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Instrument  
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Filed for Record in  
HAMILTON COUNTY, INDIANA  
MARY L CLARK  
On 12-16-1998 At 02:30 pm.  
ORDINANCE 29.00

ORDINANCE NO. 61-10-98

AN ORDINANCE TO AMEND THE ZONING 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 a change of zone district designation  
filed by Land Rush Development Services, Inc. for Warstler Acquisitions II, LLC, and Max D.  
Hamilton, LLC, and has approved the Preliminary Development Plan (the "Preliminary Plan")  
attached hereto as Exhibit A; 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, 1  
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, that the Unified Development  
Ordinance for said City and the Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. That the common location of the subject real estate is as follows:  
approximately three hundred and eighteen (318) acres located east and west of Hague Road  
between Lakeview Drive and 196th Street in Noblesville Township, Hamilton County, Indiana,  
is hereby rezoned from an R-1 and R-2 Classifications to a PD Classification, as designated in  
said City of Noblesville, Indiana Zoning Ordinance, and said real estate is more particularly  
described as follows: (Please See Exhibit B Attached Hereto)

SECTION 2. That the development of the Property shall include residential and recreational land uses as shown on the Preliminary Plan. All land uses developed within the Property and their respective development characteristics shall be reviewed by the Noblesville Plan Commission for Detailed Development Plan approval. The land uses and developmental standards for property within the PD district shall be as allowed as set forth in the Development Guidelines attached hereto as Exhibit C.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 23rd day of November, 1998.

COMMON COUNCIL, CITY OF NOBLESVILLE

AYE

NAY

Terry L. Busby Terry L. Busby  
Alan Hinds Alan Hinds  
Laurie E. Hurst Laurie Hurst  
Jack Martin Jack Martin  
Rick B. Moore Rick B. Moore  
Dale Snelling Dale Snelling  
C. Murphy White C. Murphy White

Alan Hinds  
Jack Martin  
Rick B. Moore  
Dale Snelling  
C. Murphy White

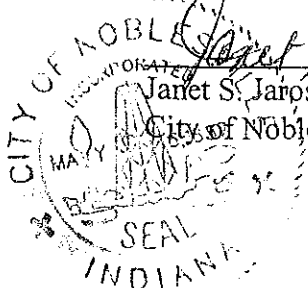
Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 23<sup>RD</sup> day of NOVEMBER, 1998.

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

ATTEST:

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

This instrument prepared by Michael Howard, Attorney At Law





# PRAIRIE CROSSING

## PRELIMINARY DEVELOPMENT PLAN

AREA	ACRES	LOTS
THE RAVINES	51.6	161
THE PLAINS	110.1	479
THE RIDGE	73.4	240

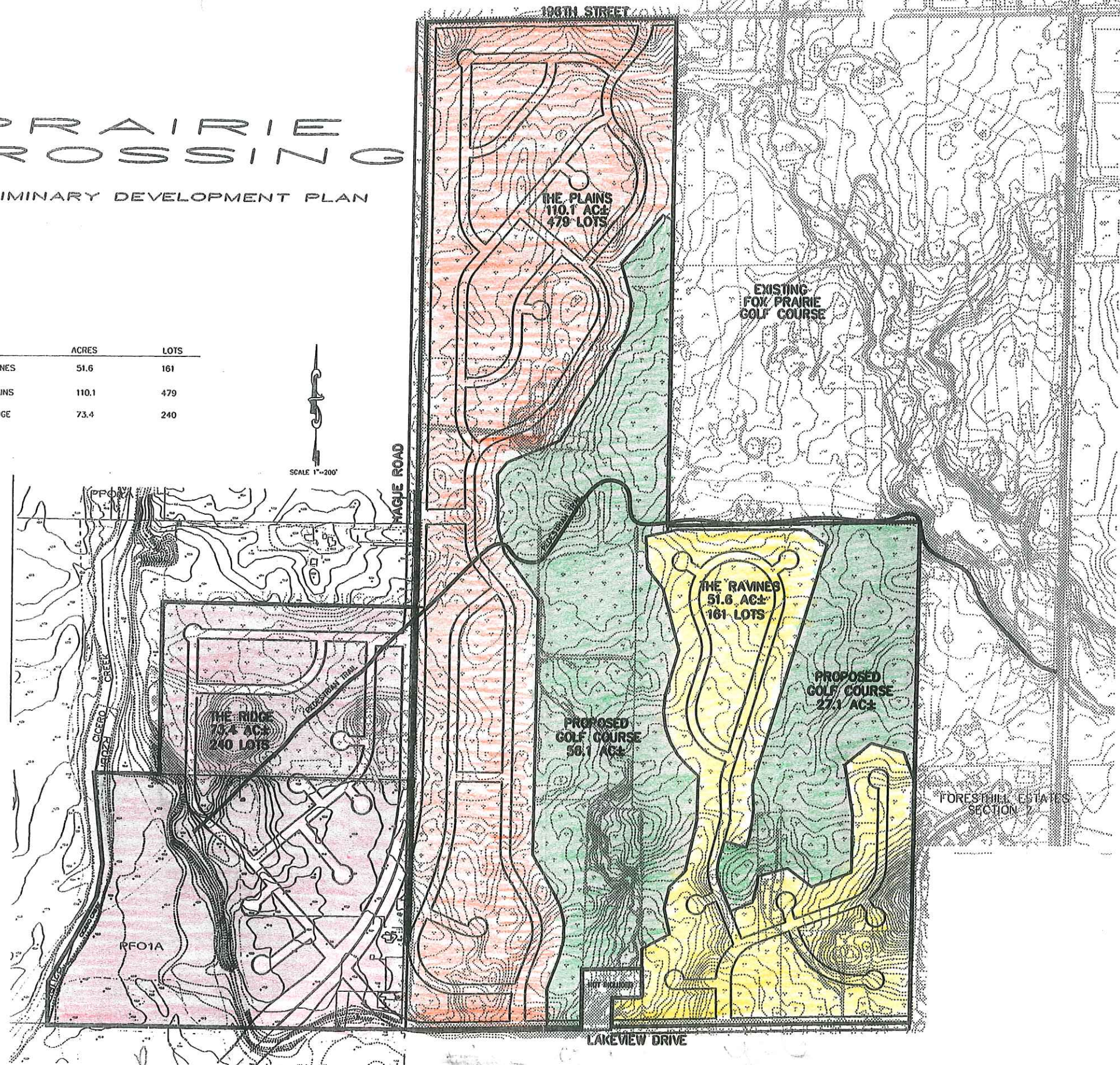


Exhibit A

CONSULTING ENGINEERS - LAND SURVEYORS  
 (317) 649-5935 1-800-728-6917 FAX (317) 649-5942  
 WINDYBROOK INDIANAPOLIS IN 46214



