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Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

ORDINANCE NO. 13-02-16

AN ORDINANCE TO AMEND THE CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT AS PER 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, AND APPROVING A PRELIMINARY DEVELOPMENT PLAN TO PERMIT THE CONSTRUCTION OF AN EMBASSY SUITES HOTEL, CONFERENCE CENTER AND OUTLOTS

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 General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #2930-2015 as required by law concerning an application for an amendment to the Corporate Campus Planned Development District as filed by Indy NE Lodging Associates, LLC, and

WHEREAS, the Plan Commission at their February 16, 2016 meeting has sent its favorable recommendation to the Noblesville Common Council on the matter by a vote of 7 ayes, and 0 nays.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that Unified Development Ordinance or said City is hereby amended as follows:

SECTION 1. That the subject real estate as described in attached Exhibit A and located adjacent to the southwest corner of Tegler Drive and Olio Road, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned Corporate Campus Planned Development District with a designated land use of Office and the Interchange Subdistrict. This ordinance shall permit the construction of a hotel, conference center, and five (5) outlots consisting of either office, retail or

restaurant uses. Said real estate is also known as Parcel Number 13-22-23-00-00-012.000. The project shall be known as 210 Development Planned Development.

SECTION 2. That the Preliminary Development Plan marked as Exhibit B is hereby adopted, with the understanding that it does not meet all the standards of the Corporate Campus Planned Development District, with incorporation of the following stipulations and waivers:

- 1) Primary uses shall be limited to hotel and conference center (Lots 4A, 4B), and outlots (2, 3, 5, 6, 7) shall be limited to office, retail and/or restaurant uses.
- 2) A single ingress/egress drive from Tegler Drive is provided at a maximum of 48 feet in width at the right-of-way line.
- 3) A minimum of 2 fire apparatus access ways shall be provided and approved by the Fire Department personnel and City Engineer.
- 4) Commercial buildings for Lots 2, 3, 4A, 4B, 5, 6, 7 will front internal drives.
- 5) Service trucks and automobile traffic are co-mingled.
- 6) Lot 2 is 0.915 acre and Lot 3 is 0.913 acre.
- 7) Minimum building sizes for Lots 2, 3, 4B, 5, 6, 7 of 2,000-square feet for retail/commercial uses and 5,000-square feet for office uses.
- 8) The hotel and convention center are located astride Lot 4A and 4B.
- 9) The minimum building height for retail buildings will be 20 feet tall on Lots 2, 3, 4B, 5, 6, 7.
- 10) Exterior Insulation Finishing System (EIFS) will be a building finishing material as per the submitted building elevations per Exhibit C (Building Elevations).
- 11) Maximum 82% impervious surface for Lots 4A, 4B.
- 12) Maximum 80% impervious surface for Lots 2, 3, 5, 6, 7.
- 13) Minimum 10 feet for side and rear yard parking lot setbacks from the property lines for Lots 2, 3, 4A, 4B, 5, 6, 7.
- 14) Minimum 180-square feet for parking islands for Lots 2, 3, 4A, 4B, 5, 6, 7.
- 15) Minimum 10-foot buffer yard setback at the property line for Lots 2, 3, 4A, 4B, 5, 6, 7.
- 16) No buffer yard screening for Lots 4B, 7 due to adjacent roundabout and Olio Road bridge.



- 17) Maximum 96-square feet for ground sign for hotel.
- 18) Maximum 6.5 feet height for ground sign for hotel.
- 19) The brand-standard "E" symbol will be located on a backer/box per the United States Patent and Trademark Office. (Exhibit D Trademark Certificate)
- 20) Maximum 2,150-square feet for all signage for the entire 15-acres.
- 21) Maximum 1,100-square feet for all signage for hotel and convention center on Lots 4A, 4B.
- 22) Maximum 750-square feet for all signage for Lots 2, 3, 5, 6, 7.

SECTION 3. Development shall be in compliance with the following commitments:

- 1) Where outlots abut I-69 (Lots 5, 6, 7) the buildings shall include front facades facing the Interstate 69 ramp.
- 2) Trash receptacle enclosures for Lots 5, 6, 7 shall not be located adjacent to the Interstate 69 ramp.
- 3) Location of wall signage for the hotel and convention center shall be in the general vicinity as per the submitted building elevation plans per Exhibit E (Sign Locations on Elevations).
- 4) No ground signs shall be permitted on Lots 2, 3, 4B, 5, 6, 7.
- 5) Maximum of two wall signs shall be permitted per principal building on Lots 2, 3, 5, 6, 7.
- 6) Wall signs for Lots 2, 3, 5, 6, 7 shall be calculated using 2.25-square feet multiplied by the number of lineal feet of the length of the User's elevation on which the sign is located. Such 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 on where the sign is located.
- 7) Minimum building size is 2,000-square feet for retail/commercial users.
- 8) Minimum building size is 5,000-square feet for office users.
- 9) All requirements not specifically addressed in the proposed ordinance shall default to the Corporate Campus Planned Development regulations and general regulations of the Unified Development Ordinance.



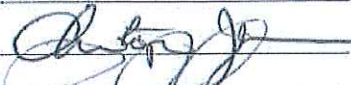
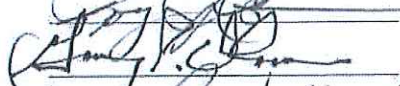

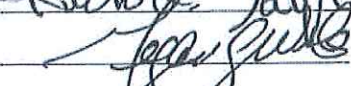

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

SECTION 5. Upon motion duly made and seconded, the Ordinance was fully passed by the members of the Common Council this 15<sup>th</sup> day of March, 2016.

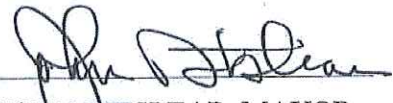
COMMON COUNCIL

AYE

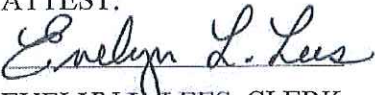
NAY

	BRIAN AYER	_____
	MARK BOICE	_____
_____	WIL HAMPTON	_____
	CHRISTOPHER JENSEN	_____
_____	ROY JOHNSON	_____
	GREGORY P. O'CONNOR	_____
	MARY SUE ROWLAND	_____
	RICK L. TAYLOR	_____
	MEGAN G. WILES	_____

Approved and signed by the mayor of the City of Noblesville, Hamilton County, Indiana, this 15<sup>th</sup> day of March, 2016.

  
JOHN DITSLEAR, MAYOR  
CITY OF NOBLESVILLE, INDIANA

ATTEST:

  
EVELYN L. LEES, CLERK  
CITY OF NOBLESVILLE, INDIANA



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Mary E. Solada  
Prepared by: Mary E. Solada, Bingham Greenebaum Doll LLP, 10 W. Market St., Suite 2700, Indianapolis, IN 46204 (317) 635-8900



## EXHIBIT A

A part of the Southeast Quarter of Section 23, Township 18 North, Range 3 East located in Fall Creek Township, Hamilton County, Indiana, being described as follows:

Commencing at the bolt at the Southeast corner of the Southeast Quarter of Section 23, Township 18 North, Range 5 East; thence on the East line of said Southeast Quarter North 00 degrees 32 minutes 30 seconds West (assumed bearing) 1781.48 feet; thence South 89 degrees 29 minutes 13 seconds West 16.50 feet; thence South 00 degrees 32 minutes 30 seconds West 43.44 feet to a tangent curve with a radius of 75.00 feet; thence on the arc of said curve 73.08 feet with a chord bearing South 27 degrees 22 minutes 20 seconds West 70.22 feet to the Point of Beginning of this description;

Thence continuing on said arc 44.27 feet with a chord of South 72 degrees 13 minutes 17 seconds West 43.64 feet; thence North 87 degrees 34 minutes 06 seconds West 258.75 feet to a curve with a radius of 914.93 feet; thence on the arc of said curve 470.02 feet with a chord bearing North 7 degrees 10 minutes 19 seconds West 464.87 feet to the West line of the tract of real estate described in Instrument No. 970970756; thence on said West line the following four courses 1) North 00 degrees 32 minutes 30 seconds East 279.07 feet; 2) thence North 01 degrees 34 minutes 20 seconds East 154.27 feet; 3) thence North 02 degrees 11 minutes 22 seconds West 129.01 feet; 4) thence North 00 degrees 18 minutes 25 seconds West 126.93 feet; thence North 00 degrees 17 minutes 08 seconds West 23.33 feet to the South right-of-way line of Tegler Drive per Instrument No. 200300051352 being a non-tangent curve with a radius of 1003.93 feet; thence on said South right-of-way line the following six courses; 1) thence on the arc of said curve 57.61 feet with a chord bearing North 75 degrees 49 minutes 34 seconds East 57.60 feet; 2) thence North 74 degrees 10 minutes 57 seconds East 320.22 feet to a tangent curve with a radius of 90.97 feet; 3) thence on the arc of said curve 193.84 feet with a chord bearing North 80 degrees 18 minutes 43 seconds East 193.47 feet; 4) thence South 78 degrees 59 minutes 49 seconds East 98.85 feet; 5) thence South 46 degrees 38 minutes 10 seconds East 101.16 feet; 6) thence South 05 degrees 36 minutes 21 seconds East 26.42 feet; thence South 05 degrees 33 minutes 42 seconds East 30.40 feet to the West right-of-way line of Olio Road per Instrument No. 200200043527; thence on said West right-of-way line South 00 degrees 32 minutes 30 seconds East 215.95 feet; thence South 05 degrees 12 minutes 04 seconds East 200.66 feet; thence South 00 degrees 42 minutes 09 seconds East 239.63 feet; thence South 00 degrees 35 minutes 57 seconds East 154.63 feet to the Point of Beginning, containing 15.063 acres, more or less.



