

15.00  
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200200087369  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
MARY L CLARK  
11-15-2002 09:41 AM.  
ORDINANCE 15.00

**ORDINANCE NO. 48-10-02**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville 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 "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district filed by William E. Wendling, Jr. on behalf of Prairie Development, LLC, an Indiana Limited Liability Company, for the real estate containing approximately 61.89 acres, legally described on Exhibit "A" hereto, and located in Noblesville Township.

WHEREAS, the Commission has sent to the Common Council its decision of October 21, 2002 reflecting neither a favorable nor unfavorable recommendation

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 for the City of Noblesville, Indiana ("Ordinance") and the Zone Map of the Ordinance are hereby amended as follows:

**SECTION 1.** The Real Estate is reclassified from the R-1 Residence District Classification to the Residential Planned Development District Classification (RPD) on the Zone Map.

**SECTION 2.** The Real Estate shall be developed for residential use only, as more particularly shown on the Preliminary Planned Development Plan (the "Preliminary Plan") attached hereto as Exhibit "B". The Commission shall review and approve the Detailed Development Plan. The development standards for the Real Estate shall be as hereinafter specified.

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer  
15 day of November, 20 02

Robin H. Mills Auditor of Hamilton County  
Parcel # \_\_\_\_\_

a. Permitted Uses:

- i. Single family detached dwellings; and
- ii. Park and recreation area(s) intended primarily for use by the residents of the planned development.

(See Exhibit "B")

- b. The gross density of the development shall not exceed 2.4 (maximum of 145 lots) dwelling units per acre;
- c. The standards for the development of the Property shall be as set forth in Exhibit "C".

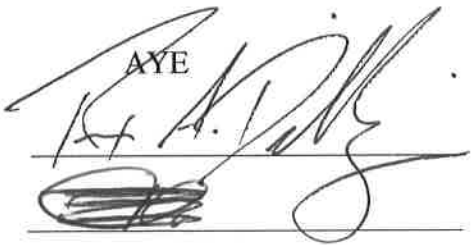
**SECTION 3.** The development standards created by this Ordinance supersede the development standards of the City of Noblesville, Indiana, Unified Development Ordinance, as specifically described.

**SECTION 4.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 12th day of November, 2002.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

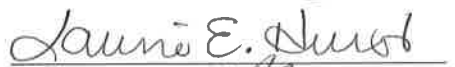
NAY

  
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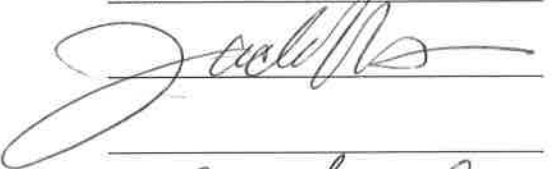
Rex Dillinger

  
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Alan Hinds

  
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Laurie E. Hurst

  
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Jack Martin

  
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Jay McCoskey

  
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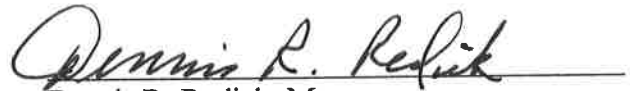
Dale Snelling

  
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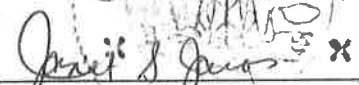
James R. Snyder

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

12<sup>TH</sup> day of NOVEMBER, 2002.

  
Dennis R. Redick, Mayor  
City of Noblesville, Indiana

ATTEST

  
  
Janet Jaros, Clerk - Treasurer

Prepared by:

William E. Wendling, Jr.  
CAMPBELL KYLE PROFFITT LLP  
650 East Carmel Drive, Suite 400  
Carmel, Indiana 46032

Exhibits are on file in the City of Noblesville Clerk-Treasurer's Office.

