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Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
08-16-2004 At 02:55 pm.
ORDINANCE 17.00

ORDINANCE NO. 36-7-04

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. 40-8-96 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 04N-15-0501 as required by law in regard to the application filed by Pebble Brook Village, LLC (the "Developer") to amend Ordinance No. 40-8-96 and the previously approved Pebble Brook Village preliminary development plan; and,

WHEREAS, the Plan Commission at their July 19, 2004 meeting sent its unfavorable recommendation to the Noblesville Common Council by a vote of 8 in favor and 3 opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that Ordinance No. 40-8-96 and the previously approved Pebble Brook Village 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 the northwest corner of Little Chicago Road

and State Road 32, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate currently is zoned VCPD Village Center Planned Development District.

SECTION 2. The amended preliminary development plan attached hereto as "Exhibit 2," the architectural guidelines and illustrative elevations attached hereto as "Exhibit 3", the landscaping plan attached hereto as "Exhibit 4" and the sign plan attached hereto as "Exhibit 5" are adopted as part of this ordinance. The landscaping plan shall provide at least the number of trees and shrubs as required by the City's landscaping ordinance, but the trees and shrubs may be located as shown on the landscaping plan.

SECTION 3. All uses allowed in the VCPD District are allowed. Drive-through windows are allowed only for bank, pharmacy, coffee shop and cleaners uses. All wall signs shall use individual channel letters and shall otherwise comply with the applicable provisions of the City's Development Ordinance.

SECTION 4. This ordinance, its exhibits and the amended preliminary development plan approved by the Plan Commission (collectively, the "PD Standards") permit variations from the development standards, specifications, guidelines and/or requirements (collectively, the "Standards") contained in the City's Development Ordinance. Awnings may be used as signage and shall otherwise comply with the applicable provisions of the City's Development Ordinance. No internally-lit awnings, however, will be permitted. The PD Standards supersede the Standards in the City's Development Ordinance to the extent the PD Standards vary, alter or modify the Standards in the City's Development Ordinance. The Standards in the City's Development Ordinance, however, shall apply to the extent that the PD Standards do not vary, alter or modify them.

SECTION 5. The Developer has agreed to the following commitments: 1) to provide public entrances from the two end tenants of the multi-tenant buildings located along Pebble Brook Lane; 2) present the option to the interior tenants to utilize Pebble Brook Lane as a public entrance, although a public entrance along Pebble Brook Lane is not required for the interior tenants; 3) no drain spouts or utilities will be located on the façade of the buildings facing Pebble Brook Lane; 4) provide for significantly enhanced building facades along Pebble Brook Lane in compliance with Exhibit 3 of this ordinance; 5) deliveries and trash pick-up along Pebble Brook Lane will be prohibited; 6) street trees, benches and other features will be installed along Pebble Brook Lane to enhance the streetscape as per Exhibit 4 of this ordinance; 7) dumpsters and utilities for the two multi-tenant buildings along Pebble Brook Lane will be located between the two buildings; 8) the professional office sign will be located beyond the required buffer yard for State Road #32; and 9) the Developer will petition INDOT for the removal of the right-of-way fence along State Road #32 and will agree to maintain that portion of the right-of-way at the time of removal of the fence.

SECTION 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 10th day of August, 2004.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

<u>Laurie Hurst</u>	Laurie Hurst	_____
<u>Dale Snelling</u>	Dale Snelling	_____
_____	Alan Hinds	<u>Alan Hinds</u>
<u>Terry Busby</u>	Terry Busby	_____
<u>Mary Sue Rowland</u>	Mary Sue Rowland	_____
<u>Brian Ayer</u>	Brian Ayer	_____
_____	Kathie Stretch	<u>Kathie Stretch</u>

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 10th day of August, 2004.

John Ditslear
John Ditslear, Mayor
City of Noblesville, IN

ATTEST:
Janet Jaros
Janet Jaros, Clerk-Treasurer

Prepared by: Steven D. Hardin, Esq., Attorney-At-Law, Bingham McHale, LLP
970 Logan Street, Noblesville, IN 46060

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE
CLERK-TREASURER'S OFFICE.

Pebble Brook Village Architectural Guidelines

The below elements and the attached elevations define the intended architectural character for the commercial areas within the Real Estate:

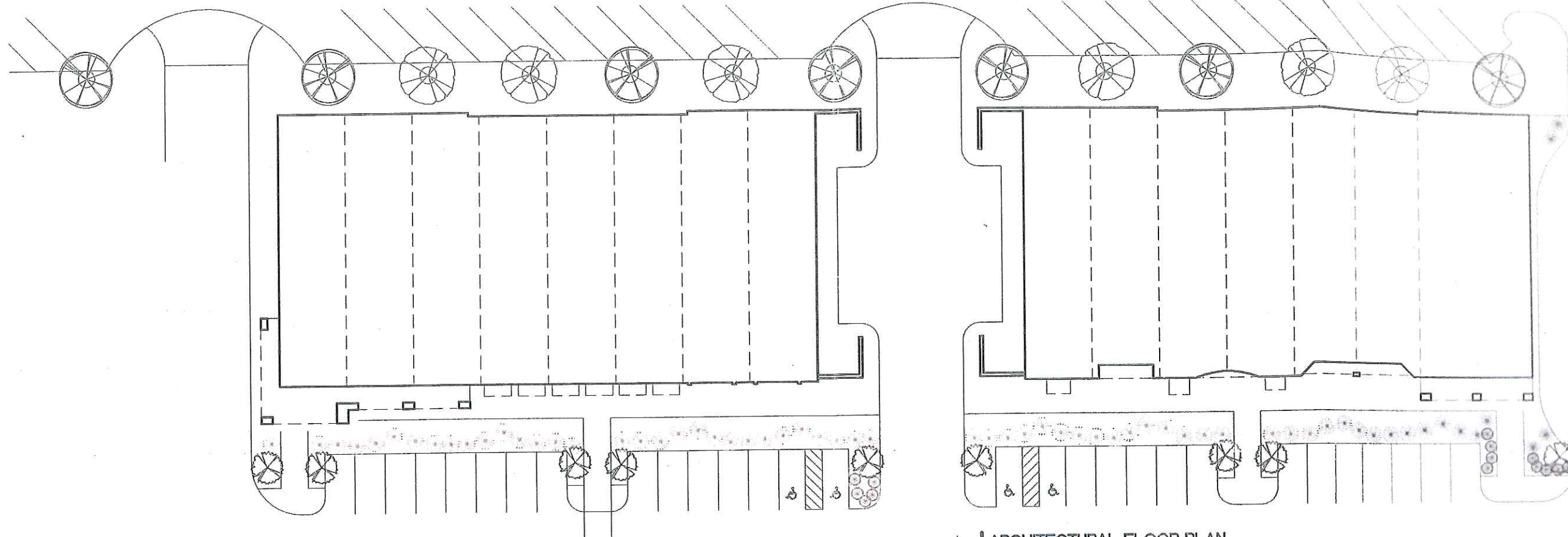
1. The roof of new buildings shall have architectural features such as pitched, gabled, hipped, pyramidal and parapet;
2. Other features such as three-dimensional cornice treatments, overhanging or bracketed eaves, and second-story "look" windows shall be encouraged;
3. All roof-mounted mechanical equipment shall be screened from view through the design of the roof or façade;
4. Entries shall be clearly defined and accented with such features as awnings, porticos (a porch with a pedimented roof and usually supported by columns), overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches;
5. The façade must be articulated through the use of changes in color, texture, or material module, expression of architectural or structural bays through a change in plane such as an offset, reveal, or projecting rib;
6. Windows should be of scale and character in keeping with a "main street" style;
7. "Upper levels" created by parapet walls which simulate an upper story shall contain windows or other significant architectural features; and
8. Awnings shall be opaque with the exception of the sign area.

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 33, Township 19 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the said Quarter Section; thence South 89 degrees 50 minutes 41 seconds West along the South line of said Quarter Section 402.17 feet; thence North 00 degrees 42 minutes 24 seconds East 48.34 to a point on the North right-of-way line of State Road #32, said point also being the POINT OF BEGINNING of this description; said point also being a point on a curve concave northerly, the radius point of said curve being 111.24 feet from said point; thence westerly along said curve and along said North right-of-way line 111.24 feet to the point of tangency of said curve, said point being South 00 degrees 00 minutes 17 seconds West 122,725.99 feet from the radius point of said curve; thence South 89 degrees 52 minutes 22 seconds West along said North right-of-way line 956.24 feet; thence North 00 degrees 07 minutes 38 seconds West 645.30 feet; thence North 89 degrees 52 minutes 10 seconds East 419.26 feet; thence North 00 degrees 07 minutes 50 seconds West 12.93 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 52 minutes 10 seconds West 250.00 feet from said point; thence northerly along said curve 82.45 feet to the point of tangency of said curve, said point being North 70 degrees 58 minutes 23 seconds East 250.00 feet from the radius point of said curve; thence North 19 degrees 01 minutes 37 seconds West 94.94 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 70 degrees 58 minutes 23 seconds East 200.00 feet from said point; thence northerly along said curve 18.00 feet to the point of tangency of said curve, said point being South 75 degrees 33 minutes 24 seconds West 200.00 feet from the radius point of said curve; thence North 89 degrees 52 minutes 10 seconds East 223.80 feet; thence South 00 degrees 07 minutes 50 seconds East 199.04 feet; thence North 89 degrees 52 minutes 10 seconds East 69.99 feet; thence South 00 degrees 07 minutes 50 seconds East 255.21 feet; thence North 89 degrees 52 minutes 22 seconds East 389.40 feet; thence South 00 degrees 07 minutes 38 seconds East 50.00 feet; thence North 89 degrees 52 minutes 22 seconds East 26.95 feet; thence South 00 degrees 12 minutes 33 seconds East 169.81 feet; thence South 08 degrees 08 minutes 43 seconds West 68.63 feet; thence South 00 degrees 42 minutes 25 seconds West 102.42 feet to the place of beginning. Containing 14.391 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

ADOPTED PEBBLE BROOK PLAN



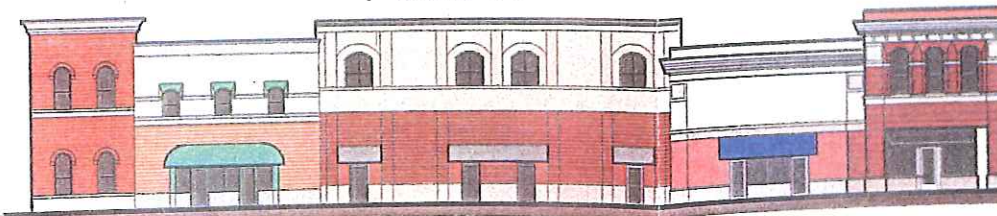
ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



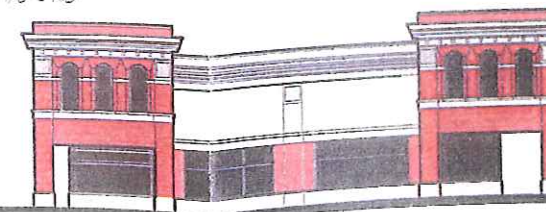
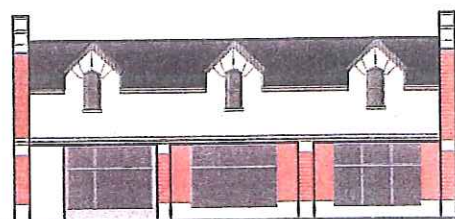
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