**INDY NE LODGING ASSOCIATES, LLC**  
 5701 PROGRESS ROAD  
 INDIANAPOLIS, IN, 46241



7260 Shadeland Station | Indianapolis, Indiana 46256  
 TEL 317.547.5580 | FAX 317.543.0270  
 www.structurepoint.com

**EMBASSY SUITES HOTEL, CONFERENCE CENTER AND OUTLOTS**

**OLIO ROAD AND TEGLER DRIVE, NOBLESVILLE, IN 46060**

**APPROVAL PENDING  
 NO FOR CONSTRUCTION**

CERTIFIED BY

ISSUANCE INDEX

DATE:	11/30/2015
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

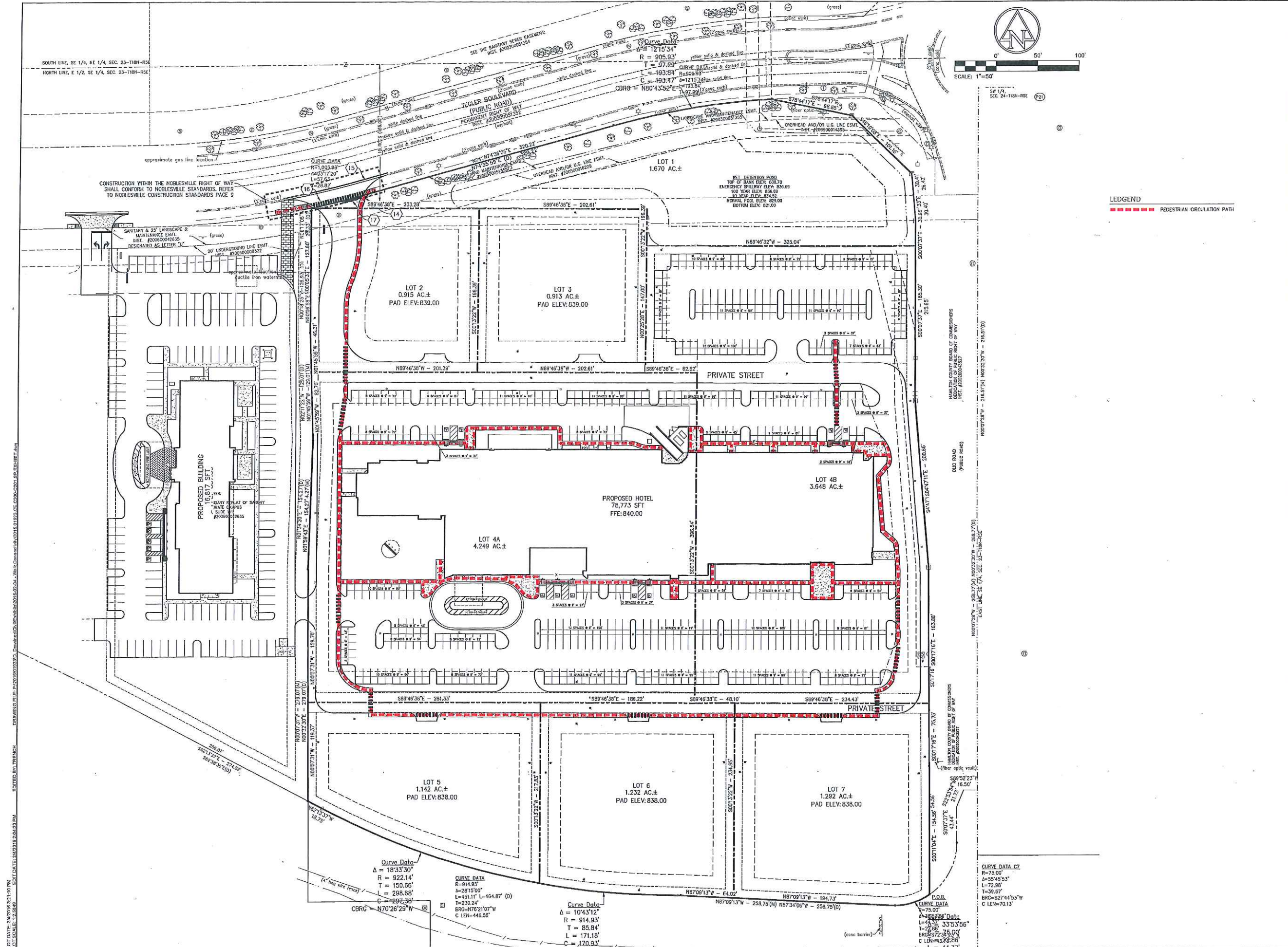
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.01923

**OVERALL SITE PLAN - EXHIBIT**

**C200**





**ORDINANCE CHART**  
 Zoning: Corporate Campus  
 Land Use: Office  
 Subdistrict: Interchange

**Parking:** 434 spaces/61,840 s.f.  
 Interior: 9,276 s.f. islands  
 Requirement:  
 1 tree/120 s.f. + 1 shrub/25 s.f. of islands  
 Required: 77 trees + 371 shrubs  
 Provided: 77 trees + 405 shrubs

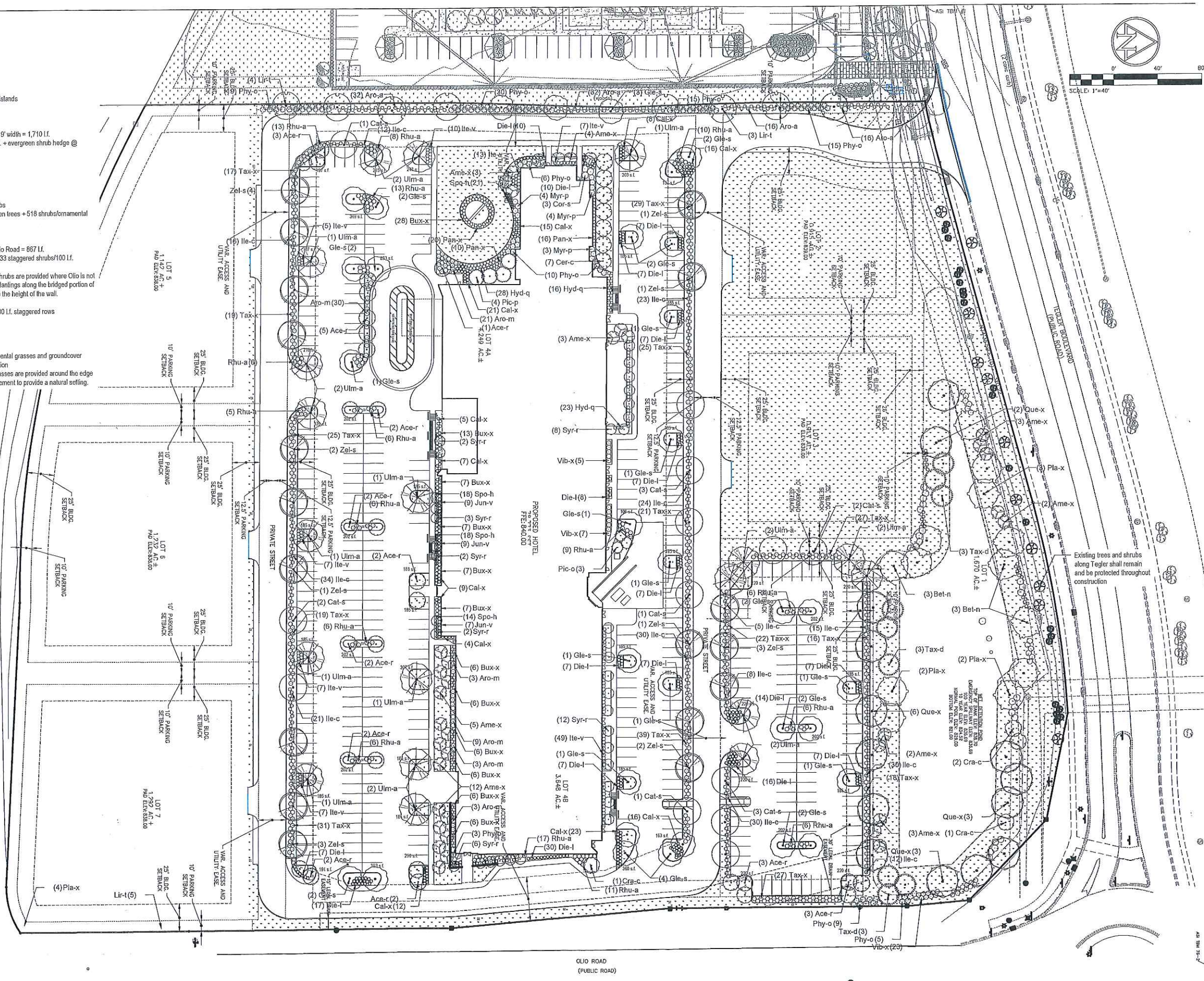
**Parking Perimeter:** 190 spaces @ 9' width = 1,710 l.f.  
 Requirement: 2 shade trees/100 l.f. + evergreen shrub hedge @ staggered 3' o.c.  
 Required: 34 trees + 570 shrubs  
 Provided: 38 trees + 593 shrubs

