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1.00 nmc

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

An Ordinance to amend The Zoning 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.

WHEREAS, The Plan Commission of The City of Noblesville has conducted a public hearing as required by law in regard to the application for an amendment to The Zoning Ordinance (Unified Development Ordinance) filed by Douglas B. Floyd, Attorney, for Home Depot; and,

WHEREAS, The Plan Commission has sent its recommendation to The Noblesville Common Council in the following manner: favorably by a vote of 12 in favor, 0 opposed, and 0 abstention.

NOW, THEREFORE, BE IT ORDAINED by The Common Council of The City of Noblesville, Hamilton County, Indiana, meeting in regular session, the text and zone map of The Unified Development Ordinance is hereby amended as follows:

SECTION 1. This Ordinance amends a Planned Development Ordinance previously adopted by The Noblesville Common Council, which ordinance zoned Planned Development the real estate described in Exhibit A hereto together with adjacent real estate.

SECTION 2. The real estate described in Exhibit A shall be used for uses allowed in the PB District as defined in The Unified Development Ordinance except for the North 21.3 acres of

200100023166
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
04-27-2001 04:01 pm.
ORDINANCE 39.00

real estate as shown on Exhibit B to this ordinance which 21.3 acres or a part thereof may be used for multi-family purposes.

SECTION 3. Exhibit B to this ordinance is The Preliminary Development Plan for The Planned Development Zone District described in Exhibit A hereto.

SECTION 4. Development standards for this Planned Development shall be the same standards described in The Unified Development Ordinance for The Planned Business District except for any multi-family uses which shall be subject to the standard of The Unified Development Ordinance for the R-5 Zone district.

SECTION 5. Landscape standards for the real estate described in Exhibit A shall be those standards described in The Unified Development Ordinance except that the terms of The Unified Development Ordinance, Article 12, Landscaping and Screening shall be amended to allow the following on the real estate described in Exhibit A:

- A. The interior parking lot landscaping area shall be reduced from 15% to 10%.
- B. Perimeter tree plantings located in the landscape buffer parallel and adjacent to State Road 32 shall be a minimum size at planting of 3 1/2" caliper diameter measured at a point 12" above the ground. Perimeter tree plantings shall be a minimum height of 18'. Trees planted in the interior of the parking lot shall be a minimum size at planting of 3 1/2" caliper diameter measured at a point 12" above the ground.
- C. A landscape berm shall be constructed to a minimum height of six feet along State Road 32 and along the West side of the entrance street shown on the East side of Exhibit C north

from State Road 32 to a point on Exhibit C where it shall taper to a terminus. A landscape berm shall be constructed to a minimum height of four feet on the West side of the proposed pond located on the East side of the Home Depot store shown on Exhibit C.

D. Building base plantings shall be installed on the North side of the building in accordance with the standards of Article 12 of The Unified Development Ordinance. Building base plantings shall be installed in masonry planters on the West side of the building. The masonry planters on the West side of the building shall be constructed of the same or complimentary materials as the West elevation of the building. The masonry planters shall be a minimum of 24" high measured from the sidewalk and shall be spaced and built to lengths and depths complimentary to the West elevation of the building and approved as part of The Detailed Development Plan for the Home Depot building. No building base plantings shall be placed upon the South or East side of the building so long as the plantings shown on Exhibit C are installed as specified along State Road 32 and along the West side of the proposed pond shown on Exhibit C on the East side of the Building.

E. Landscaping on the outlots adjacent to State Road 32 shall be consistent with the standards of Article 12 of The Unified Development Ordinance.

Section 6

Architectural design and building materials for the Home Depot building shown on The Preliminary Development Plan shall be consistent with the elevations shown on the elevations incorporated herein as Exhibit D.

