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10/21/2015 01:55:15P 7 PGS  
Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

ORDINANCE NO. 38-08-15

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

*Document Cross Reference No. 2014-001164*

An Ordinance to amend the Unified Development Ordinance for 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, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP-1268-2015 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 an unfavorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of 8 in favor and 0 opposed;

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.** The subject real estate (the "Real Estate"), known as Lot J of Saxony Corporate Campus and more particularly described in "Exhibit A", is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate hereby shall maintain its existing zoning and all previous Planned Development approvals. The purpose of this ordinance is exclusively to allow for the approval of additional signs for the Holiday Inn Express building on the Real Estate, and shall not be applied to any other use, building or property within the Planned Development.

**Section 2.** The proposed signs attached hereto as "Exhibit B", are adopted as part of this ordinance and consist of two additional wall signs.

**Section 3.** This amendment to the Saxony Corporate Campus Planned Development Ordinance and its Exhibits (collectively, the "PD Sign Standards") permit variations from the development standards, specifications, guidelines and/or requirements (collectively the "Standards") contained in the City's Unified Development Ordinance and the approved Saxony Corporate Campus Planned Development. The PD Sign Standards supersede the Standards in the City's Unified Development Ordinance and the approved Saxony Corporate Campus Planned Development, for this specific use and Real Estate, to the extent the PD Sign Standards vary, alter, or modify the Standards in the City's Unified Development Ordinance or the approved Saxony Corporate Campus Planned Development standards. The Standards in the approved Saxony Corporate Campus Planned Development, however, shall apply to the extent that the PD Sign Standards do not vary, alter, or modify them.

**Section 4.** This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.




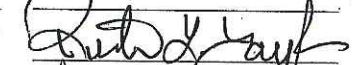
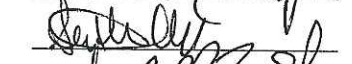

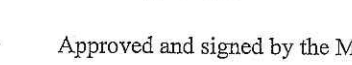
**Section 5.** Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 15th day of September, 2015.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 15th day of September, 2015.

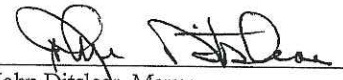
**COMMON COUNCIL OF THE CITY OF NOBLESVILLE**

AYE

NAY

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 15th day of September, 2015.

  
John Ditslear, Mayor  
City of Noblesville, IN

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: Andrew E. Wert.

Prepared by: Andrew E. Wert, City of Noblesville  
16 South 10<sup>th</sup> Street, Suite 150, Noblesville, Indiana 46060 | (317) 776-6325



EXHIBIT A

**Lot J Saxony Corporate Campus**

A part of the Southeast Quarter of Section 23, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 23; thence South 89 degrees 26 minutes 40 seconds West (bearings based upon Saxony Corporate Campus as per Secondary Plat thereof, recorded as Instrument Number 200400016310 in Plat Cabinet 3, Slide 365 in the Office of the Recorder of Hamilton County, Indiana) 1316.27 feet along the North Line of said Southeast Quarter to the Northwest Corner of the East Half of said Southeast Quarter; thence South 00 degrees 07 minutes 20 seconds East 193.75 feet along the West line of said East Half to the South right-of-way of Tegler Drive per said Secondary Plat of Saxony Corporate Campus; thence continuing South 00 degrees 07 minutes 20 seconds East along said West line 0.08 feet; thence North 89 degrees 08 minutes 01 second East 249.98 feet to the northwest corner of Parcel I as described in Instrument Number 2014001164, on file in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing North 89 degrees 08 minutes 01 second East 78.95 feet along the north line of said Parcel I to the west corner of Parcel II as described in said Instrument Number 2014001164; thence easterly 183.25 feet along the north line of said Parcel II and a curve to the left having a radius of 1,003.93 feet and subtended by a long chord having a bearing of North 83 degrees 07 minutes 02 seconds East and a length of 183.00 feet to the northeast corner of said Parcel II; thence South 00 degrees 06 minutes 58 seconds West 150.09 feet along the east lines of said Parcels I and II, the following six (6) courses are along the east, south and west lines of said Parcel I; 1)thence South 01 degree 45 minutes 59 seconds East 129.01 feet; 2)thence South 01 degree 59 minutes 43 seconds West 154.27 feet; 3)thence South 00 degrees 07 minutes 31 seconds East 279.07 feet; 4)thence North 62 degrees 13 minutes 37 seconds West 256.07 feet; 5)thence northwesterly 37.12 feet along a curve to the left having a radius of 2,904.79 feet and subtended by a long chord having a bearing of North 62 degrees 35 minutes 35 seconds West and a length of 37.12 feet; 6)thence North 00 degrees 00 minutes 00 seconds East 552.76 feet to the POINT OF BEGINNING. Containing 3.755 acres, more or less.