**Building Base:** 1,550 l.f.  
 Requirement: 1 tree/20 l.f. + 1 shrub/3 l.f.  
 Required: 78 ornamental trees + 517 shrubs  
 Provided: 67 ornamental trees + 6 evergreen trees + 518 shrubs/ornamental grasses

**Buffer Yards:**  
 Adjacent to an Arterial or Expressway = Ohio Road = 867 l.f.  
 Requirement: 3 staggered canopy trees + 33 staggered shrubs/100 l.f.  
 Required: 26 trees + 286 shrubs  
 Provided: 6 trees + 37 shrubs - trees and shrubs are provided where Ohio is not a bridge condition. The effect of plantings along the bridged portion of Ohio is not providing buffer due to the height of the wall.

**West Edge, Lot 4A:** 400 l.f.  
 Requirement: 2 shade trees + 33 shrubs/100 l.f. staggered rows  
 Required: 8 shade trees + 132 shrubs  
 Provided: 11 trees + 179 shrubs

**Detention Pond:**  
 Requirement: Provide trees, shrubs, ornamental grasses and groundcover around pond in natural configuration  
 Provided: Trees shrubs and ornamental grasses are provided around the edge of the pond in an informal arrangement to provide a natural setting.



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 5701 PROGRESS ROAD  
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 www.structurepoint.com



12.5 Main St Ste 200 | Fortville, IN 46040  
 317-485-8300 | www.context-design.com

**EMBASSY SUITES HOTEL, CONFERENCE CENTER AND OUTLOTS**

**OLIO ROAD AND TEGLER ROAD, NOBLESVILLE, IN 46060**



CERTIFIED BY

ISSUANCE INDEX	
DATE:	01/07/2016
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01923

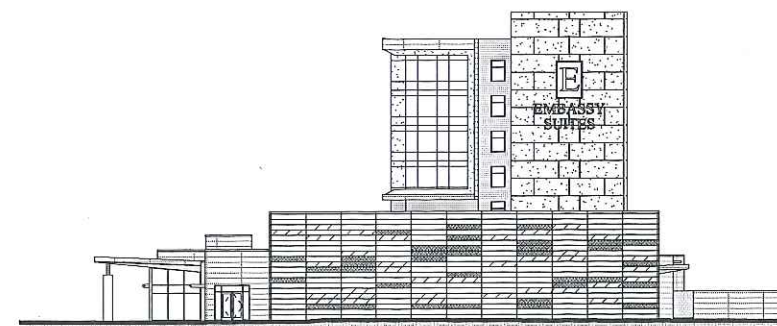
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**C800**

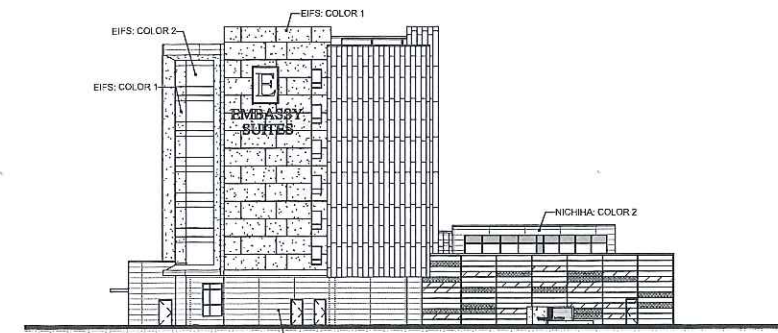
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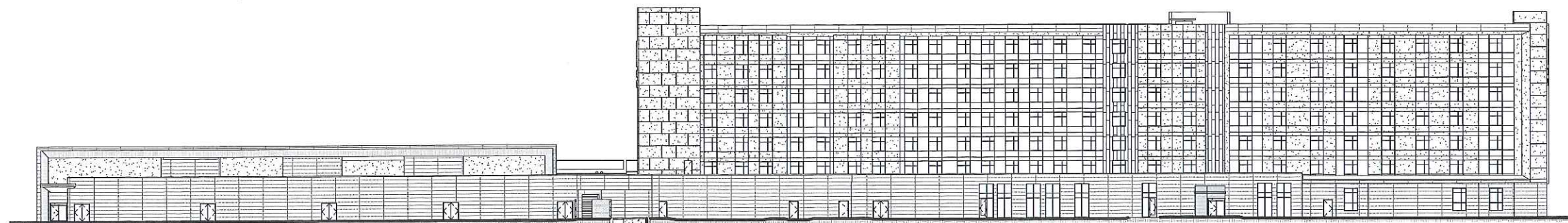
- KEYED ELEVATION NOTES (NOTED WITH [1])
- 1 BRICK VENEER - SEE SPECIFICATIONS
  - 2 CAST STONE CAP - SEE DETAIL XXX
  - 3 INSULATED HOLLOW METAL DOOR AND FRAME
  - 4 PREFINISHED METAL FLASHING
  - 5 PREFINISHED METAL PARAPET COPING
  - 6 ALUMINUM CURTAINWALL - SEE A600 SHEETS
  - 7 ALUMINUM STORE FRONT - SEE A600 SHEETS
  - 8 WALL EXPANSION JOINT - SEE DETAIL XXX
  - 9 FIBER CEMENT BOARD SIDING, PAINTED - SEE ELEVATION XXX
  - 10 FIBER CEMENT BOARD SIDING TRIM, PAINTED



4 EAST ELEVATION  
1" = 20'-0"



3 WEST ELEVATION  
1" = 20'-0"



2 NORTH ELEVATION  
1" = 20'-0"



1 SOUTH ELEVATION  
1" = 20'-0"

EMBASSY SUITES  
NOBLESVILLE, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	01.07.16
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.02073