PETERSON ARCHITECTURE

100 North Dearborn Street, Suite 200, Chicago, IL 60610
TEL: 312.467.1100 FAX: 312.467.1101
WWW.PETERSONARCHITECTURE.COM

RETAIL BUILDINGS
PEBBLE BROOK VILLAGE
5110 N. 31ST LITTLE CHICAGO
NOBLESVILLE, INDIANA

PEBBLE BROOK VILLAGE, LLC

CONCEPTUAL DESIGN
JULY 21, 2004

REVISIONS

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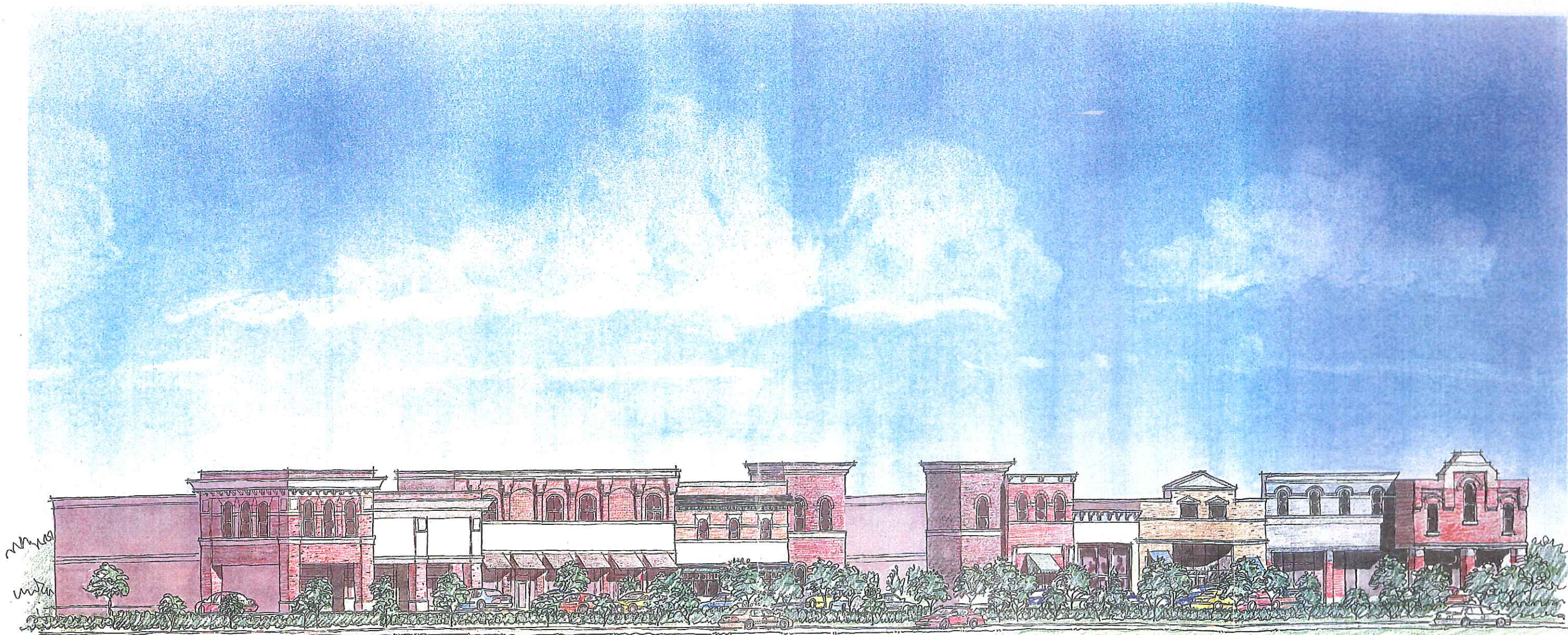
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CHECKED BY