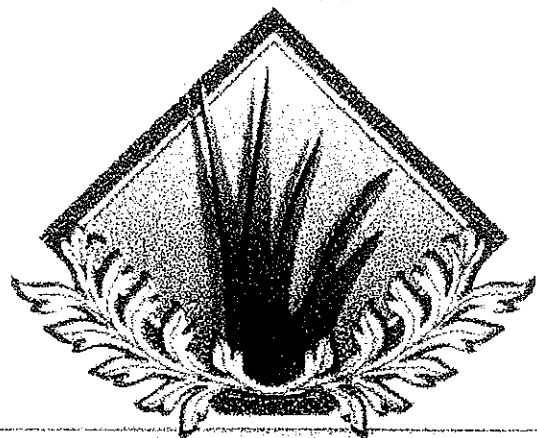
**EXHIBIT "B"**

Part of the West Half of Section 25 and part of the Southeast Quarter of Section 26, all in Township 19 North, Range 4 East, in Noblesville Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of said Section 25; thence South 88 degrees 58 minutes 12 seconds West (assumed bearing) along the South line of said Southwest Quarter 1562.83 feet; thence North 00 degrees 38 minutes 10 seconds East 150.61 feet; thence North 88 degrees 52 minutes 03 seconds East 156.29 feet; thence North 01 degrees 02 minutes 22 seconds West 99.67 feet; thence North 01 degrees 08 minutes 08 seconds West 50.00 feet; thence South 88 degrees 51 minutes 52 seconds West 314.00 feet; thence South 01 degrees 08 minutes 08 seconds East 50.00 feet; thence South 00 degrees 29 minutes 38 seconds West 250.00 feet to a point on said South line; thence South 88 degrees 58 minutes 12 seconds West along said South line 925.40 feet to the Southwest corner of said Southwest Quarter, said point also being the Southeast corner of the Southeast Quarter of said Section 26; thence North 89 degrees 34 minutes 40 seconds West along the South line of said Southeast Quarter 1884.35 feet; thence North 00 degrees 34 minutes 28 seconds East 228.97 feet to a point on the centerline of Cicero Creek; thence northerly along the meandering of said centerline to a point on the North line of the South Half of said Southeast Quarter; thence South 89 degrees 19 minutes 06 seconds East along said North line 342.50 feet to the Southwest corner of the Northeast Quarter of said Southeast Quarter; thence North 00 degrees 34 minutes 28 seconds East along the West line of said Quarter Quarter Section 910.66 feet; thence South 89 degrees 03 minutes 34 seconds East parallel with the North line of said Southeast Quarter 1326.24 feet to a point on the East line of said Southeast Quarter, said point also being on the West line of the aforesaid Southwest Quarter; thence North 00 degrees 38 minutes 55 seconds East along said West line 410.48 feet to the Northwest corner of said Southwest Quarter, said point also being the Southwest corner of the Northwest Quarter of Section 25; thence North 00 degrees 36 minutes 45 seconds East along the West line of said Northwest Quarter Section 2654.20 feet to the Northwest corner thereof; thence North 89 degrees 00 minutes 00 sections East along the North line of the West Half of said Northwest Quarter 1319.44 feet to the Northeast corner thereof; thence South 00 degrees 33 minutes 07 seconds West along the East line of said Half Quarter Section 2651.53 feet to the Southeast corner thereof; said point also being on the North line of the aforesaid Southwest Quarter of said Section 25, thence North 88 degrees 53 minutes 16 seconds East along said North line 1322.31 feet to the Northeast corner of said Southwest Quarter; thence South 00 degrees 34 minutes 04 seconds West along the East line of said Southwest Quarter 2633.99 feet to the place of beginning, containing 318.46 acres more or less.

METES/30855OVR  
August 28, 1998

Exhibit C



# Prairie Crossing

Development Guidelines

Warstler Acquisitions II, LLC  
Max D. Hamilton LLC

SECTION I. STATEMENT OF PURPOSE AND INTENT

- A. Prairie Crossing is a planned community. While its primary focus is residential, associated recreational land uses have been included to complement the residential area.
- B. The Prairie Crossing development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design among the various land uses. Through creativity in design, sensitivity to the natural features of the site and compatibility of land uses, a commitment is made to the future of the community.
- C. The following principles will be used in guiding development toward a planned community which can respond to changing market conditions. The Prairie Crossing PD shall:
1. Encourage a more creative approach in land and building site planning;
  2. Encourage an efficient, aesthetic, and desirable use of open space;
  3. Encourage a mixed-use, master planned community providing for residential, recreational, and community services;
  4. Achieve flexibility and provide incentives for development which will produce a wider range of choice in satisfying the changing urban needs;
  5. Permit special consideration of the unique features of Prairie Crossing such as unusual topography, landscape amenities, size, and shape and maximize the unique physical features;
  6. Create development patterns and project design that further the goals and policies of the City of Noblesville;
  7. Provide appropriate transitions between land uses while encouraging an overall community focus.
  8. Promote variety in the physical development pattern of the community, and provide for both land use type and density to be transferred between parcels.