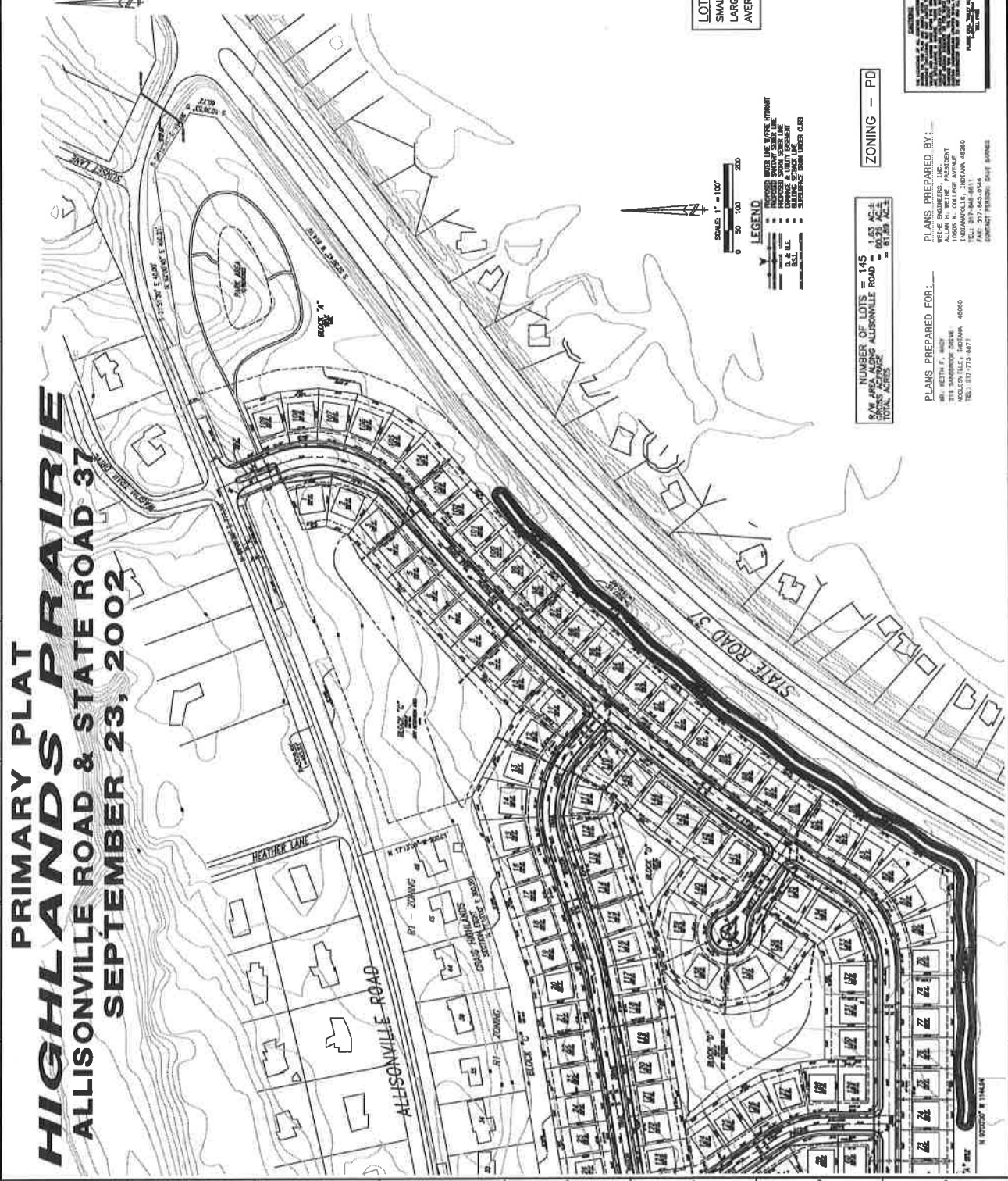
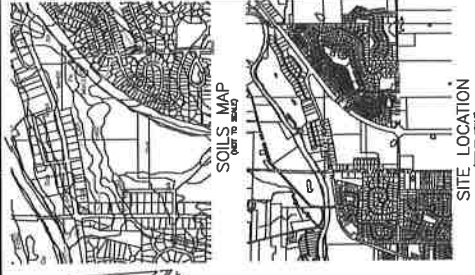
## LAND DESCRIPTION

A part of the North Half of Section 29 and a part of the South Half of Section 20, both in Township 19 North, Range 5 East of the Second Principal Meridian, situated in Noblesville Township, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 29, Township 19 North, Range 5 East; thence North 00 degrees 00 minutes 00 seconds East (basis of bearings) on and along the West line of said Northwest Quarter 740.63 feet; thence North 90 degrees 00 minutes 00 seconds East 470.00 feet to the Southeast corner of Craig Highlands Fourteenth Section recorded in Plat Book 7, Page 73 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 00 seconds East on and along the East line of said Craig Highlands Fourteenth Section 499.38 feet to the POINT OF BEGINNING of this description; thence continuing North 00 degrees 00 minutes 00 seconds East on and along said East line 350.62 feet to the point of curvature of a tangent curve to the right, said curve having a radius of 550.00 feet and being subtended by a long chord bearing North 03 degrees 18 minutes 20 seconds East 63.43 feet; thence Northerly on and along said curve to the right through a central angle of 06 degrees 36 minutes 40 seconds on a distance of 63.46 feet to the Northeast corner of said Craig Highlands Fourteenth Section; thence North 83 degrees 23 minutes 20 seconds West on and along the North line of said Craig Highlands Fourteenth Section 235.22 feet to the Northwest corner of said Craig Highlands Fourteenth Section and a point on the East line of Craig Highlands Twelfth Section recorded in Plat Book 5, Page 88 on file in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 00 seconds East on and along the East lines of said Craig Highlands Twelfth Section and Craig Highlands Seventh Section (Plat Book 3, Page 14 in the Office of the Recorder of Hamilton County, Indiana) 589.93 feet to the Northeast corner of said Craig Highlands Seventh Section and a point on the South line of Craig Highlands Sixth Section; thence North 80 degrees 49 minutes 30 seconds East on and along the South line of said Craig Highlands Sixth Section and Craig Highlands Fifth Section (Plat Book 2, Page 254 in the Office of the Recorder of Hamilton County, Indiana) 1304.85 feet to the Southwest corner of Craig Highlands Eighth Section recorded in Plat Book 3, Page 69 in the Office of the Recorder of Hamilton County, Indiana; thence North 72 degrees 10 minutes 00 seconds East on and along the South line of said Craig Highlands Eighth Section 390.20 feet to the Southeast corner of said Craig Highlands Eighth Section; thence North 17 degrees 13 minutes 00 seconds West on and along the East line of said Craig Highlands Eighth Section 240.00 feet to a point in the center line of State Road 37A (Allisonville Road) and a point on a non-tangent curve to the left, said curve having a radius of 5729.58 feet and being subtended by a long chord bearing North 70 degrees 27 minutes 39 seconds East 463.71 feet; thence Northeasterly on and along the centerline of said State Road 37 A (Allisonville Road) and on and along said curve to the left through a central angle of 04 degrees 38 minutes 18 seconds, an arc distance of 463.83 feet; thence North 68 degrees 08 minutes 30 seconds East on and along said center line 777.18 feet; thence South 21 degrees 51 minutes 30 seconds East 40.00 feet to the Southerly right of way line of said State Road 37 A per plans for ISHC Project F-824 (3) dated 1954; thence North 82 degrees 00 minutes 45 seconds East on and along said right of way line 400.21 feet; thence South 58 degrees 12 minutes 31 seconds East on and along said right of way line 60.72 feet 154.56; thence South 10 degrees 36 minutes 53 seconds West on and along said right of way line 814.10 feet to a point on the Westerly right of way line of State Road 37 per plans for ISHC Project F-824 (3) dated 1954; thence South 52 degrees 30 minutes 42 seconds West on and along said right of way line 814.10 feet and being point of curvature of a tangent curve to the left, said curve having a radius of 3907.16 feet and being subtended by a long chord bearing South 40 degrees 28 minutes 49 seconds West 1628.87 feet; thence Southwesterly on and along said right of way line and said curve to the left through a central angle of 24 degrees 03 minutes 46 seconds an arc distance of 1640.90 feet to the Northeast corner of a five acre tract of ground currently in the name of the Roman Catholic Diocese of Lafayette-in-Indiana; thence South 90 degrees 00 minutes 00 seconds West on and along the North line of said five acre tract 1144.94 feet to the Northwest corner of said five acre tract; thence South 00 degrees 00 minutes 00 seconds East on and along the West line of said five acre tract 175.10 feet; thence South 90 degrees 00 minutes 00 seconds West 200.00 feet to the POINT OF BEGINNING, containing 61.89 acres, more or less.