Section 7

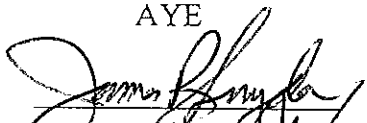
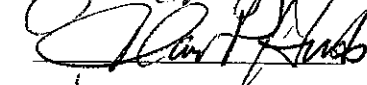
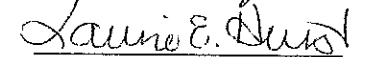
A site identification sign shall be allowed on the State Road 32 right-of-way on the East or West side of the access street shown on The Preliminary Development Plan along the East side of the real estate. The site identification sign shall be designed to identify multiple users within The Planned Development and shall be constructed of materials complimentary to the building materials on the buildings in The Planned Development. The maximum height of the site identification sign shall be 16' and the maximum signable area for sign copy on each face of the sign shall not exceed 250 square feet. The "Noblesville Commons" site identification sign located at the Northeast corner of State Road 32 and State Road 37 may be reconstructed and reconfigured so long as the reconstruction sign does not exceed 25' in height and 350 square feet of signable area on each face. Final approval of site development signs will be by The Plan Commission as a detailed development plan. The approval of the site identification sign located on State Road 32 there shall not be allowed a second site identification sign on State Road 37.

SECTION 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of The Common Council this 13th day of March, 2001.

COMMON COUNCIL, CITY OF NOBLESVILLE

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NAY

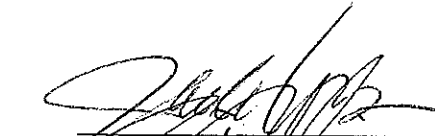




James Snyder


Alan Hinds

Laurie Hurst

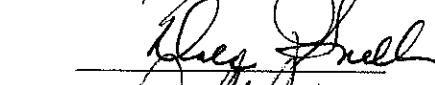
An Ordinance to Amend the Zoning Ordinance,
A Part of the Master Plan of the City of Noblesville,
Hamilton County, Indiana




Jack Martin _____



Rex Dillinger _____



Dale Snelling _____

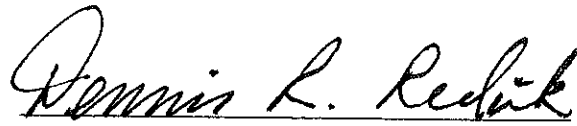


Jay McCoskey _____

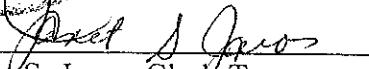
Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,

this 13th day of March, 2001.





Dennis R. Redick, Mayor
City of Noblesville, Indiana



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

This instrument prepared by Michael Howard, Attorney-at-Law



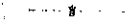

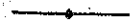
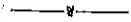
EXHIBIT "A"

LAND DESCRIPTION

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 5 EAST, IN HAMILTON COUNTY, INDIANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST, A DISTANCE OF 663.81 FEET ALONG THE WEST LINE OF SAID HALF-QUARTER SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST, A DISTANCE OF 1974.20 FEET, PASSING THROUGH AN ANGLE IRON AT 35.91 FEET, FOUND REBAR W/0001 CAP AT 181.57 FEET, AND A FOUND REBAR W/0001 CAP AT 529.19 FEET, TO A FOUND 1.1 DIA CONCRETE POST W/0.35'X4' BRACE MARKING THE NORTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 920.06 FEET, PASSING THROUGH A FOUND 1.1 DIA CONCRETE POST W/0.35' X4' BRACE AT 462.00 FEET, TO A FOUND WOOD POST; THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 2040.59 FEET, PASSING THROUGH A FOUND REBAR W/0001 CAP AT 2005.60 FEET, TO A POINT; THENCE NORTH 85 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 678.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5729.58', AN ARC LENGTH OF 241.19' AND A CHORD BEARING OF NORTH 87 DEGREES 06 MINUTES 07 SECONDS WEST, A DISTANCE OF 241.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 42.313 ACRES, MORE OR LESS.

LEGEND

-  PROPOSED SANITARY SEWER
-  PROPOSED STORM SEWER
-  PROPOSED WATER LINE
-  EXISTING STORM SEWER
-  EXISTING SANITARY SEWER
-  EXISTING WATER LINE

