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08/13/2015 02:31:51P 6 PGS  
Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

ORDINANCE NO. 37-07-15

**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: 2011040936 and 2015020441

An Ordinance to amend the Unified Development Ordinance and all amendments thereto regarding waivers to the Federal Hill Planned Development District 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. 001273-2015 as required by law concerning several waivers to the Federal Hill Planned Development District, a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation to the Council with a vote of 10 ayes and 0 nays at their July 20, 2015 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 all amendments thereto are hereby amended as follows:

**SECTION 1** That said waivers as shown on the Site Plan as per attached "Exhibit A" and the Landscaping Plan as per "Exhibit B" hereby alter the requirements for said real estate located a 123 John Street as per the waivers granted. This property is a part of the "Logan Street

Corridor Subdistrict", a part of the Federal Hill Planned Development and is bounded by Westfield Road (State Road No. 32), Logan Street, and John Street, all within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana.

**SECTION 2.** The waivers granted for this real estate as per "Exhibit A – Site Plan" and "Exhibit B - Landscaping Plan" are as follows:


1. A reduction of the sidewalk width along Logan Street from the required 15-FT and relief from the recorded access easement against the deed of the property requirement. The sidewalk shall be a minimum of 5-FT.
2. A reduction of the green space width along the remainder of the adjacent roadways from the required 5-FT to a minimum zero setback between the curb line and sidewalk.
3. The elimination of the trailhead at this location.
4. The reduction or elimination of street trees within an eight-foot grass strip adjacent to the right-of-way or within the right-of-way.
5. Curb cuts shall be permitted less than 350-feet from an intersection of any arterial roadway to a distance of approximately 132-FT and 168-FT of the intersections or as approved by the City Engineer.
6. One truck access area for loading and maneuvering for the building.
7. Maximum number of overall parking spaces for site is 187.
8. Permits parking, loading, or vehicular used areas to be located between the building and front property line(s).
9. Permits the reduction of side and rear setbacks for vehicular used areas at less than six feet.
10. Reduction of building base landscaping to two sides of the building and elimination of shade and ornamental trees as required by the Unified Development Ordinance.
11. Reduction or elimination of trees and the elimination of staggered shrub rows along the perimeter parking lot landscape area.

**SECTION 3.** Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Unified Development 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. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

**SECTION 5.** Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 11th day of August, 2015.

COMMON COUNCIL

AYE  



NAY

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

*Intentionally Left Blank*

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

11<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
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

# EXHIBIT A

**AMERICAN STRUCTUREPOINT INC.**  
 7280 Shadeland Station | Indianapolis, Indiana 46256  
 TEL 317.547.5580 | FAX 317.543.9270  
 www.structurepoint.com

