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HAMILTON County Recorder IN  
Recorded as Presented

**ORDINANCE NO. 18-06-13**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE  
NO. 62-12-95 AND ALL AMENDMENTS THERETO A PART OF THE  
COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE,  
HAMILTON COUNTY, INDIANA**

*Document Cross-Reference No's 2002-11433, 2006073713, and 2009025996*

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. 13N-15-6042 as required by law concerning the text amendments to all adopted Planned Development Ordinances and amendments for the Saxony Corporate Campus Planned Development District and has sent a favorable recommendation to the Council with a vote of 9 ayes and 0 nays at their June 17, 2013 meeting, and

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 and the Saxony Corporate Campus Planned Development Ordinances are hereby amended as follows:





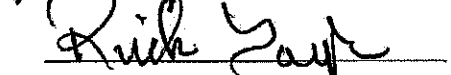
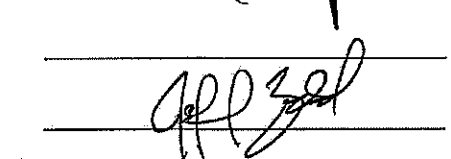
**SECTION 1.** Ordinance No. 94-11-06, Ordinance No. 45-9-07 and Ordinance No. 14-4-09 are hereby rescinded and shall be of no further affect.

**SECTION 2.** That the subject real estate as described and attached as "Exhibit A", and adjacent to Exit 210 (formerly Exit 10) along Interstate 69, and north and south Campus Parkway, all of which is located in the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, a part of the overall Corporate Campus Planned Development District, hereby is amended as per map and development standards as per "Exhibit B".

**SECTION 3.** This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

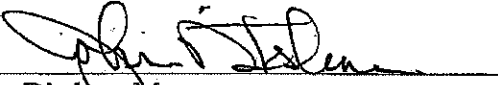
**SECTION 4.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9<sup>th</sup> day of July, 2013.

COMMON COUNCIL

AYE		NAY
	Brian Ayer	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
	Rick Taylor	_____
_____	Stephen C. Wood	_____
	Jeff Zeckel	_____

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

9<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
John Ditslear, Mayor  
City of Noblesville, Indiana

ATTEST:

  
\_\_\_\_\_  
Janet S. Jaros, Clerk/Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joyceann Yelton  
\_\_\_\_\_  
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

LEGAL DESCRIPTION

Part of the Northeast, Northwest, Southwest and Southeast Quarters of Section 23, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 23; thence South 63 degrees 19 minutes 05 seconds East along the centerline of State Road 238 a distance of 87.20 feet to a tangent curve to the right having a radius of 881.47 feet, the radius point of which bears South 26 degrees 40 minutes 55 seconds West; thence Southeasterly along said curve and the centerline of said State Road 238 a distance of 323.65 feet to a point on the Northwestern bank of Sand Creek, said point bears North 47 degrees 43 minutes 09 seconds East from said Radius point (the following seven courses are along the Northerly bank of said Sand Creek); 1) thence North 64 degrees 30 minutes 35 seconds East 90.49 feet; 2) thence North 73 degrees 45 minutes 03 seconds East 16.65 feet; 3) thence North 68 degrees 42 minutes 08 seconds East 80.41 feet; 4) thence North 73 degrees 26 minutes 27 seconds East 76.59 feet; 5) thence North 68 degrees 17 minutes 01 seconds East 56.88 feet; 6) thence North 43 degrees 50 minutes 05 seconds East 115.05 feet; 7) thence North 44 degrees 22 minutes 35 seconds East 60.29 feet to the North line of said Northwest Quarter; thence North 89 degrees 29 minutes 17 seconds East along said North line 1319.23 feet to the Northwest corner of land described in Instrument No. 97-51940, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees Southwest corner thereof, thence North 89 degrees 29 minutes 17 seconds East along the South line of said described land 270.00 feet to the Southeast corner thereof; thence North 00 degrees 12 minutes 22 seconds West along the East line of said described land 375.00 feet to the North line of said Northwest Quarter; thence North 89 degrees 29 minutes 17 seconds East along said North line 287.90 feet to the Northwest corner of the Northeast Quarter of said Section 23; thence North 89 degrees 29 minutes 05 seconds East along said North line 1315.93 feet to the Northeast corner of the West half of said Northeast Quarter; thence South 00 degrees 07 minutes 35 seconds East along the East line of said West Half 2663.66 feet to the Northwest corner of the East Half of the Southeast Quarter of said Section 23; thence South 00 degrees 07 minutes 20 seconds East along the West line of said East Half 193.83 feet to the Southwest corner of land described in Instrument No. 95-53794, recorded in said recorder's office; thence North 89 degrees 08 minutes 01 seconds East along the South line of said described land 510.58 feet to a property line described in an agreement recorded as Instrument No. 97-2752, recorded in said recorder's office (the following four courses are along said property line); 1) thence South 00 degrees 06 minutes 58 seconds West 130.91 feet; 2) thence South 01 degrees 45 minutes 59 seconds East 129.01 feet; 3) thence South 01 degrees 59 minutes 43 seconds West 154.27 feet; 4) thence South 00 degrees 07 minutes 31 seconds East 279.07 feet to the Northern right-of-way of Frontage Road No. 3 (the following five courses are along the Northern right-of-way); 1) thence North 62 degrees 13 minutes 37 seconds West 256.07 feet to a tangent curve to the left having a radius of 2904.79 feet; the radius point of which bears South 27 degrees 46 minutes 23 seconds West; 2) thence Northwesterly along said curve 392.91 feet to a point which bears North 20 degrees 01 minutes 23 seconds East from said radius point; 3) thence North 69 degrees 58 minutes 37 seconds West 508.64 feet; 4) thence North 65 degrees 38 minutes 49 seconds West 331.13 feet; 5) thence North 85 degrees 11 minutes 15 seconds West 207.60 feet to the Northeastern right-of-way of State Road 238; thence North 55 degrees 52 minutes 36 seconds West along said Northeastern right-of-way 306.78 feet to the East line of the Southwest Quarter of said Section 23; thence North 00 degrees 07 minutes 08 seconds West along said East line and the East line of the Northwest Quarter of said Section 23 a distance of 1420.16 feet to the Southeast corner of the North Half of the Northwest Quarter of said Section 23; thence South 89 degrees 27 minutes 58 seconds West along the South line of said Half Quarter 1316.30 feet to the East line of the West Half of the Northwest Quarter of said Section 23; thence South 00 degrees 06 minutes 32 seconds East along said East line and the East line of the West Half of the Southwest Quarter of said Section 23 a distance of 2666.34 feet to the North line of the South Half of the Southwest Quarter of said Section 23; thence South 89 degrees 27 minutes 18 seconds West along said North line 320.10 feet to the Northwest corner of land described in Deed Record 252, page 292, recorded in said