Note: This description was prepared based upon information obtained from the Office of the Recorder of Hamilton County, Indiana and prior surveys in the area prepared by Weihe Engineers, Inc. and does not represent the results of a current boundary retracement survey.

# PRIMARY PLAT HIGHLANDS PRAIRIE ALLISONVILLE ROAD & STATE ROAD 37 SEPTEMBER 23, 2002



LOT SUMMARY:  
SMALLEST LOT: 7,742 SF  
LARGEST LOT: 16,360 SF  
AVERAGE LOT SIZE: 9,323 SF

SCALE: 1" = 100'  
0 50 100 200

LEGEND  
 ■ PROPOSED WATER LINE  
 ■ PROPOSED SANITARY LINE  
 ■ PROPOSED STORM DRAINAGE LINE  
 ■ PROPOSED STREET LIGHTS  
 ■ EXISTING WATER UNDER GRASS  
 ■ EXISTING SANITARY UNDER GRASS  
 ■ EXISTING STORM UNDER GRASS

ZONING - PD

NUMBER OF LOTS = 145  
GROSS AREA OF ALLISONVILLE ROAD = 60,376 AC±  
GROSS AREA OF STATE ROAD 37 = 81,229 AC±

PLANS PREPARED FOR:  
MR. KEITH F. HUNT  
THE SHILOH DRIVE  
10600 N. COLLEGE AVENUE  
INDIANAPOLIS, INDIANA 46260  
TEL: 317-773-8871  
FAX: 317-773-8871  
CONTACT PERSON: DAVID BARNES

PLANS PREPARED BY:  
WEIHE ENGINEERS, INC.  
215 WEST 10TH STREET  
10600 N. COLLEGE AVENUE  
INDIANAPOLIS, INDIANA 46260  
TEL: 317-773-8871  
FAX: 317-773-8871  
CONTACT PERSON: DAVID BARNES

