

ORDINANCE NO. 81-11-03

4700
13
100 none

AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
A PART OF THE MASTER PLAN OF THE CITY OF
NOBLESVILLE, HAMILTON COUNTY, INDIANA

This is an Ordinance (the "PUD Ordinance") amending the Unified Development Ordinance of 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 (the "Zoning Ordinance"):

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 approval of a preliminary development plan and this PUD Ordinance identified by the Plan Commission as Docket No. 03N-15-1728 and filed by the Douglas Realty Group for the real estate containing approximately 11.79 acres, legally described on Exhibit "A" hereto, and located in Noblesville Township, Noblesville, Indiana (the "Real Estate"); and

WHEREAS, the Commission has sent to the Common Council of the City of Noblesville, Indiana (the "Common Council") its favorable recommendation, by a vote of 12 ayes and 0 nays, adopted on the 17th day of November, 2003.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Zoning Ordinance and the zone map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows:

SECTION 1. OVERALL CLASSIFICATION. The zoning classification of the Real Estate is BPD (Business Planned Development).

200300124691
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
12-15-2003 At 11:31 am.
ORDINANCE
47.00

SECTION 2. ADDITIONAL EXHIBITS.

- A. Attached hereto and incorporated herein by reference as Exhibit "B", is the approved preliminary development plan (collectively, the "Preliminary Development Plan").
- B. Attached hereto and incorporated herein by reference as Exhibit "C", are those elevations of the existing building to be renovated.
- C. Attached hereto and incorporated herein by reference as Exhibit "D" are elevations of the Walgreens building to be constructed, including signage.
- D. Attached hereto and incorporated herein by reference as Exhibit "E" are the signable areas for the existing building.
- E. Attached hereto and incorporated herein by reference as Exhibit "F" is the Walgreens designation sign rendering.
- F. Attached hereto and incorporated herein by reference as Exhibit "G" is the Center designation sign rendering.

SECTION 3. PUD DEVELOPMENT STANDARDS. This PUD Ordinance and its exhibits permit variations from the development standards, specifications, guidelines, and/or requirements contained in the Zoning Ordinance, including provisions permitting (i) the parking lot landscaping indicated on the Preliminary Development Plan; (ii) the Walgreens designation sign and Center designation sign rendered in Exhibit F and Exhibit G, respectively, and indicated on the Preliminary Development Plan; (iii) the reduction in required parking spaces for the existing building to be 320 spaces; (iv) the parking islands for the existing building not be required every linear 100 feet, as is indicated on the Preliminary Development Plan; (v) the number of parking spaces for the Walgreens be reduced to 64 spaces, as is indicated on the

Preliminary Development Plan; (vi) the signable area for the existing building identified on Exhibit E and the Walgreens signage illustrated on Exhibit D; and (vii) the Walgreens designation sign identified on Exhibit F, which shall not exceed 98 square feet in size, to be utilized by a single entity. The development standards, specifications, guidelines, and/or requirements established by and specified in this PUD Ordinance and/or its exhibits supersede the development standards, specifications, guidelines, and/or requirements of the Zoning Ordinance and the Subdivision Control Ordinance of the City of Noblesville, Indiana (the Subdivision Control Ordinance); provided, however, that unless a development standard, specification, guideline, and/or requirement contained in the Zoning Ordinance or Subdivision Control Ordinance is varied, altered, or modified by this PUD Ordinance and/or its exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Zoning Ordinance or Subdivision Control Ordinance shall apply. Further, (i) all lighting and curbing shall be as required by the Zoning Ordinance, and (ii) all mail boxes will be as required by the U.S. Postmaster.

SECTION 4. MISCELLANEOUS. The area identified on the Preliminary Development Plan as "Green Space" shall remain green space unimproved by buildings, structures, pavement, or parking.