When all residential parcels are added together, the total number of dwelling units shall not be greater than 880. The maximum density per parcel and the total of 880 dwelling units for Prairie Crossing shall not be exceeded without a formal amendment to the Planned Development. Modifications of up to fifteen percent (15%) of gross area of parcel boundaries shall be permitted when Detailed Development Plans of individual phases of the Planned Unit Development are submitted for the Plan Commission's consideration. Transfer of densities between parcels shall be permitted for flexibility in layout and design, and response to changing market conditions.

- B. Individual residential land use parcels shall be categorized as follows:

TABLE I - PARCEL DENSITY

Parcel	Size	Land Use	Max. Density
Overall	304.46 ac.	Res./Open Space	2.89 lots/ac.
*The Ridge	64.00 ac.	Residential	3.78 lots/ac.
The Lakes/ The Fairways	110.10 ac.	Residential	4.35 lots/ac.
The Greens/ The Woods	51.60 ac.	Residential	3.12 lots/ac.

\*The above acreage discounted 14 acres of flood plain from the overall and from the Ridge.

Total project acreage 318± acres.

- C. For the purposes of predicting population size and maintaining public service capacities within the Prairie Crossing PD, the maximum number of lots in this PD district and in each parcel of the PD district will be limited. Development densities as set forth in Table I for each individual parcel shall determine the maximum number of lots for the individual residential Parcels. However, the maximum number of lots for the entire development shall **not** be equal to the aggregate of the maximum number of lots for each parcel.
- D. If one or more of the individual Parcels reaches its maximum development density, then the density of another parcel or other parcels may have to be reduced to keep the total

- B. For the purposes of these Guidelines, "Open Space" shall be defined as land set aside to be commonly maintained and enjoyed as permanent open space by the residents, the Developer, the Property Owners Association, or the City of Noblesville, or some combination thereof. It may be developed with landscaping or such active and passive recreational and cultural features and facilities as are necessary to serve the residents of Prairie Crossing. Any land so designated shall be prohibited from development with residential, commercial, office, institutional, or other such land uses which are inconsistent with the concept of Preserved Open Space as herein defined.

**SECTION VII. FENCING AND POOLS**

- A. Except for invisible fencing, no fencing of any type shall be allowed on lots adjacent to the Golf Course without prior approval of the Prairie Crossing Architectural Central Committee.
- B. Pools shall be prohibited in an area three hundred feet (300') wide where golf greens or tees adjoin the rear lot lines of Lots adjoining the Golf Course. Lot numbers of Lots restricted from having pools shall be designated on the detailed development plan or covenants for the section of Prairie Crossing in which those Lots are located.
- C. In the event an owner should desire to place a pool on a lot adjacent to the Golf Course, then a locking pool cover shall be permitted and required as a matter of course.

**SECTION VIII. HAGUE ROAD LANDSCAPING**

The rear yards of Lots in Prairie Crossing which adjoin Hague Road shall be a minimum of sixty feet (60') wide. The developer shall cause a landscape buffer to be built on the east side of Hague Road which shall be at least twenty feet (20') in width and consist of an undulating earth mound ranging in height from one foot (1') to four feet (4') planted with a variety of deciduous and evergreen trees and shrubs.

*City Clerk*

*10/12/10 Jile*



## MEMORANDUM

TO: Noblesville Common Council  
FROM: Planning Staff  
DATE: 11-19-98  
RE: Prairie Crossing PD approval

As you are aware, one of the items you will be addressing at your November 23rd meeting is the Planned Development proposal for the Prairie Crossing subdivision located along Hague Road. Because of the nature of this application, and the fact that changes have been made in the midst of the approval process, Staff feels it necessary to address some questions recently raised regarding the process. The plan was originally presented to the Plan Commission on October 19, 1998. Based on the information before them, the Plan Commission forwarded the application to the Common Council with a favorable recommendation subject to three conditions:

1. No lots less than 50 feet wide anywhere in the project
2. That any lot which abuts the perimeter of the entire development have a minimum lot width of 60 feet. (See attached map)
3. That the specific number of lots with a width between 50 feet and 59.9 feet be identified.

