

Community Bank
Signature

24.00
8

200500060745
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-15-2005 At 11:04 am.
ORDINANCE 24.00

ORDINANCE NO. 66-8-05

Document Cross Reference No. 200300124691

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

This is an ordinance to amend Ordinance No. 81-11-03 (the "Noble Creek Shoppes PD Ordinance") previously approved pursuant to the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "City's Development Ordinance"), 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 has conducted a public hearing on Application No. 05N-15-1179 as required by law in regard to the application filed by Community Bank, (the "Developer") to amend the Noble Creek Shoppes PD Ordinance and the previously approved Noble Creek Shoppes preliminary development plan; and,

WHEREAS, the Plan Commission at their August 15, 2005 meeting sent its favorable recommendation to the Noblesville Common Council by a vote of 10 in favor and zero opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Noble Creek Shoppes

PD Ordinance and the previously approved Noble Creek Shoppes preliminary development plan are hereby amended as follows:

SECTION 1. The subject real estate (the "Real Estate"), more particularly described in Exhibit 1 attached hereto, is located generally at 400 Noble Creek Drive, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate currently is zoned PB/PD Planned Business Planned Development District.

SECTION 2. The Noble Creek Shoppes PD Ordinance and the previously approved Noble Creek Shoppes preliminary development plan are hereby amended to permit the following:

1. The primary building occupant on the Real Estate (i.e., the occupant of the building possessing the largest amount of building square footage) shall be permitted to utilize: one wall sign on the north elevation of the building not to exceed the size of the sign illustrated at Exhibit 2; one wall sign on the south elevation of the building not to exceed the size of the sign illustrated at Exhibit 3; and one wall sign on the east elevation of the building not to exceed the size of the sign illustrated at Exhibit 4.
2. In the event that a non-primary building occupant possesses a portion of the building on the Real Estate, an additional wall sign shall be permitted on the east elevation of the building not to exceed the size of the sign illustrated at Exhibit 5.
3. The sign copy of all wall signs on the Real Estate shall be permitted to change as long as the maximum sign sizes as set forth above are not exceeded.
4. All wall signs on the Real Estate shall consist of individual channelized letters.
5. All wall signs on the Real Estate shall otherwise comply with the applicable provisions of the City's Development Ordinance.

6. All other provisions of the Noble West PD shall remain in effect with the adoption of this ordinance.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of September, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

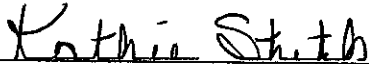
NAY



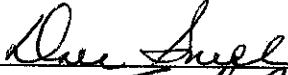
Alan Hinds



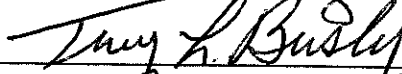
Laurie Jackson



Kathie Stretch



Dale Snelling



Terry Busby

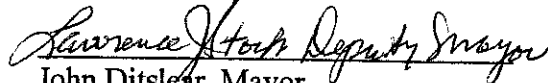


Mary Sue Rowland



Brian Ayer

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 13th day of September, 2005.


John Ditslear, Mayor
City of Noblesville, IN

ATTEST:


Janet Jaros, Clerk-Treasurer

Prepared by: Matthew S. Skelton, AICP, Attorney-At-Law, Bingham McHale, LLP
970 Logan Street, Noblesville, IN 46060, (317) 776-8668

EXHIBIT 1
Land Description

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 5 EAST IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 31 MINUTES 26 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 723.70 FEET TO THE NORTH RIGHT OF WAY LINE OF PLEASANT STREET AS CONVEYED TO THE BOARD OF COMMISSIONERS OF HAMILTON COUNTY, INDIANA, PER WARRANTY DEED RECORDED IN DEED RECORD 145, PAGE 66 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 260.83 FEET TO A POINT 157 FEET WEST OF THE CENTERLINE OF STATE ROAD 37 PER I.S.H.C. PLANS FOR "F" PROJECT #824 SECTION 1 AND ON THE, WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 37, (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE); (1) NORTH 45 DEGREES 41 MINUTES 25 SECONDS EAST 97.18 FEET; (2) NORTH 00 DEGREES 23 MINUTES 39 SECONDS WEST 339.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 279.76 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 166.06 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 278.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 37; THENCE SOUTH 00 DEGREES 23 MINUTES 39 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 166.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.06 ACRES, MORE OR LESS.

17'-10"

20" [] **COMMUNITY BANK**] 17"

SIGN TYPE
Reverse Channel Letters

RETURN/CABINET

ILLUMINATION
NEON

FACES
PMS 286 BLUE
GOLD BRUSHED ALUMINUM

SPECIAL CONDITIONS

CLIENT	COMMUNITY BANK	DATE	7/29/05 rev 2
ADDRESS	400 N. OBLE CREEK DR., NOBLESVILLE	SCALE	3/8" = 1'-0"
PHONE	317-770-3042	DRAWING NUMBER	05DR-2352C
FAX		DESIGN BY	M. HICKS
SALES REPRESENTATIVE	DARRYL RICE		

I accept this specific drawing as correct and make it my choice for production by Hutchison Signs, Inc. according to the terms of their proposal and/or contract. I fully understand that any changes made after this acceptance constitutes a voluntary alteration of the terms in the original proposal and/or contract which may increase costs and extend production time beyond expected date.