SECTION 5. PROCEDURES. The following procedures shall apply:

- A. The Department shall determine whether final plans including, without limitation, building elevations, site plans, and landscape plans, are in substantial conformance with what has been approved by the Common Council in this PUD Ordinance.

B. Any decision of the Department can be appealed to the Plan Commission. Any decision of the Plan Commission can be appealed to the Common Council.

UPON MOTION DULY MADE AND SECONDED, THIS PUD ORDINANCE WAS FULLY PASSED BY THE MEMBERS OF THE COMMON COUNCIL THIS 9th DAY OF December, 2003.

COMMON COUNCIL, CITY OF NOBLESVILLE

BY:

AYE

NAY

James Snyder

James Snyder

Alan Hinds

Alan Hinds

Laurie Hurst

Laurie Hurst

Jack Martin

Jack Martin

Dale Snelling

Dale Snelling

Rex Dillinger

Rex Dillinger

Terry Busby

Terry Busby

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 9th day of December, 2003.

Rusty Bodenhorn

Dennis R. Redick, Mayor,
City of Noblesville, Indiana

(ACTING
MAYOR)

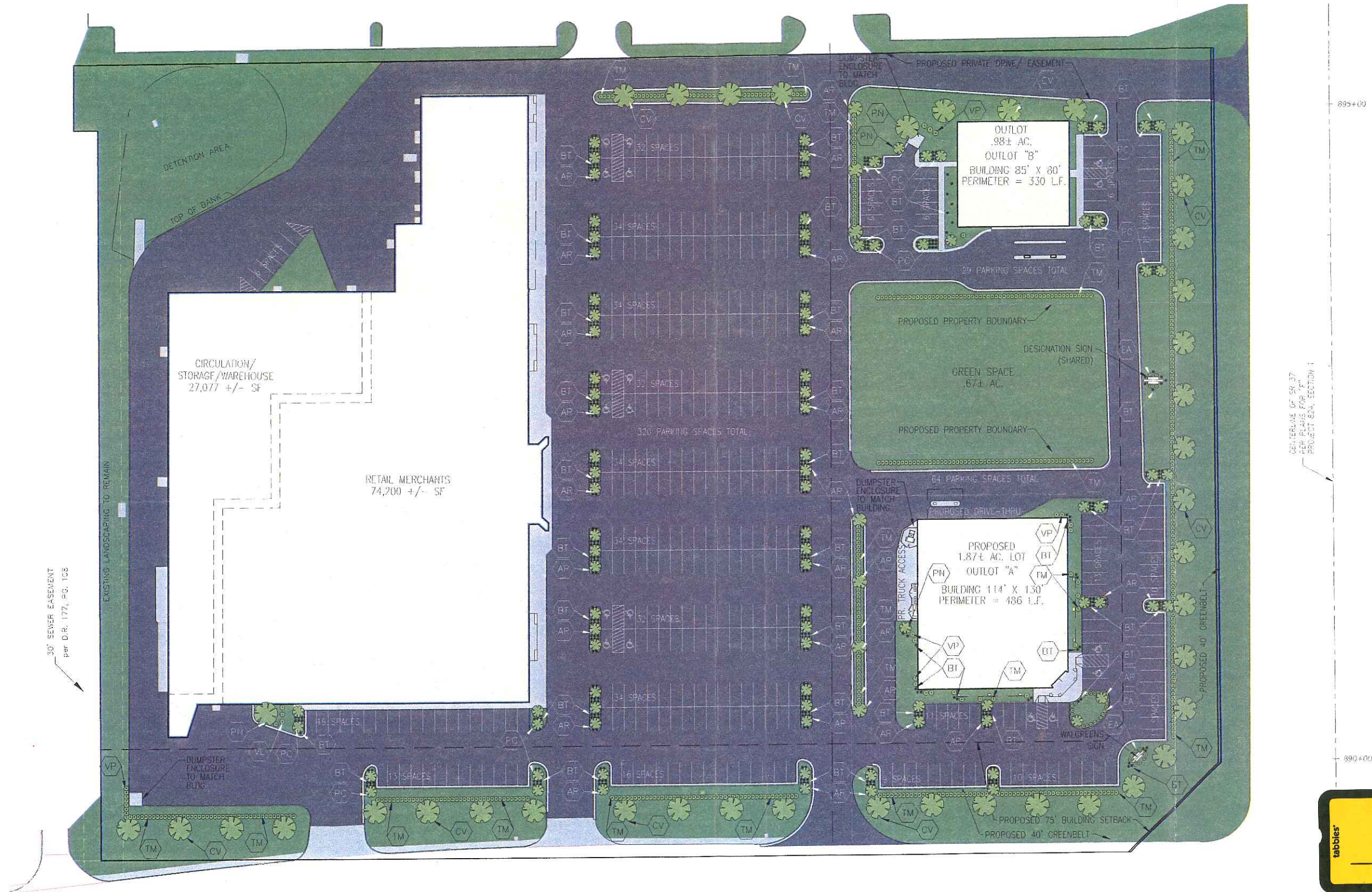
Rusty Bodenhorn
Acting Mayor

ATTEST:

Janet S. Jaros

Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law, NELSON & FRANKENBERGER, 3105 East 98th Street, Suite 170, Indianapolis, IN 46280.



