


18 00  
/ (K)

2015004084 ORDINANCE \$18.00  
01/30/2015 09:47:34A 4 PGS  
Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented  


**ORDINANCE NO.54-12-14**

**AN ORDINANCE TO AMEND THE SAXONY CORPORATE CAMPUS PLANNED DEVELOPMENT ORDINANCE NO. 18-06-13, A PART OF THE COMPREHENSIVE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross-Reference No: 2013045999*

An Ordinance to amend the Saxony Corporate Campus Planned Development Ordinance, 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 No. 001293-2014 as required by law concerning an application for waivers to the adopted planned development ordinance for the Saxony Corporate Campus, said property containing approximately 12.6 acres and owned by Cabela's Wholesale, Inc.

WHEREAS, the Plan Commission at their December 15, 2014 meeting has sent its FAVORABLE recommendation for adoption to the Noblesville Common Council in the manner by a vote of 11 ayes and 0 nays; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Saxony Corporate Campus Planned Development Ordinance is hereby amended as per the granted waivers specific to this parcel as follows:

**SECTION 1.** The subject real estate as described per Exhibit A and located north and west of 136<sup>th</sup> Street and Interstate 69 specifically the real estate known as 13725 Corporate Parkway (Cabela Parkway), Parcel No. 13-11-23-00-00-011.017 is within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, and

**SECTION 2.** Whereas, the owners, Cabela's Wholesale, Inc., are requesting Waivers to amend to the adopted Saxony Planned Development Ordinance to permit one (1) wall sign with the letters "b" and "l" exceeding the maximum size of 84-inches but less than 96-inches (Exhibit B) and a waiver granting the outdoor display area located adjacent to the west side of the proposed building surrounded by a wooden vision block fence (Exhibit C).

**SECTION 3.** Unless a development standard, specification, guideline, and/or requirement contained in the Saxony Corporate Campus Planned Development Ordinance No. 18-06-13 is varied, altered, or modified by this ordinance and/or exhibits, then such development standard, specification, guideline, and/or requirement as specified in said Ordinance shall apply.

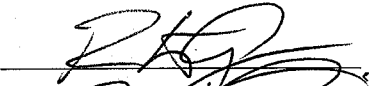


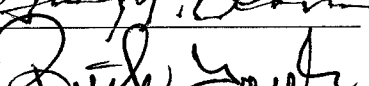


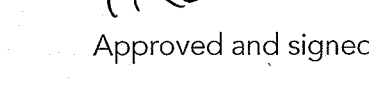
**SECTION 4.** This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

SECTION 5. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of January, 2015.

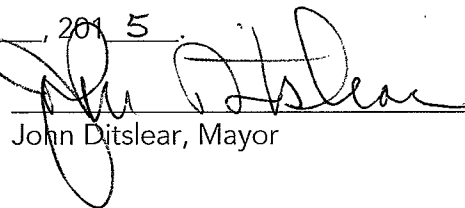
COMMON COUNCIL

AYES

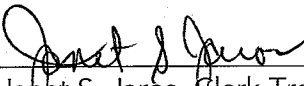
NAYS

	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 13th day of January, 2015.

  
John Ditslear, Mayor

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

Exhibits are on file and may be viewed in the City of Noblesville Clerk-Treasurer's Office.

## EXHIBIT A

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

Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 5 seconds West 387.90 feet along the west line of said Southwest Quarter (basis of bearings per Instrument Number 9809865682, on file in the Office of the Recorder of Hamilton County, Indiana) to A 5/8-inch diameter rebar with a cap stamped "Structurepoint - 0094" set (hereafter referred to as "set rebar") at the POINT OF BEGINNING; thence continuing North 00 degrees 05 minutes 55 seconds West 646.6 feet along said west line to a set rebar; thence North 90 degrees 00 minutes 00 seconds East 851.43 feet to a set rebar on the west right-of-way line of the future Corporate Parkway Extension, the following four (4) courses are along said future Extension; 1) thence southerly 172.92 feet along a curve to the right having a radius of 473.00 feet and subtended by a long chord having a bearing of South 10 degrees 34 minutes 44 seconds East and a length of 171.96 feet to a set rebar; 2) thence South 00 degrees 06 minutes 20 seconds East 105.00 feet to a set rebar; 3) thence southerly 162.99 feet along a non-tangent curve to the left having a radius of 545.68 feet and subtended by a long chord having a bearing of South 08 degrees 38 minutes 28 seconds East and a length of 162.39 feet to a set rebar; 4) thence South 17 degrees 40 minutes 29 seconds West 41.93 feet to a set rebar on the south line of said Instrument Number 9809865682 and the north right-of-way line of 136<sup>th</sup> Street, the following two (2) courses are along said south line; 1) thence southwesterly 84.74 feet along a non-tangent curve to the left having a radius of 8,013.56 feet and subtended by a long chord having a bearing of South 58 degrees 31 minutes 17 seconds West and a length of 84.74 feet to a set rebar; 2) thence South 58 degrees 12 minutes 51 seconds West 242.39 feet to a set rebar; thence South 89 degrees 59 minutes 29 seconds West 615.44 feet to a set rebar at the POINT OF BEGINNING. Containing 12.6000 acres, more or less.