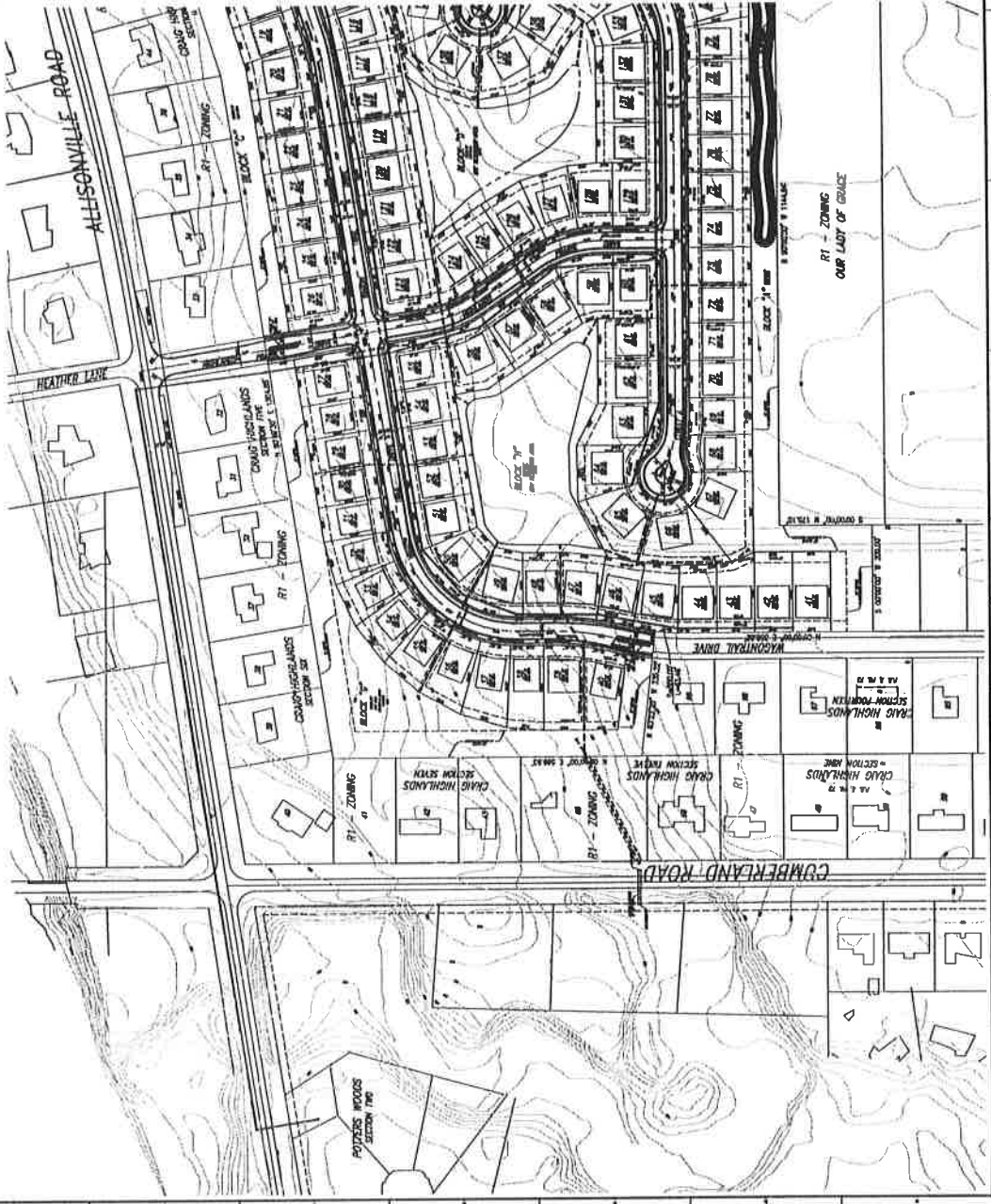
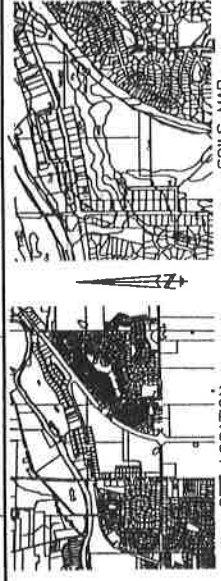


CALL 1-800-363-3644  
2 WORKING DAYS  
BEFORE YOU DIE.

WEIHE ENGINEERS, INC.  
ALLAN H. WEIHE  
REGISTERED CIVIL ENGINEER  
REGISTERED LAND SURVEYOR  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL ARCHITECT  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
REGISTERED PROFESSIONAL PLANNING  
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER  
REGISTERED PROFESSIONAL EROSION CONTROL SPECIALIST  
REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER  
REGISTERED PROFESSIONAL HYDROLOGIST  
REGISTERED PROFESSIONAL METEOROLOGIST  
REGISTERED PROFESSIONAL SEISMOLOGIST  
REGISTERED PROFESSIONAL SOILS ENGINEER  
REGISTERED PROFESSIONAL STRUCTURAL ENGINEER  
REGISTERED PROFESSIONAL THERMAL ENGINEER  
REGISTERED PROFESSIONAL WIND ENGINEER  
REGISTERED PROFESSIONAL WOOD ENGINEER  
REGISTERED PROFESSIONAL YACHT ENGINEER  
REGISTERED PROFESSIONAL ZONING OFFICIAL

HIGHLANDS PRAIRIE  
PRIMARY PLAT  
2 of 2  
WUI-0760

# PRIMARY PLAT HIGHLANDS PRAIRIE ALLISONVILLE ROAD & STATE ROAD 37 SEPTEMBER 23, 2002



**LOT SUMMARY:**  
 SMALLEST LOT: 7,742 SF  
 LARGEST LOT: 16,360 SF  
 AVERAGE LOT SIZE: 9,323 SF

**ZONING - PD**

NUMBER OF LOTS = 145  
 TOTAL ACRES = 1.83 AC ±  
 TOTAL SQUARE FEET = 912,810 SF

**PLANS PREPARED FOR:**  
 MR. KEITH F. RACY  
 315 SANDHURST DRIVE  
 HOUSTON, TEXAS 77058  
 TEL: 281-773-6071

**PLANS PREPARED BY:**  
 WETHE ENGINEERS, LLC  
 10805 S. COLLEGE AVENUE  
 HOUSTON, TEXAS 77036  
 TEL: 281-773-6071



**Weike Engineers, Inc.**

11111 W. 111th Street, Suite 100, Overland Park, KS 66213  
 Phone: (913) 241-1111  
 Fax: (913) 241-1112  
 Email: info@weike.com

**HIGHLANDS PRAIRIE**  
**PRIMARY PLAT**  
 1 of 2

Exhibit "B"

Development Standards for  
Detached Single Family Dwellings

Minimum Lot Width at Setback line	
Minimum Lot Frontage on Right of Way	
Minimum Lot Area	
Minimum Front Yard Setback	25'
Minimum Aggregate Side Yard setback (measured from foundation)	10'
Minimum side Yard Setback (measured from foundation)	5'
Minimum Rear Yard Setback	20'
Maximum Building Height for Residences	35'
Minimum Gross Floor Areas	1600 SF

