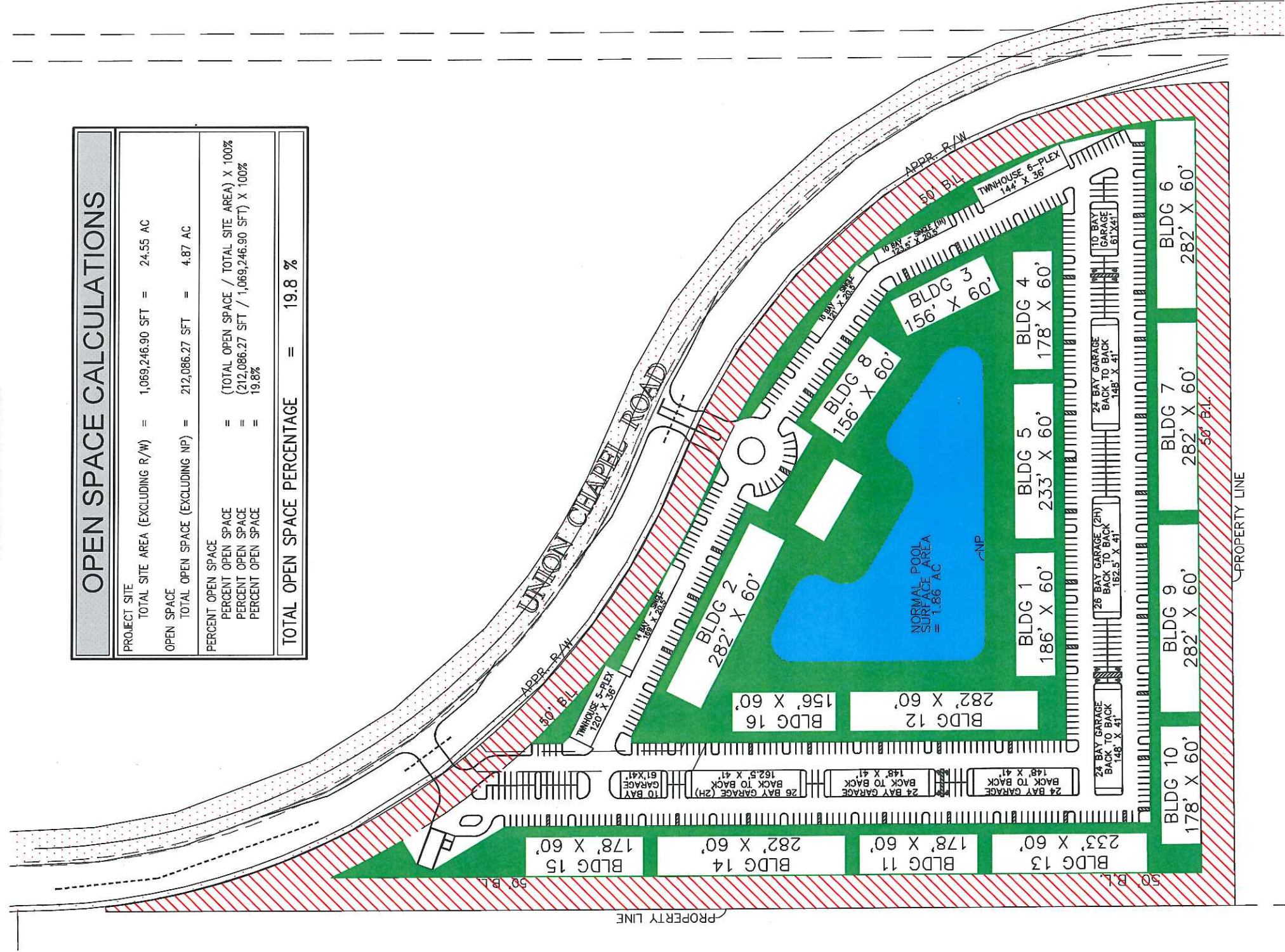
Marah Development

EWB

CHAPEL POINTE APARTMENTS

OPEN SPACE EXHIBIT

OPEN SPACE CALCULATIONS	
PROJECT SITE	
TOTAL SITE AREA (EXCLUDING R/W) =	1,069,246.90 SFT = 24.55 AC
OPEN SPACE	
TOTAL OPEN SPACE (EXCLUDING NP) =	212,086.27 SFT = 4.87 AC
PERCENT OPEN SPACE	
PERCENT OPEN SPACE	= (TOTAL OPEN SPACE / TOTAL SITE AREA) X 100%
PERCENT OPEN SPACE	= (212,086.27 SFT / 1,069,246.90 SFT) X 100%
PERCENT OPEN SPACE	= 19.8%
TOTAL OPEN SPACE PERCENTAGE	= 19.8 %



PREPARED BY:



Transportation &
Development Consultants
3417 SHOWN DR. BEEDI CIRCLE, N. 46107 (317) 781-1555
JANUARY 23, 2013

PROPOSED LEGEND

- OPEN SPACE AREA
- NORMAL POOL SURFACE AREA
- SETBACK AREA (EXCLUDED FROM OPEN SPACE AREA)



Marah Development

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Marah Development

Commitments for the Chapel Pointe Project

Site data

- This project will meet the landscaping requirements per the ordinance dated July 10, 2012
- This project will meet the site lighting requirements per the ordinance dated July 10, 2012
- This project will meet the parking requirements per the ordinance dated July 10, 2012
- Typical Parking spaces are 9'x18'
- Self contained Compactor facility to avoid leakage
- Available garage parking (no carports)

Apartment Flat buildings

- Typical windows will be 3060
- Balconies will be 4 feet deep and vary in width(railings to be wood, engineered, composite, vinyl, or metal)
- Roofing materials to be dimensional asphalt, slate, or raised rib metal
- Full masonry exterior facades(brick, stone, or cement board products)(no vinyl siding)
- Windows at siding locations will typically be trimmed with 1x4 trim material on all sides
- Main body roof pitches will be 6 on 12 or greater
- Steel or Fiberglass entry doors with controlled access entries