At the Council meeting on November 9, 1998, the petitioner presented a set of development guidelines that were not yet presented to either the Plan Commission or Staff. These guidelines included both new textual conditions as well as changes in the standards that were previously presented to the Plan Commission. Beyond these new development guidelines, the Council was also presented with a new development site plan and underlying density plan. Neither of these were presented to the Plan Commission or Staff prior to the Council meeting. Based on new information provided, the Council motioned to return the item to the Plan Commission for further review. There is some question as to the exact nature of that motion, however. Did the Council vote in favor of the project and remand the issue back to the Plan Commission simply because the Plan Commission's recommendations were not implemented? Did the Council take no action on the project and merely remand the issue back the Plan Commission because new information had been provided? The difference in this case is a significant one based on what has happened since that time. At their meeting on 11-16-98 the Plan Commission was instructed that new information was only relevant as it pertained to the original vote taken by the Plan

Commission. They were told that their only options for action were to maintain their original vote or to approve the project as presented, even though the project had changed significantly since their original vote. In fact, the project had even changed since the Council took action on the project on the 9th. Faced with these limited options, the Plan Commission sent the issue back to the Common Council with the same recommendations previously made by the Plan Commission. At your meeting on the 23rd of November, the Common Council will again be asked to take action on this proposal. The proposal, however, will be different from the one you had previously reviewed. In fact no two similar proposals have been submitted at any point in this process (see attached timeline and changes).

Staff's recommendation, if the Council is inclined to approve this PD, is that all recommendations of the Plan Commission be made part of the Council's motion. Staff feels, however, that any alteration of the exact proposal presented to the Plan Commission at their 11-16-98 meeting, other than those required by the three recommendations of the Plan Commission's motion, should necessitate further review by the Plan Commission.

# PROGRESSION OF PRAIRIE CROSSING

## Presentation by Petitioner to Plan Commission on 10-19-98

1. Three neighborhoods: The Ridge, The Ravines, and The Plains
2. 63 acres to Fox Prairie Golf Course
3. Density

Area	Acres	Total Lots	Density	
Prairie Crossing (overall)	304.46	880	2.89 lots/acre	0.346 acres/lot
The Ridge	59.4	240	4.04 lots/acre	0.2475 acres/lot
The Plains	110.1	479	4.35 lots/acre	0.23 acres/lot
The Ravines	51.6	161	3.12 lots/acre	0.32 acres/lot

## 4. Development Standards

	Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback	Min. Frontage
"R-1" zoning	12,500 s.f.	90 feet	30 feet	9 feet	20 feet	45 feet
"R-2" zoning	10,000 s.f.	80 feet	30 feet	8 feet	20 feet	45 feet
Ravines South	10,000 s.f.	80 feet	20 feet	6 feet	20 feet	45 feet
Ravines North	7,200 s.f.	60 feet	20 feet	6 feet	20 feet	45 feet
Plains South	6,240 s.f.	52 feet	20 feet	6 feet	20 feet	45 feet
Plains North	5,040 s.f.	42 feet	20 feet	5 feet	20 feet	42 feet
Ridge South	10,000 s.f.	45 feet	30 feet	8 feet	20 feet	45 feet
Ridge North	10,000 s.f.	55 feet	30 feet	8 feet	20 feet	45 feet

## Recommendation of Plan Commission on 10-19-98

Favorable recommendation subject to the following three conditions:

- No lots less than 50 feet wide anywhere in the project
- That any lot which abuts the perimeter of the entire development have a minimum lot width of 60 feet. (See black border on attached map)
- That the specific number of lots with a width between 50 feet and 59.9 feet be identified.

## Presentation to Common Council on 11-9-98

\*\*\*Changes to previously introduced information is noted by **BOLD**.

\*\*\*All non-bolded information was new and was not presented to the Plan Commission.

