

Instrument
9709738918

9709738918
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
On 09-16-1997 At 03:28 pm.
ORDINANCE 17.00

17.00
5

ORDINANCE NO. 28-8-97

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 AmlI Residential Properties, L.P.; and,

WHEREAS, the Plan Commission has sent its recommendation to the Common Council in the following manner: favorable by a vote of 9 in favor, 4 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 Zoning Ordinance of said City and the Zone Map of the Zoning Ordinance are hereby amended as follows:

SECTION 1. That the common location of the subject real estate is as follows: approximately One Hundred Fifty Nine (159) acres located at the northeast corner of State

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Road 37 and 141st Street; lying on the west side of Cumberland Road, in Noblesville Township, that said real estate, all of which is located in the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, and more accurately described below, is hereby rezoned from an R-1 Zone Classification and an I-1 Zone Classification with a Planned Development Overlay to an R-5 Zone Classification and a PB Zone Classification with a Planned Development Overlay as depicted in Exhibit A attached hereto, as designated in said City of Noblesville Indiana Zoning Ordinance, and said real estate is more particularly described as follows:

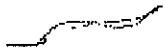
The Northeast Quarter of Section 19, Township 18 North, Range 5 East, EXCEPT:

Begin at the Northeast corner of Section 19, Township 18 North, Range 5 East, run thence west along the north line of this Quarter 145.0 feet to a point; thence South 141.5 feet to an iron stake and corner post; thence East 143.4 feet to the intersection with the East line of this Quarter; thence North along the East line 140.8 feet to the Place of Beginning, ALSO EXCEPT:

A Right-of-Way Grant to the State Highway Department of Indiana as recorded in Instrument No. 11920, in Book 147, page 77, and all other easements of record.

AND ALSO:

Part of the Northeast Quarter of Section 19, Township 18 North, Range 5 East, in Hamilton County, Indiana, described as follows:



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Begin at the Northeast corner of Section 19, Township 18 North, Range 5 East, in Hamilton County, Indiana described as follows:

Begin at the Northeast corner of Section 19, Township 18 North, Range 5 East, run thence west along the north line of this Quarter 145.0 feet to a point; thence South 141.5 feet to an iron stake and corner post; thence East 143.5 feet to the intersection with the East line of this Quarter; thence North along the East line 140.8 feet to the Place of Beginning.

SECTION 2. That this Ordinance shall be in full force and effect from and after its adoption in accordance with law.

Adopted this 9th day of Sept, 1997, by the Common Council of the City of Noblesville, Hamilton County, Indiana.

COMMON COUNCIL, CITY OF NOBLESVILLE

AYE

NAY

| | | |
|------------------------|-----------------|-------|
| <u>Terry L. Busby</u> | Terry L. Busby | _____ |
| <u>Alan P. Hinds</u> | Alan Hinds | _____ |
| <u>Laurie Hurst</u> | Laurie Hurst | _____ |
| <u>Jack Martin</u> | Jack Martin | _____ |
| <u>Rick B. Moore</u> | Rick B. Moore | _____ |
| <u>Dale Snelling</u> | Dale Snelling | _____ |
| <u>C. Murphy White</u> | C. Murphy White | _____ |

Ordinance No. 28-8-97

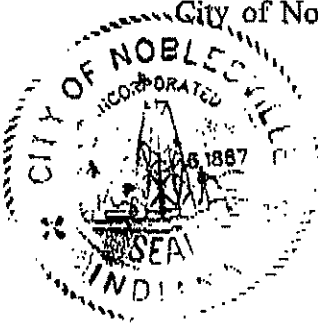
Page 4

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 8th day of Sept., 1997.

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

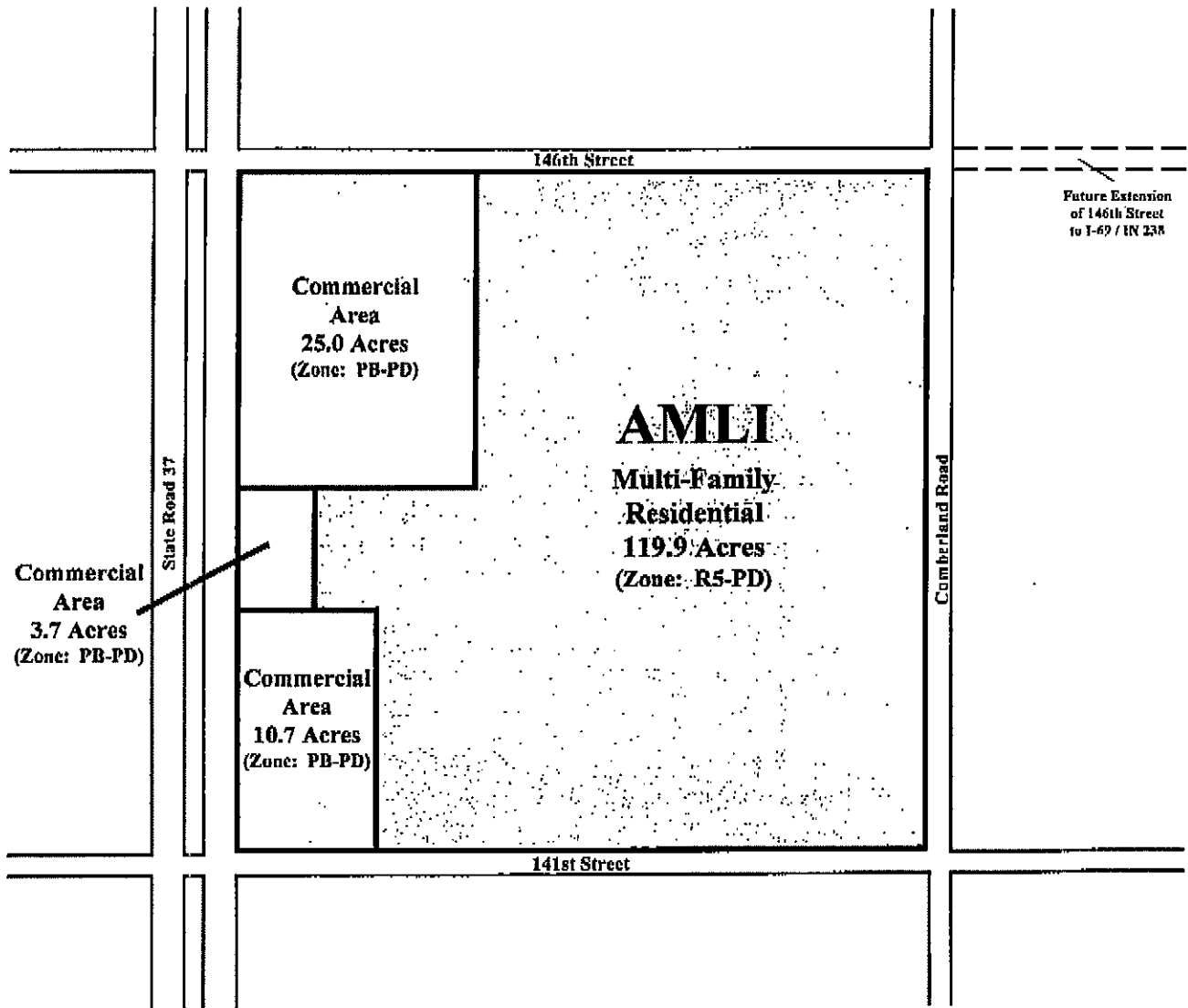
ATTEST:

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



This instrument prepared by Douglas B. Floyd, Attorney at Law, 970 Logan Street, Noblesville, Indiana 46060.

EXHIBIT A: PROPOSED ZONING R5 & PB WITH PLANNED DEVELOPMENT OVERLAY



Layout Date: July 11, 1997

Scale: 1" = 330'
1" = 1/16 Mile



An AMLI Development

in Noblesville

An AMLI Development in Noblesville, Indiana

East side of Indiana 37 between 141st and 146th Streets



PRELIMINARY PLANNED DEVELOPMENT PROPOSAL

Noblesville Plan Commission
July 21, 1997

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-Who is AMLI?
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Aerial Photo
- Section 3. Existing and Proposed Zoning - R5 & PB with Planned Development Overlay
Existing and Future (as recently approved) Land Uses
Community Transition
- Section 4. Preliminary Development Plan
Conceptual Landscape Plan
Village I Facilities Plan
- Section 5. Photographs of other AMLI communities
-Aurora, Illinois
-Atlanta, Georgia
-Fort Worth, Texas

Layout Date: July 11, 1997

Notes:

Please also see related information under separate cover, including the following:

AML RESIDENTIAL, *Exceptional by Design*

TRAFFIC OPERATIONS ANALYSIS - Proposed Retail & Residential Development. Prepared for AMLI Development. June 1997. A & F Engineering Co., Inc.

WETLAND DELINEATION REPORT. Prepared for: State Road 37 & 146th Street Site, AMLI Residential. June 1997. Earth Source, Inc.

An AMLI Development

in Noblesville

PROJECT OVERVIEW

The applicant, AmlI Residential Properties, L.P., is requesting an amendment to the existing PD zoning for the site to allow a mixed use Planned Development. The primary reason for the zoning amendment request is to allow a broader range of land uses, greater ease of administration and a more orderly development of individual parcels of real estate within the overall property boundary.

WHO IS AMLI?

AMLI Residential Properties, L.P. is a publicly traded (NYSE) company with over \$1 billion in real estate assets in 46 different communities in the United States. Although AMLI has over 18,500 apartment homes throughout its communities, Noblesville residents would probably be most familiar with AMLI at Riverbend located on the northwest corner of Allisonville Road and I-465 in the Castleton area. AMLI proposes to build 1,678 apartment homes and provide a variety of commercial and office opportunities to developers in its Planned Development on S.R. 37 in Noblesville.