PARKING INFORMATION

PARCEL	REQUIRED	PROVIDED
OUTLOT "A" (CALCULATED AS 14,716 SF STORE)	74	64
OUTLOT "B" (CALCULATED AS 6,800 SF BANK)	28	29
RETAIL CENTER		320
RETAIL (CALCULATED AS 74,200 SF SHOPPING CENTER)	371	SEE ABOVE
STORAGE/WAREHOUSE (CALCULATED AS 27,077 SF WAREHOUSE)	34	SEE ABOVE
TOTAL	507	413

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
AR	APRIS HYBRIDA 'ROSEUM'	ROSEAL PRUN BERRY	4" L	B & B	PLANTING
BT	BETULA PENDULA 'PUMILA'	SMALL LEAF BIRCH	4" L	B & B	PLANTING
CV	CORYLUS CORNUTA 'SOLITA'	WHITE BARK HAZEL	4" L	B & B	PLANTING
EA	EUCALYPTUS GLOBIOSA 'GLOBOSA'	COMPACT GUMMAGE BUSH	4" L	B & B	PLANTING
FC	FORSYTHIA INTERMEDIATA 'MAGNIFICA'	ORANGE BLOSSOM	4" L	B & B	PLANTING
GM	GEOFFRUA DECORATA 'GEOFFRUA'	ALGERIAN IRIS	4" L	B & B	PLANTING
TM	TRIFOLIUM MEDIUM 'MEDIUM'	TRIFOLIUM	4" L	B & B	PLANTING
VP	VIBURNUM PRAECOX 'PRAECOX'	WINTER FLOW	4" L	B & B	PLANTING
VP	VIBURNUM PRAECOX 'PRAECOX'	WINTER FLOW	4" L	B & B	PLANTING

NOTE: LANDSCAPING QUANTITIES AND SPECIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPE PLAN TO BE REVIEWED AND SUBJECT TO REVISION DURING SITE CONTRACT DOCUMENTS PREPARATION BY LANDSCAPE ARCHITECT.

