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Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented  


ORDINANCE NO. 29-07-14

AN ORDINANCE TO PERMIT AN AMENDED DEVELOPMENT PLAN FOR THE CORPORATE CAMPUS PLANNED DEVELOPMENT TO ALLOW A SPECIFIC USE OF DRY STORAGE, CONTRACTOR'S OFFICE AND LIMITED OFFICE USE WITHIN THE SUBDISTRICT OF INDUSTRIAL / OFFICE WITH CHARACTER OVERLAY OF INTERNAL INCLUDING WAIVERS FROM THE DISTRICT STANDARDS AS PER THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE MASTER PLAN FOR 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 the 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 14N-15-0099 as required by law concerning an application for an amendment to a preliminary development plan for the Corporate Campus Development district by Ashfaq Hussain, P.E., and

WHEREAS, the Plan Commission at their June 16, 2014 meeting as sent its favorable recommendation to the Noblesville Common Council in the manner by a vote of 7 ayes, 2 nays, and 0 abstention.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance for said City is hereby amended as follows:

SECTION 1. That the subject real estate as described in attached Exhibit A and located at 14701 East 146<sup>th</sup> Street, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned Corporate Campus Planned Development District within the subdistrict of Industrial/Office with a Character Overlay of Internal to allow a specific use of dry storage, contractor's office and limited office use within the subdistrict of industrial / office. Said real estate is also known as Parcel Number 13-11-24-00-00-004.000.

SECTION 2. That the Site Plan marked Exhibit B is hereby adopted, knowingly not meeting all the standards of the Corporate Campus Park District, with the incorporation of the following stipulations: (1) There will be no outdoor storage of equipment or materials on the subject site; (2) Maintenance of equipment will be conducted indoors or offsite; (3) All site lighting will comply with the requirements of the Unified Development Ordinance; (4) There will be no retail sales; (5) There will be no outdoor speakers; (6) There will be no freestanding signage; (7) Building base landscaping will be installed that complies with the Unified Development Ordinance as a condition of approval (8) Parking lot landscaping will be installed that complies with the Unified Development Ordinance as a condition of approval; (9) Office uses at the subject site will not exceed 1,750 square feet of the built space so as to comply with the required parking ratios for office vs. warehouse space requirements; (10) The parking and driveway areas shall be paved as a condition of approval. (11) Petitioner will agree to the dedication of additional right-of-way along 146<sup>th</sup> Street and Prairie Baptist Road frontages meeting the minimum Thoroughfare Plan requirements; (12) Petitioner will record a single-lot subdivision plat and submit same to the Planning Staff prior issuance of building permit(s); (13) Petitioner will submit revised architectural elevations that identify with the Plan, identify materials proposed and creating horizontal divisions into base, middle and top as detailed in the staff report and Plan.

SECTION 3. That the proposed development of the real estate be granted the following waivers from the development standards of the Unified Development Ordinance and Corporate Campus District; (1) ~~Reduction of the perimeter landscaping requirements to provide none;~~ (2) Reduction of the minimum building size to 3,000 square feet.

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

SECTION 5. Upon motion duly made and seconded, the Ordinance was fully passed by the members of the Common Council this 29<sup>th</sup> day of July, 2014

COMMON COUNCIL

AYE

NAY



Gregory P. O'Connor

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Brian Ayer

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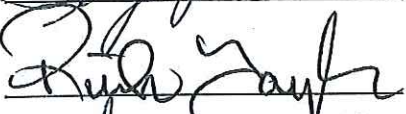
Mark Boice

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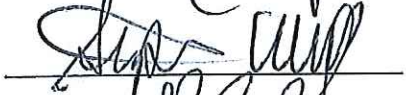
Roy Johnson

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Rick Taylor

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Stephen C. Wood

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Jeff Zeckel

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## EXHIBIT A

A part of the East Half of the Northeast Quarter of Section 24, Township 18 North, Range 5 East located in Fall Creek Township, Hamilton County, Indiana, being described as follows:  
Commencing at the Harrison Marker at the Northeast corner of the Northeast Quarter of Section 24, Township 18 North, Range 5 East; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing) 645.02 feet on and along the North line of said Northeast Quarter to a mag nail at the point of beginning of this description; thence South 00 degrees 20 minutes 37 seconds West 661.44 feet to a 5/8 inch iron rod with yellow cap stamped "Miller Surveying" on the South line of a 17.22 acre tract of real estate described in Instrument No. 9129931; thence North 90 degrees 00 minutes 00 seconds West 329.29 feet on and along the South line of said 17.22 acre tract and parallel with the North line of said Northeast Quarter to a 5/8 inch iron rod with yellow cap stamped "Miller Surveying"; thence North 00 degrees 20 minutes 37 seconds East 661.44 feet to a mag nail on the North line of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds East 329.29 feet to the point of beginning. Containing 5.00 acres, more or less.

**ALSO:**

A part of the East Half of the Northeast Quarter of Section 24, Township 18 North, Range 5 East located in Fall Creek Township, Hamilton County, Indiana being described as follows:  
Beginning at the Harrison Marker at the Northeast corner of the Northeast Quarter of Section 24, Township 18 North, Range 5 East; thence South 00 degrees 31 minutes 31 seconds West (assumed bearing) 292.06 feet on and along the East line of said Northeast Quarter to a mag nail; thence North 90 degrees 00 minutes 00 seconds West 327.61 feet parallel with the North line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped "Miller Surveying"; thence South 00 degrees 31 minutes 31 seconds West 369.40 feet parallel with the East line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped "Miller Surveying" on the South line of a 17.22 acre tract of real estate described in Instrument No. 9129931; thence North 90 degrees 00 minutes 00 seconds West 315.31 feet on and along the South line of said 17.22 acre tract and parallel with the North line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped "Miller Surveying"; thence North 00 degrees 20 minutes 37 seconds East 661.44 feet to a mag nail on the North line of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds East 645.02 feet to the point of beginning. Containing 7.00 acres, more or less.