1. Allowance for certain institutional and ancillary uses to be permitted with detailed development review by the Plan Commission.
2. Possibility of 15% alteration of gross area parcel boundaries during detailed development phase process.
3. Allowance for the transfer of densities between parcels



4. Density (changes to previously submitted information reflected in **BOLD**)

Area	Acres	Total Lots	Density	
Prairie Crossing (overall)	304.46	880	2.89 lots/acre	0.346 acres/lot
The Ridge	<b>64</b>	240	<b>3.78 lots/acre</b>	<b>0.2667 acres/lot</b>
<b>The Lakes/Fairways</b>	110.1		4.35 lots/acre	
<b>The Greens/Woods</b>	51.6		3.12 lots/acre	

5. Development Standards (changes to previously submitted information reflected in **BOLD**)

	Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback	Min. Frontage
"R-2" zoning	10,000 s.f	80 feet	30 feet	8 feet	20 feet	45 feet
<b>The Woods</b>	10,000 s.f	80 feet	20 feet	6 feet	20 feet	45 feet
<b>The Greens</b>	7,200 s.f	60 feet	20 feet	6 feet	20 feet	45 feet
<b>The Fairways</b>	6,240 s.f.	52 feet	20 feet	6 feet	20 feet	45 feet
<b>The Lakes</b>	5,040 s.f.	42 feet	20 feet	5 feet	20 feet	42 feet
Ridge South	<b>5,200 s.f</b>	45 feet	30 feet	<b>0 feet</b>	20 feet	45 feet
Ridge North	<b>5,200 s.f</b>	<b>45 feet</b>	30 feet	<b>0 feet</b>	20 feet	45 feet

	Max Bldg Height	Max Access Height	Min Floor Area (One Story)	Min First Floor Area (Two Story)	Total Floor Area (Two Story)	Off Street Spaces
"R-2" zoning	35 feet	14 feet	1,200 s.f.	N/A	1,200 s.f.	2
<b>The Woods</b>	35 feet	35 feet	2,000 s.f.	900 s.f.	2,000 s.f.	2
<b>The Greens</b>	35 feet	35 feet	1,400 s.f.	N/A	N/A	2
<b>The Fairways</b>	35 feet	35 feet	1,200 s.f.	660 s.f.	1,400 s.f.	2
<b>The Lakes</b>	35 feet	35 feet	1,200 s.f.	660 s.f.	1,400 s.f.	2
Ridge South	35 feet	35 feet	1,200 s.f.	800 s.f.	1,400 s.f.	2
Ridge North	35 feet	35 feet	1,200 s.f.	800 s.f.	1,400 s.f.	2

6. Establishment of the underlying standards to be that of the R2 zone as opposed to a mix of R1 and R2 zones.

7. Numbers of Lots

	Lot Width	Number of Lots	Percentage of Total
Lakes, Fairways, Woods and Greens	42 feet	109	12.3%
	45 feet	51	5.7%
	50 feet	141	16%
	55 feet	11	1.2%
	60 feet	212	24%
	65 feet	29	3.2%
	70 feet	6	0.6%
	80 feet	63	7.1%
Ridge	85 feet	19	2.1%
	45 feet - 55 feet	240	27.2%

8. Allowance for 10% shift in any lot width classification

9. Requirement for the Lakes to have 40% brick on the front facades of the houses (calculated exclusive of doors and windows)

10. Increase in the Golf Course open space to 77 acres.

11. Fencing and Pool restrictions added.
12. Requirement of 60 foot wide lots along Hague Road.
13. Requirement for a 20 foot dedicated landscape buffer along Hague Road. Half of this buffer would be placed inside the City's Right of Way.
14. Presented with sketch R1/R2 development plan at meeting (not reviewed by Staff)

**Changes Between Council (11-9-98) and Plan Commission (11-16-98)**

\*\*\*Changes to previously introduced information is noted by **BOLD**.

\*\*\*All non-bolded information was new and was not presented to the Council.