- Wood, Engineered, or fiber cement soffit material
- 1x6 Engineered or wood fascia trim
- Sprinklers for fire protection
- Wood, Engineered, or vinyl detail elements such as shutters, window treatments and architectural details
- 9 foot ceilings
- Buildings will be constructed to minimize sound transmission between units
- Two tone interior paint palette
- Granite, quartz, marble, or solid surface bathroom vanities
- Typical units equipped with 5 foot showers



Marah Development

Townhouse buildings

- Typical windows will be 3060
- Balconies shown will be 4 feet deep or decorative in nature(railings to be wood, engineered, composite, vinyl, or metal)
- Roofing materials to be dimensional asphalt, slate, or raised rib metal
- Full masonry exterior facades(brick, stone, or cement board products)(no vinyl siding)
- Windows at siding locations will typically be trimmed with 1x4 trim material on all sides
- Main body roof pitches will be 6 on 12 or greater
- Steel or Fiberglass entry doors
- Wood, Engineered, or fiber cement soffit material
- 1x6 Engineered or wood fascia trim
- Wood, Engineered, or vinyl detail elements such as shutters, window treatments and architectural details
- Buildings will be constructed to minimize sound transmission between units
- Two tone interior paint palette
- Granite, quartz, marble, or solid surface bathroom vanities
- Typical units equipped with 5 foot showers

Garages

- Garage doors will be 9x8 or smaller
- Roofing materials to be dimensional asphalt, slate, or raised rib metal
- Full masonry exterior facades(brick, stone, or cement board products)(no vinyl siding)
- Main body roof pitches will be 4.5 on 12 or greater
- Wood, Engineered, or fiber cement soffit material
- 1x6 Engineered or wood fascia trim