recorder's office; thence South 00 degrees 06 minutes 20 seconds East along the West line of said described land 721.81 feet to the Northern right-of-way of East 136<sup>th</sup> Street and a non-tangent curve to the left having a radius of 8013.45 feet, the radius point of which bears South 30 degrees 19 minutes 33 seconds East (the following three courses are along said Northern right-of-way); 1) thence Southwesterly along said curve 204.11 feet to a point which bears North 31 degrees 47 minutes 07 seconds West from said radius point; 2) thence South 58 degrees 12 minutes 53 seconds West 766.30 feet to a tangent curve to the right having a radius of 453.22 feet the radius point of which bears North 31 degrees 47 minutes 07 seconds West; 3) thence Southwesterly along said curve 181.96 feet to a point on the West line of the Southwest Quarter of said Section 23, said point bears South 08 degrees 46 minutes 55 seconds East from said radius point, thence North 00 degrees 05 minutes 55 seconds West along the West line of said Southwest Quarter and the West line of the Northwest Quarter of said Section 23 a distance of 5282.53 feet to the POINT OF BEGINNING, containing 278.429 acres, more or less.

EXHIBIT - (A)

SAXONY CORPORATE CAMPUS - DEVELOPMENT STANDARDS (Corporate Campus Planned Development - CCPD)

EXECUTIVE SUMMARY

Noblesville, Indiana

(See Supplemental Zoning Text (EXHIBIT - (B)) for General Development Standards which apply to all Subareas)