Signage Survey

February 19, 2015

Noblesville  
 Tegler Dr @ Saxony Business  
 Campus 1-69 & 146th St  
 Noblesville, IN  
 Inn Code: INDES



NOTE: NOT TO EXCEED 284.28 SQ. FT. AS PER ORDINANCE.

**WEST ELEVATION**  
 SCALE: 1/32"=1'-0"

**1** Proposed XLS-SM-5W w/ 5'-1" Monogram  
 Manufacture and Install Sign  
 122 SQ.FT.



Date: 02-18-15	Project Name: HOLIDAY INN EXPRESS & SUITES
Scale:	Address: Tegler Dr @ Saxony Business Campus 1-69 & 146th St
Drawn: Flor B.	City / State: Noblesville, IN
Sales: Brenda H.	Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes
1	E. Tiedra	02-24-15	Please refer to PATHFINDER request for more details.
2	Flor B.	03-19-15	Please refer to PATHFINDER request for more details.
3	Chris C.	04-02-15	Please refer to PATHFINDER request for more details.
4	Hermes A.	04-08-15	Please refer to PATHFINDER request for more details.
5			
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**DESIGN DRAWING 3 of 13**

Request Number:  
**DEV-HLXS-00071-R4**  
 File Location:  
 W:\Holiday Inn\Art\Drawings\

Signage Survey

February 19, 2015

**Noblesville**  
 Tegler Dr @ Saxony Business  
 Campus 1-69 & 146th St  
 Noblesville, IN  
 Inn Code: INDES



NOTE: NOT TO EXCEED 284.28 SQ. FT. AS PER ORDINANCE.

**EAST ELEVATION**  
 SCALE: 1/32"=1'-0"

**2** Proposed XLS-SM-5W w/ 5'-1" Monogram  
 Manufacture and Install Sign  
 122 SQ.FT.



Date:	02-18-15	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:		Address:	Tegler Dr @ Saxony Business Campus 1-69 & 146th St
Drawn:	Flor B.	City / State:	Noblesville, IN
Sales:	Brenda H.	Client Approval:	Date:

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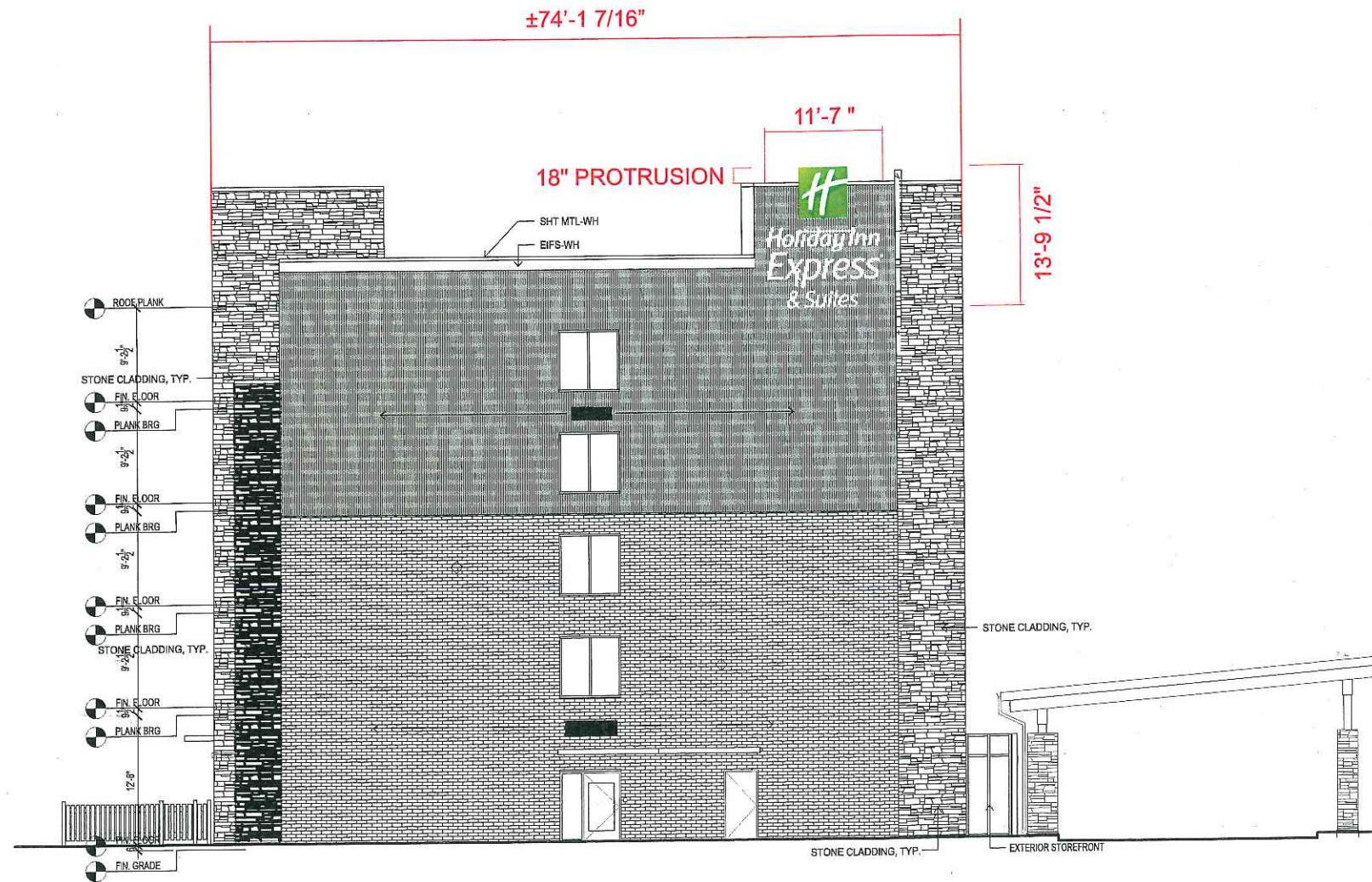
**DESIGN DRAWING 5 of 13**

Request Number:  
**DEV-HLXS-00071-R4**  
 File Location:  
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Signage Survey

February 19, 2015

**Noblesville**  
 Tegler Dr @ Saxony Business  
 Campus 1-69 & 146th St  
 Noblesville, IN  
 Inn Code: INDES



NOTE: NOT TO EXCEED 166.77 SQ. FT. AS PER ORDINANCE.

**NORTH ELEVATION**

SCALE: 1/16"=1'-0"