Marah Development

Clubhouse

- Roofing materials to be dimensional asphalt, slate, or raised rib metal
- Full masonry exterior facade(brick, stone, or cement board products)(no vinyl siding)
- Windows at siding locations will typically be trimmed with 1x4 trim material on all sides
- Main body roof pitches will be 6 on 12 or greater
- Wood, Steel or Fiberglass entry doors
- Wood, Engineered, or fiber cement soffit material
- 1x6 Engineered or wood fascia trim
- Wood, Engineered, or vinyl detail elements such as shutters, window treatments and architectural details
- Typical windows to be 10 square feet or greater
- Pool area to be similar to Prairie Lakes apartments
- Interior features:
 - Full body Fitness center
 - Office space
 - Common gathering areas
 - Washroom facilities
 - Business center
 - 9 to 10 foot ceilings
 - Enhanced interior trim materials

Trash compactor Enclosure

- A self contained compactor unit which contains liquids
- Exterior materials to be wood, brick, stone, block, engineered products, aluminum trim, and steel or aluminum posts,
- Landscaping will surround the compactor facility per the ordinance on the east and south sides to block the view of the facility.



Marah Development

Chapel Pointe

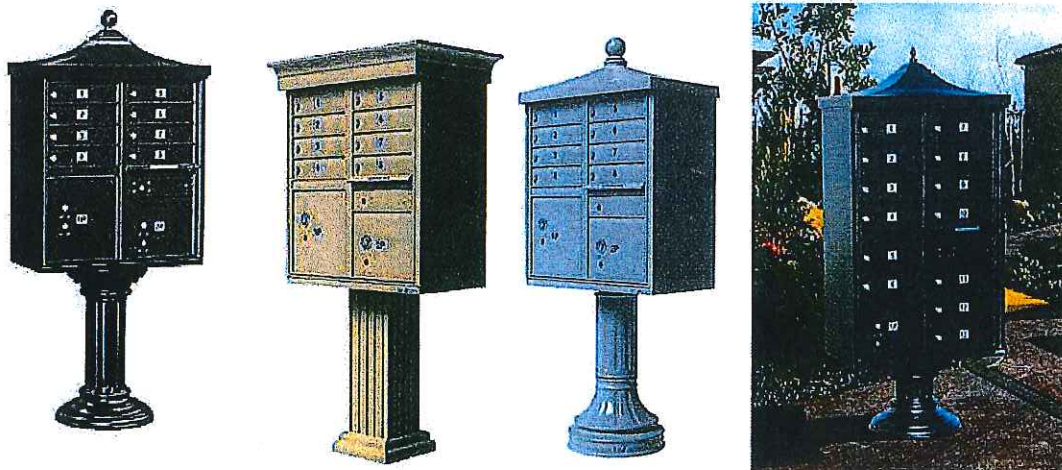
Parking lot lights shall be substantially similar in quality and character to the Illustrative Street Light Design Exhibit.