OVERALL ELEVATIONS

A201



EMBASSY SUITES  
 NOBLESVILLE, IN

NOT FOR CONSTRUCTION

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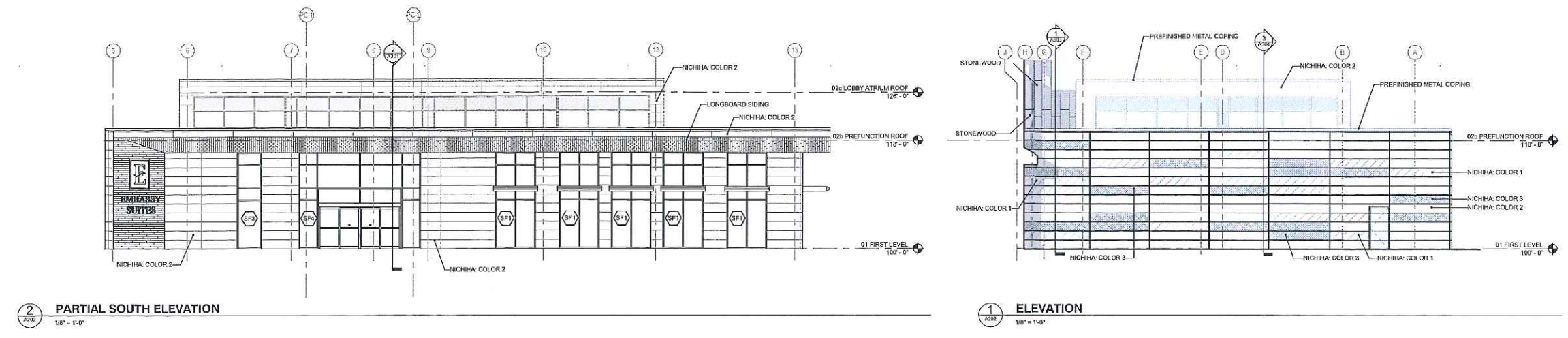
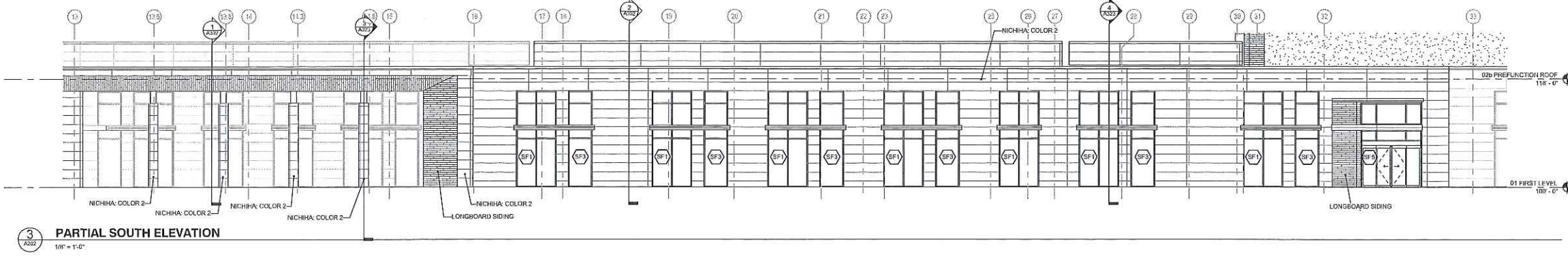
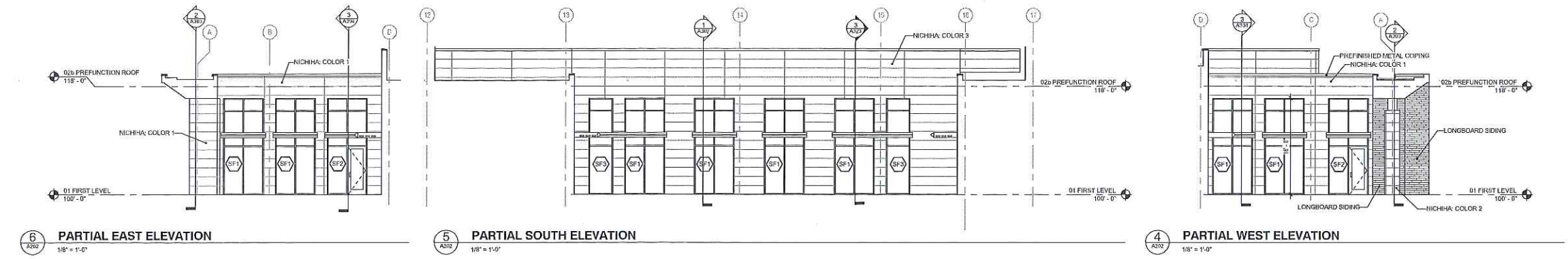
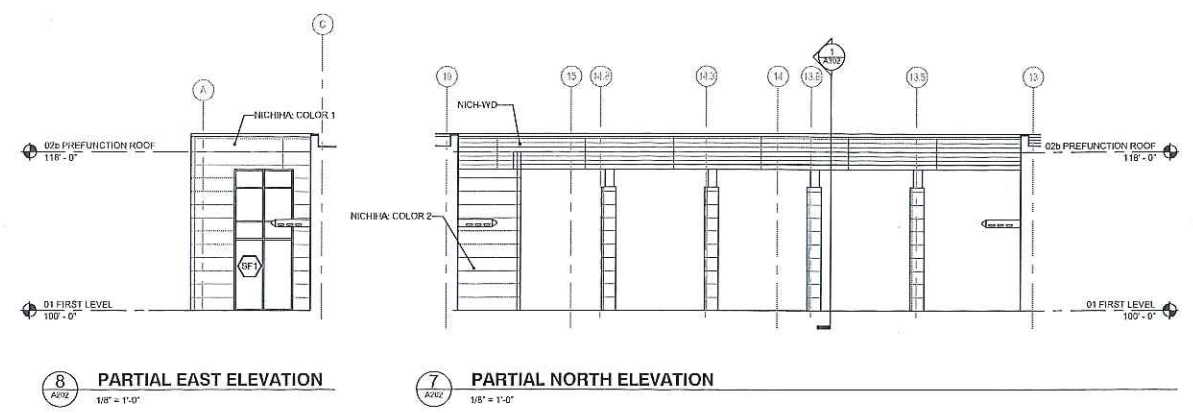
ISSUANCE INDEX	
DATE:	01.07.16
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.02073

EXTERIOR ELEVATIONS

**A202**





**EMBASSY SUITES  
NOBLESVILLE, IN**

*NOT FOR CONSTRUCTION*

CERTIFIED BY

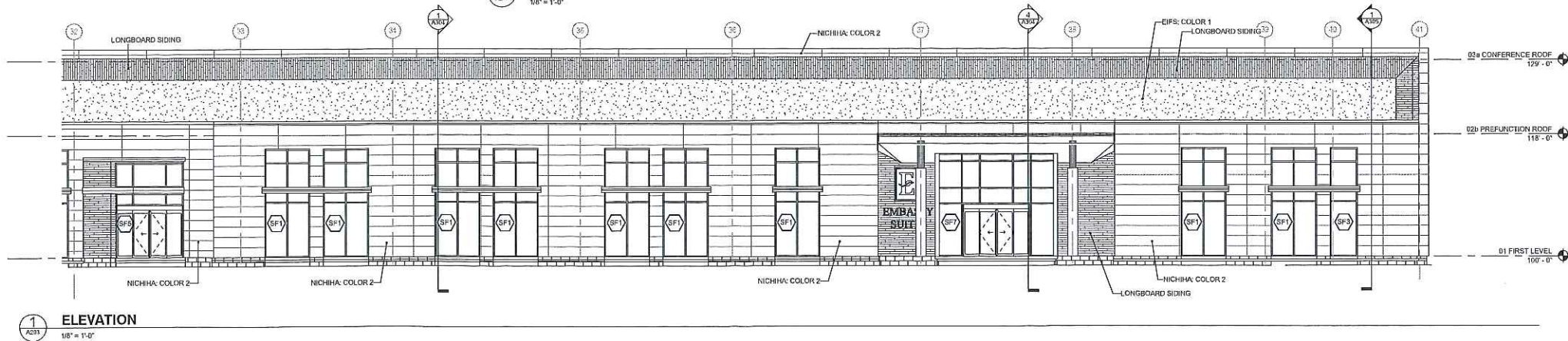
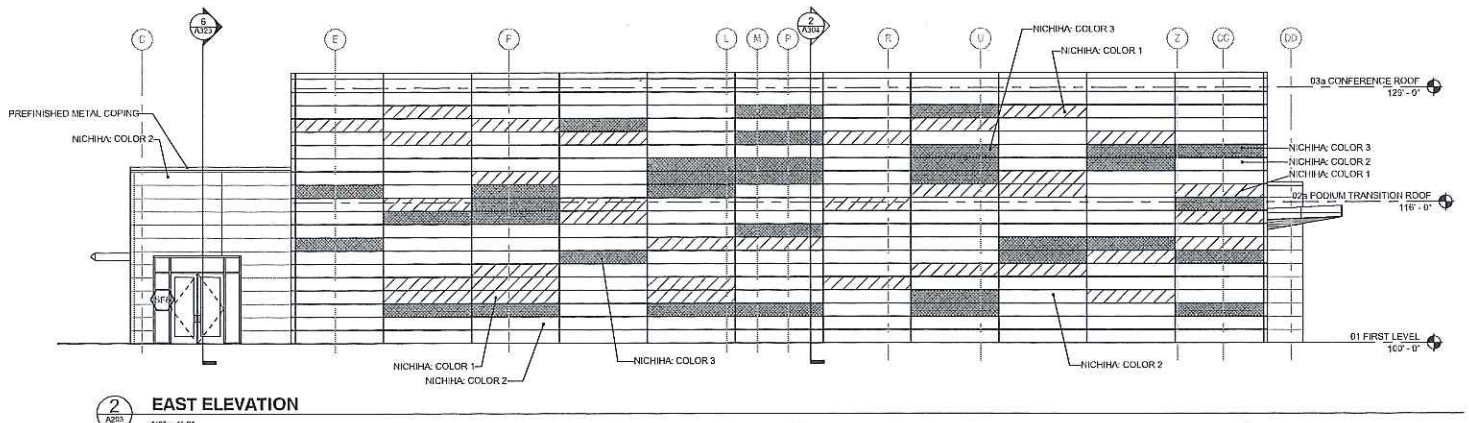
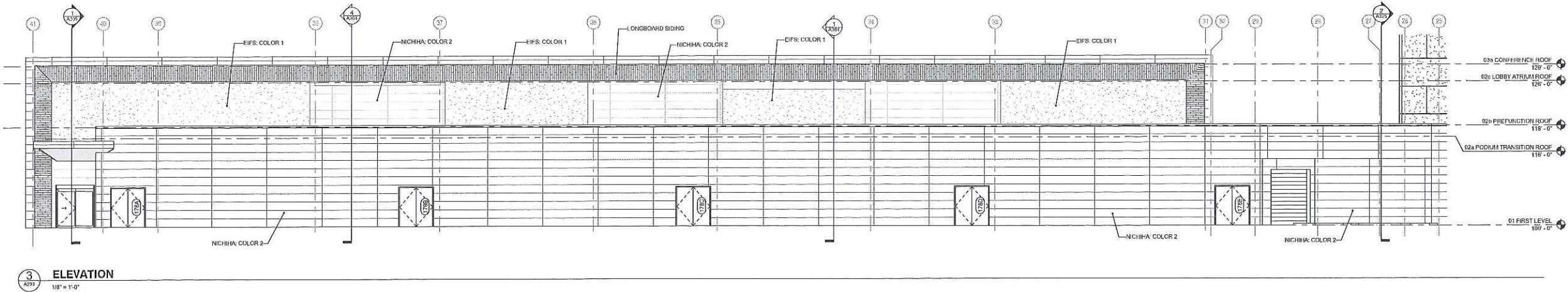
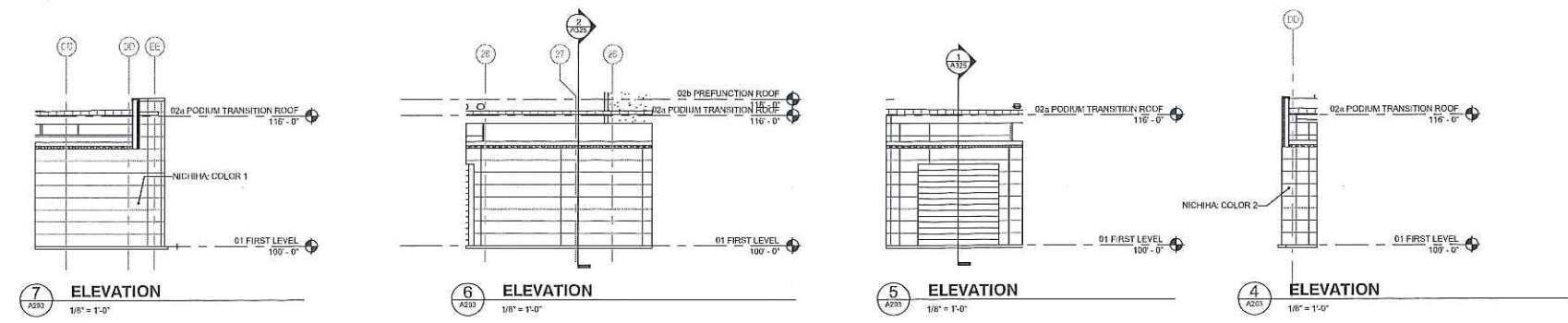
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DATE:	01.07.16
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