**3** Proposed XLS-SM-5W w/ 5'-1" Monogram  
 Manufacture and Install Sign  
 122 SQ.FT.



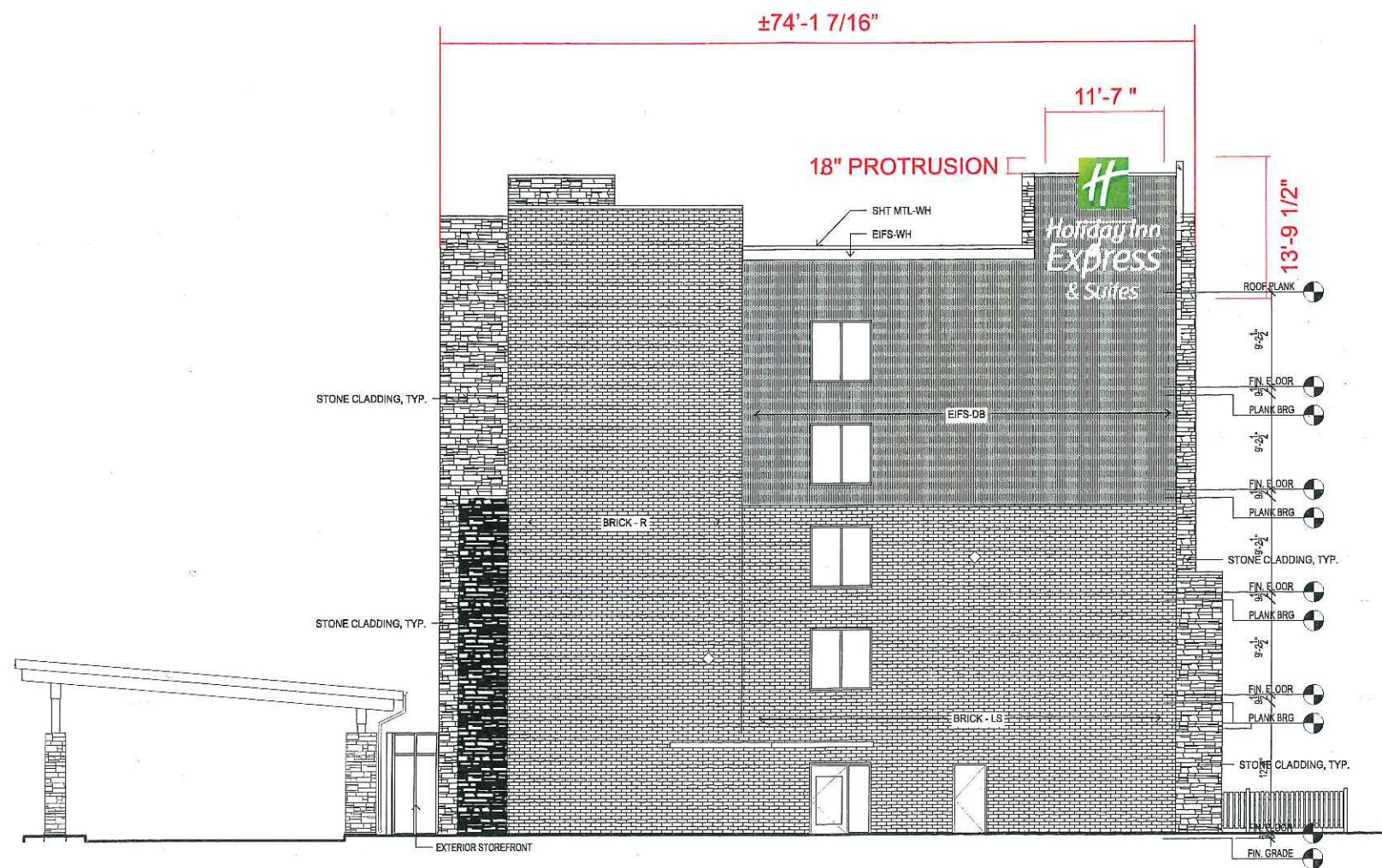
Date:	02-18-15	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:		Address:	Tegler Dr @ Saxony Business Campus 1-69 & 146th St
Drawn:	Flor B.	City / State:	Noblesville, IN
Sales:	Brenda H.	Client Approval:	Date:

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**DESIGN DRAWING 7 of 13**

Request Number:  
**DEV-HLXS-00071-R4**  
 File Location:  
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NOTE: NOT TO EXCEED 166.77 SQ. FT. AS PER ORDINANCE.

**SOUTH ELEVATION**

SCALE: 1/16"=1'-0"

- 4** Proposed XLS-SM-5W w/ 5'-1" Monogram  
Manufacture and Install Sign  
122 SQ.FT.