Authorized Signature _____ Date _____

SPECIAL NOTES

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EXHIBIT "2"

17' -10"



COMMUNITY BANK

20"

17"

SIGN TYPE
Reverse Channel Letters

RETURN/CABINET

ILLUMINATION
NEON

FACES
PMS 286 BLUE
GOLD BRUSHED ALUMINUM

SPECIAL CONDITIONS

CLIENT	COMMUNITY BANK	DATE	7/29/05 rev 2
ADDRESS	400 N. OBLE CREEK DR., NOBLESVILLE	SCALE	3/8"=1'-0"
PHONE	317-770-3042	DRAWING NUMBER	05DR-2352C
SIGN REPRESENTATIVE	DARRYL RICE	DESIGN BY	M. HICKS

I accept this specific drawing as correct and make it my choice for production by Hutchison Signs, Inc. according to the terms of their proposal and/or contract. I fully understand that any changes made after this acceptance constitutes a voluntary alteration of the terms in the original proposal and/or contract which may increase costs and extend production time beyond expected date.

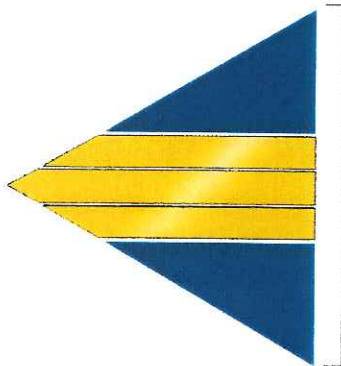
SPECIAL NOTES

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Authorized Signature _____ Date _____

EXHIBIT "3"

10'-6"



54"

COMMUNITY

17"

BANK

20"

5'-3"

SIGN TYPE

Reverse Channel Letters

RETURN/CABINET

ILLUMINATION

NEON

FACES

PMS 286 BLUE
 GOLD BRUSHED ALUMINUM

SPECIAL CONDITIONS

CLIENT	COMMUNITY BANK	DATE	7/29/05 rev
ADDRESS	400 N. OBLE CREEK DR., NOBLESVILLE	SCALE	3/8"=1'-0"
PHONE	317-770-3042	DRAWING NUMBER	05DR-2352C
FAX		DESIGN BY	M. HICKS
SALES REPRESENTATIVE	DARRYL RICE		

I accept this specific drawing as correct and make it my choice for production by Hutchison Signs, Inc. according to the terms of their proposal and/or contract. I fully understand that any changes made after this acceptance constitutes a voluntary alteration of the terms in the original proposal and/or contract which may increase costs and extend production time beyond expected date.

Authorized Signature _____ Date _____

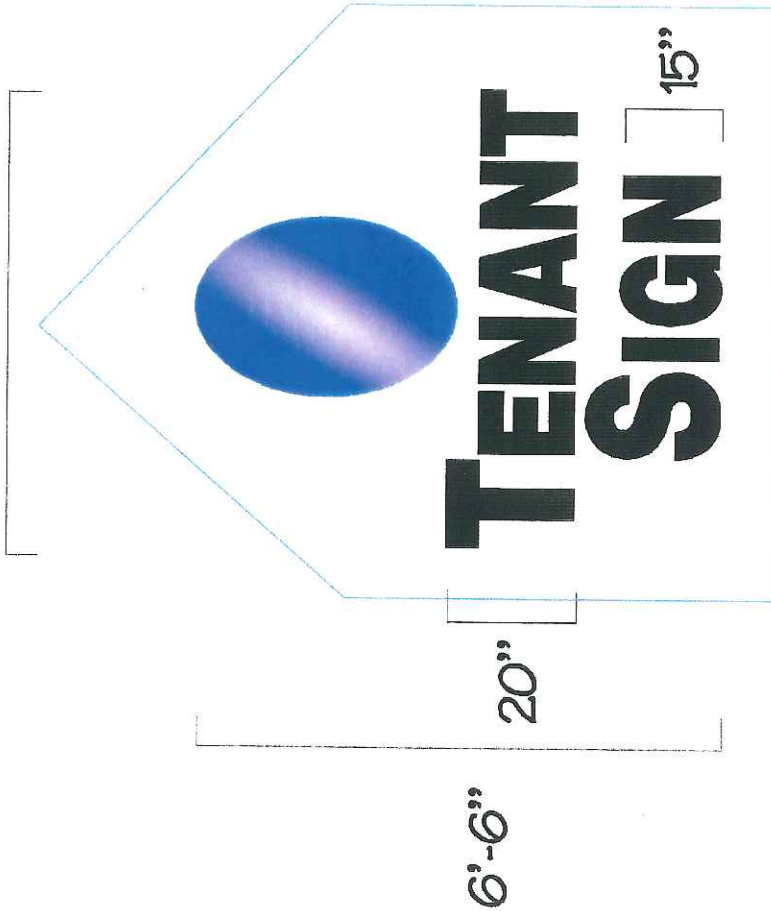
SPECIAL NOTES

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EXHIBIT "4"

TENANT SIGN

6'-6"



SIGN TYPE CHANNEL LETTERS **RETURN/CABINET** ALUMINUM **ILLUMINATION** NEON **FACES** ACRYLIC **SPECIAL CONDITIONS**

CLIENT	COMMUNITY BANK	DATE	7/29/05
ADDRESS	400 N. OBLE CREEK DR., NOBLESVILLE	SCALE	3/32"=1'-0"
PHONE	317-770-3042	DRAWING NUMBER	05DR-2352B tenant
SALES REPRESENTATIVE	DARRYL RICE	DESIGN BY	M. HICKS

I accept this specific drawing as correct and make it my choice for production by Hutchison Signs, Inc. according to the terms of their proposal and/or contract. I fully understand that any changes made after this acceptance constitutes a voluntary alteration of the terms in the original proposal and/or contract which may increase costs and extend production time beyond expected date.

Authorized Signature _____ Date _____

SPECIAL NOTES

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EXHIBIT "5"