Illustrative Street Light Design Exhibit



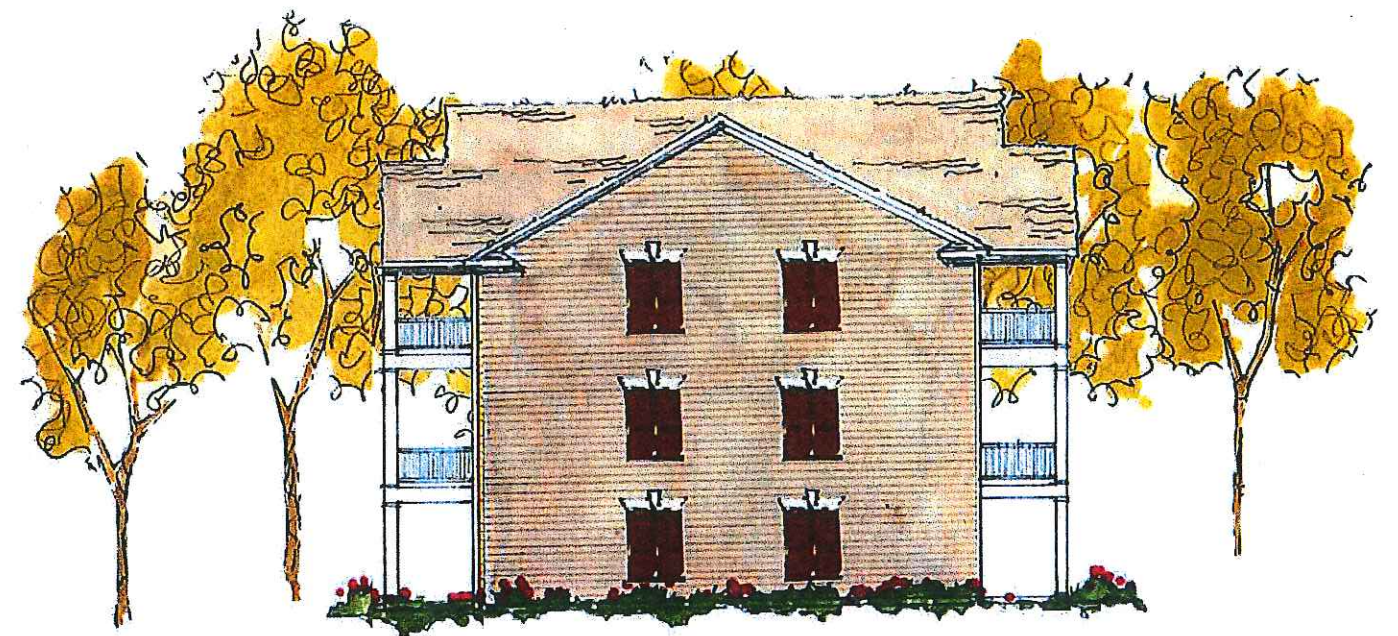
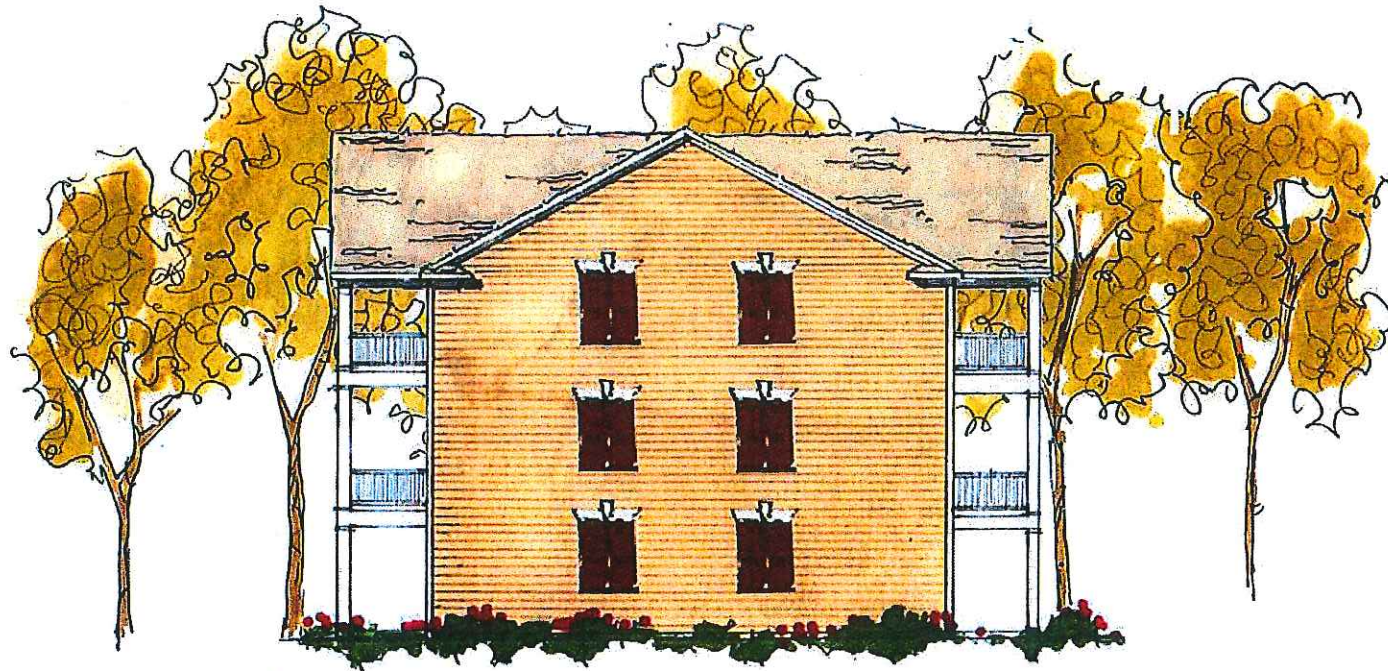
If allowed by the Postmaster, decorative stand-alone cluster mailbox units that shall be complementary to the nature of the residential and architectural character and style of the development shall be used. The decorative stand-alone cluster mailbox units shall be substantially similar in quality and character as the Illustrative Decorative Cluster Mailbox Design Exhibit.