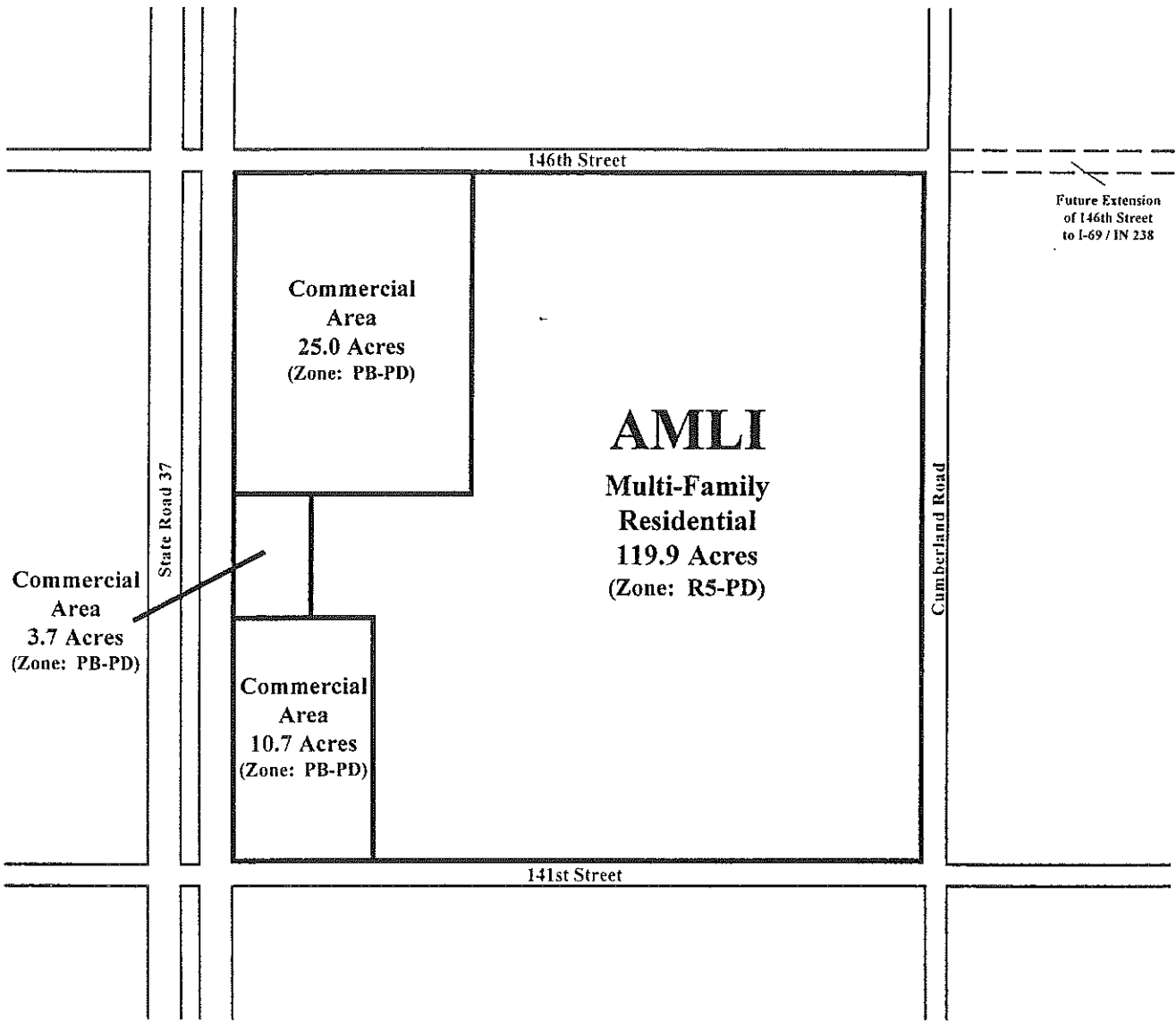
PROPOSED ZONING

The proposed Planned Development would use the R5 residential district as the underlying base zone for the residential community and the PB Planned Business district as the underlying base zone for the commercial corridor development along S.R. 37. The development standards of the R5 and PB districts would dictate the design and land use within the respective residential and commercial areas.

COMPREHENSIVE PLAN RELATIONSHIP

The proposed Preliminary Development Plan represents an extension of the land uses already zoned along S.R. 37 to the north and also adapts to the long-range land development patterns projected by the City in the S.R. 37/146th Street area. The apartment homes will provide a transitional land use between the single-family residential development to the east of Cumberland and the commercial corridors along S.R. 37 on the west and 146th Street along the north.

EXHIBIT A: PROPOSED ZONING R5 & PB WITH PLANNED DEVELOPMENT OVERLAY



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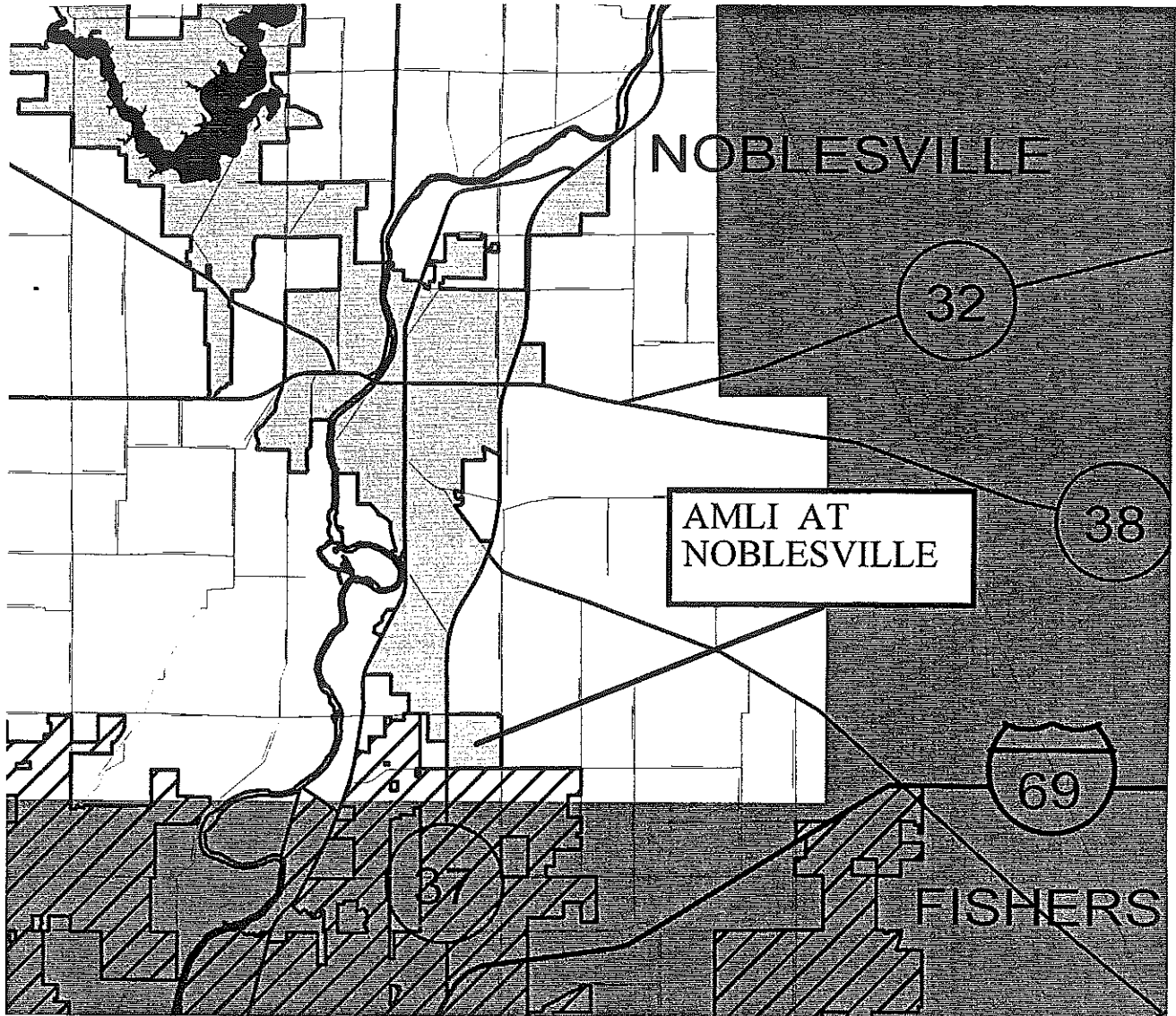
NORTH