# THE LIBRARY COLLECTION AT HANSEN AND HORN

9/12/02

Model Name	Width	Depth	Square Footage		
			Down	Up	Total
Atwater A	50' - 0"	52' - 0"	1723		1723
Atwater B	50' - 0"	52' - 0"	1723		1723
Atwater Plus A	50' - 0"	50' - 0"	1723	908	2631
Atwater Plus B	50' - 0"	50' - 0"	1723	908	2631
Fairfield A	50' - 0"	60' - 0"	1901		1901
Fairfield B	50' - 0"	60' - 0"	1901		1901
Cascade A	48' - 0"	40' - 0"	1225	1435	2660
Cascade B	48' - 0"	40' - 0"	1225	1435	2660
Cascade C	48' - 0"	40' - 0"	1225	1617	2842
Cascade D	48' - 0"	40' - 0"	1225	1617	2842
Driscoll A	50' - 0"	41' - 0"	1196	1744	2940
Driscoll B	50' - 0"	41' - 0"	1196	1744	2940
Greenville A	50' - 0"	42' - 0"	1398	1723	3121
Greenville B	50' - 0"	42' - 0"	1398	1723	3121
Hammond A	50' - 0"	48' - 0"	1586	1786	3372
Hammond B	50' - 0"	48' - 0"	1586	1786	3372
Hammond C	50' - 0"	48' - 0"	1586	1786	3372



## **Architectural Guidelines**

**General** - The consistent architectural theme will be recognizable architectural style that epitomize the quality and warmth of the past. The homes exterior dwelling will provide columns, pilasters, corner boards and shutters, roof brackets, distinctive window framing and blocky tapered columns with a variety of external facades. These facades will be a combination of siding, siding and brick, and siding and stone, which will be in keeping with these classic architectural styles.

**Roof Form** - Roof form will include both hip and gable roofs and for sound architectural detailing, pitch and ridge levels will be varied.

**Architectural Grade Shingles** - All residences shall be roofed with dimensional fiberglass roof shingles, which shall have greater texture than standard shingles. Metal roofs are also permitted on porches and certain eave details.

**Minimum Roof Pitch** - The minimum roof pitch for all residences shall be six (6) to twelve (12). Exceptions will be permitted at porches, saddles and crickets as long as they are in keeping with the overall architectural form.

**Roof Overhang** - Each single-family residence shall have gable rake overhangs of a minimum 8" and a minimum of 12" overhang at the eaves.

**Driveways** - All driveways will be constructed of hard surface material of either concrete or asphalt.

**Siding** - The type of exterior siding allowed will be fiber cement siding (James Hardie™ or similar) or wood. Varieties of fiber cement or wood siding will include a combination of horizontal, vertical, shakes and clapboard. No vinyl or aluminum siding materials of any type will be permitted.

**Windows** - Single-family dwellings shall have windows on all four sides. The minimum number of windows on any facade shall be three (3) or more. The only exception will allow for a decorative architectural vent to replace one (1) window on each side elevation.

**Exterior Colors** - The exterior colors shall be in harmony with the development of the real estate and shall include earth tones and other traditional colors. The exterior of each home shall have a minimum of three (3) colors.

**Mailboxes** - All mailboxes shall be uniform in design, coloring, lettering and numbering.

**Street Number** - The number of street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be a stone address block or metal numbers.

**Dusk to Dawn Lights** - The builder on each lot shall supply and install coach lights on each side of the garage door. The lights shall be controlled by a photoelectric cell or similar device to ensure automatic illumination from dusk to dawn.

**Elevations** - Single-family residences with identical or substantially similar building elevations shall not be located on adjacent lots. Where a single house design is used repeatedly, materials and detailing of major facade elements shall be varied from lot to lot. Also, the exact home elevations will not be built directly across the street from one another. HVAC and plumbing vents will be located where practicable on rear of homes or painted black.

**Street Trees and Residential Landscaping** - Front yard will be sod. Side and rear yard will be seed and straw, hydro seed, or sod. Front yard shall have one (1) ornamental tree, one (1) 2½" caliper shade tree, and ten (10) shrubs. Rear yard shall have one (1) 1½" caliper shade tree.

Street trees shall be provided between the curb and sidewalk in accordance with the City of Noblesville Street Tree Ordinance. Street trees shall be provided at a rate of one (1) per lot or a maximum of every forty (40') to sixty (60') feet. Street trees shall be a minimum of 2½" caliper.

All side exterior walls that address a public street shall receive the same foundation planting treatment as committed to for the front elevation of the home. Each corner lot shall have sod facing each public street to the building line.

**Corner Lots** - All corner lots shall have side load garages. Two (2) additional windows will be added with shutters or other architectural details to the front elevation of the home in place of the overhead garage door. Landscape requirements as listed above.

**Fencing** - No fencing will be permitted during the original construction of the home. After occupancy the homeowner can apply to the Architectural Review Committee for fence approval. Fences will be limited to a certain height and style. No fencing will be installed on any lot without the prior review and approval of the Architectural Review Committee of Highlands Prairie Homeowners Association.

Front and side yard fencing will be limited to white picket designs a maximum of forty-two (42") in height. No fencing may extend forward of a point ten (10') feet behind the front corner of the residence. Fencing on any corner lot shall be at least five (5') feet from the public sidewalk.

Rear yards that adjoin a public thoroughfare are limited to a maximum heights of forty-two (42") inches and of white picket style. Perimeter lots that back of to the fifty (50') feet buffer may have a six (6') feet high wood privacy fence of an approved design providing they do not cause unreasonable visual barriers. Lots that back of to common area D or H are limited to a forty-two (42") inch high fence that comes no closer than within twenty-five (25') feet of the edge of the common property.

Six (6') foot wood privacy fences which are designed for privacy around patios, hot tubs, or pet enclosures will be allowed in all areas so long as the area enclosed is not greater than four hundred (400) square feet and the fence style is of an approved design by the Architectural Review Committee of the Highlands Prairie Homeowners Association.