Prepared for: Republic Development Corp.  
Land Planning: OHM Advisors

SUB-AREA <i>See EXHIBIT - (C) for Locations</i>	PERMITTED LAND USES	DENSITY		SETBACKS AND RESTRICTIONS								FRONT YARD SETBACKS & ROADWAY TYPES				REQUIRED PARKING
		District Acreage* (±) Net of R.O.W.	Maximum S.F./Ac. (Net Acres)	Rear Yard (Min.)	Side Yard (Min.)	Lot Width (Min.)	Lot Size (Min.)	Building Footprint (Min. S.F.)	Maximum Cover Impervious Surface	Building Hgt. (Max.)	Primary Arterials		Perimeter Roads		Internal Roads	SPACES AND LOADING SPACES
											SR 238 & New 146th Street	Brooks School Rd.	Old 146th Street	Public Internal Roads		
<b>A</b> <i>(Corporate Campus Interchange District)</i>	Highway related Retail Uses, Institutions and Institutions and Offices, Regional and Professional Offices, Restaurants, Professional Activities, Banks, Hotels, Service/Gas Stations. No truck stops or terminals. <i>See Note #1 Below</i>	27.11	10,000 S.F./Ac.	15' Pavement Building	25' Pavement Building	80 ft.	Office 1 Ac. Center 1.5 Ac. Parcel One Ac.	Retail Out-Parcel One Ac.	5,000 S.F. for Retail & Restaurant Uses	75% of Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/Commercial - 40'	20' Pavement & Building (effects only Parcel 'B')	---	---	25' Pavement & Building	<i>See Chart "A" Below</i>
<b>B-1</b> <i>(Corporate Campus Secondary Corridor District)</i>	Flex Office with a minimum 20% office and the remaining being office, storage/warehouse/laboratory or similar type uses and all permitted uses in Subarea A.	24.99	18,000 S.F./Ac.	15' Pavement Building	25' Pavement Building	80 ft.	Office 1 Ac. Center 1.5 Ac. Parcel One Ac.	Retail Out-Parcel One Ac.	5,000 S.F. for Office & Warehouse Uses 1,500 Retail & Commercial Uses	75% of Gross Lot Area	Office - 60' Industrial - 50' Retail/Commercial - 40'	---	---	25' Pavement & Building	<i>See Chart "A" Below</i>	
<b>B-2</b> <i>(Corporate Campus Secondary Corridor District)</i>	Flex Office with a minimum 20% office and the remaining being office, storage/warehouse/laboratory or similar type uses and all permitted uses in Subarea C2 & D.	15.27	18,000 S.F./Ac.	15' Pavement Building	25' Pavement Building	80 ft.	Office 1 Ac. Center 1.5 Ac. Parcel One Ac.	Retail Out-Parcel One Ac.	5,000 S.F. for Office & Warehouse Uses 1,500 Retail & Commercial Uses	75% of Gross Lot Area	Office - 60' Industrial - 50' Retail/Commercial - 40'	---	50' Pavement & Building	25' Pavement & Building	<i>See Chart "A" Below</i>	
<b>C-1</b> <i>(Corporate Campus Interchange District)</i>	Uses permitted per Noblesville U.D.O. Appendix D "Commercial"; Entertainment Related Facilities/ Uses; Expositions, Indoor, Expositions, Outdoor; Festivals; Laboratories; Research activities <i>See Note #1 Below</i>	77.33	18,000 S.F./Ac.	15' Pavement Building	25' Pavement Building	80 ft.	Office 1 Ac. Center 1.5 Ac. Parcel One Ac.	Retail Out-Parcel One Ac.	5,000 S.F. for Office Uses 2,000 S.F. for Retail & Restaurants	70% of Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/Commercial - 60'	25' Pavement & Building	25' Pavement & Building	---	25' Pavement & Building	<i>See Chart "A" Below</i>
<b>C-2</b> <i>(Corporate Campus Interchange District)</i>	Professional Offices, Professional Activities, Hotels, Banks and Financial Institutions, Sit-Down Restaurants (over 2,000 S.F. footprint) <i>See Note #1 Below</i>	8.51	18,000 S.F./Ac.	15' Pavement Building	25' Pavement Building	80 ft.	Office 1 Ac. Center 1.5 Ac. Parcel One Ac.	Retail Out-Parcel One Ac.	5,000 S.F. for Office Uses 2,000 S.F. for Retail & Restaurant Uses	75% Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/Commercial - 40'	20' Pavement & Building	---	25' Pavement & Building	<i>See Chart "A" Below</i>	
<b>D</b> <i>(Corporate Campus Interchange District)</i>	Neighborhood Retail Uses, Institution and Offices, Regional and Professional Offices, Restaurants, Professional Activities, Banks and Hotels <i>See Note #1 Below</i>	17.82	10,000 S.F./Ac.	15' Pavement Building	25' Pavement Building	80 ft.	Office 1 Ac. Center 1.5 Ac. Parcel One Ac.	Retail Out-Parcel One Ac.	1,500 S.F. for Retail & Restaurant Uses	75% Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/Commercial - 40'	20' Pavement & Building	25' Pavement & Building	50' Pavement & Building	25' Pavement & Building	<i>See Chart "A" Below</i>
<b>E</b> <i>(Corporate Campus Secondary Corridor District)</i>	Warehousing and Wholesaling Uses, Institutions and Offices, Regional and Professional Offices, Professional Activities <i>See Notes #4, &amp; #5 Below</i>	74.99	14,000 S.F./Ac.	30' Building Pavement from top of bank of Regulated Drain <i>See Note #7 Below</i>	15' Pavement 30' Pavement from top of bank of Regulated Drain <i>See Note #7 Below</i>	80 ft.	Office 2 Ac. Industrial/Warehousing 5 Ac.	Retail Out-Parcel One Ac.	10,000 S.F. for all Uses	80% Gross Sub Area (See Note #5)	Office - 60' Industrial - 50' Retail/Commercial - 40'	---	---	30' Pavement & 55' Building	25' Pavement & 55' Building	<i>See Chart "A" Below</i>
<b>Overall Totals</b>	TOTAL NET ACREAGE	246.02														
	R.O.W. ACREAGE	33.98														
	<b>TOTALS (GROSS)</b>	<b>280.00</b>														

\*All acreages are approximate and may vary with final engineering.

- Notes: #1. Drive thru uses shall be permitted with conditional approval. Banks and restaurants shall be exempt from conditional approval. No drive thru's shall face Campus Parkway.  
#2. N/A  
#3. N/A  
#4. Food processing and limited manufacturing shall be permitted subject to conditional use review by the Planning Commission.  
#5. Gross lot coverage on warehousing may exceed 80%, but not more than 90%, of an individual lot as long as the total subarea does not exceed 80%.  
#6. Gross lot subarea acreage = total acreage minus any public road pavement area.  
#7. Top Bank of regulated drain shall be defined as a line 30' inside the regulated drain easement.

LAND USE	PARKING SPACES	LOADING AREA
Retail/Service	4 per 1,000 S.F.	1 per User
Office	3 per 1,000 S.F.	1 per Building
Health/Education	3 per 1,000 S.F.	1 per Building
Manufacturing/Assembly/Production	2 per 1,000 S.F.	1 per 15,000 S.F.
Distribution	1 per 4,000 S.F.	1 per 15,000 S.F.
Storage	1 per 1,000 S.F.	1 per 40,000 S.F.

## **EXHIBIT - (B)**

### **SAXONY**

#### **CORPORATE CAMPUS AT NOBLESVILLE**

*Prepared for: Republic Development Corp.*

*Land Planning: OHM Advisors*

#### **GENERAL DEVELOPMENT STANDARDS CORPORATE CAMPUS PLANNED DISTRICT**

**REVISED:   MAY 23, 2002  
              JANUARY 25, 2006  
              AUGUST 28, 2006  
              MARCH 13, 2009  
              JUNE 6, 2013**

##### **I. Subarea Descriptions**

A. Subarea A: Because of its relation to 1-69 and being immediately adjacent to the Exit 10 Interchange, the proposed uses within this Subarea are primarily freeway oriented services and retail.

B. Subarea B-1: This subarea serves as a transition between the freeway related Subarea A to the south and the industrial Subarea E to the north. It is characterized by smaller flex type office uses, multi-tenant office buildings, and commercial service uses. Due to its close proximity to Subarea A and relationship to the freeway interchange, all the uses that are allowed in Subarea A will be permitted within this subarea.