An AMLI Development

in Noblesville

SITE AREA MAP:

East side of Indiana 37 between 141st and 146th Streets



Layout Date: July 11, 1997

Notes:

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in Noblesville

AERIAL PHOTO:



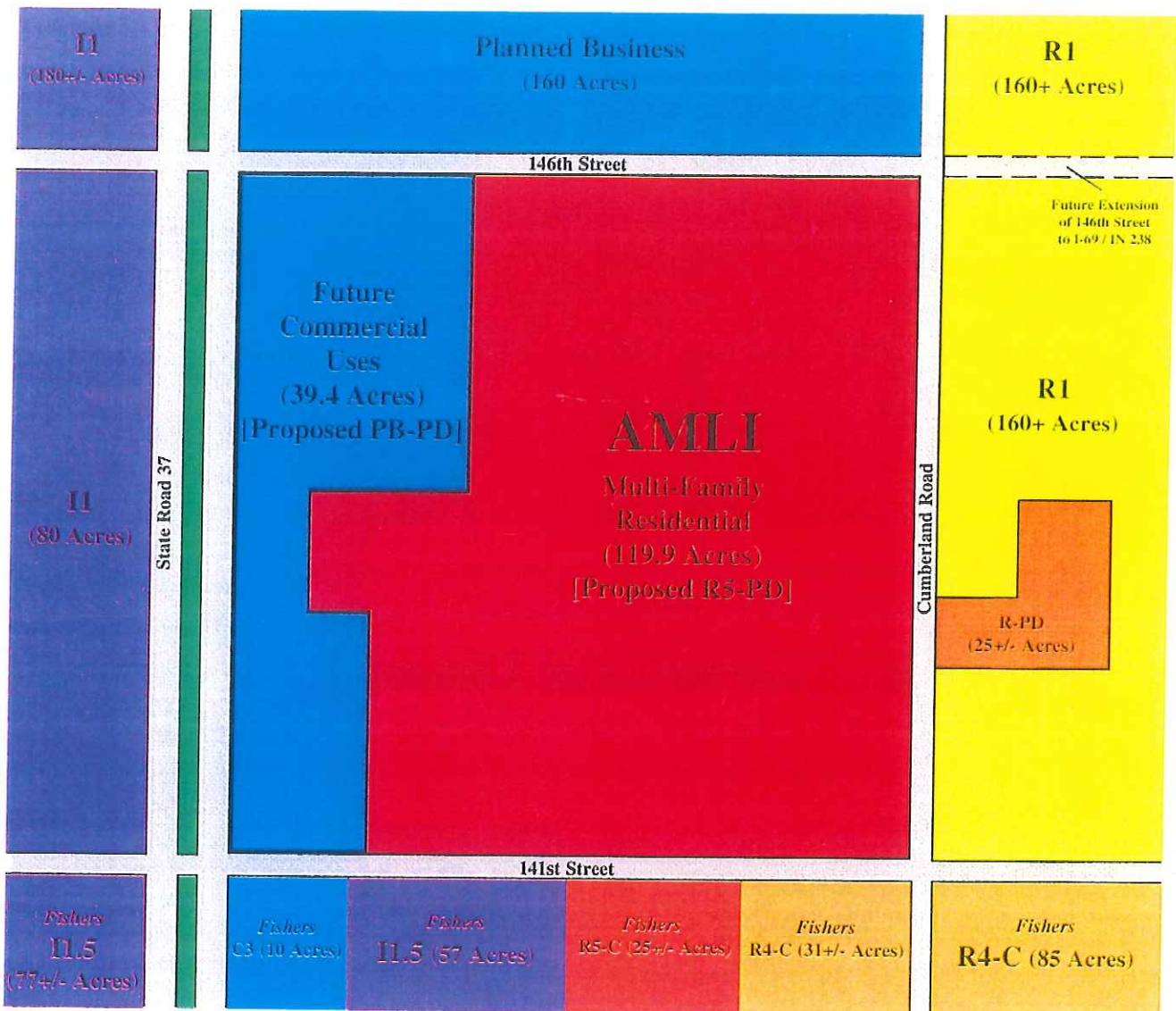
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EXISTING AND PROPOSED ZONING: (R5 & PB WITH PLANNED DEVELOPMENT OVERLAY)



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Notes:

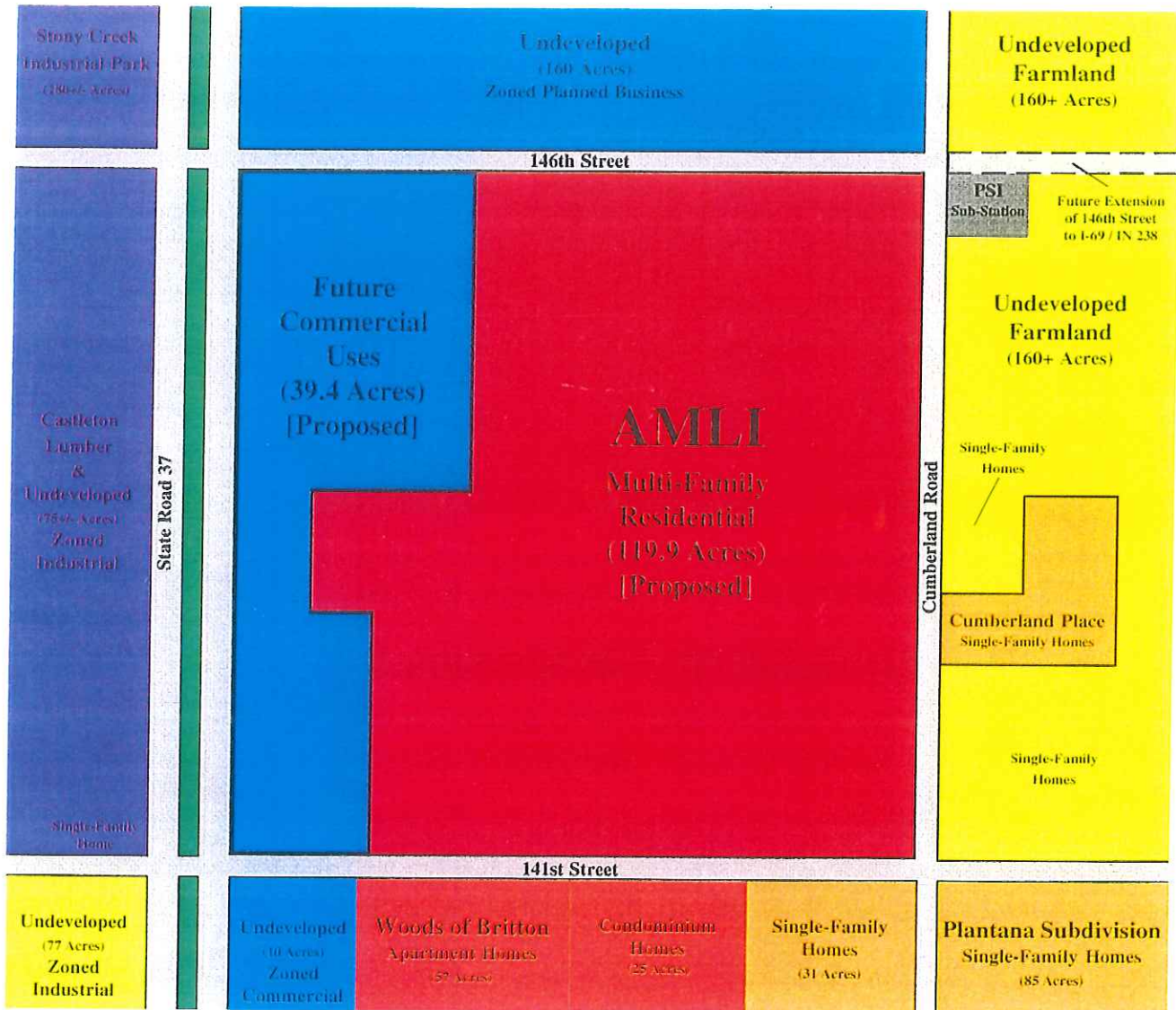
This development will utilize the Noblesville Multi-Family Residential (R5) and Planned Business (PB) zoning classifications with the Planned Development (PD) Overlay. The development standards for the two individual uses, residential and commercial, will be guided by the base zoning standards of R5 and PB districts respectively.

The Planned Development Overlay will be utilized to achieve a more comprehensive approach to the layout of the site. In addition, as opposed to conventional R5 and PB zoning, the PD Overlay will provide concurrent review by the Plan Commission of land use, subdivision, public improvements, and site considerations.

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EXISTING AND FUTURE LAND USES



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1" = 1/16 Mile



NORTH

Notes:

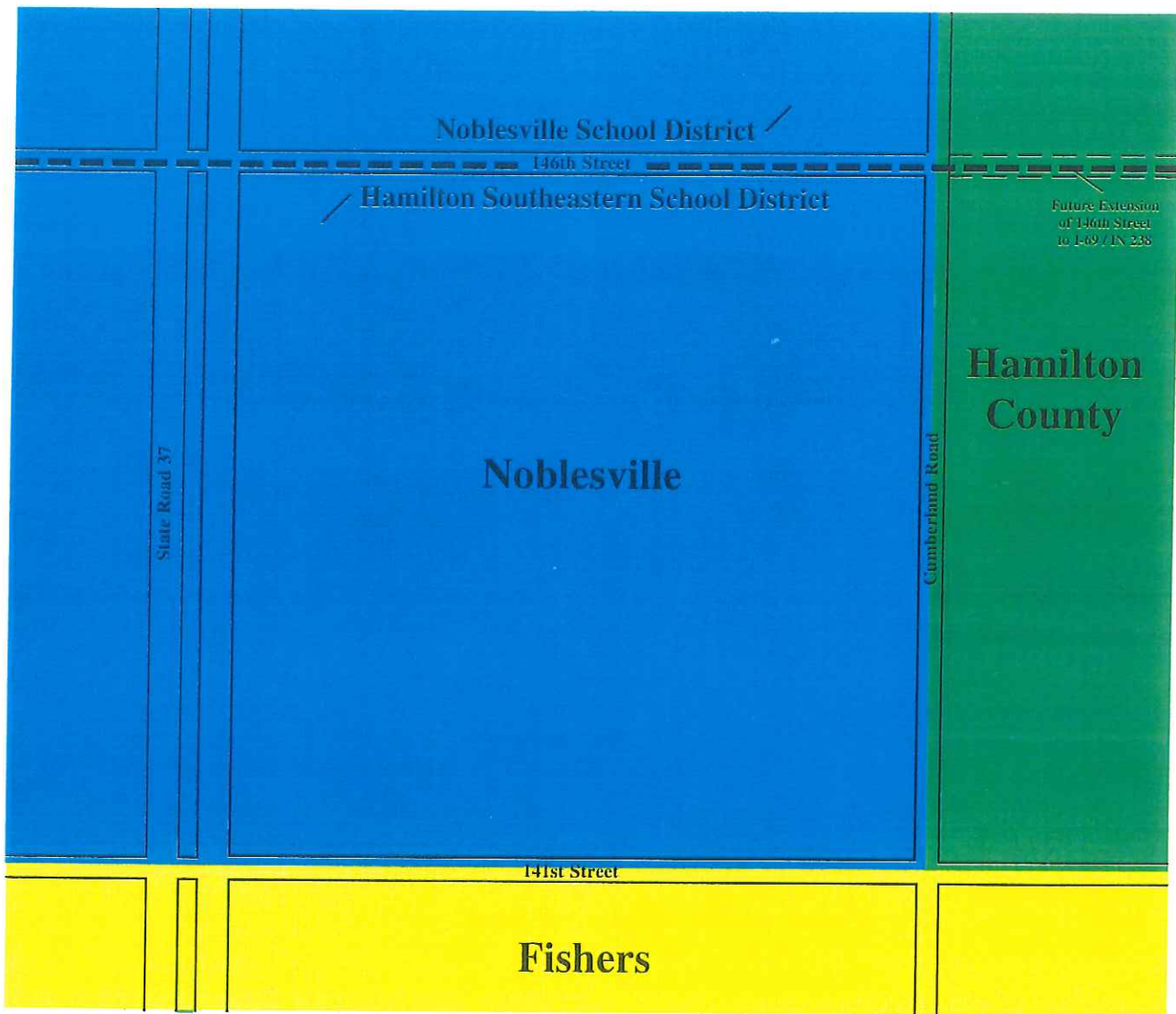
The transition of land uses in the area surrounding the site has been from low-intensity uses such as farming to higher intensity commercial and industrial uses as seen by the Wood of Britton Apartments, Stony Creek Industrial Park and the proposed use of the 160 acres to the north as Planned Business.

The location of the site in the context of the uses which surround it provides the logic for Multi-Family Residential (R5) and Planned Business (PB) zoning classifications. The multi-family use will provide a transition between the more intense commercial and industrial uses to the north and west and the single-family uses to the east.

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in Noblesville

COMMUNITY TRANSITION



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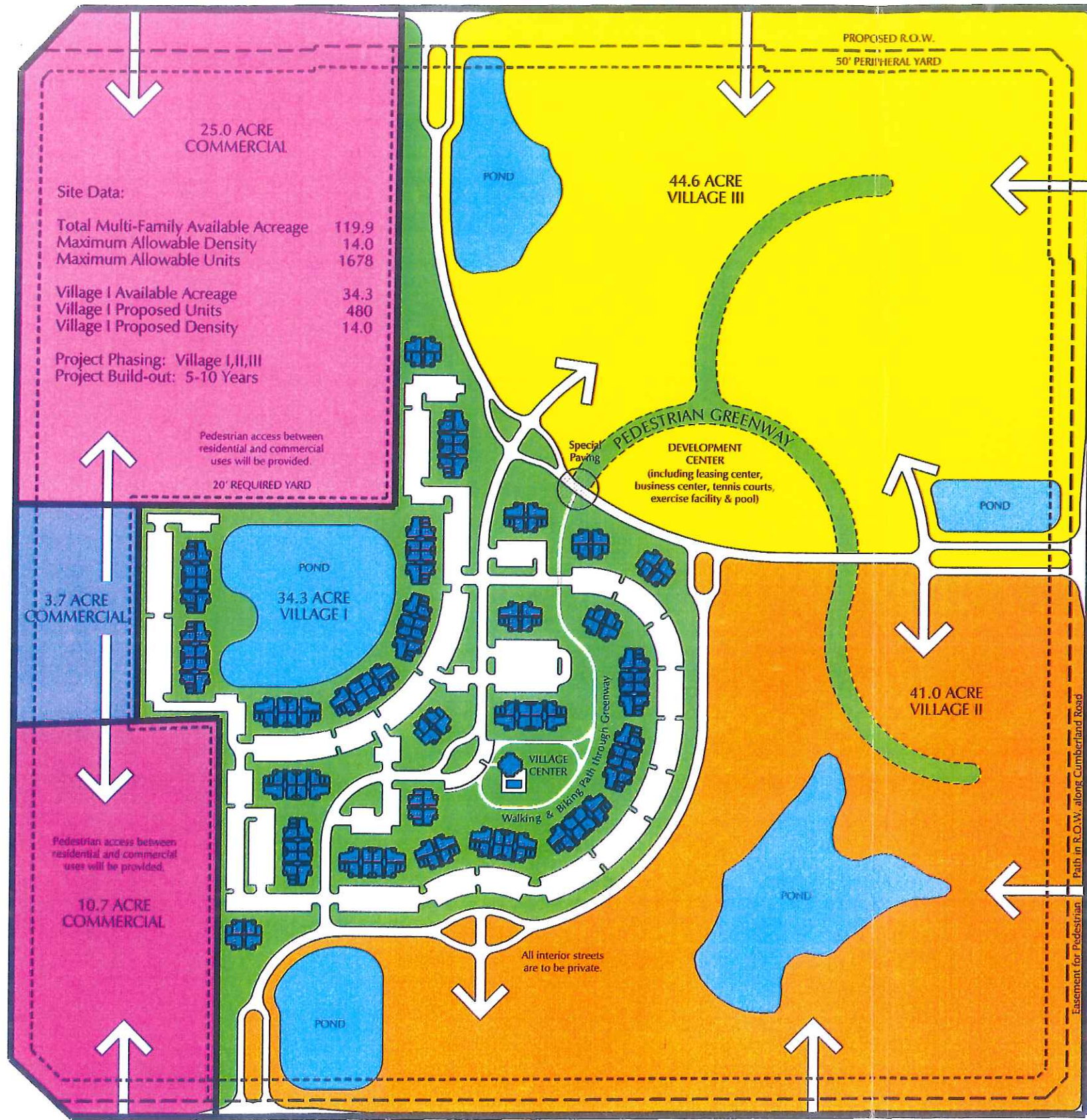
Notes:

This project and surrounding projects and the extension of 146th Street to the IN 238 and I-69 interchange will foreshadow the direction of future growth within the community. (i.e. Traffic signals, paths of development, roadway impact, the need for comprehensive planning of the area to the east of this project, etc.)

The Indiana 37 and 141st Street intersection will be the front door of the Noblesville community as one enters from the south on SR 37. AMLI is committed to making this a top rate development which will serve as cornerstone to future development along the SR 37 and 146th Street corridors.

An AMLI Development

in Noblesville



An AMLI Development

in Noblesville

Prepared For:
Joseph E. Sutton,
Jerry Gean Sutton,
Marion Sutton (owners)

and

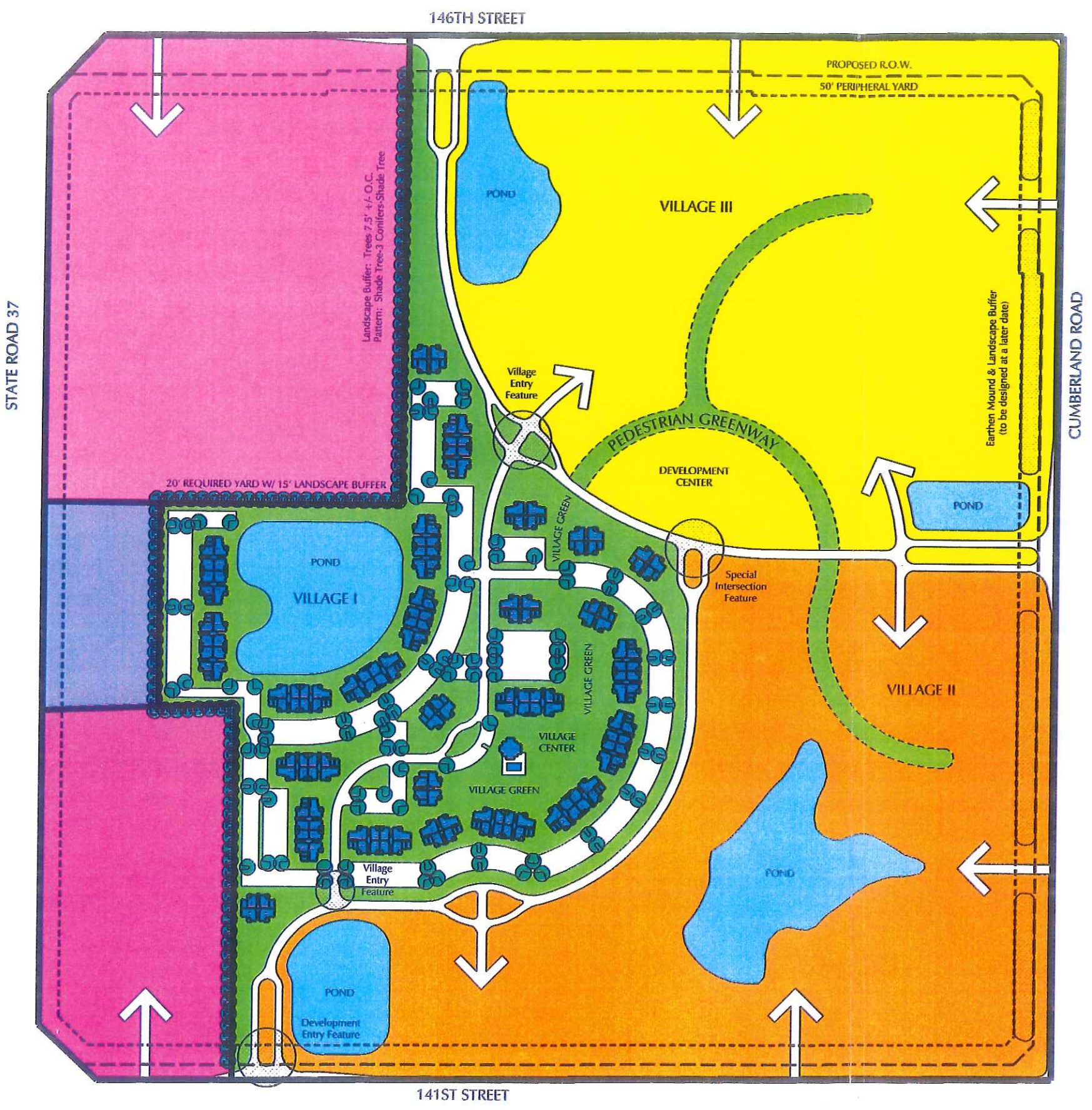
AMLI Residential Properties, L.P.
2100 Riveredge Parkway
Suite 420
Atlanta, GA 30328

Prepared By:

MSE Corporation
941 North Meridian
Indianapolis, IN 46204

June 23, 1997

Preliminary
Development Plan



An AMLI Development

in Noblesville

Prepared For:
Joseph E. Sutton,
Jerry Gean Sutton,
Marion Sutton (owners)