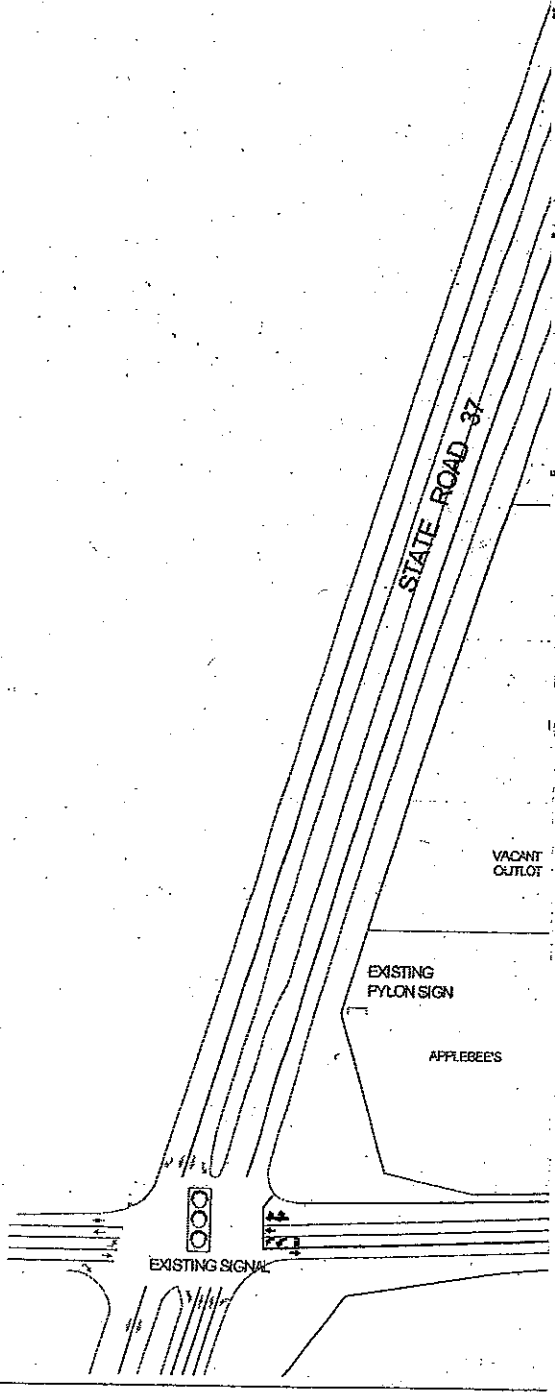
**ROGER WARD
ENGINEERING
INCORPORATED**
 CIVIL ENGINEERS - CITY ENGINEERS - DEVELOPMENT CONSULTANTS
 ONE WHITFIELD AVENUE, SUITE 3
 NOBLESVILLE, INDIANA 46061
 (317) 251-1758 (FAX) 251-1823
 www.rwi-engineering.com



ASSUMED NORTH
 SCALE: 1"=100'

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 42.3 AC +/-
 THE HOME DEPOT = 15.4 AC +/-
 MULTI-FAMILY / COMM. = 21.3 AC +/-
 RIGHT-OF-WAY = 3.0 AC +/-
 FUTURE OUTLOTS = 2.6 AC +/-
 CURRENT ZONING = PB
 GROSS BUILDING AREA = 134,650 S.F.
 TOTAL PARKING SPACES PROVIDED = 518
 ACCESSIBLE SPACES PROVIDED = 10



"B"

PRELIMINARY
 SITE PLAN

DRAWN BY: BSC
 DATE: 07/10/07
 SCALE: AS SHOWN
 SHEET:

REVISIONS
 1
 2
 3
 4

WDA&E
 HOME DEPOT
 STATE ROAD 32/58
 NOBLESVILLE, INDIANA

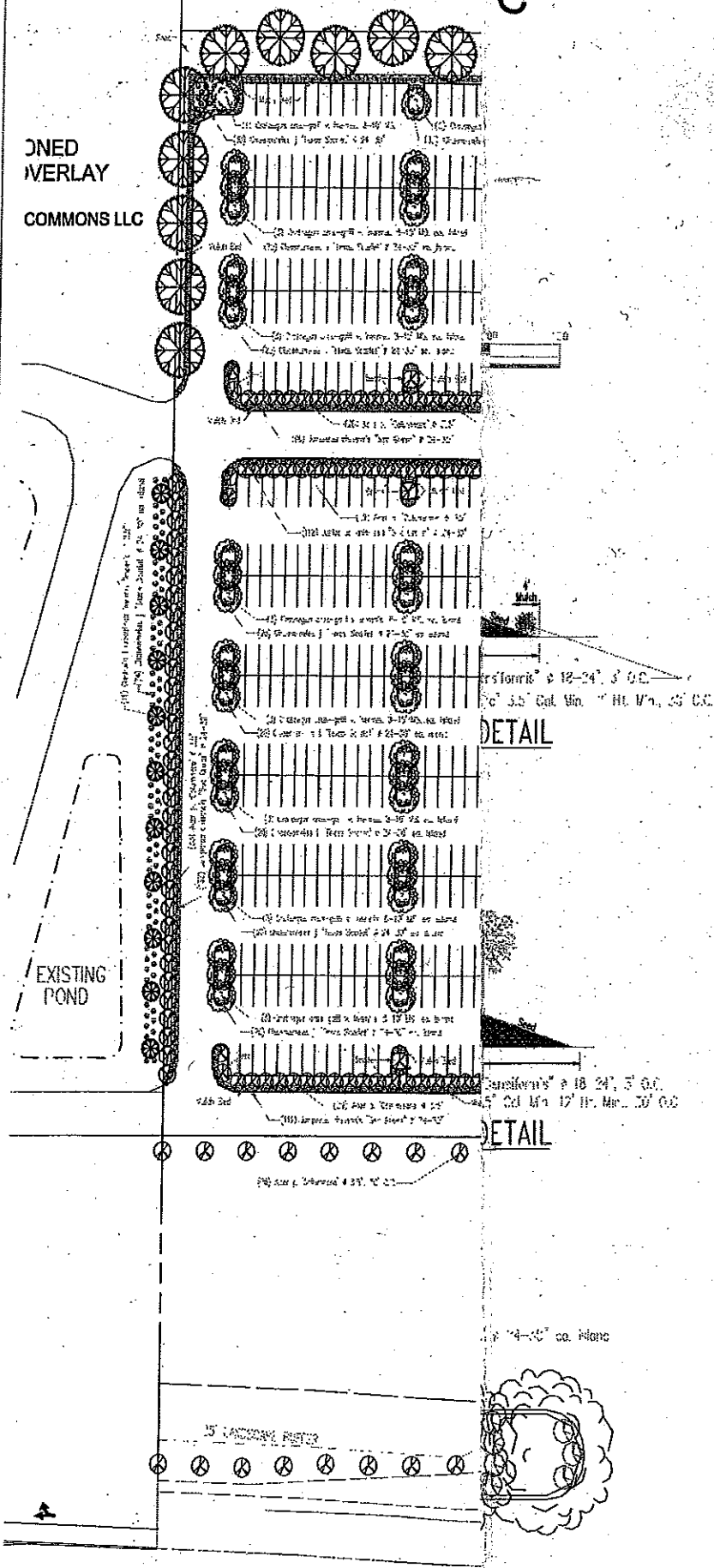
BY:

DATE:

SHEET
C101
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VERLAY
COMMONS LLC

"C"



**ROGER WARD
ENGINEERING
INCORPORATED**
CIVIL ENGINEERS - SITE DESIGNERS - DEVELOPMENT CONSULTANTS
624 WINTHROP AVENUE, SUITE 2
INDIANAPOLIS, INDIANA 46201
(317) 251-1758 FAXO 251-1628
www.rwardeng.com