## BLUESKY HEADQUARTERS SITE PACKAGE

123 JOHN ST.  
 NOBLESVILLE, IN

**APPROVAL PENDING  
 NOT FOR CONSTRUCTION**



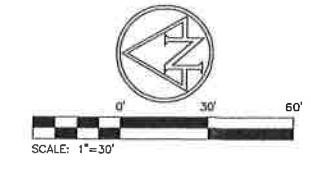
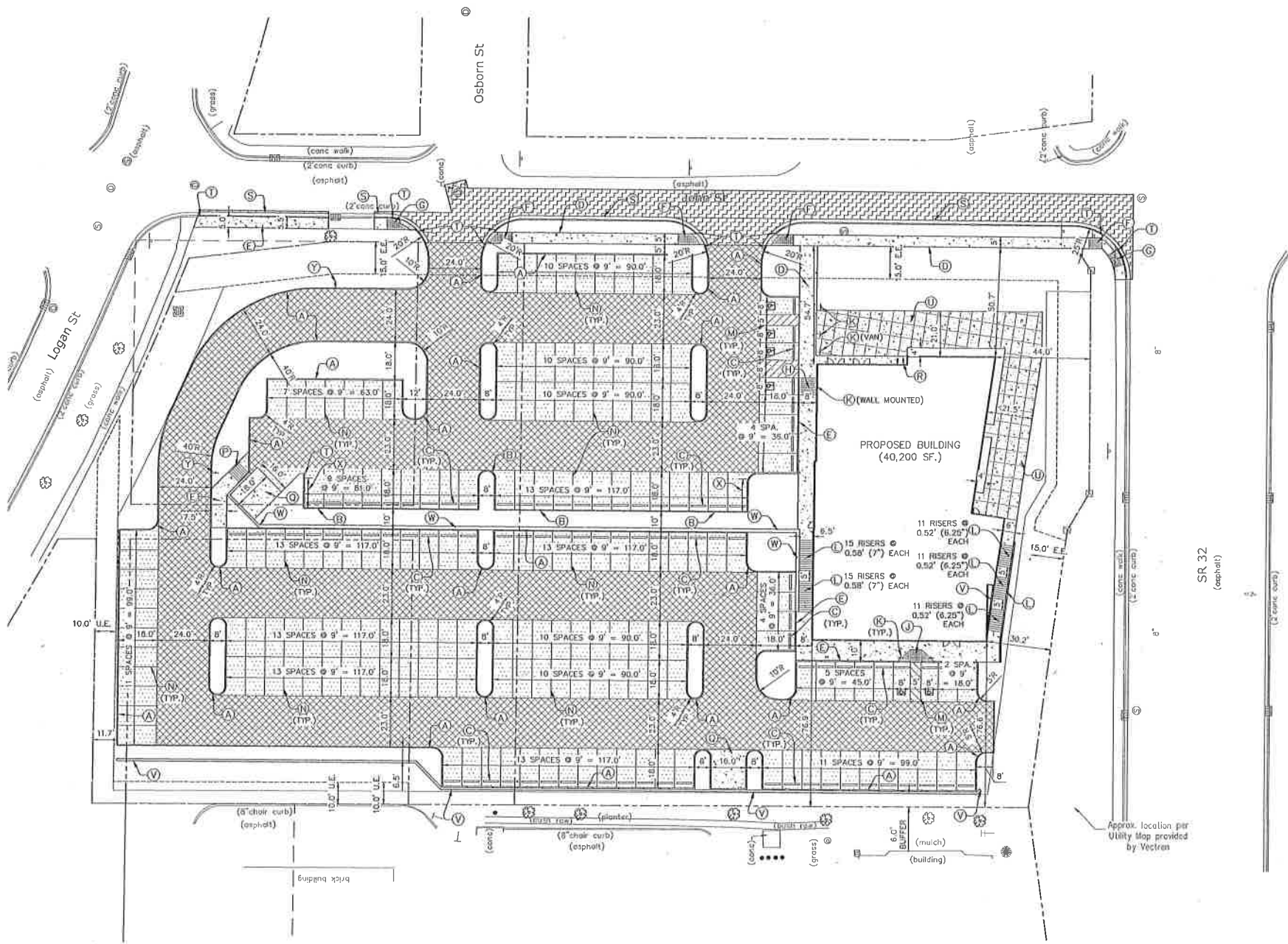
ISSUANCE INDEX	
DATE:	07/06/2015
PROJECT PHASE:	DETAILED DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.02717

## SITE PLAN

# C200



- EXISTING LEGEND**
- ⊠ AIR CONDITIONER
  - ⊠ BEEHIVE INLET
  - ⊠ BUSH
  - ⊠ CURB INLET
  - ⊠ CLEAN OUT
  - ⊠ COMBINATION POLE
  - ⊠ DRAINAGE MANHOLE
  - ⊠ DOWN SPOUT
  - ⊠ ELECTRIC METER BOX
  - ⊠ GAS METER
  - ⊠ GAS MARKER SIGN
  - ⊠ GAS VALVE
  - ⊠ GUY WIRE
  - ⊠ LIGHT POLE
  - ⊠ MAILBOX
  - ⊠ PINE
  - ⊠ POST
  - ⊠ POWER POLE
  - ⊠ RIGHT OF WAY MONUMENT
  - ⊠ SIGN
  - ⊠ SANITARY MANHOLE
  - ⊠ STAND PIPE
  - ⊠ TELEPHONE POLE
  - ⊠ TELEPHONE PEDESTAL
  - ⊠ TRANSFORMER
  - ⊠ TREE
  - ⊠ TRAFFIC MANHOLE
  - ⊠ WATER METER
  - ⊠ WATER VALVE
  - tr TOP OF RIM ELEVATION
  - inv INVERT ELEVATION
  - pvc PLASTIC PIPE
  - rcp REINFORCED CONCRETE PIPE
  - cmp CORRUGATED METAL PIPE
  - vcp CLAY PIPE
  - hdpe PLASTIC PIPE
  - ohc OVERHEAD ELECTRIC LINE
  - g BURIED GAS LINE
  - t BURIED TELEPHONE LINE