C. Subarea B-2: This subarea serves as a transition between the neighborhood retail center in Subarea D to the west and the industrial Subarea E to the east. It is characterized by smaller flex type office products and multi-tenant office buildings. Due to its close proximity to Subarea D and Subarea C2, all the uses that are allowed in Subarea D and C2 will be permitted within this subarea.

D. Subarea C-1: Because of its location and visibility along 1-69 and State Route 238 to the north, this subarea is planned to contain freeway oriented commercial uses as permitted by the Noblesville UDO Appendix D, which generally includes offices, medical offices, hotels, restaurants, and large and small retail formats and sales.

E. Subarea C-2: Because of its location along State Route 238 and smaller size, this subarea will contain freeway oriented office uses, multiple tenant office buildings, and limited commercial services.

F. Subarea D: This subarea shall be characterized by neighborhood retail uses which will provide convenience and services for users of the surrounding development as well as existing area residents.

G. Subarea E: The proposed uses for this subarea include industrial uses such as warehousing and wholesaling operations. Food processing and light manufacturing will be permitted conditionally. Office uses within this subarea shall be consistent with other general office uses and flex office uses previously discussed within this text.

H. For the purposes of this text, "outparcel uses" shall be defined as a free-standing building, often adjacent to a fronting arterial or collector street, and typically on a site less than 2 acres and building size of less than 10,000 sq.ft. Examples include but are not limited to bank branches, restaurants, small-format retail (single tenant or multi-tenant), and fuel stations. Outparcels may be on individually platted lots, or may be part of a larger development.

## **II. Development Standards (Corporate Campus Planned Development CCPD)**

Article 8, Part E, Section 7 of the Unified Development Ordinances for the City of Noblesville was used as a reference in the development of this text. Information included in this text (Exhibit - B), the design standards matrix (Exhibit- A), and the submitted drawings are intended to be all-inclusive for this (CCPD). Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These standards ensure consistency and quality throughout the planned district. In the event of conflicts, this text and the design standards matrix shall take precedence over all other zoning standards. All proposed development, construction, or exterior alterations shall be reviewed by the Saxony Design Review Board (DRB) prior to beginning any on-site work.

## **III. Access, Loading, Parking and/or Traffic Related Commitments**

A. Parking and loading requirements for an individual use shall be as shown in Exhibit A. See Article 10 of the Unified Development Ordinance for the City of Noblesville for all other parking questions.

B. Cross-access easements shall be provided where feasible.

C. In Subarea C-1, internal drive aisles for vehicular circulation to provide internal connection and circulation between adjacent parking lots shall be permitted.

## **IV. Architectural Standards**

A. Color Palette: Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features such as awnings, doors, trim, etc. A mixed palette on a single building should be carefully selected so all colors are harmonious with each other.



**B. Exterior Materials:**

1. Warm-tone brick
2. Stone, simulated stone with limestone trim
3. Natural wood, wood composite, stucco, and heavy gauge vinyl (.042 inch nominal thickness)
4. Pre-cast concrete
5. Metal (trim or accent only)
6. Glass
7. Poured in place concrete (i.e. walls - allowed in Subarea E, if articulated with architectural detailing such as textured finishes, aggregate, banding, pigments, etc.)
8. Painted aluminum (trim or accent only)
9. Tile (ceramic or porcelain) (trim or accent only)
10. Formed Polymers ("Fypon" and "EIFS") (trim or accent only)
11. On pitched roofs, standing metal seam, cedar shakes, dimensional asphaltic shingles, slate or tile shall be used.
12. Subarea C-1 (only commercial uses not considered an Outparcel use): concrete masonry units (CMU) including integrally colored, smooth-face, split-face, ground-face, and glazed, when used in combination with other materials. Colors shall be selected to complement other materials used on the building.

**C. Roof:**

**1. All Structures:**

- a. All rooftop penetrations (pipes, vents, etc) shall be screened by parapets or roof. All rooftop equipment shall be screened by parapets, roof, or screening apparatus that is appropriate to the style of the architecture.
- b. Single-pitch (a roof that slopes in only one direction), barrel (a roof of semi-cylindrical section), and other alternative roof styles shall be permitted where appropriate to the architectural style of the building.



**Figure 1: Example of Mansard**



**Figure 2: Example of Barrel Roof**



**Figure 3: Example of Single-pitch roof**

- c. Minimum 8" roof overhangs are required on all pitched roofs.

2. Rooftop equipment screens and rooftop penetrations (vents) shall be of the same color compatible with the overall building or roof color (not an accent color).

**D. Wall Articulation/Fenestration:**

1. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of the structure.

2. Building materials shall be consistent on all four sides of the structure. a. In Subarea C-1, side and rear facades shall be finished in similar colors as the front facades. Non-frontage facades immediately adjacent to a front facade shall incorporate building materials and detailing of the front facade, for a minimum of 30 percent of the overall wall length, measured from the front facade.

3. The amount of fenestration should be balanced with the amount of solid façade.

4. Glazing shall not exceed 75% of the facade on small office buildings (two stories or less).

5. No front building facade shall extend horizontally for a distance greater than two (2) times its average height without a vertical offset (parapet or roofline), material change, or color and texture change. No front building facade shall extend for a horizontal distance greater than five (5) times its height without a change in elevation appearance, or substantial horizontal band. No side or rear building facade shall extend horizontally for a distance greater than three (3) times its average height without a vertical offset (parapet or roofline), material change, color change or texture change.