1 PROPOSED SITE PLAN
1" = 30'

EXHIBIT

B

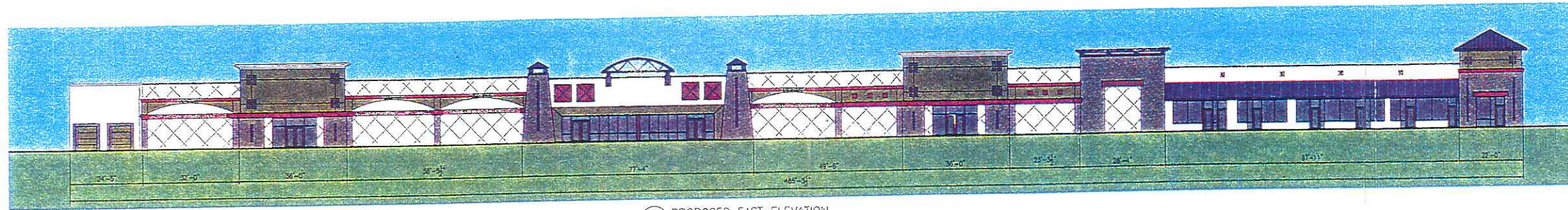
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 14048 WOODLARK DRIVE
 FISHERS, INDIANA 46038
 317.502.3360 VOICE
 317.585.9184 FAX
 WWW.CURRAN-ARCHITECTURE.COM

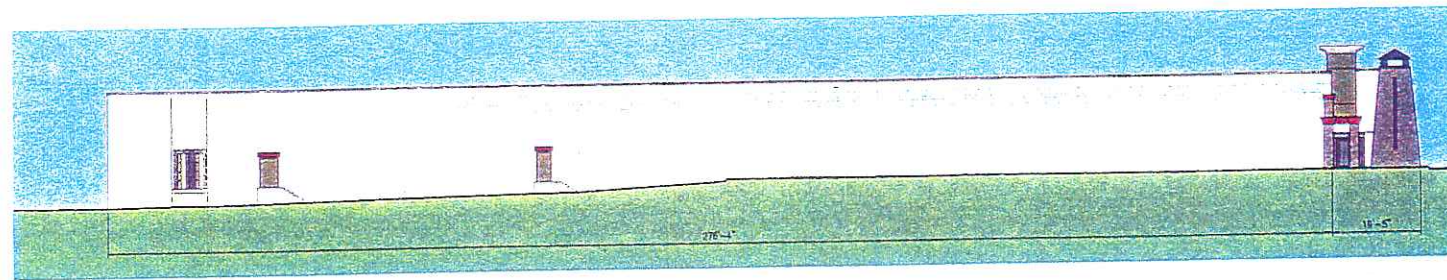
DRG
 DOUGLAS REALTY GROUP
 156 E. MARKET ST. # 1100
 INDIANAPOLIS, IN 46204
 TEL: 317.7822.0890
 FAX: 317.7822.0892