February 19, 2015

**Noblesville**  
Tegler Dr @ Saxony Business Campus 1-69 & 146th St  
Noblesville , IN  
Inn Code: INDES



Date:	02-18-15	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:		Address:	Tegler Dr @ Saxony Business Campus 1-69 & 146th St
Drawn:	Flor B.	City / State:	Noblesville , IN
Sales:	Brenda H.	Client Approval:	Date:

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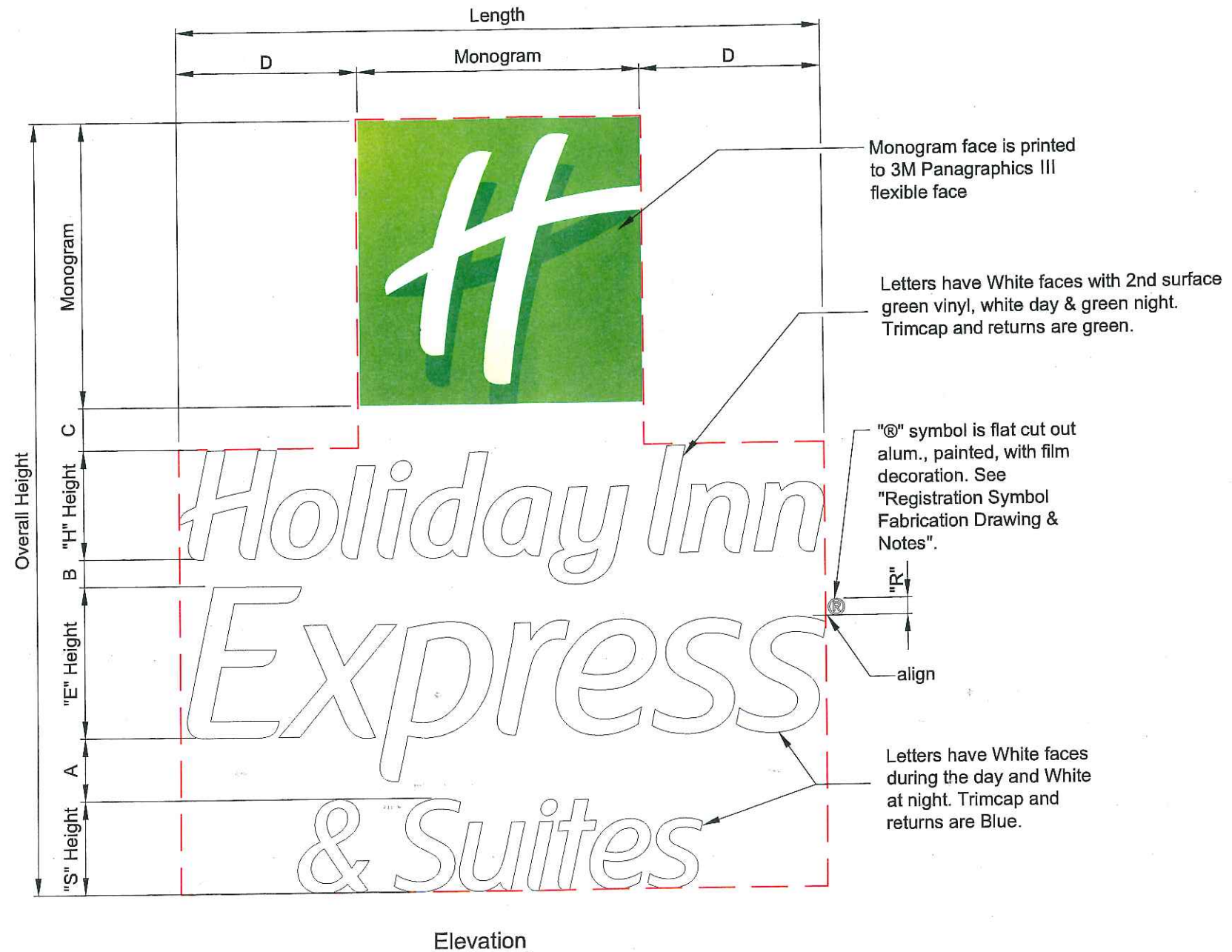
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**DESIGN DRAWING 9 of 13**  
Request Number:  
**DEV-HLXS-00071-R4**  
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W:\Holiday Inn\Art\Drawings\