**Outbuildings** - No outbuildings will be permitted during the original construction of the home. After occupancy the homeowner can apply to the Architectural Review Committee for outbuilding approval. Outbuildings will be limited to one hundred fifty (150) square feet with the same color palette and materials as the home. No outbuildings will be installed on any lot without the prior review and approval of the Architectural Review Committee of Highlands Prairie Homeowners Association.

Development Standards  
for  
Highlands Prairie

This development consists of 61.89 acres of gently rolling terrain. A density of 2.4 units per acre equates to a community of 145 lots. It is located between Allisonville Rd. and S R 37 and north of Our Lady of Grace Church.

Features of the community are as follows:

- a) This will be a community of single family detached homes, one and two story with two car garages. There are two entrances off of Allisonville Rd. on the north and a continuation of Wagontrail Dr. on the south.
- b) The main community signage will be at the northeast entrance with similar but pared down signage at the other entries. All will have appropriate landscaping.
- c) Street lights will be installed at all interior street intersections and at entrances to the community at a minimum.
- d) Of the 145 lots all rear lot lines all, except for 22, back up to common areas allowing for more rear yard privacy.
- e) Exterior of the community, as it relates to State Road 37, will be buffered by mounding that will be 8' in height from the existing grade. This mounding will blend into the existing trees located on the property perimeter.

Landscape shall consist of 125 spruce or pine trees, 2 1/2" in caliper, spaced approximately one for every 18 linear feet of boundary. Such planting can be staggered or clustered to provide adequate screening. A planting of four shrubs, grouped together, can be substituted for a tree. The Noblesville Plan Department shall approve the location or substitution of plantings. Landscaping shall also include native grasses and wildflowers.

f) The 50' Buffer between existing homes shall be landscaped with native grasses, wild flowers and trees. This buffered area will have 105 spruce or pine trees, 2 1/2" in caliper, planted approximately one for every 30 linear feet of boundary. Such planting can be staggered or clustered to provide adequate screening. A planting of four shrubs, grouped together, can be substituted for a tree. The Noblesville Plan Department shall approve the location or substitution of plantings.

g) The Common Areas cover 23 acres. This amounts to 37% of the total acreage in the community. The common area located behind lots #69-106 and #14-42 amount of 5.7 acres. Without counting this area, the common area amounts to 28%.

h) Common Area "A" will be a 5.75 acre community park with a 2000' asphalt trail, tables, benches and landscaped areas.

i) Common Areas "C, D, H" are to be used as dry retention.

j) The minimum lot width is 65' and the minimum lot size is 7700 sf. with a building line of 25'.

k) The proposed project is to be developed in three phases.

Phase I consisting of lots 22-61 and 121-130 for approximately 50 lots.