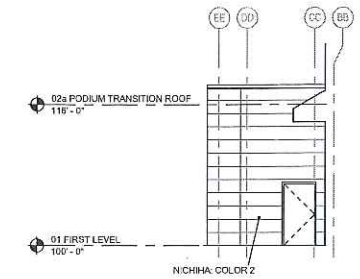
Project Number 2015.02073

**EXTERIOR  
ELEVATIONS**

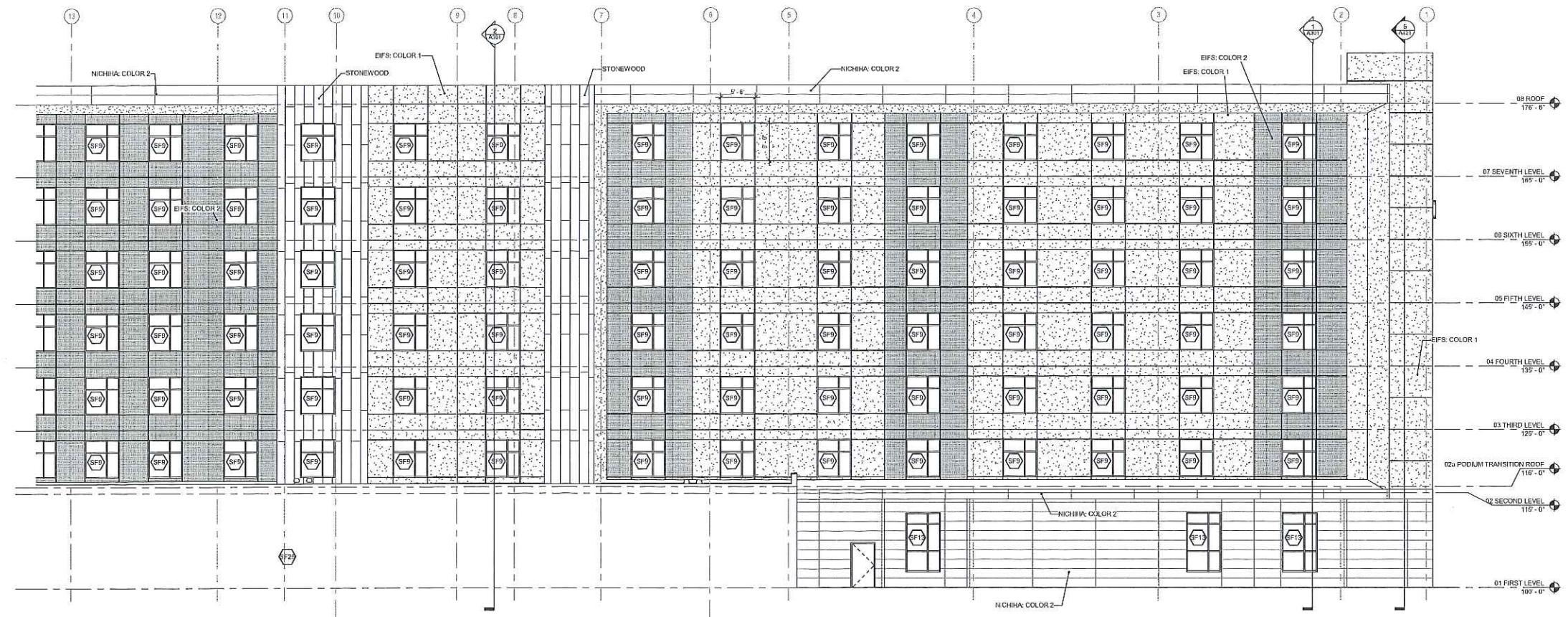
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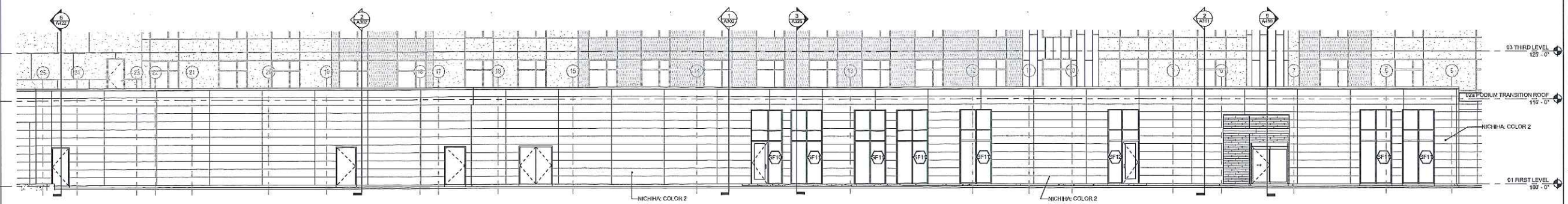




**3 ELEVATION**  
1/8" = 1'-0"



**2 ELEVATION**  
1/8" = 1'-0"



**1 ELEVATION**  
1/8" = 1'-0"

EMBASSY SUITES  
NOBLESVILLE, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	01.07.16
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.02073