**V. Buffering, Landscaping, Open Space and/or Screening Commitments**

**A. Landscaping**

**1. Along Campus Parkway:**

a. The intent of the landscape development along 146th is to blend into a seamless streetscape the 200' right of way and adjacent landscape setback of 25'-0" on the south side of Campus Parkway and 20'-0" on the north side of Campus Parkway. The tree and shrubs within this area shall be spaced in a natural pattern randomly positioned in both the right-of-way and the landscape set back. Landscape designs shall address pedestrian experience along the meandering sidewalk, create site lines to signage and

out parcels, protect entrances and visually block parking fields. Pedestrian sidewalks will lead into the Property connecting to out parcels.

b. The landscape in front of the buildings facing Campus Parkway shall respond to the sight lines to provide visibility to signage and building facade. The landscape in front of such buildings shall be a continuation compatible with Campus Parkway frontage.

c. Tree spacing and sizes

i) Right of way street trees.

(1) The number of street trees to be planted on each side of the street shall equal (i) the number of lineal feet of Campus Parkway within the Property divided by (ii) forty (40). Trees shall be spaced in a natural pattern randomly positioned in both right of way and landscape setback. Trees shall be deciduous canopy trees and shall have a minimum caliper of 3 inches.

ii) Landscape setback plantings.

(1) Deciduous canopy trees each having a minimum caliper of 2.5 inches shall be placed randomly to compliment the natural street tree planting. The number of street trees to be planted on each side of the street shall equal (i) the number of lineal feet of Campus Parkway within the Property divided by (ii) forty (40). Particular attention shall be paid to visibility corridors to signage and storefronts.

(2) The number of ornamental trees to be planted on each side of Campus Parkway shall equal (i) the number of lineal feet of Campus Parkway within the Property divided by (ii) forty (40). The ornamental trees shall have a minimum caliper of 1.75 inches. Tree species may vary.

(3) Evergreen shrubs shall be planted in clusters and along the parking lot edge to create a backdrop for landscape frontage and visually screen the parking lot.

(4) Low accent shrubs, ornamental grasses and deciduous shrubs shall be planted in drifts in front of evergreen backdrop.

2. Street trees within all sub-areas are to be planted at a minimum distance of 50 feet on center along proposed roads. Trees will be of deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-1/2" caliper or greater at the time of planting.

3. There shall be a minimum 3' (ht.) parking lot screen containing a hedge, wall with materials consistent with the architecture, or earth mound with a maximum 3:1 slope along the pavement setback where a parking area fronts a roadway (excluding vehicular ingress and egress). The hedge shall be of non-deciduous species and shall be spaced not more than 36 inches apart so as to form a continuous visual screen a minimum of 36 inches in height above grade, under normal growing conditions, within one year after planting.

4. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in the Unified Development Ordinances for the City of Noblesville, Article 12. The use of in-ground sprinkler systems is required in all turf and landscaped areas.

#### 5. Interior Landscaping for Vehicular Use Areas

a. Along Campus Parkway, there shall be a parking lot screen which shall be a minimum of 3' in height and shall contain a hedge, wall, or low fence or water elements with materials consistent with the architecture. The hedge shall be of non-deciduous species and shall be spaced so that the shrub canopies are not more than 36" apart so as to form a continuous visual screen a minimum of 36" in height above grade, under normal growing conditions, within two years of planting. Minimum size of shrubs at time of planting shall be 18".

b. "Minimum Landscape Island" shall mean and refer to a parking lot island which (i) is 7 feet in width from back of curb to back of curb, (ii) 126 square feet in size, (iii) contains at least 1 shade tree or In instances where view corridors to signage/ building elevations are desired, 3 shrubs and ground cover, mulch and/or perennials at a rate necessary to cover the island shall be permitted in lieu of the required tree.

c. 50% of all rows of parking shall be terminated with a landscape island.

d. Landscape islands, at least the size of a Minimum Landscape Island, (i) may occur once every twenty (20) continuous parking spaces, or (ii) may be grouped and distributed randomly over the parking areas to equal the area equivalent to one landscape island every twenty (20) continuous parking spaces.

e. Concrete curbs or wheel-stops shall be provided at all parking spaces adjacent to interior landscape areas.

6. Minimum quantities of trees (Subarea E- Industrial omitted): The following minimums are required based upon total ground coverage of:

- a. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to 1 inch in tree trunk size for every 2,000 square feet of ground coverage.
- b. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
- c. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.
- d. Required trees should be distributed throughout the site and may be grouped in clusters to maintain view corridors to signage / building elevations.

7. Minimum size of trees and shrubs:

- a. Deciduous shade and street trees must be a minimum of 2-1/2" in caliper at the time of planting.
- b. Deciduous shade and street trees along Campus Parkway must be a minimum of 3" in caliper at the time of planting.
- c. Evergreens must be a minimum of 6' in height at the time of planting.
- d. Ornamental trees must be a minimum of 1-3/4" in caliper at the time of planting.
- e. Shrubs must be a minimum of eighteen inches at time of planting.

8. Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

9. Outparcel Landscaping and Parking

- a. A single row of parking shall be permitted between Campus Parkway and buildings on Outparcels adjacent to Campus Parkway.
- b. Users are encouraged to employ creative design and include such amenities as earth mounding, water features, landscape lighting, sculpture, furniture, ornamental or flowers, trees and shrubs.
- c. A minimum of 50% of the building perimeter shall have a landscape area between the building's foundation and the sidewalk or the curb. Outdoor dining, drive-thrus, and service areas shall be deducted from the overall length of the building perimeter prior to calculating the required building perimeter landscaping.
- d. All landscape areas shall be provided with an irrigation system.