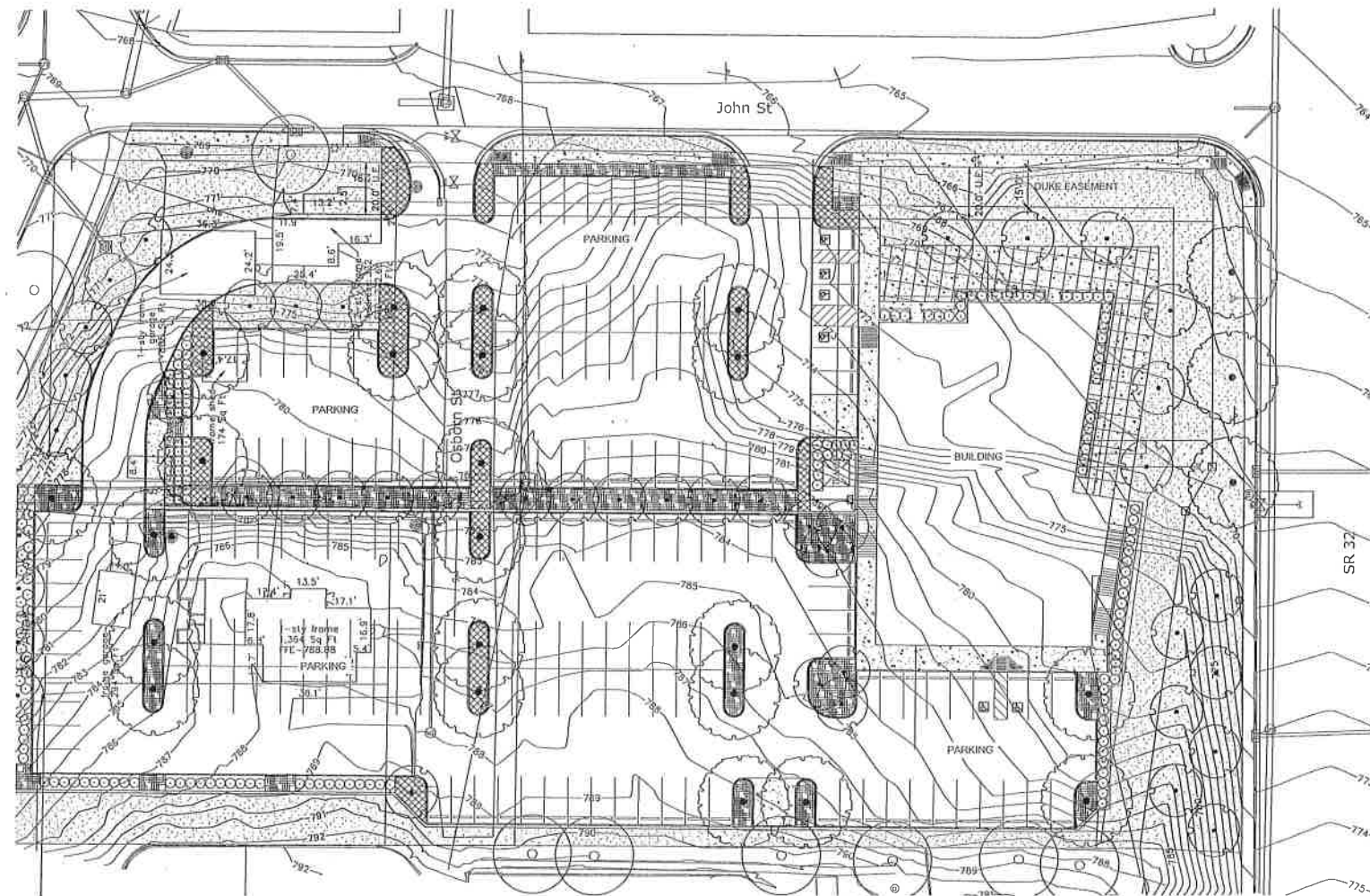
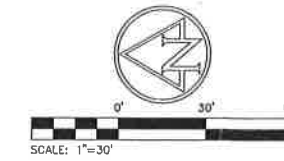
- PROPOSED SITE LEGEND**
- ⊠ RIGHT OF WAY ASPHALT PAVEMENT (JOHN STREET-COLLECTOR, SR. 32-ARTERIAL)
  - ⊠ LIGHT DUTY ASPHALT PAVEMENT
  - ⊠ HEAVY DUTY ASPHALT PAVEMENT
  - ⊠ CONCRETE PAVEMENT
  - A 6" CONCRETE CURB
  - B 12" CONCRETE CURB
  - C CONCRETE PARKING BUMPER
  - D CONCRETE WALK
  - E COMBINED 6" CONCRETE CURB AND WALK
  - F TYPE "G" A.D.A. CONCRETE RAMP
  - G TYPE "H" A.D.A. CONCRETE RAMP
  - H TYPE "K" A.D.A. CONCRETE RAMP
  - J TYPE "A" A.D.A. CONCRETE RAMP
  - K A.D.A. PARKING SIGN (VAN ACCESSIBLE AS NOTED)
  - L CONCRETE STEPS AT RETAINING WALL
  - M 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
  - N 4" SOLID WHITE, PAINT LINE
  - O CONCRETE STEPS WITH HANDRAIL
  - P CONCRETE PAVEMENT WITH DUMPSTER ENCLOSURE
  - Q BICYCLE RACKS (2 RACKS - 4 SPACES)
  - R 2' COMBINED CONCRETE CURB & GUTTER
  - S 2' CURB TRANSITION TAPER
  - T CONCRETE PATIO (SEE CONCRETE WALK DETAIL)
  - U 10" WIDTH RETAINING WALL (SEE RETAINING WALL DETAILS)
  - V 18" WIDTH RETAINING WALL (SEE RETAINING WALL DETAILS)