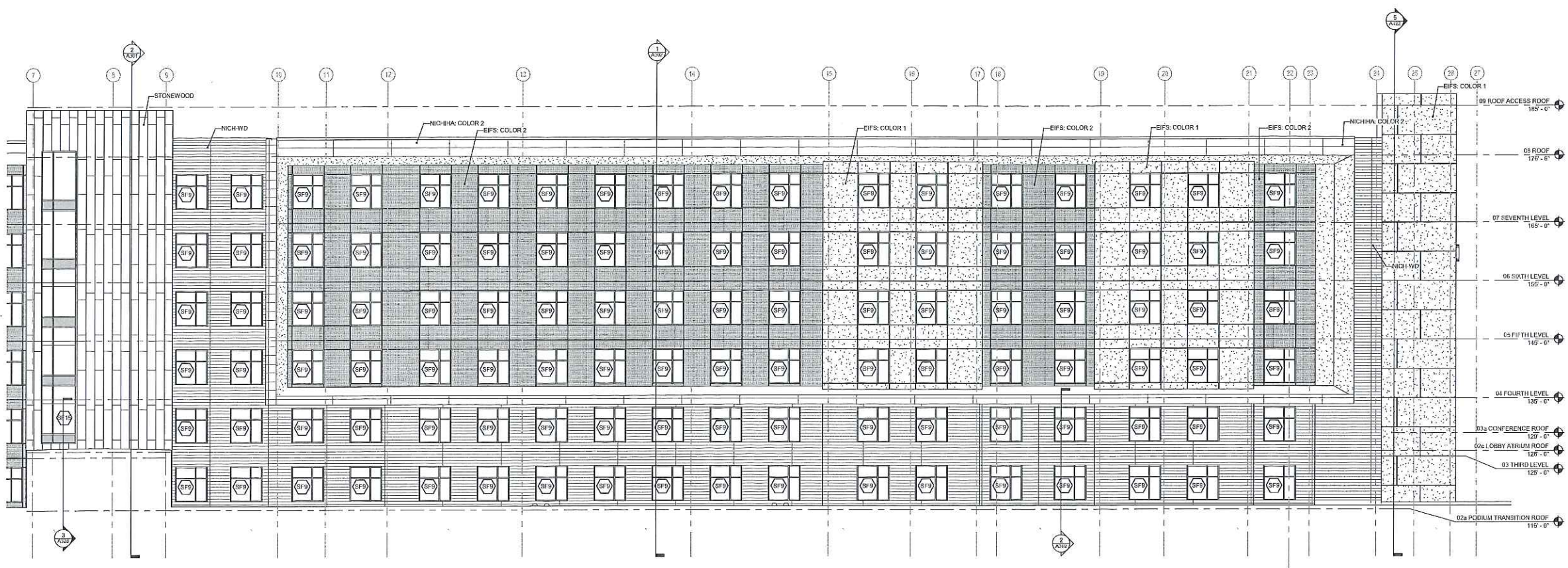
EXTERIOR ELEVATIONS

**A204**

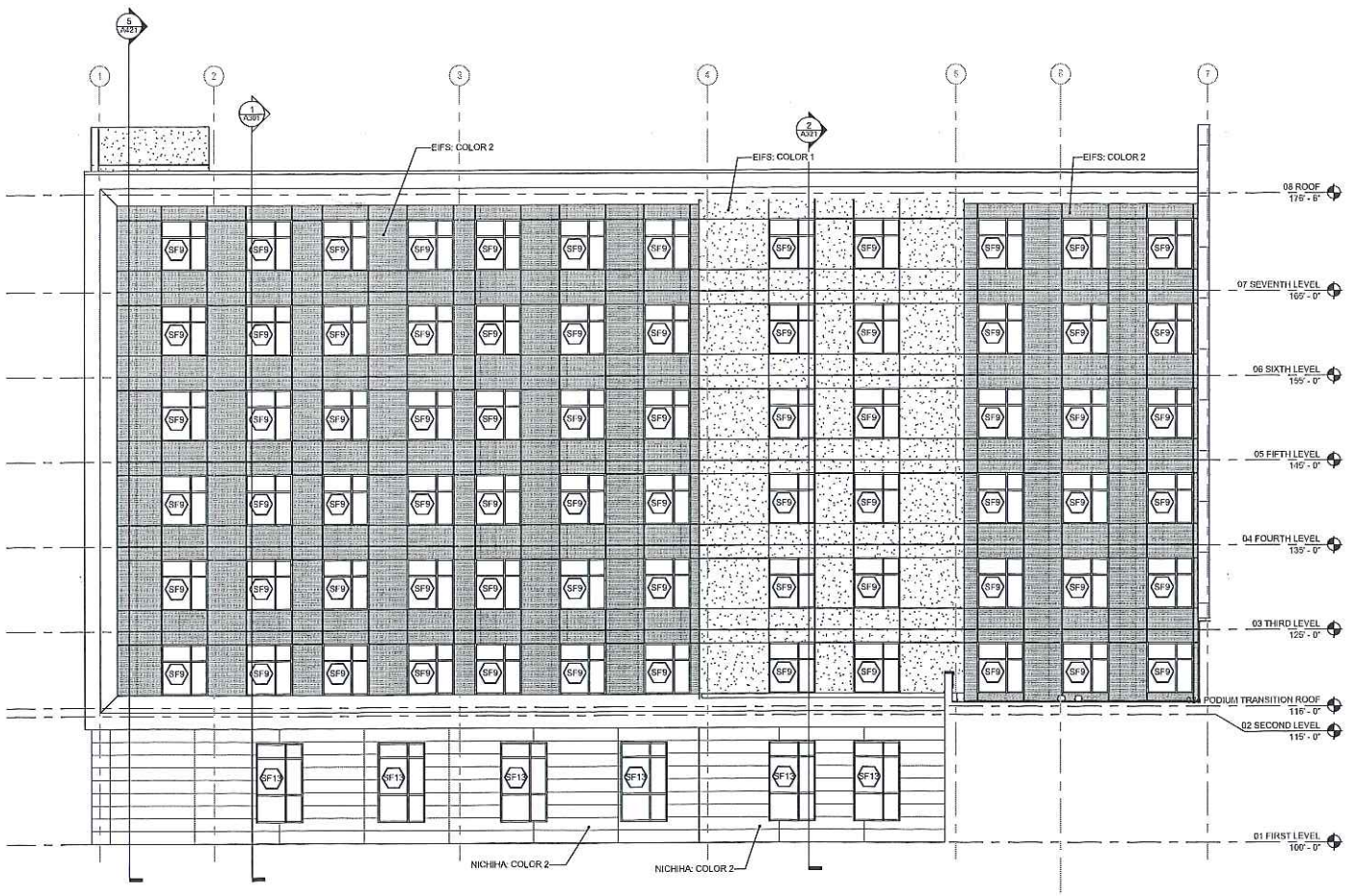
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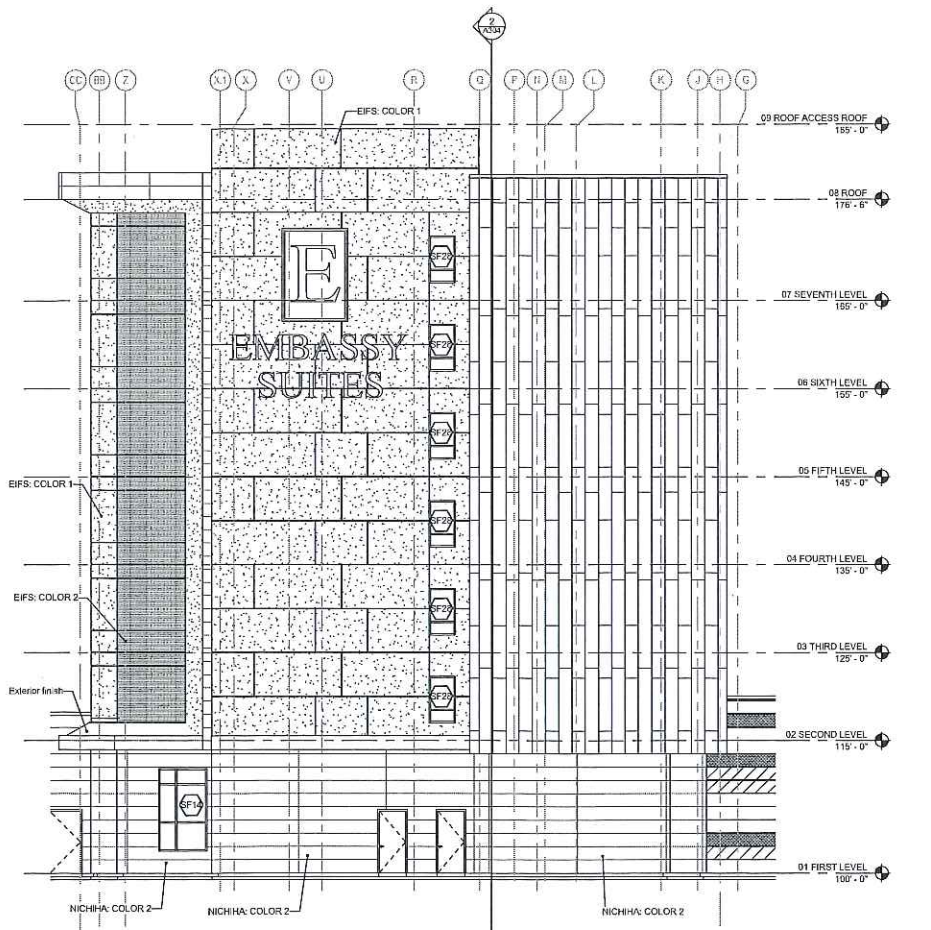
**EMBASSY SUITES**  
NOBLESVILLE, IN



**3 ELEVATION**  
1/8" = 1'-0"



**2 ELEVATION**  
1/8" = 1'-0"



**1 ELEVATION**  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	01.07.16
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