1. Average lot width minimum is established at 50 feet.
2. On street parking is limited to one side of the street.
3. Revised Preliminary Development Plan
  - New indications of "Woods, Ridge, Greens, Fairways, and Lakes".
  - Staff received at the Plan Commission meeting as well.
4. R1/R2 Plan
  - Submitted to Staff on Wednesday before Plan Commission Meeting.
  - Submitted to Staff after Council Meeting.
  - Indicates 881 lots, however, only 750 to 800 lots appear possible with proper engineering.
5. Development Standards (changes to previously submitted information reflected in **BOLD**)

	Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback	Min. Frontage
"R-2" zoning	10,000 s.f.	80 feet	30 feet	8 feet	20 feet	45 feet
The Woods	10,000 s.f.	80 feet	20 feet	6 feet	20 feet	45 feet
The Greens	7,200 s.f.	60 feet	20 feet	6 feet	20 feet	45 feet
The Fairways	6,240 s.f.	<b>50 feet</b>	20 feet	<b>5 feet</b>	20 feet	45 feet
The Lakes	5,040 s.f.	<b>44 feet</b>	20 feet	5 feet	20 feet	42 feet
Ridge South	5,200 s.f.	45 feet	<b>20 feet</b>	0 feet	20 feet	45 feet
Ridge North	5,200 s.f.	45 feet	<b>20 feet</b>	0 feet	20 feet	45 feet

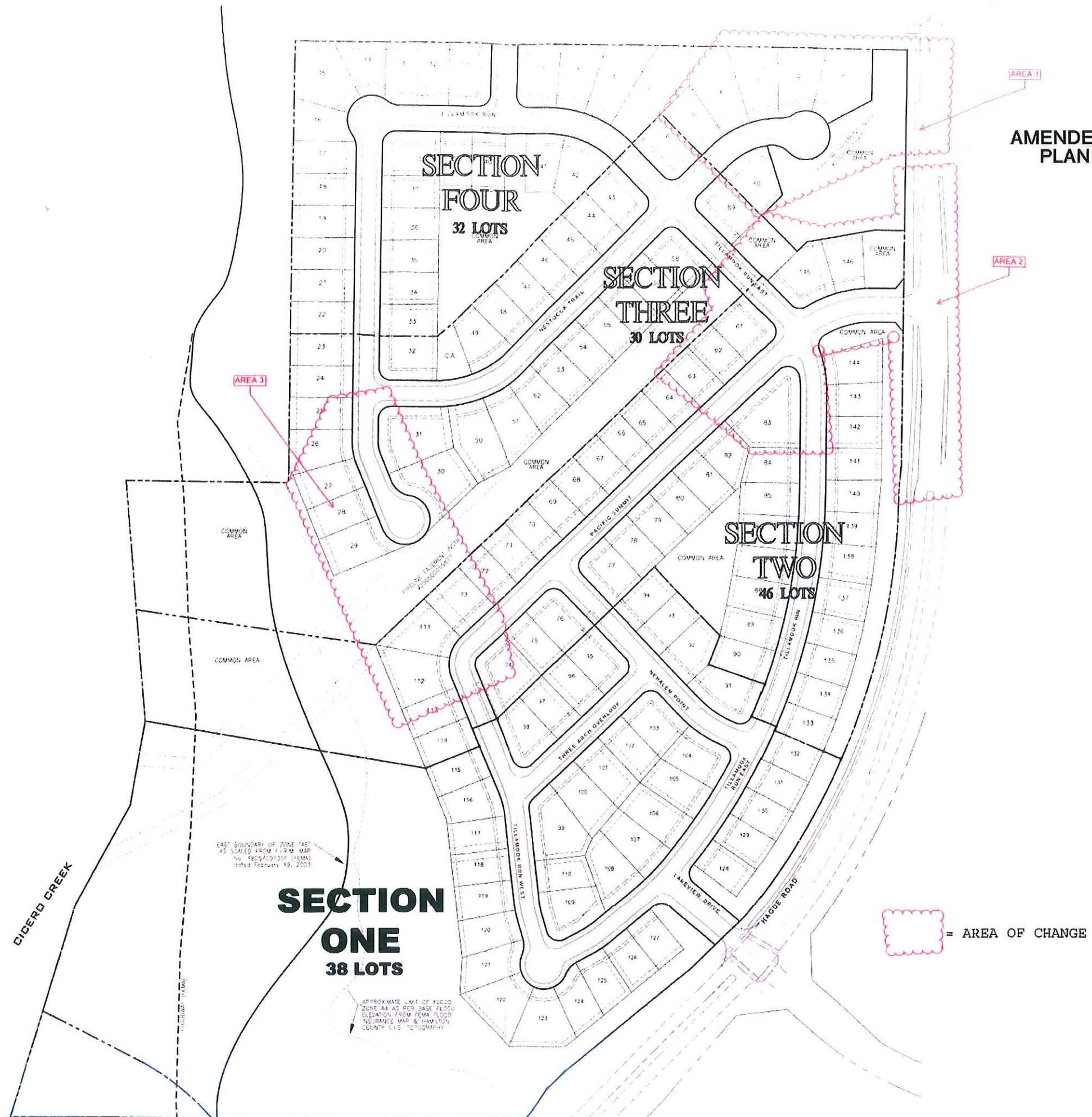
	Max Bldg Height	Max Access Height	Min Floor Area (One Story)	Min First Floor Area (Two Story)	Total Floor Area (Two Story)	Off Street Spaces
"R-2" zoning	35 feet	14 feet	1,200 s.f.	N/A	1,200 s.f.	2
The Woods	35 feet	35 feet	2,000 s.f.	900 s.f.	2,000 s.f.	2
The Greens	35 feet	35 feet	1,400 s.f.	N/A	N/A	2
The Fairways	35 feet	35 feet	1,200 s.f.	660 s.f.	1,400 s.f.	2
The Lakes	35 feet	35 feet	1,200 s.f.	660 s.f.	1,400 s.f.	2
Ridge South	35 feet	35 feet	1,200 s.f.	800 s.f.	1,400 s.f.	2
Ridge North	35 feet	35 feet	1,200 s.f.	800 s.f.	1,400 s.f.	2