**OPTION 1**



NIGHT VIEW



Elevation

**Notes:**

1. On dark colored buildings, "Holiday Inn" letter faces are 7328 white acrylic with Green translucent film applied second surface (White day / Green night). "Express" letters are 7328 White acrylic (White day / White night).
2. See Color & Materials Specifications drawing for decoration and material information.
3. Registration symbol is not required for lettersets above the fourth floor.

**1 2 3 4 XLS-SM-5W w/ 5'-1" Monogram**

Monogram	"H" Height	"E" Height	"S" Height	Overall Height	Length	"R"	A	B	C	D	Sq. Ft. [m <sup>2</sup> ]*
3'-1" [940]	1'-2 1/4" [362]	1'-7 3/4" [502]	1'-0" [305]	8'-4 1/4" [2546]	7'-0 1/2" [2146]	2 1/8" [54]	8 1/4" [210]	3 1/2" [89]	5 1/2" [140]	1'-11 3/4" [603]	45 [4.2]
4'-1" [1245]	1'-6 3/4" [476]	2'-2" [660]	1'-4" [406]	11'-1" [3378]	9'-4" [2845]	2 7/8" [73]	11 1/4" [286]	4 3/4" [121]	7 1/4" [184]	2'-7 1/2" [800]	79 [7.2]
5'-1" [1549]	1'-11 1/2" [597]	2'-8 1/2" [826]	1'-8" [508]	13'-9 1/2" [4204]	11'-7" [3531]	3 1/2" [89]	1'-1 1/2" [343]	6" [152]	9" [229]	3'-3" [991]	122 [11.3]
6'-1" [1854]	2'-4" [711]	3'-2 3/4" [984]	2'-0" [610]	16'-6" [5029]	13'-10 1/2" [4229]	4 1/4" [108]	1'-4 1/4" [413]	7" [178]	11" [279]	3'-10 3/4" [1187]	175 [16.3]
7'-1" [2159]	2'-8 1/2" [826]	3'-9 1/4" [1149]	2'-4" [711]	19'-2 1/2" [5855]	16'-2" [4928]	5" [127]	1'-6 3/4" [476]	8 1/4" [210]	1'-0 3/4" [324]	4'-6 1/2" [1384]	237 [22.0]
8'-1" [2464]	3'-1" [940]	4'-3 1/2" [1308]	2'-8" [813]	21'-11" [6680]	18'-5 1/2" [5626]	5 3/4" [146]	1'-9 3/4" [552]	9 1/4" [235]	1'-2 1/2" [368]	5'-2 1/4" [1581]	308 [26.6]
9'-1" [2769]	3'-5 3/4" [1060]	4'-10" [1473]	3'-0" [914]	24'-7 1/2" [7506]	20'-8 1/2" [6312]	6 3/8" [162]	2'-0" [610]	10 1/2" [267]	1'-4 1/4" [413]	5'-9 3/4" [1772]	389 [36.1]
10'-1" [3073]	3'-10 1/2" [1181]	5'-4 1/4" [1632]	3'-4" [1016]	27'-4" [8331]	23'-0" [7010]	7" [178]	2'-2 3/4" [679]	11 1/2" [292]	1'-6" [457]	6'-5 1/2" [1969]	479 [44.5]

\* Note: Area listed above is based upon dashed line shown on elevation.

**Signage Survey**

February 19, 2015

**Noblesville**  
 Tegler Dr @ Saxony Business Campus 1-69 & 146th St  
 Noblesville, IN  
 Inn Code: INDES



Date: 02-18-15  
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 Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sales: Brenda H.

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**DESIGN DRAWING 11 of 13**

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