10. Foundation landscaping around buildings shall not be required, except where specified otherwise in Section 9 above.

#### B. Perimeter Area Landscaping (Subarea E - Only)

1. Within the 30' pavement setback (30' buffer area from roadways and the legal drain easement), there shall be a 4' high continuously uniform earth mound except for areas of ingress and egress. The mound will have a maximum 3:1 slope that will begin at the right-of-way line or easement edge. The mound will also have a maximum 3:1 slope on the opposite side which will begin at the pavement setback line, so that the crest of the mound begins approximately 12' from both the right-of-way and pavement setback lines and totals 6' in width.
2. Within the buffer area per 100 linear feet or each fraction thereof, there shall be an evergreen screening consisting of eleven evergreen trees staggered along the crest of the mound 7'-8' from each side of the buffer zone. There shall be a minimum of 18 deciduous shrubs per each 100' grouped between and along the base of the evergreen trees on the right-of-way side of the buffer. Shrubs will not be required along the legal drain easement.
3. Along the right-of-way of Bergren Boulevard and Getz Road, five deciduous trees and 4 evergreen trees may be used instead of the required eleven evergreen trees.
4. Minimum size of trees at the time of planting shall be 6' (ht.) for evergreen trees and 2-1/2" caliper for deciduous trees.

5. All loading areas should be screened from public view with vegetation, walls, etc.
6. Foundation landscaping around buildings shall not be required, except that any main entrance to a building and/or individual tenant entrances in multitenant buildings shall provide ornamental landscaping in planting beds immediately adjacent to the entrance. Landscaping shall be designed to emphasize the entrance, provide pedestrian scale, and soften the transition between exterior and interior. Landscape material shall be designed using a mix of ornamental shrubs, perennials, and ornamental trees.

## **VI. Dumpsters, Lighting, Outdoor Display Areas and /or other Environmental Commitments**

### A. Lighting

1. All parking lot lighting for parcels 2 acres or less shall not exceed 18 feet in height from finished grade. Parking lot lighting for parcels larger than 2 acres shall not exceed 28 feet in height from finish grade.
2. External lighting shall be cut-off type fixtures.
3. There shall be a consistent and uniform lighting fixture for parking lot lighting within all commercial and office areas.
4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style.
5. All light poles and standards shall be metal. All light poles and standards should preferably be black or dark bronze in color.
6. Parking lot lighting shall be metal-halide, LED, or other with CITY AND DRB approval. Building and landscaping lighting shall be LED, incandescent, metal halide, or other with CITY AND DRB (Saxony Design Review Board) approval.
7. Landscape and building up-lighting from a concealed source shall be permitted.
8. All lights shall be arranged to reflect light away from any street or adjacent property.
9. All building illumination shall be from concealed sources.
10. Up-lights shall be permitted to light the exterior of the buildings. Spotlights may be permitted with City and DRB approval.

### B. Waste and Refuse:

All waste and refuse shall be containerized and screened from view on three sides by a solid brick wall or materials compatible with building materials and at least 12 inches taller than the height of the dumpster. The fourth side shall contain a wood gate, or such other material acceptable to the City and the DRB, at least 12 inches taller than the height of the dumpster. Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

### C. Storage Equipment and Service Areas

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure, except in Subarea C-1 and outparcels as specified herein. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view with material harmonious with the building.

a. In Subarea C-1 and outparcels, retail uses shall be permitted temporary outdoor display and sales. Such outdoor displays/sales shall be located immediately adjacent to the front of the building or under a service canopy.

2. All refuse, trash, and garbage collection shall be enclosed or not visible from the street or adjoining property.

3. No noises, smoke, odors, vibration or other nuisances shall be permitted.

4. No area of the site will be used for outdoor storage.

5. Service courts and loading docks shall be located on the side or rear of the building and screened from all streets or adjacent buildings by landscaping, mounding or walls.

## **VII. Graphics and Signage Commitments**

A. The development shall utilize standard City of Noblesville street and regulatory signage. Other signage may be used subject to approval by the City of Noblesville.

B. Retail Users occupying 10,000 sq.ft. or more:

1. Maximum Number of Signs: One (1) sign for each elevation on which a customer entrance exists or for each elevation facing a parking area; provided, however, that where a side or rear elevation faces I-69 , Campus Parkway, Boden / Brooks School Road, Corporate Parkway, and/ or 141<sup>st</sup> Street, and does not have



a customer entrance, then one (1) additional sign shall also be permitted for such side or rear elevation.

2. Maximum sign area for each sign: The maximum sign area shall be 1.5 square feet multiplied by the number of lineal feet of the length of the User's elevation on which side sign is located. The maximum letter's height shall be 84 inches. If a sign utilizes a taller letter as the first letter of the words in the sign, then such first letter may be an additional twelve (12) inches in height. Signs must be designed to fit within the sign-band if included in the architecture, and otherwise must be appropriate to the scale and architectural design of the elevation where the sign is located.

C. Outparcel uses:

1. Maximum Number of signs: Three (3) signs per building: one (1) on a side elevation, one (1) sign on either the other side elevation or the rear elevation, and one (1) on the front elevation.

2. Maximum sign area for each sign: The maximum sign area shall be 2.25 multiplied by the number of lineal feet of the length of the User's elevation on which the sign is located.

D. All retail uses not described above:

1. Maximum Number of signs: Two (2) signs per building- one (1) on a side elevation, and one (1) on the front elevation; provided, however, that where a building has a canopy on the front elevation, a third (3') sign, mounted on the canopy, shall be permitted. Where a side or rear elevation faces I-69, Campus Parkway, Boden / Brooks School Road, Corporate Parkway, and/ or 141<sup>st</sup> Street, and does not have a customer entrance, then one (1) additional sign shall also be permitted for such side or rear elevation.