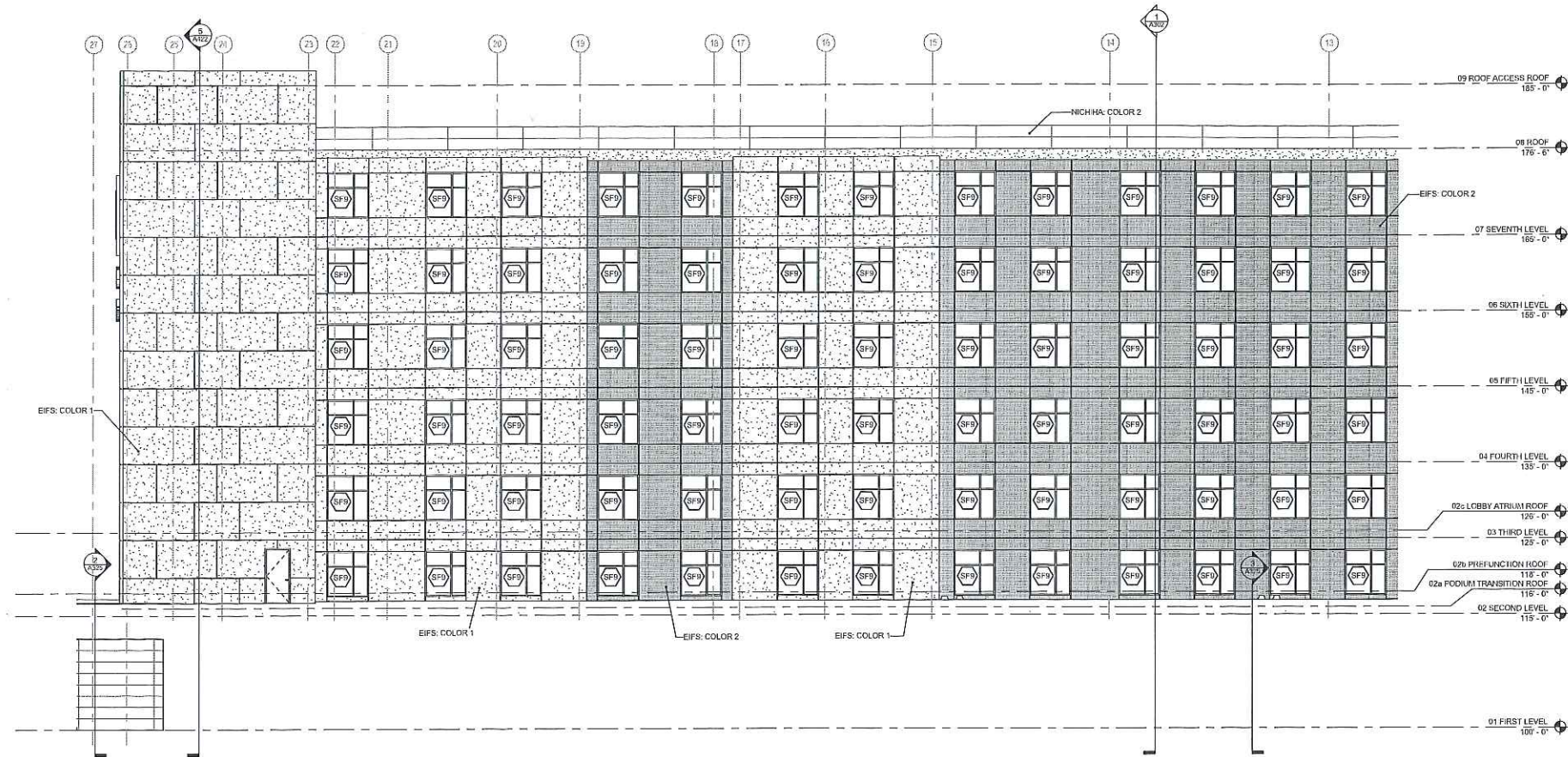
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EXTERIOR ELEVATIONS

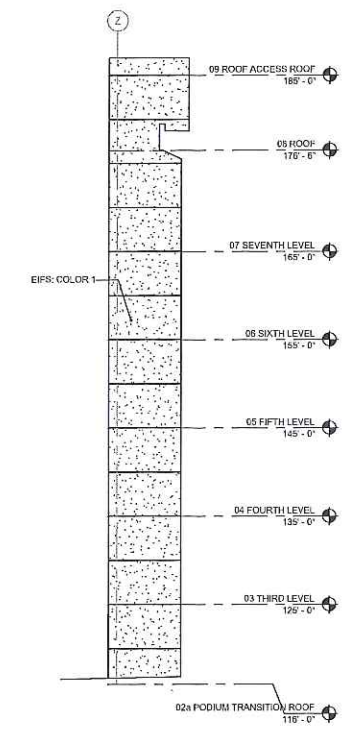
**A205**



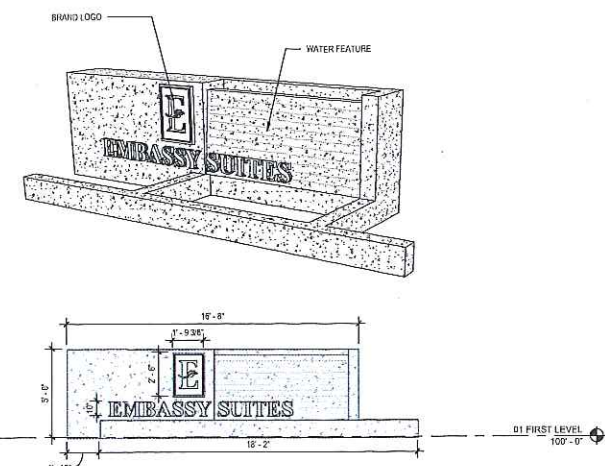
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NOBLESVILLE, IN



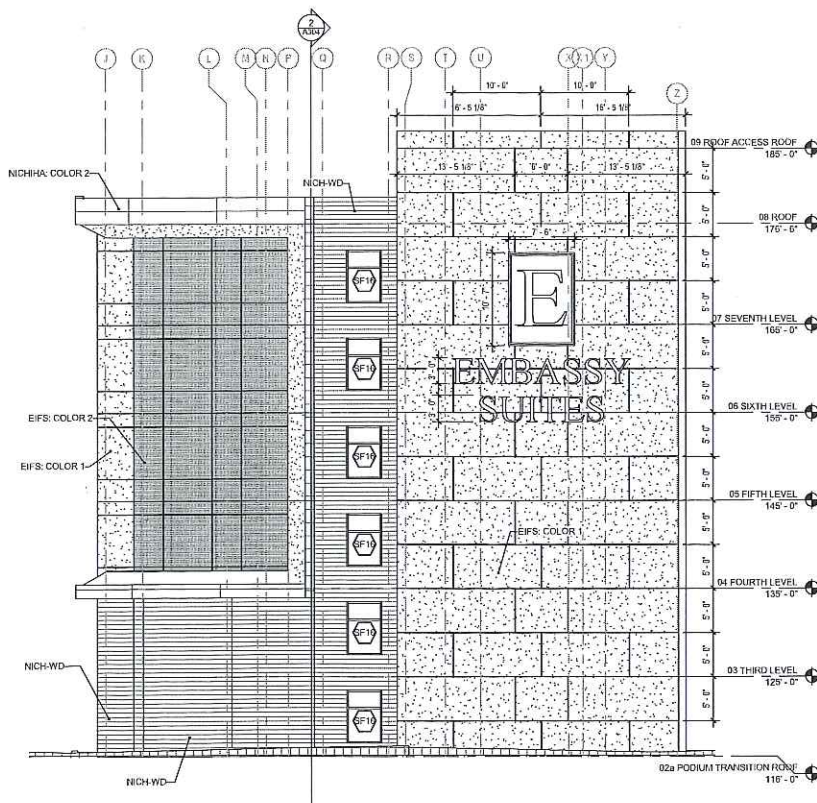
**4 ELEVATION**  
A206 1/8" = 1'-0"



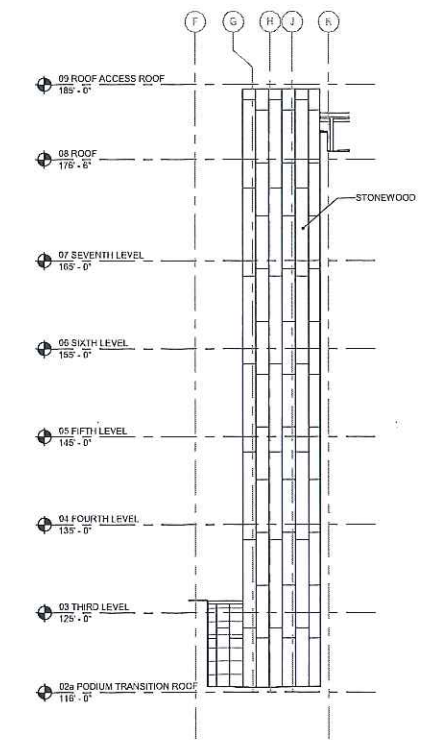
**5 ELEVATION**  
A206 1/8" = 1'-0"