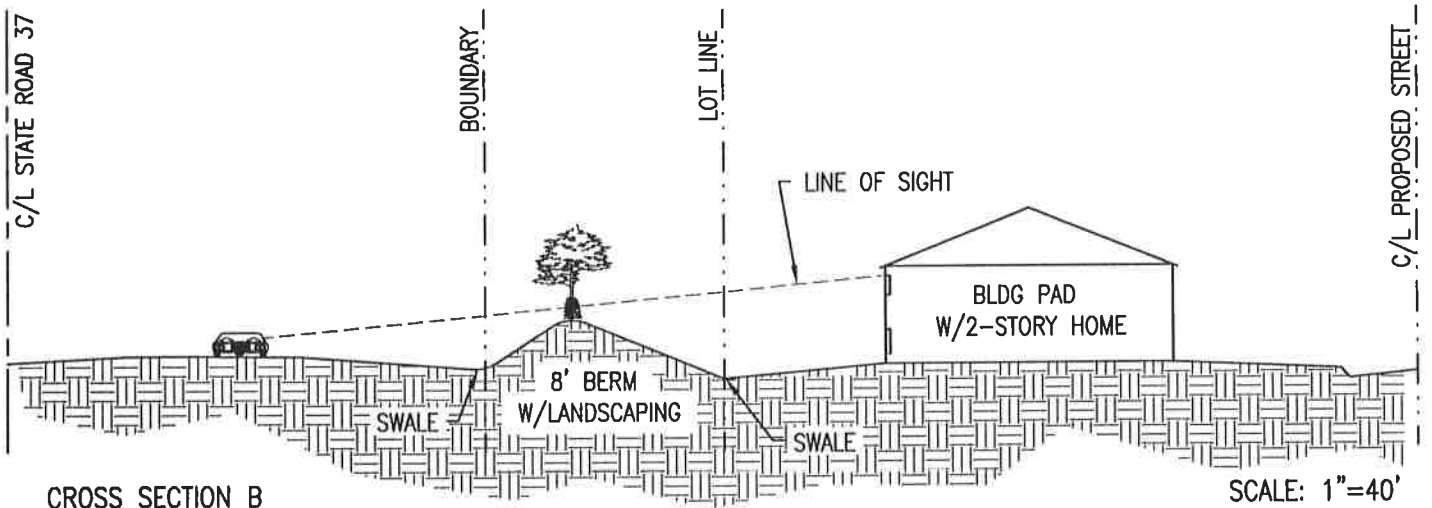
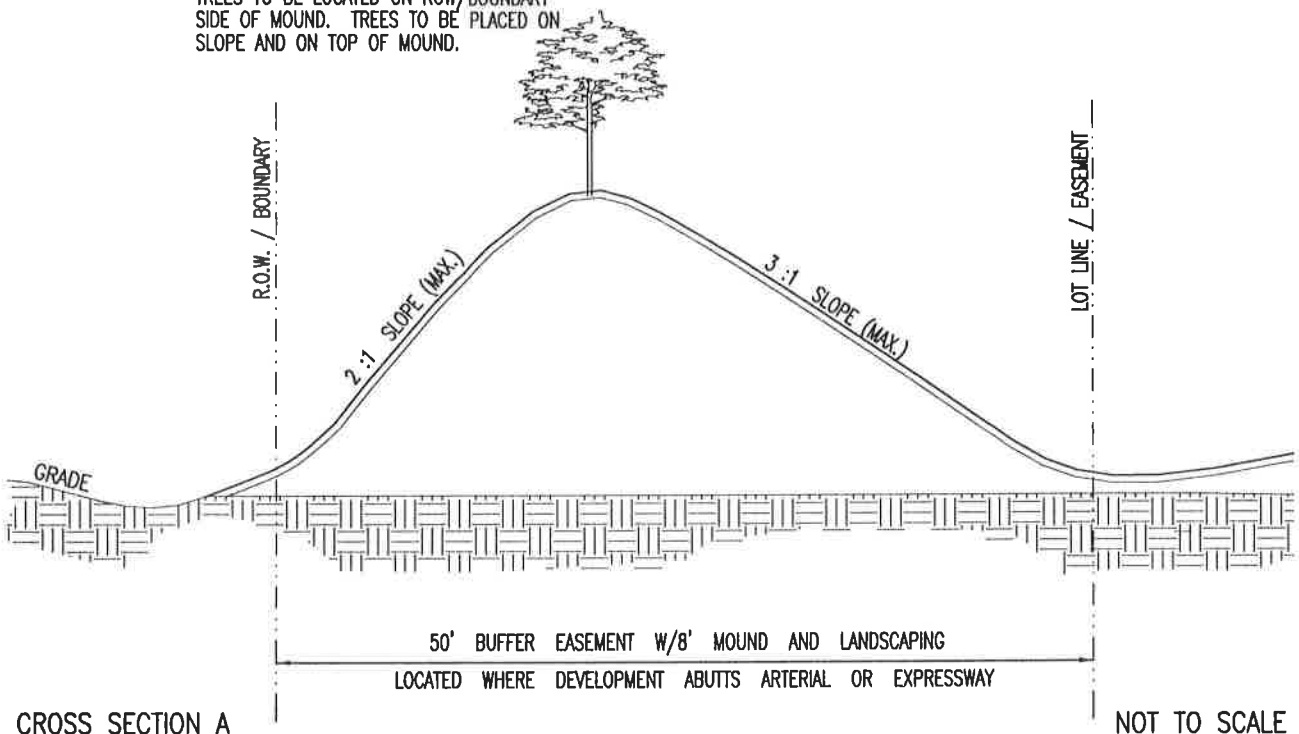
Phase II consisting of lots 62-93 and 131-148 for approximately 47 lots

Phase III consisting of lots 94-111, 1-21 and 112-120 for approximately 48 lots.

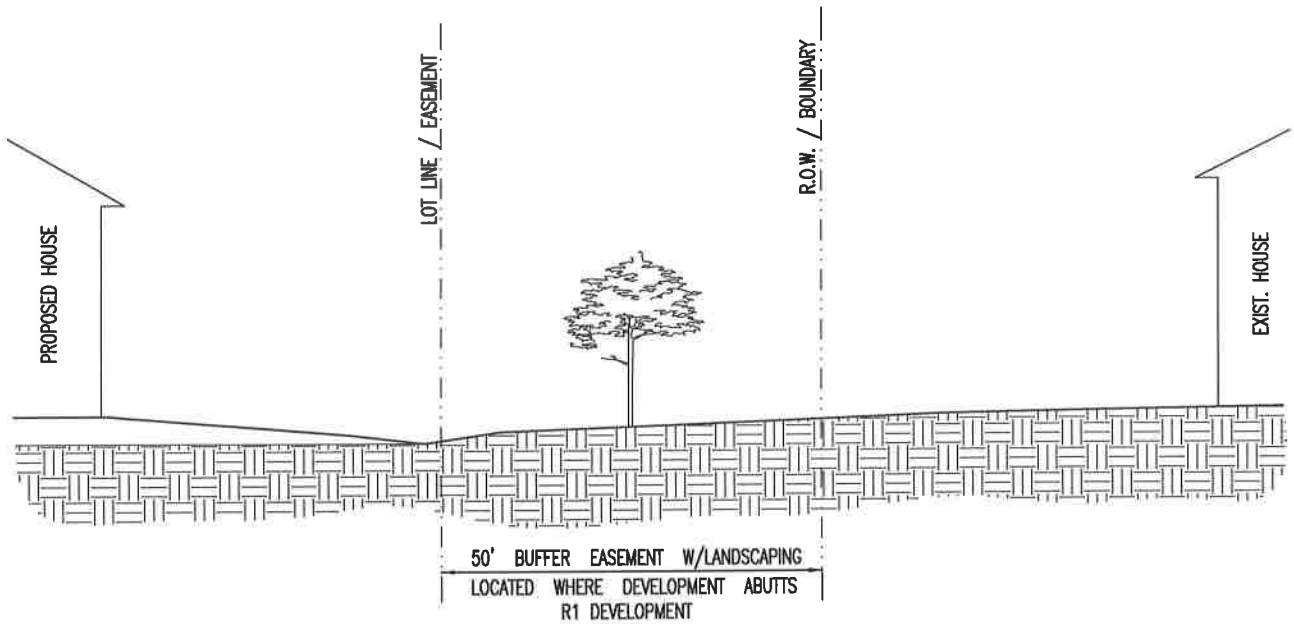
(Not to exceed a total of 145 lots)

l) The proposed construction time table is a construction start in Feb. 2003, sales in phase I start Aug. 2003. Phase II construction starts Jul. 2004, phase III construction starts Oct. 2005 and a build out date of Jul. 2007.