Numbers of Lots (changes to previously submitted information reflected in **BOLD**)

	Lot Width	Number of Lots	Percentage of Total
Lakes, Fairways, Woods and Greens	<b>44 feet</b>	<b>91</b>	<b>10.3%</b>
	50 feet	<b>190</b>	<b>21.5%</b>
	<b>54 feet</b>	<b>31</b>	<b>3.5%</b>
	60 feet	212	24%
	65 feet	29	3.2%
	70 feet	6	0.6%
	80 feet	63	7.1%
Ridge	85 feet	19	2.1%
	45 feet - 55 feet	240	27.2%



AMENDED PRELIMINARY DEVELOPMENT PLAN FOR 'THE RIDGE'



Doug Floyd  
Chuck  
Mike  
Lance

7732723

PRAIRIE CROSSING

TOTAL P. 01

<u>Location</u>	<u>Builder</u>	<u>Typical Lot Size</u>	<u>Typical Lot Dimensions</u>	<u>Minimum Front Yard</u>	<u>Minimum Side Yard</u>	<u>Minimum Rear Yard</u>	<u>Home Sizes</u>	<u>Price Range of Homes</u>
Ravines South	Trinity	10,000 sq.ft.	80' x 125'	20'	80'	20'	2,000 sq.ft. to 3,000 sq.ft.	\$175,000 to \$290,000
Ravines North	Trinity (Patio Homes)	7,200 sq.ft.	60' x 120'	20'	6'	20'	1,400 sq.ft. to 2,200 sq.ft.	\$140,000 to \$220,000
Plains South	Trimark	6,240 sq.ft.	52' x 120'	20'	6'	20'	1,200 sq.ft. to 2,400 sq.ft.	\$110,000 to \$175,000
Plains North	Deluxe	5,040 sq.ft.	42' x 120'	20'	85'	20'	1,200 sq.ft. to 2,000 sq.ft.	\$90,000 to \$150,000

Reference only  
not for release  
10/8/96