PROJECT NUMBER

OVERALL
FLOOR PLAN
A101

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PEBBLE BROOK VILLAGE

VILLAGE CENTER CONCEPT

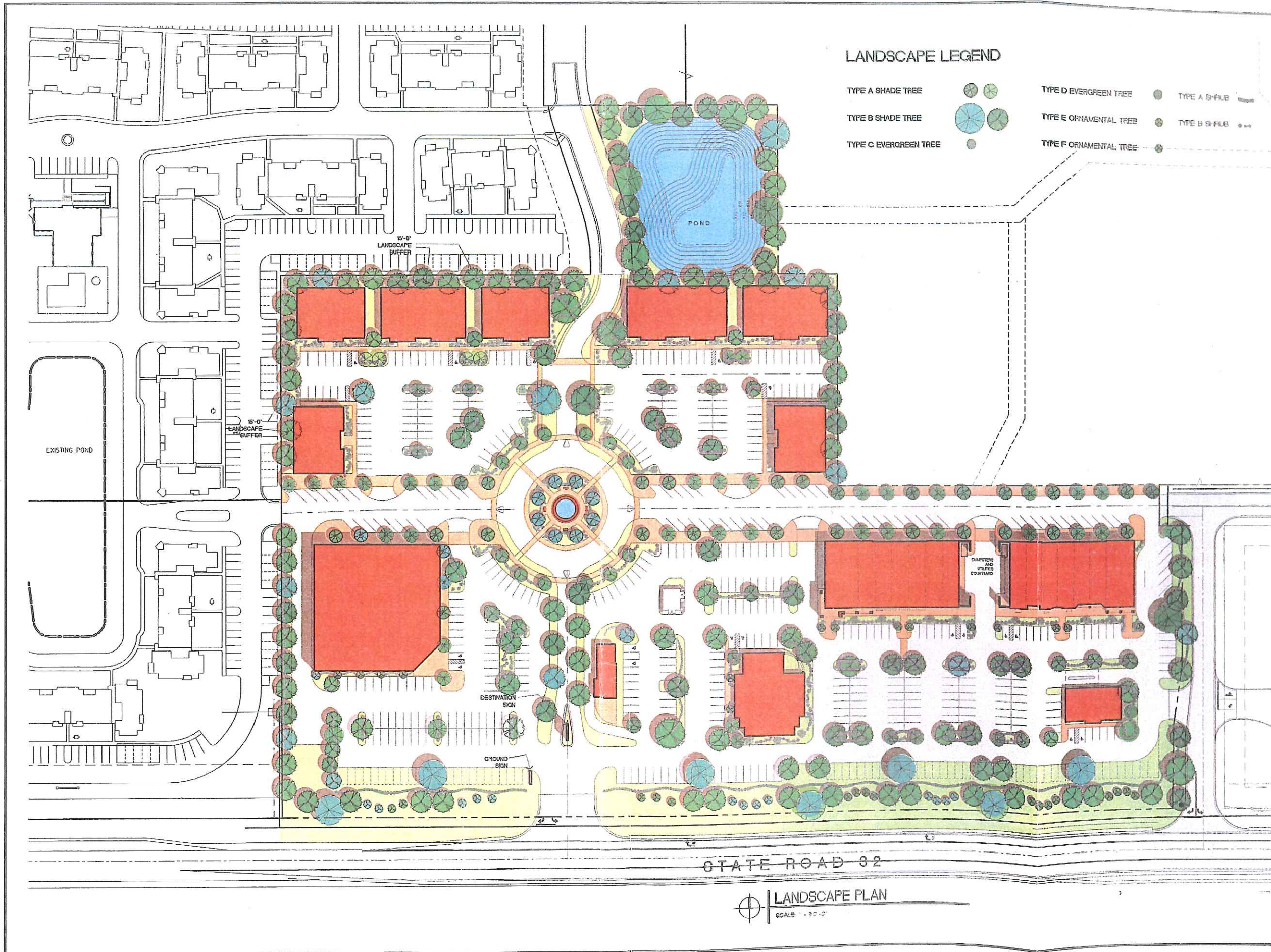
*State Road 32 & Little Chicago Road
Noblesville, Indiana*

Developed & Owned by
PEBBLE BROOK VILLAGE LLC.

Peterson Architecture

802 Mulberry Street, Suite G
Noblesville, IN 46060
p 317 770 9714
f 317 770 9718
studio@petersonarchitecture.com

ADOPTED PEBBLE BROOK PLAN



LANDSCAPE LEGEND

- TYPE A SHADE TREE
- TYPE B SHADE TREE
- TYPE C EVERGREEN TREE
- TYPE D EVERGREEN TREE
- TYPE E ORNAMENTAL TREE
- TYPE F ORNAMENTAL TREE
- TYPE A SH-FILB
- TYPE B SH-FILB


 ARCHITECTURE
 101 West Street, Suite 200, Noblesville, IN 46060
 TEL: 317.552.9414
 FAX: 317.552.9418

RETAIL BUILDINGS
PEBBLE BROOK VILLAGE
 57 RD 37 • LITTLE CHICAGO
 NOBLESVILLE, IN 46060
PEBBLE BROOK VILLAGE, LLC

CONCEPTUAL DESIGN
JULY 17, 2004

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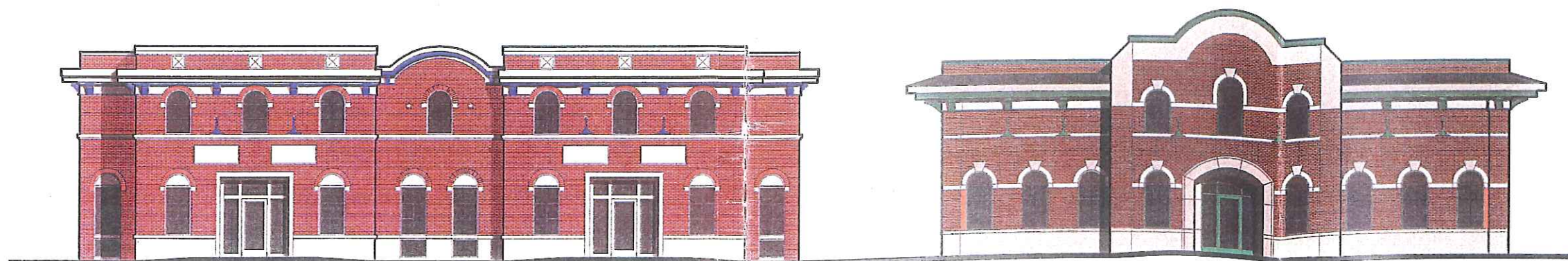
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 CHECKED BY: D. PETERSON
 PROJECT NUMBER: 03-003

CONCEPTUAL LANDSCAPE PLAN
L100

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STATE ROAD 32

 LANDSCAPE PLAN
 SCALE: 1" = 50'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECTURE

204 Maple Street, Suite 101, Indianapolis, IN 46202
 317.557.7777
 317.557.7778

PROFESSIONAL OFFICE BUILDINGS
PEBBLE BROOK VILLAGE
 57 RD 37 # LITTLE CHICAGO
 NOBLESVILLE, INDIANA
RIVERSTONE PARTNERS, INC.