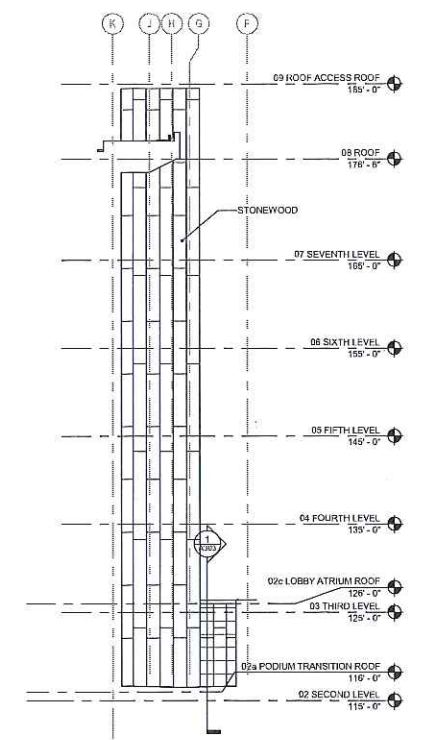
**6 FOUNTAIN ELEVATION - A**  
A206 1/4" = 1'-0"



**3 ELEVATION**  
A206 1/8" = 1'-0"



**2 ELEVATION**  
A206 1/8" = 1'-0"



**1 ELEVATION**  
A206 1/8" = 1'-0"

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	01.07.16
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.02073

EXTERIOR  
ELEVATIONS

**A206**



# United States of America

United States Patent and Trademark Office



**Reg. No. 4,171,848**

**Registered July 10, 2012**

**Int. Cl.: 43**

**SERVICE MARK**

**PRINCIPAL REGISTER**

HLT DOMESTIC IP LLC (DELAWARE LIMITED LIABILITY COMPANY)  
7930 JONES BRANCH DRIVE SUITE 1100  
MCLEAN, VA 22102

FOR: HOTEL SERVICES, IN CLASS 43 (U.S. CLS. 100 AND 101).

FIRST USE 5-21-1991; IN COMMERCE 5-21-1991.

OWNER OF U.S. REG. NOS. 1,685,712, 2,498,328 AND OTHERS.

THE COLOR(S) GREEN (PMS 3278) AND WHITE IS/ARE CLAIMED AS A FEATURE OF THE MARK.

THE MARK CONSISTS OF A GREEN (PMS 3278) BOX WITH IN WHICH APPEARS THE LETTER "E" IN WHITE WITH A LEAF DESIGN GOING THROUGH THE MIDDLE OF THE "E" WITH THE LEAF APPEARING IN BOTH GREEN (PMS 3278) AND WHITE, THE BOX IS OUTLINED BY A THIN WHITE BORDER AND BY A WIDER OUTER BORDER IN GREEN (PMS 3278).

SER. NO. 85-524,746, FILED 1-25-2012.

ALAIN LAPTER, EXAMINING ATTORNEY



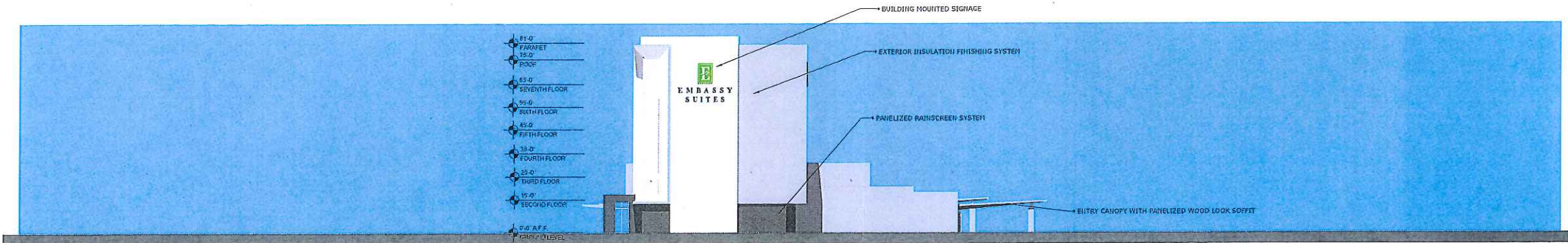
*David J. Kappas*

Director of the United States Patent and Trademark Office

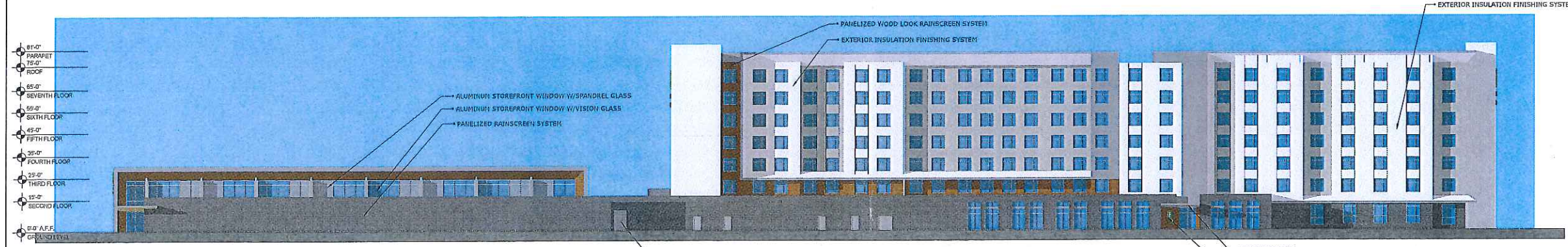




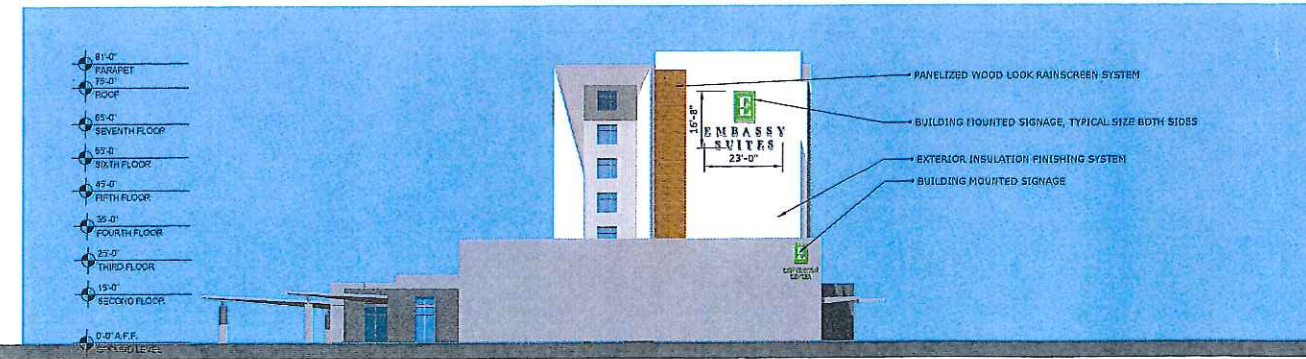
1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



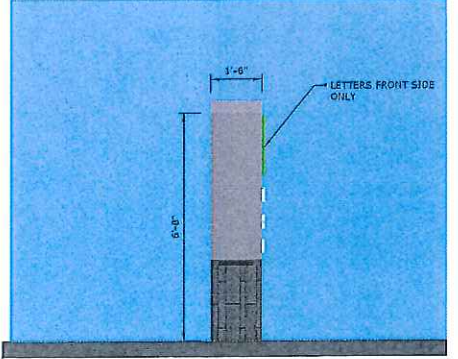
2 WEST ELEVATION  
Scale: 1/8" = 1'-0"



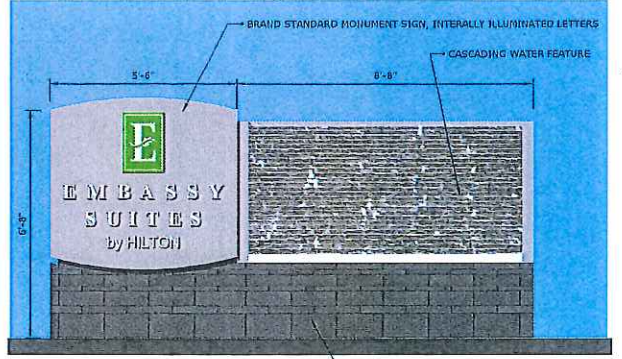
3 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



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



5 MONUMENT SIGN SIDE ELEVATION  
Scale: 1/2" = 1'-0"



6 MONUMENT SIGN FRONT ELEVATION  
Scale: 1/2" = 1'-0"

EMBASSY SUITES  
NOBLESVILLE, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	10/09/2015
PROJECT PHASE:	SCHEMATIC DESIGN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.02073

EXTERIOR ELEVATIONS

A201