ISSUE DATE: 8/27/03
 DRAWN BY: DRG
 CHECKED BY: DRG
 DATE: 8/27/03
 PROJECT: SR 37
 PER PLAN: FOR "B"
 SECTION: F

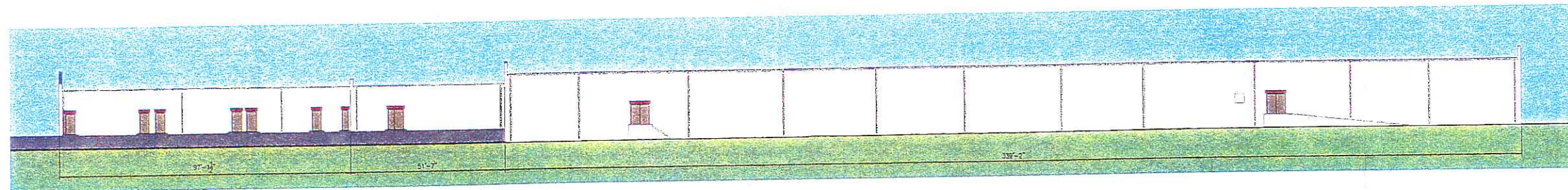
RETAIL CENTER REDEVELOPMENT
SR 37 AND PLEASANT STREET
NOBLESVILLE, INDIANA



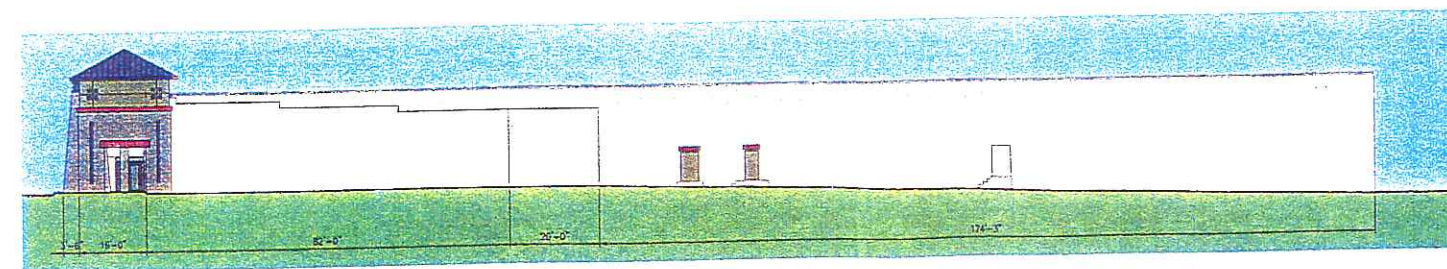
1 PROPOSED EAST ELEVATION
1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



3 PROPOSED WEST ELEVATION
1/16" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



RETAIL CENTER REDEVELOPMENT
 SR 37 AND PLEASANT STREET
 NOBLESVILLE, INDIANA

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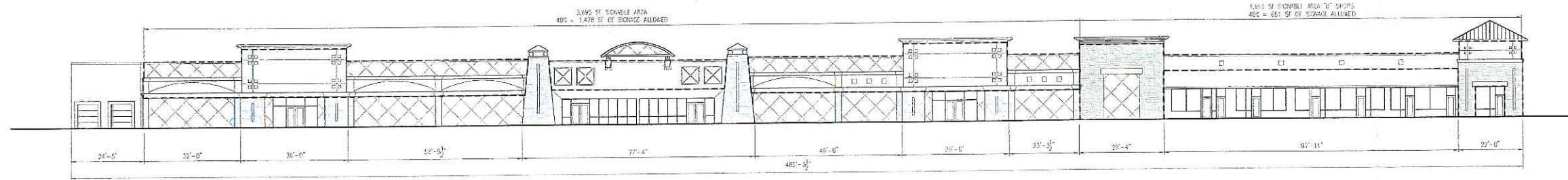
DRG
 DOUGLAS REALTY GROUP
 156 E. MARKET ST., #1100
 INDIANAPOLIS, IN 46204
 TEL (317) 622-0690
 FAX (317) 622-0692

SELECTED
 CERTIFICATE
 RELEVANT ELEVATIONS STUDY 1
 6/10/05 ELEVATIONS STUDY 1 - 400 COLPS
 6/16/05 ELEVATIONS STUDY 1 - REVISE COLPS
 7/15/05 ELEVATIONS STUDY 1
 7/23/05 ELEVATIONS STUDY 1 APPROVED PLAN
 8/22/05 ELEVATIONS STUDY 1 APPROVED PLAN
 8/22/05 APPROVED PLAN TO CITY
 05.12.04 REV. 02