2. Maximum sign area for each sign: The maximum sign area shall be 2.25 sq. ft. multiplied by the number of lineal feet of the length of the User's elevation on which the sign is located. Signs must be designed to fit within the sign-band if included in the architecture, and otherwise must be appropriate to the scale and architectural design of the elevation where the sign is located. The area of signs located on a side elevation shall not exceed the area of a sign permitted on the User's front elevation.

E. Ground monument signs shall be permitted along any frontage road, and shall be in lieu of a permitted wall sign except when the sign is for a multi-tenant building.

1. Ground monument signs shall be a maximum of six feet in height and contain a maximum area of 50 square feet per sign face.
2. A ground mounted monument sign may be internally or externally illuminated, but external illumination shall be designed to minimize diffusion.
3. All ground monument signs must be landscaped on all sides with shrubs, trees, low growth plants and other materials in a landscaped bed not less than 50 square feet.
4. Each sign must be architecturally compatible with the associated retail building structure or a common landscape and signage theme along the road and shall be constructed of similar building materials unless the user can demonstrate to the Planning Department architectural merit otherwise.
5. Multi-tenant buildings over 10,000 sq.ft. shall be permitted one monument sign on which multiple tenant names may be displayed. Multi-tenant monument signs shall meet the standards of ground monument signs (above).

F. N/A

G. Corporate or multi-tenant office buildings on sites less than five acres in size may have the building name or address shown in one location on the building. If the name is placed on the building, one ground sign with only the address is permitted. If the address is placed on the building, one ground sign with the name and address of all tenants is permitted. Signs are not to exceed 6' in height or fifty square feet per face, per lot.

H. Corporate or multi-tenant office buildings on sites greater than five acres in size can have the building name shown in one location, and the address shown in another location, or together with the name on the building. In addition, such buildings can have one ground sign showing the names and addresses of tenants. Signs are not to exceed 6' in height or fifty square feet per face, per lot.

I. Service stations that dispense gasoline may integrate pricing information into a ground sign as long as the sign size does not exceed the dimensions set forth herein.

J. Signs must be designed to fit within the sign-band if included in the architecture, and otherwise must be appropriate to the scale and architectural design of the elevation where the sign is located.

K. On multi-tenant buildings, all signage must be visually consistent.

L. Freestanding signage and light standards shall be located in landscaped areas. The size of the landscaped area around ground signs shall be at least three times the surface area of the sign.

M. Pole signs and roof-mounted signs are prohibited.

N. Ground signs shall be set back a minimum of ten feet from the public right-of-way.

O. All signs must be associated with the permitted use of the property on which they are located.

P. Street number(s) shall be prominently placed on or among freestanding signage or on the building.

Q. Directional (Wayfinding) signs- Non- or internally or externally illuminated signs displayed strictly for the direction, safety or convenience of the public, including signs which identify restrooms, telephone booths, parks, parking area entrances, service entrances, individual zoning districts shall be allowed. Directional signs shall not exceed four square feet each unless otherwise approved by the City of Noblesville Planning Department/Safety Director.

R. The logo and face color of signs are unrestricted, but garish colors are discouraged.

S. Off-site and temporary signage shall comply with the Unified Development Ordinance regulations.

T. Intentionally omitted.

U. Building Directory signs identifying the occupants of a commercial building shall be free standing or mounted on a wall near the entrance and shall not exceed six (6) square feet per 10,000 square feet of building floor space, subject to an overall limit of 32 square feet per face, per building.

V. Non-retail commercial wall sign area: Where not otherwise required by this text, the maximum allowable graphic area and setback of a wall sign shall be determined by means of the Table of Elements below. Wall signs shall be placed on building walls, and therefore wall sign height shall be limited by the height of the wall. From the Table of Elements, the following formula shall be used to calculate the allowable graphic area: The appropriate mass factor from the Table of Elements shall be multiplied by the square root of the area, or silhouette, of the fronting elevation of the building (or tenant's space), or that portion of the building with which the sign is associated.

1. Where the use is comprised of more than one building, the area of the fronting elevation of the largest building shall be used.

2. The wall sign setback distance shall be the distance from right-of-way line to the wall or fronting elevation closest to the right-of-way line upon which any wall sign is to be displayed.

3. Table of Elements

Setback: Distance From Right-of-Way (in feet)	Character of the Road Situation From Where Sign is Seen:	Mass Factor
10- 15 feet (0 = r.o.w. line)	Two lane, 35 m.p.h. or less	2.0
	Two lane, over 35 m.p.h.	2.0
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	3.0
	Freeway, over 50 m.p.h.	3.5
Over 15 - 25 feet	Two lane, 35 m.p.h. or less	2.0
	Two lane, over 35 m.p.h.	2.0
	Multi-lane, 35 m.p.h. or less	2.0
	Multi-lane, over 35 m.p.h.	3.0
	Freeway, over 50 m.p.h.	3.5
Over 25 - 50 feet	Two lane, 35 m.p.h. or less	3.0
	Two lane, over 35 m.p.h.	3.5
	Multi-lane, 35 m.p.h. or less	4.0
	Multi-lane, over 35 m.p.h.	4.0
	Freeway, over 50 m.p.h.	4.0
Over 50 - 75 feet	Two lane, 35 m.p.h. or less	4.0

	Two lane, over 35 m.p.h.	4.5
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0
Over 75 - 100 feet	Two lane, 35 m.p.h. or less	4.0
	Two lane, over 35 m.p.h.	5.0
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0
Over 100 feet	Two lane, 35 m.p.h. or less	5.0
	Two lane, over 35 m.p.h.	6.0
	Multi-lane, 35 m.p.h. or less	6.0
	Multi-lane, over 35 m.p.h.	6.0
	Freeway, over 50 m.p.h.	6.0