PRELIMINARY
LANDSCAPE PLAN

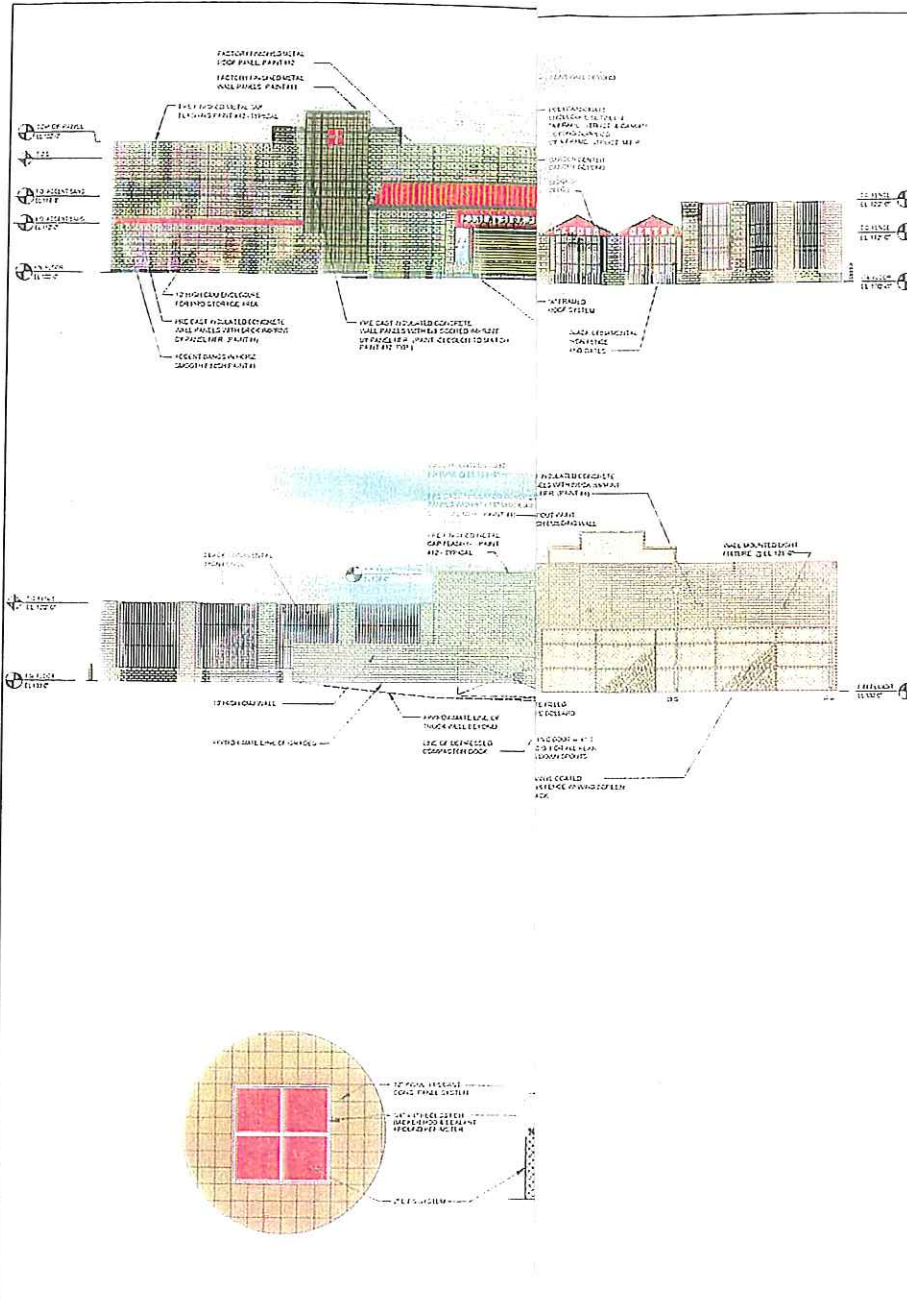
WDA&E
HOME DEPOT
STATE ROAD 32/38
NOBLESVILLE, INDIANA

DRAWN BY: EAG
CHECKED BY: JLD
DATE: 11/11/11

REVISIONS:
1. 11/11/11

BY:
DATE:
SHEET
L101
OF
1
JOB#: WDA001

11'-11" WS. 6th. Place
AD DETAIL



5 PIER ACCENT DETAIL
R1.0 SCALE: NTS



HOME DEPOT U.S.A. INC.
12100 KINGSTER ROAD
PHOENIX, AZ 85027-2100
PHONE (480) 777-3300
FAX (480) 777-3304

THE HOME DEPOT

NORTHEAST CORNER OF ST. RT. 32 & ST. RT. 38, NOBLESVILLE, IN

SUBMITTALS

1	DESIGN CITY SUBMITTALS
2	DESIGN CITY SUBMITTALS
3	DESIGN CITY SUBMITTALS
4	DESIGN CITY SUBMITTALS

100
P. CHAPMAN

HOME DEPOT PROJECT
XXXX

ADDITIONAL SHEET
10.249

DATE: 11/11/03

EXTERIOR FINISHES:

- FACTORY-FINISHED METAL LOOP PANEL (FINISH 1)
- W/VE CAST POLYMER CONCRETE WALL PANELS (FINISH 2)
- FACTORY-FINISHED METAL LOOP PANEL (FINISH 3)
- FACTORY-FINISHED METAL LOOP PANEL (FINISH 4)
- FACTORY-FINISHED METAL LOOP PANEL (FINISH 5)
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R1.0

DATE: 11/11/03

COLOR RENDERING