Illustrative Decorative Cluster Mailbox Design Exhibit





Marah Development - 3 Story Apartment Building, Front Elevation



Marah Development - Apartment Building Rear and Side Elevations



Marah Development - 3 Story Townhome Building, Front Elevation



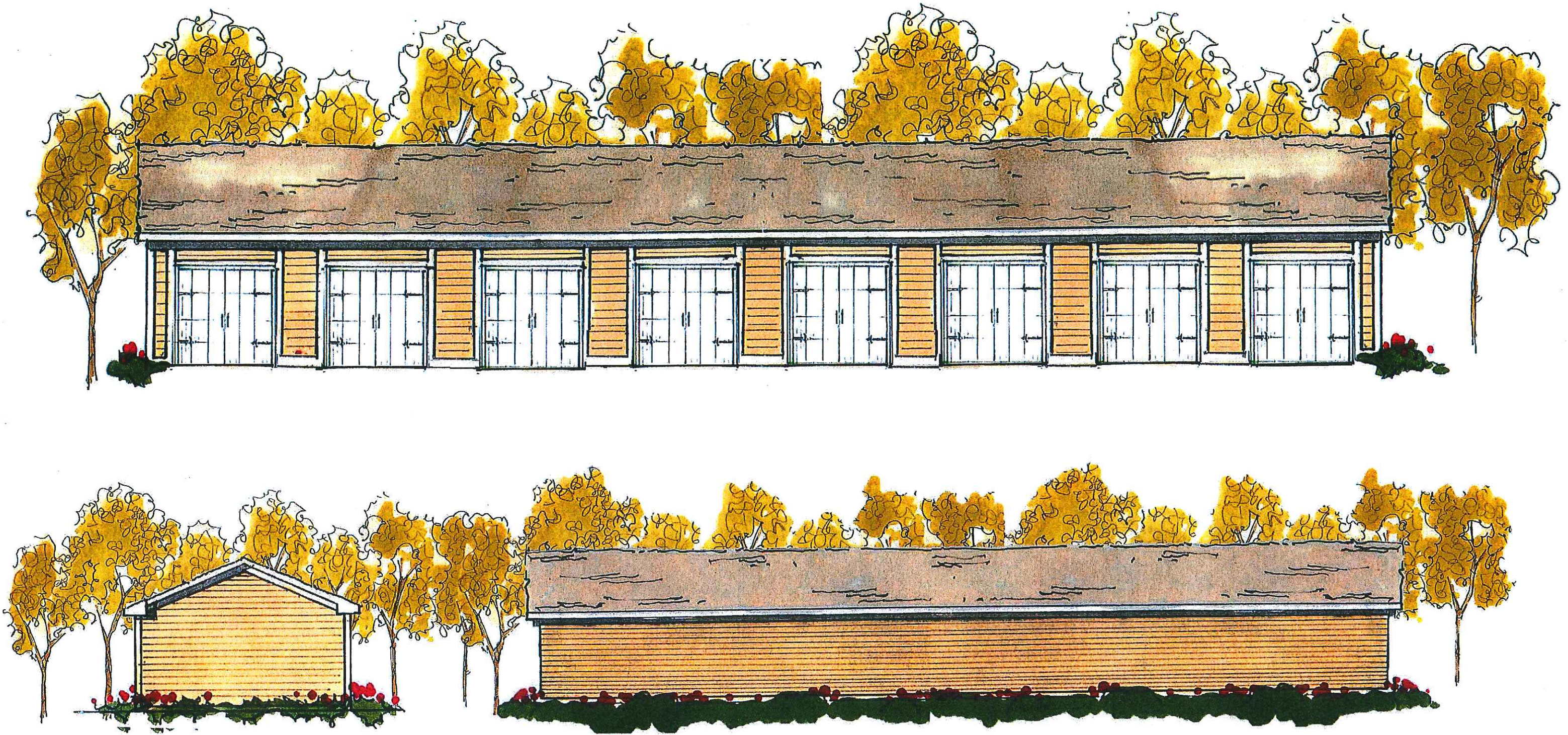
Marah Development - Townhome Building Rear and Side Elevations