CONCEPTUAL DESIGN
 JULY 27, 2004

REVISIONS	
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DRAWER NO. 3
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 CHECKED BY: D. PETERSON
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CONCEPTUAL
 FLOOR PLAN
A2.0

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PEBBLE BROOK VILLAGE

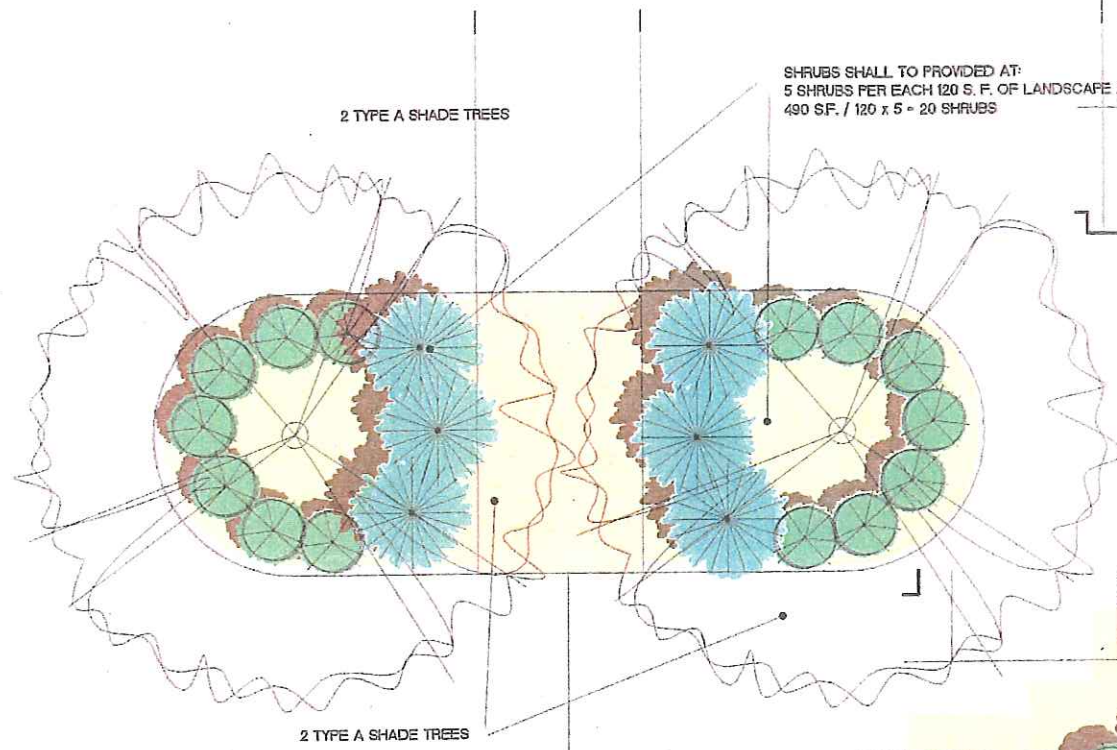
VILLAGE CENTER CONCEPT

*State Road 32 & Little Chicago Road
Noblesville, Indiana*

Developed & Owned by
PEBBLE BROOK VILLAGE LLC.