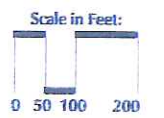
and

AMLI Residential Properties, L.P.
2100 Riveredge Parkway
Suite 420
Atlanta, GA 30328

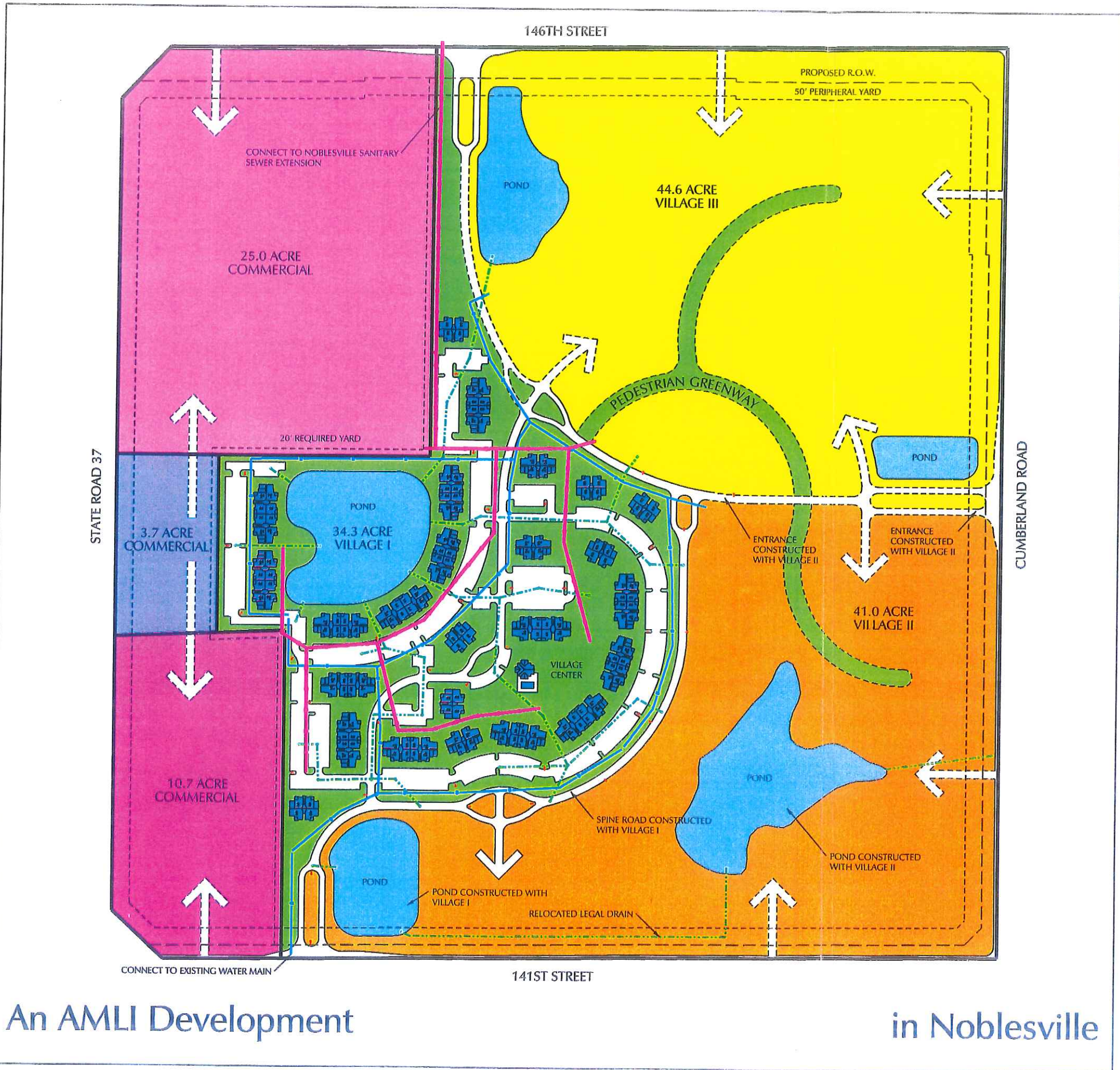
Prepared By:

MSE Corporation
941 North Meridian
Indianapolis, IN 46204

June 23, 1997



Conceptual
Landscape Plan



An AMLI Development

in Noblesville

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 Joseph E. Sutton,
 Jerry Gean Sutton,
 Marion Sutton (owners)

and

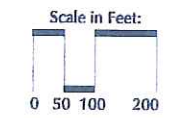
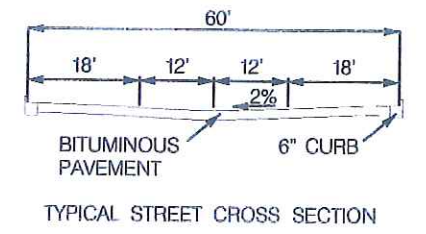
AMLI Residential Properties, L.P.
 2100 Riveredge Parkway
 Suite 420
 Atlanta, GA 30328

Prepared By:

MSE Corporation
 941 North Meridian
 Indianapolis, IN 46204

June 23, 1997

- STREET LIGHT
- 8" WATER LINE
- 8" AND 10" SANITARY SEWER
- STORM SEWER



Village I Facilities Plan

AMLI at Aurora Crossing, Aurora, Illinois



Clubhouse



Entryway - Monument Signage

AMLI at Barrett Lakes, Atlanta, Georgia



Clubhouse



Clubhouse

AMLI at Barrett Lakes, Atlanta, Georgia



Clubhouse - Interior



Resident Business Center

AMLI at Fossil Creek, Fort Worth, Texas



Clubhouse



Clubhouse - Interior