**For information purposes Only:**

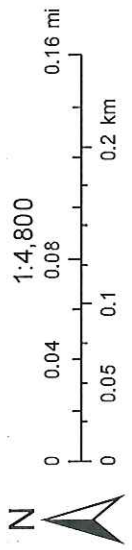
Common Address: 14557 E 146th Street, Noblesville, Indiana 46060  
Tax Parcel Number: 13-11-24-00-00-004.000  
TSLLC File #: 06090155

14701 East 146th Street



June 9, 2014

 Parcels



General Notes

14701 E. 146TH STREET - CONCEPTUAL SITE PLAN

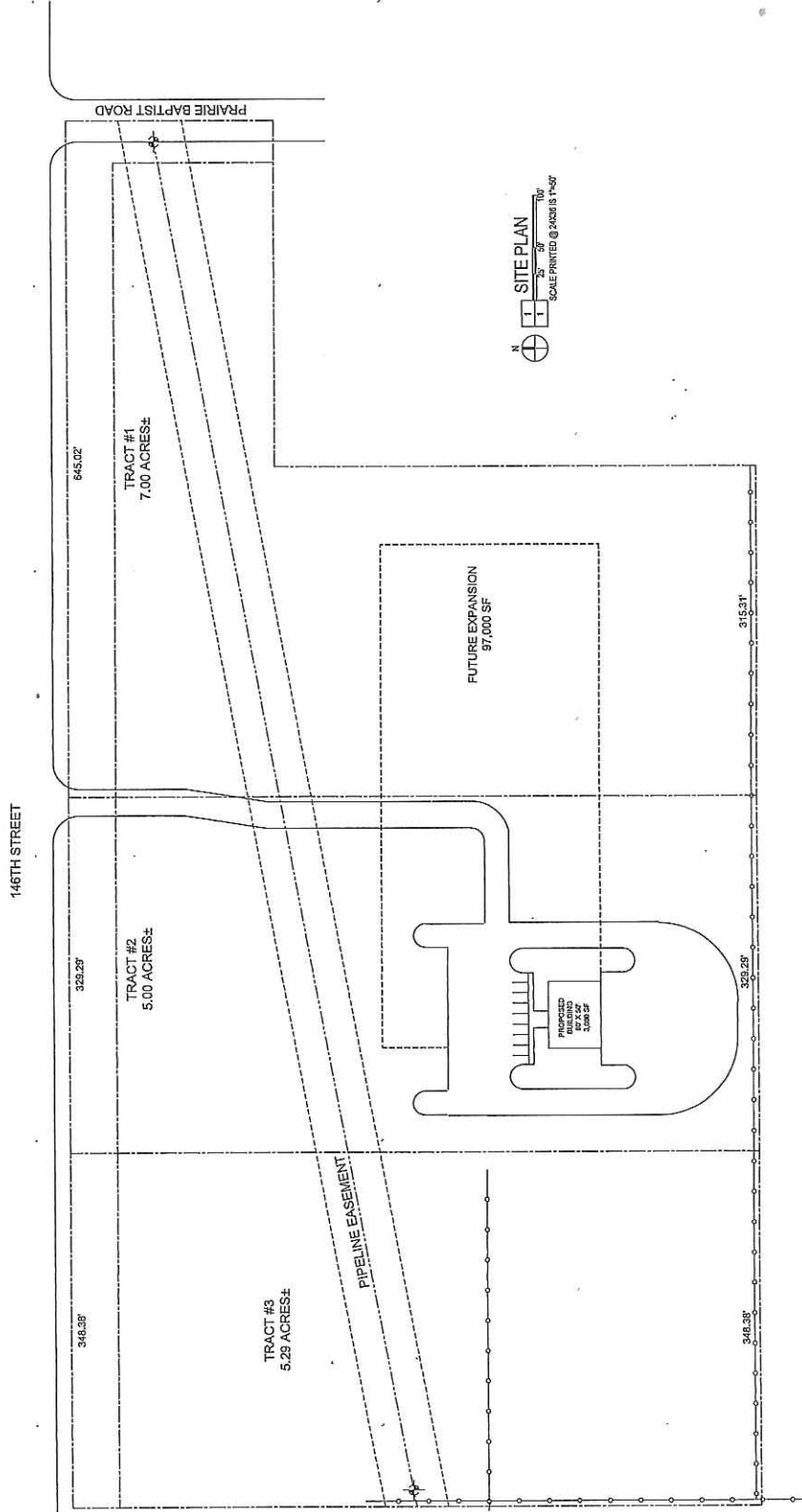
No.	Revisions/Issue	Date

Project Name and Address

Project Name and Address

Project	Date	Scale

**RECEIVED**  
 MAY 02 2014  
 Noblesville  
 Planning Department



**SITE PLAN**  
 SCALE PRINTED @ SIZE IS 1"=50'

146TH STREET

14701 E. 146TH STREET - CONCEPTUAL SITE PLAN