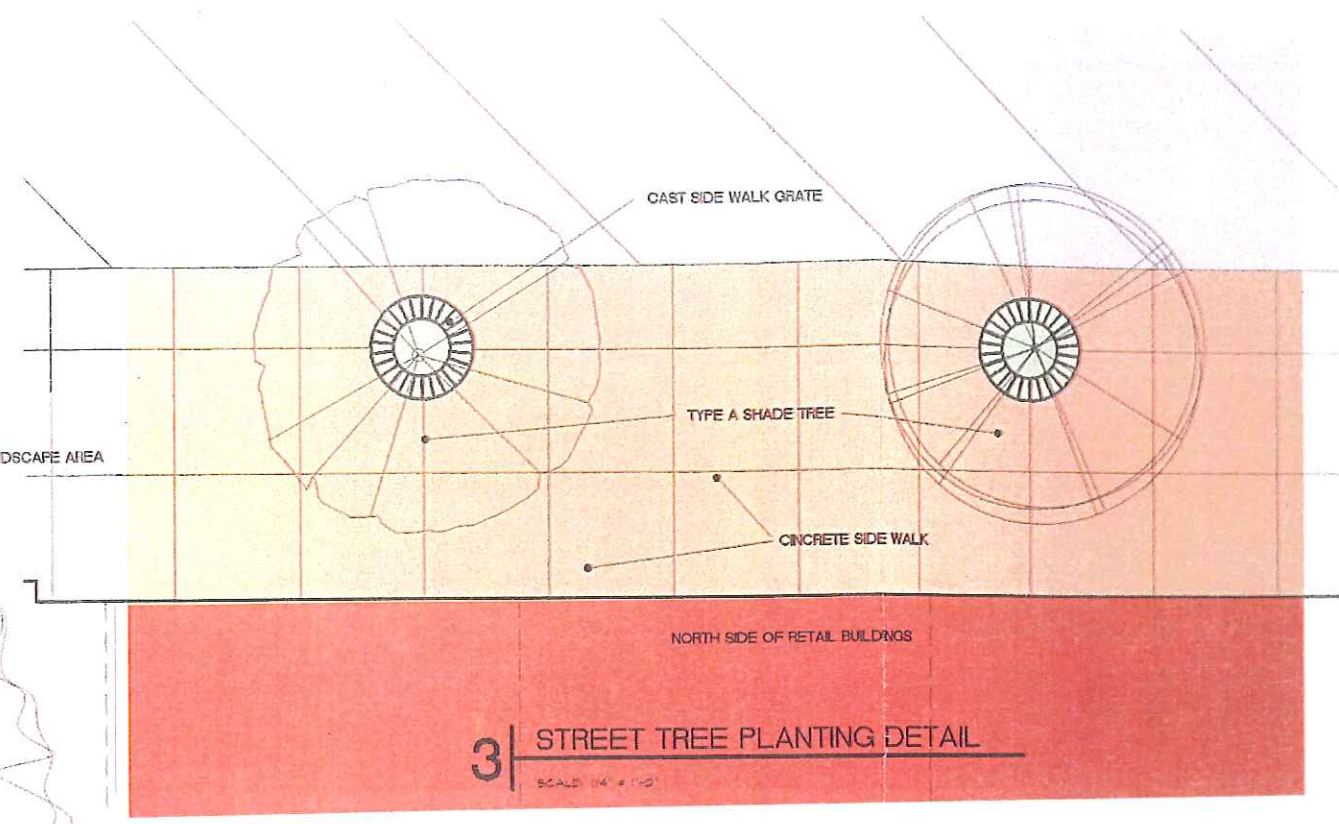
Peterson Architecture

802 Mulberry Street, Suite G
Noblesville, IN 46080
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

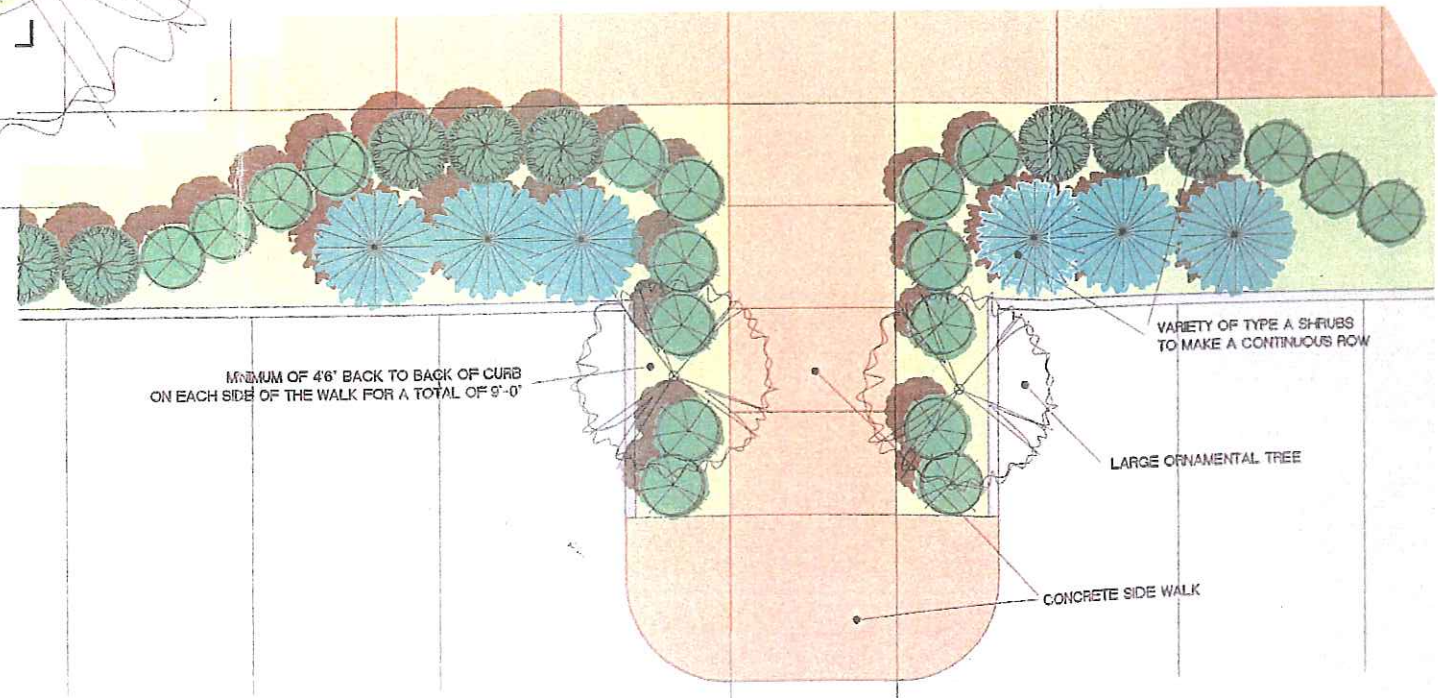


2 | LANDSCAPE ISLAND DETAIL
SCALE: 1/4" = 1'-0"

SHRUBS SHALL TO PROVIDED AT:
5 SHRUBS PER EACH 120 S. F. OF LANDSCAPE AREA
490 SF. / 120 x 5 = 20 SHRUBS



3 | STREET TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"



1 | LANDSCAPE ISLAND DETAIL
SCALE: 1/4" = 1'-0"

LANDSCAPING NOTES

10% OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED.
INTERIOR PARKING LOT ISLANDS SHALL BE 9' IN WIDTH, MEASURED
FROM BACK OF CURB TO BACK OF CURB.