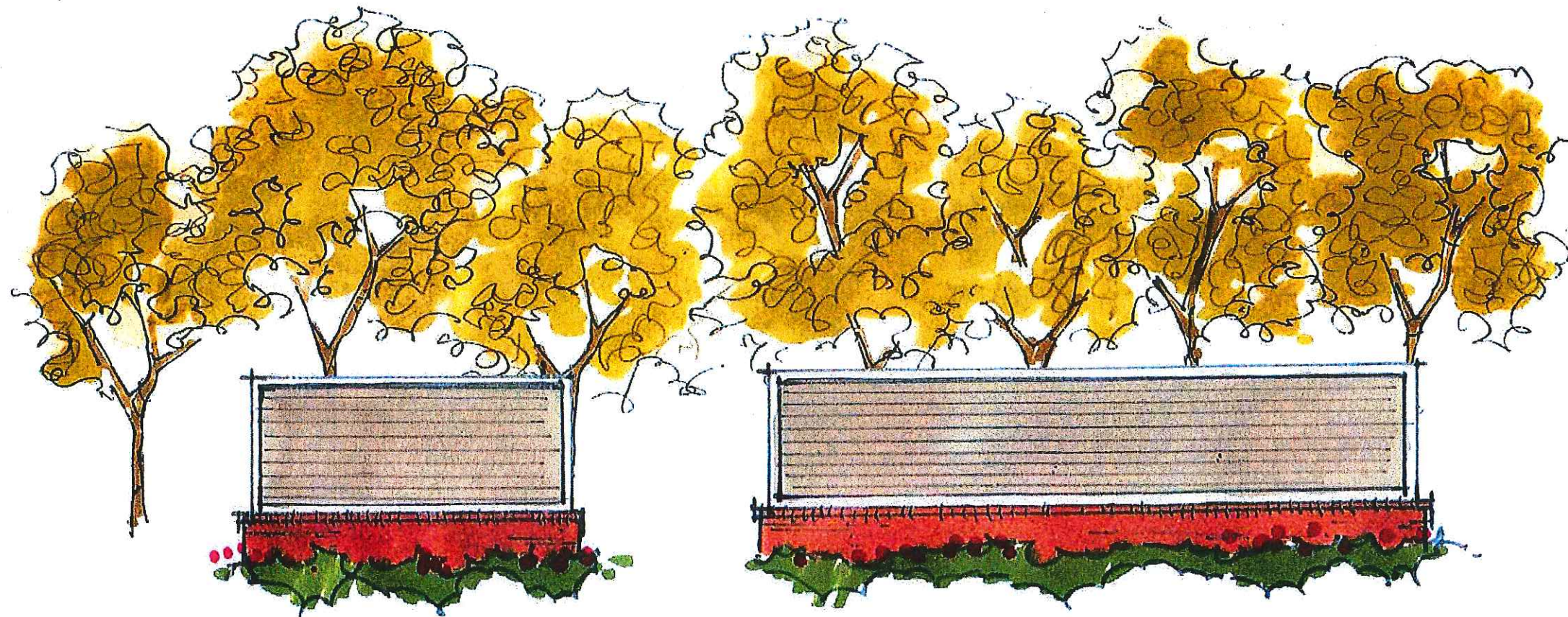
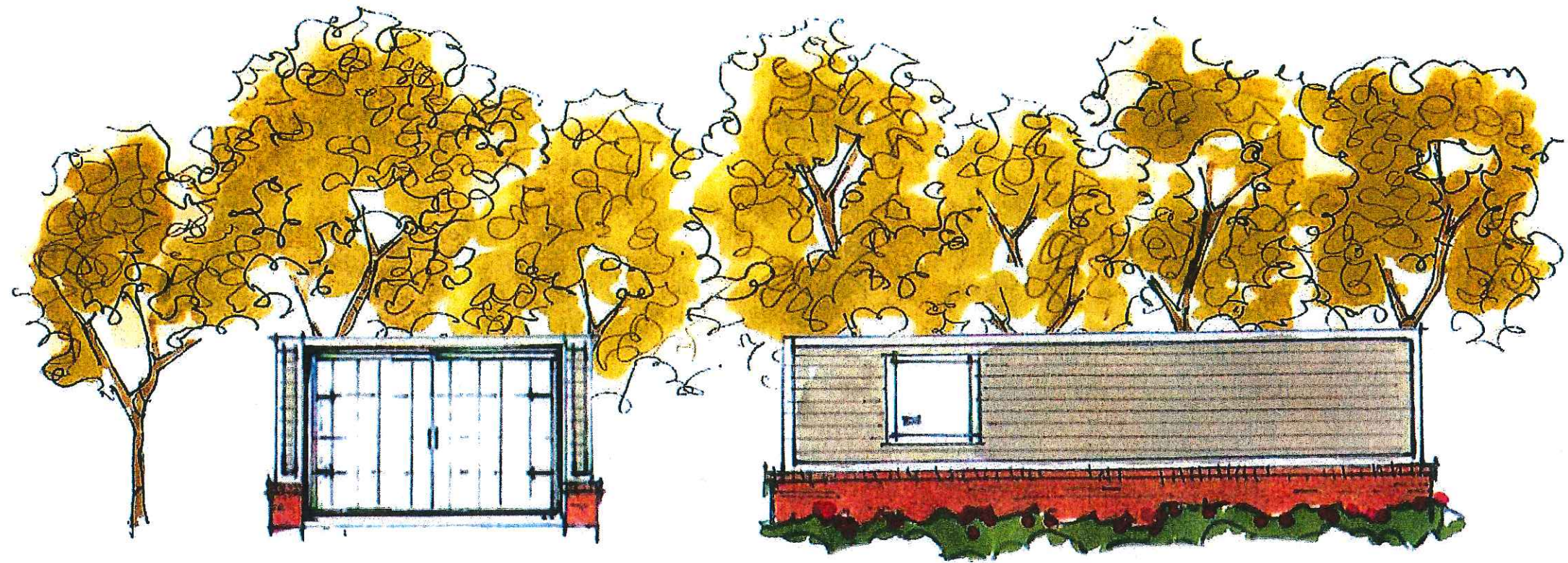
Marah Development - Clubhouse Building, Front Elevation



Marah Development - Clubhouse Building, Rear and Side Elevations



Marah Development - Garage Building Elevations



Marah Development - Trash Enclosure Elevations