W. Projecting signs shall be limited to 16 square feet maximum per face.

X. Awning, Canopy, and Marquee Signs shall be deducted from the aggregate total.

Y. Artwork/Murals that references business activity in writing shall be deducted from the aggregate total.

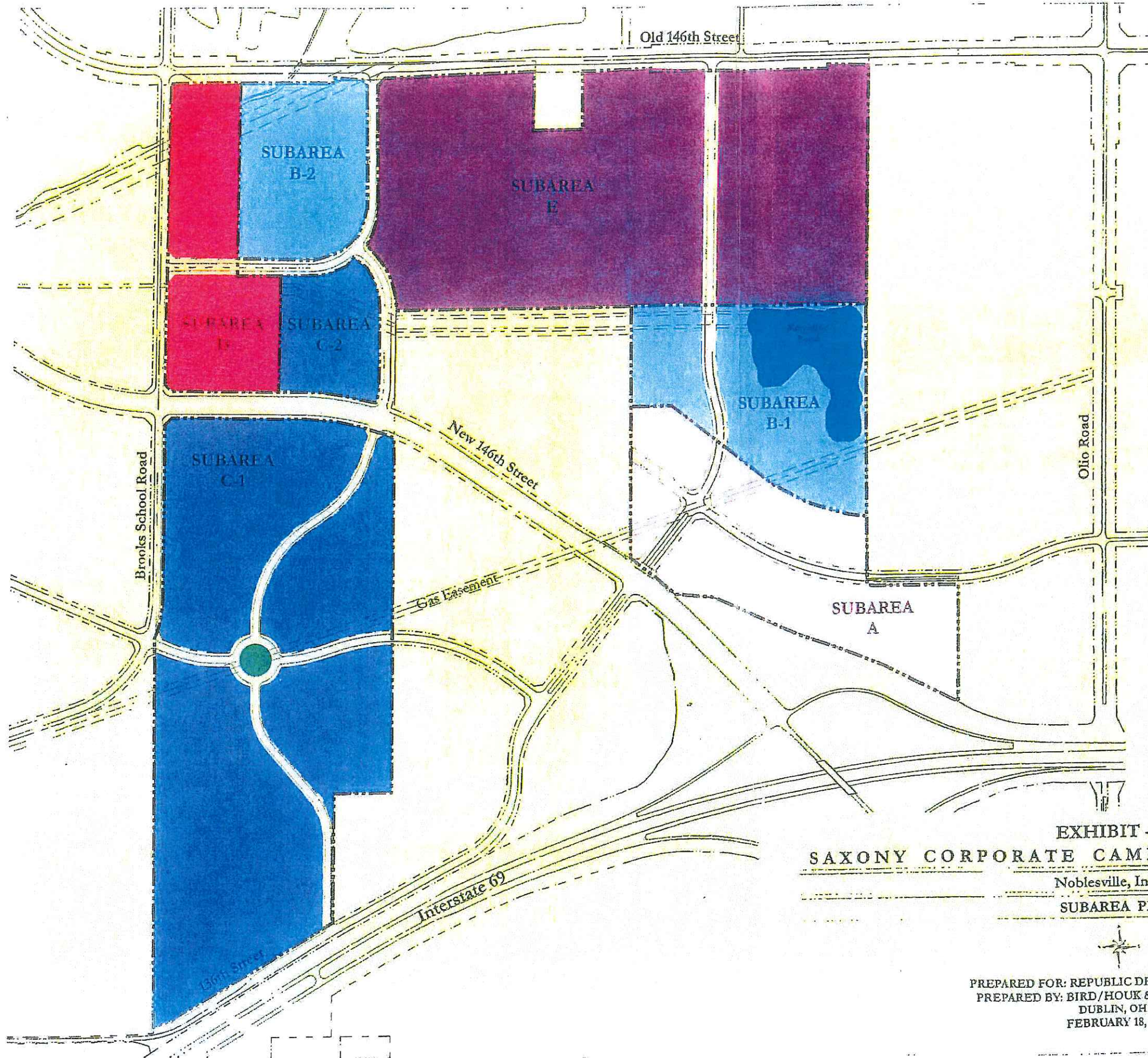
Z. Hotel uses shall be permitted a maximum of two wall signs and one ground sign for each user. All signs shall conform to the standards for each sign type as identified within this section.

### **VIII. Miscellaneous Commitments**

A. Utilities: All utility lines including water service, electricity, telephone and gas and their connections or feeder lines shall be placed underground. Provided, however, that any existing overhead transmission lines may remain above ground. Meters,

transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or shall be sufficiently screened.





**SITE DATA**

SUBAREA	ACREAGE
A	+/- 27.11
B-1	+/- 24.99
B-2	+/- 15.27
C-1	+/- 77.33
C-2	+/- 8.51
D	+/- 17.82
E	+/- 74.99
Total Net Acreage	+/- 246.02
R.O.W. Acreage	+/- 33.98
Total Gross Acreage	+/- 280.00

**LEGEND**

- SUBAREA A - Freeway Retail
- SUBAREA B - Flex Office
- SUBAREA C - Office/Commercial
- SUBAREA D - Neighborhood Retail
- SUBAREA E - Industrial

**EXHIBIT - (C)**  
**SAXONY CORPORATE CAMPUS AT NOBLESVILLE**  
 Noblesville, Indiana  
**SUBAREA PLAN**



PREPARED FOR: REPUBLIC DEVELOPMENT CORP.  
 PREPARED BY: BIRD/HOUK & ASSOCIATES, INC.  
 DUBLIN, OHIO  
 FEBRUARY 18, 2002