DAVID L. PETERSON
ARCHITECTURE
1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304
TEL: 561-538-2211
FAX: 561-538-2212
WWW.PETERSONARCHITECTURE.COM

**RETAIL BUILDINGS
PEBBLE BROOK VILLAGE**

51 RD 33 • LITTLE CHICAGO
NOBLESVILLE, INDIANA

PEBBLE BROOK VILLAGE, LLC

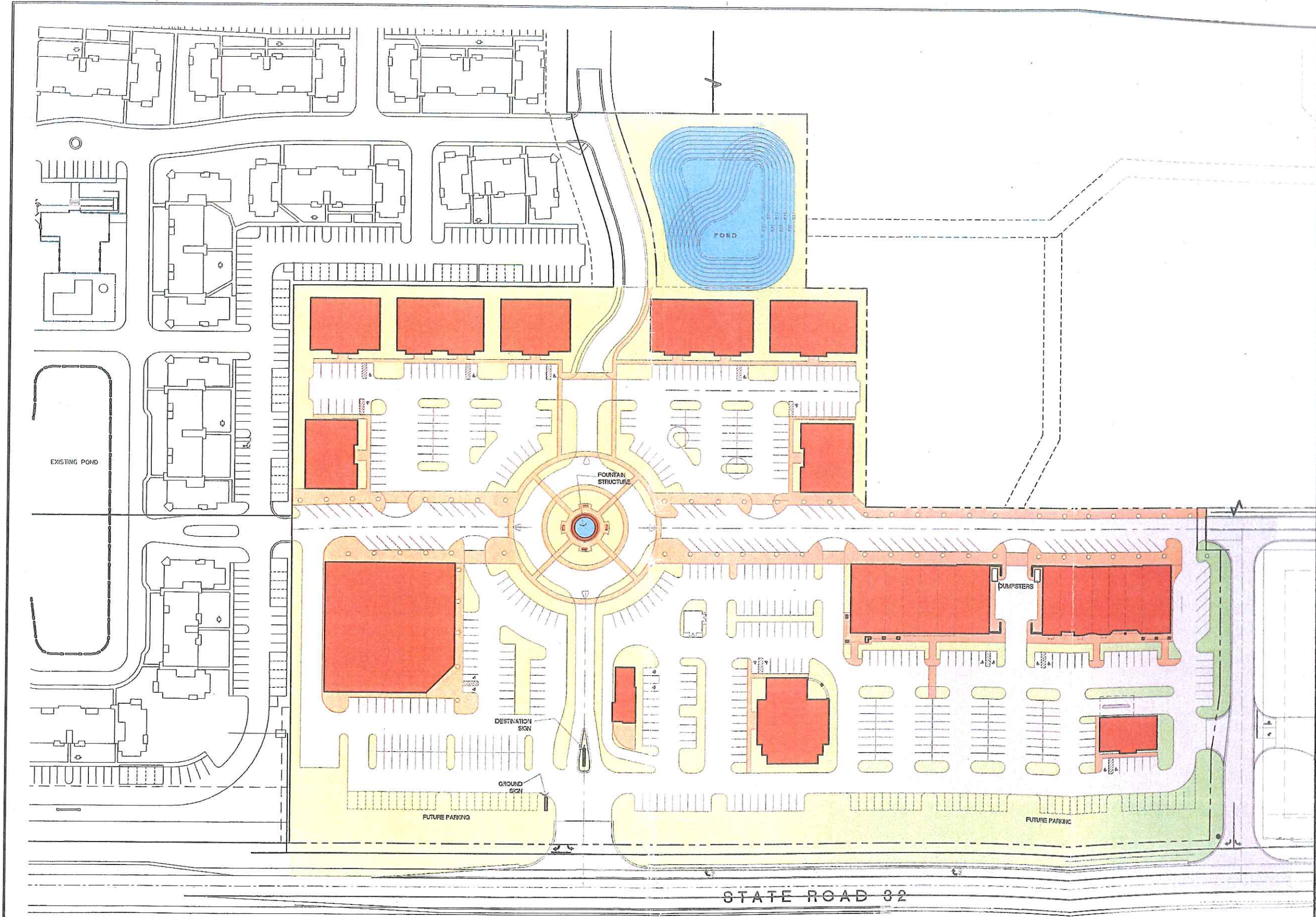
CONCEPTUAL DESIGN
JULY 27, 2004

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DRAWER NO. 0
DRAWN BY: R. MOSELL
CHECKED BY: D. PETERSON
PROJECT NUMBER: 03-0-03

**CONCEPTUAL
LANDSCAPE DETAILS
L102**

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STATE ROAD 32

ARCHITECTURAL SITE PLAN
SCALE: 1" = 80'-0"



ARCHITECTURE
1111 N. LEXINGTON AVENUE
CHICAGO, ILL. 60610
TEL: 312.334.1000
WWW.PETERSONARCHITECTURE.COM

RETAIL BUILDINGS
PEBBLE BROOK VILLAGE
97 RD 33 & LITTLE CHICAGO
NORLEWISVILLE, MO 64451
PEBBLE BROOK VILLAGE, LLC

CONCEPTUAL DESIGN
JULY 27, 2004

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DRAWER NO. 2
DRAWN BY: R. MOGILL
CHECKED BY: D. PETERSON
PROJECT NUMBER: 03-243