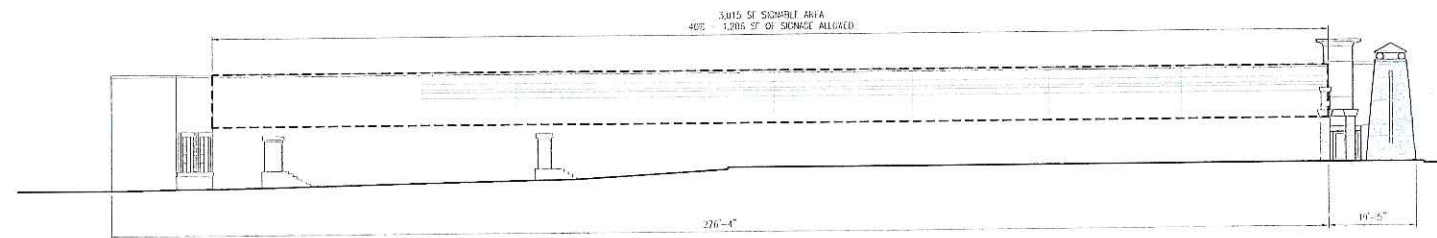
DRAWN BY
 CHECKED BY
 SIGN OFF DATE

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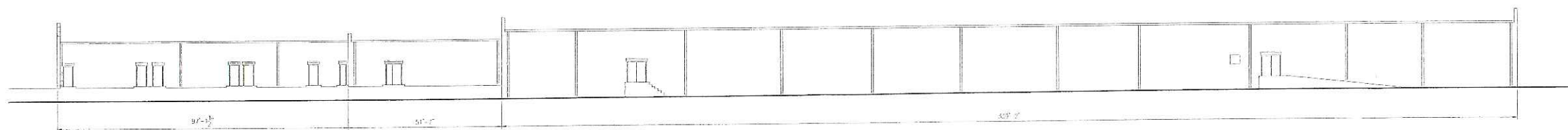
IN03007
 A3



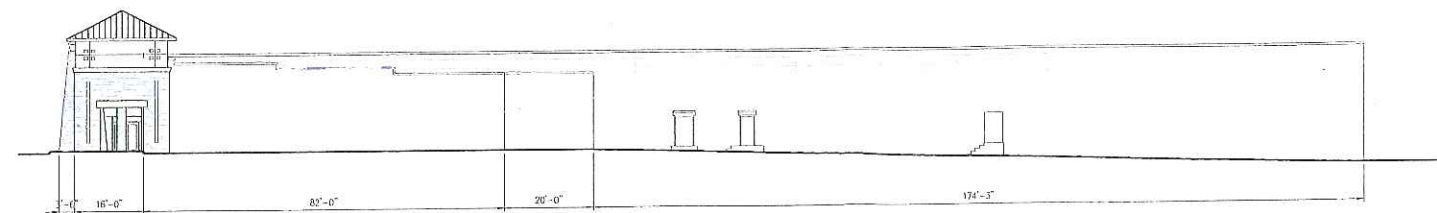
1 PROPOSED EAST ELEVATION - SIGNABLE AREA
1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION - SIGNABLE AREA
1/16" = 1'-0"



3 PROPOSED WEST ELEVATION - NO SIGNAGE
1/16" = 1'-0"



4 PROPOSED NORTH ELEVATION - NO SIGNAGE
1/16" = 1'-0"

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DRAWN BY: [Name]
CHECKED BY: [Name]
CLIENT SIGN OFF: [Name]
DATE: [Date]

DRG
DOUGLAS REALTY GROUP
156 E. MARKET ST., #1100
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TEL (317) 782-0690
FAX (317) 782-0692

ISSUE DATE
9/19/13 ELEVATION STUDY 1 - 2ND COLOR
6/19/13 ELEVATION STUDY 1 - PROJECT SCOPE
7/15/13 ELEVATION STUDY 3
8/22/13 ELEVATION STUDY 4/PRELIMINARY PLAN
9/16/13 PRELIMINARY TO CITY
10/23/13 REVISION

CERTIFICATION

**RETAIL CENTER REDEVELOPMENT
SR 37 AND PLEASANT STREET
NOBLESVILLE, INDIANA**

IN03007

A3.2



WALGREENS PROPOSED GROUND SIGN DRG
SR 37 AND PLEASANT ST.
NOBLESVILLE, INDIANA

IN03007-ELEV-4.DWG

SCALE: 1/4" = 1'-0"

11/3/03

DOUGLAS REALTY GROUP

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