TREES TO BE LOCATED ON ROW/BOUNDARY SIDE OF MOUND. TREES TO BE PLACED ON SLOPE AND ON TOP OF MOUND.



# LANDSCAPE MOUNDING SCHEMATIC



CROSS SECTION C

NOT TO SCALE

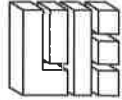
# LANDSCAPE BUFFER SCHEMATIC

R1 BUFFER

10-29-2002

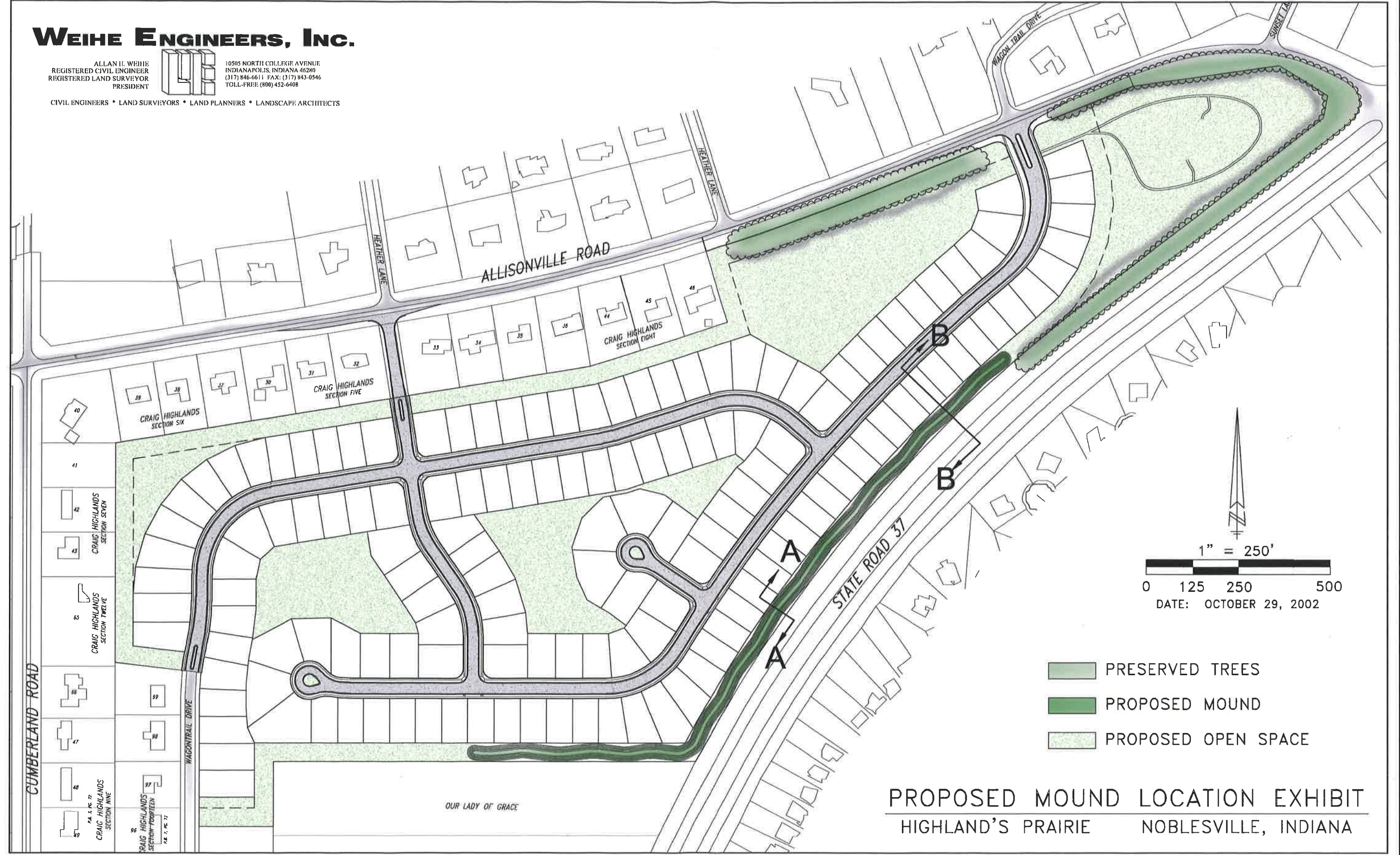
# WEIHE ENGINEERS, INC.

ALLAN H. WEIHE  
REGISTERED CIVIL ENGINEER  
REGISTERED LAND SURVEYOR  
PRESIDENT



10505 NORTH COLLEGE AVENUE  
INDIANAPOLIS, INDIANA 46240  
(317) 846-6611 FAX: (317) 843-0546  
TOLL-FREE (800) 452-6408

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS



1" = 250'  
0 125 250 500  
DATE: OCTOBER 29, 2002

- PRESERVED TREES
- PROPOSED MOUND
- PROPOSED OPEN SPACE

PROPOSED MOUND LOCATION EXHIBIT  
HIGHLAND'S PRAIRIE NOBLESVILLE, INDIANA