CONCEPTUAL
SITE PLAN
A100

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ARCHITECTURE

100 South Street, Suite 200, Noblesville, IN 46060
TEL: 317.455.8211 FAX: 317.455.8212
WWW.PETERSONARCHITECTURE.COM

RETAIL BUILDINGS
PEBBLE BROOK VILLAGE
ST RD 38 & LITTLE CHICAGO
NOBLESVILLE, INDIANA
PEBBLE BROOK VILLAGE, LLC

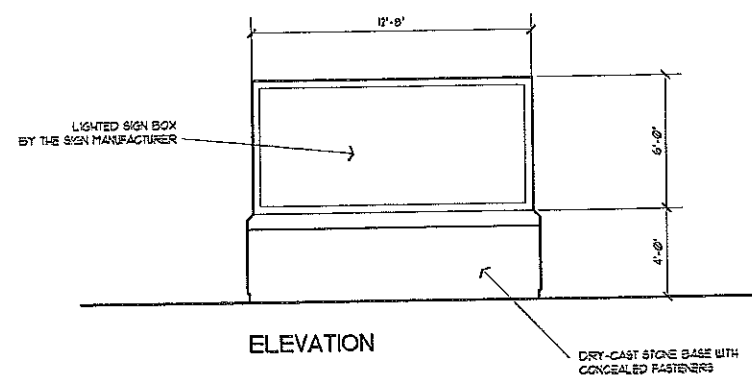
CONCEPTUAL DESIGN
JULY 27, 2024

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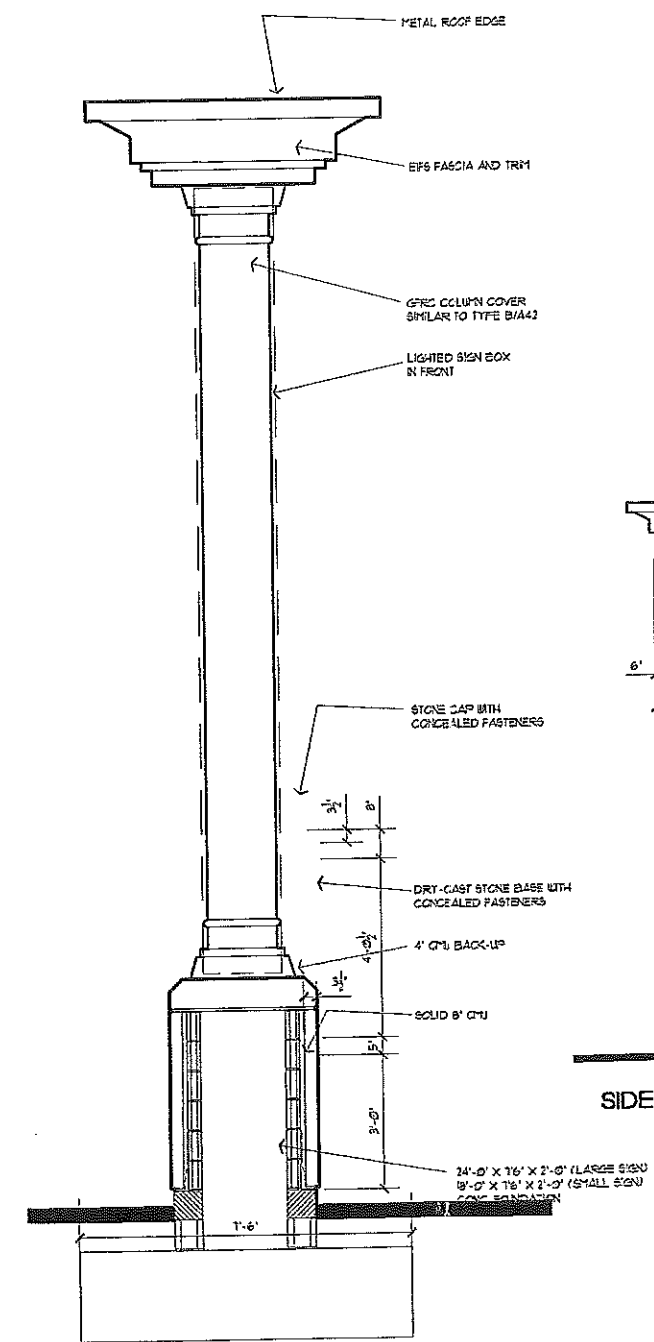
DRAWER NO. 03
 DRAWN BY: R McGILL
 CHECKED BY: D PETERSON
 PROJECT NUMBER: 03-0169

DESIGNATION SIGN DETAILS
A202

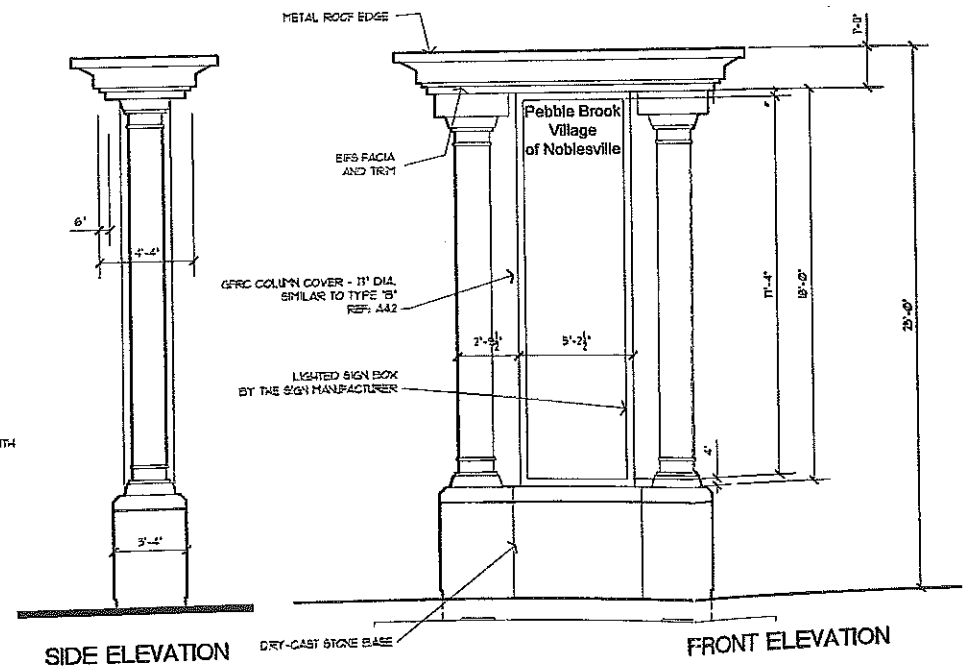
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2 GROUND SIGN DETAILS
SCALE: 1/4" = 1'-0"



3 SIGN SECTION
SCALE: 1/4" = 1'-0"



1 DESIGNATION SIGN DETAILS
SCALE: 1/4" = 1'-0"