  - W CURB HEIGHT VARIES FROM 12" TO 6"
  - X "NO PARKING ON RAMP" SIGN
  - Y A.D.A. ACCESSIBLE PARKING SYMBOL
  - E.E. ELECTRIC EASEMENT
  - U.E. UTILITY EASEMENT

PARKING ANALYSIS	
<b>PARKING REQUIREMENTS:</b>	
OFFICE:	3 SPA. PER 1000 SF. MIN. 4 SPA. PER 1000 SF. MAX.
COMMERCIAL:	4 SPA. PER 1000 SF. MIN. 5 SPA. PER 1000 SF. MAX.
OFFICE (34,800 SF.):	105 SPA. MIN. 140 SPA. MAX.
COMMERCIAL (5,400 SF.):	22 SPA. MIN. 27 SPA. MAX.
TOTAL REQUIRED PARKING RANGE	127-167 SPACES
<b>PARKING PROVIDED:</b>	
ACCESSIBLE PARKING PROVIDED (INCLUDES 1 VAN ACCESSIBLE)	181 SPACES 6 SPACES
TOTAL PROPOSED PARKING	187 SPACES

**CAUTION !!**  
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and meter risers upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.  
 1-800-392-5544  
 CALL TOLL FREE  
 - INDIANA UNDERGROUND -

- NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
  - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
  - SEE ALL NOTES ON GENERAL NOTES SHEET 002.

# EXHIBIT B



## PLANT SCHEDULE

	<b>CANOPY TREES</b> 12' ht. min., 2.5" cal., B&B Acer x freemanii 'Marmo' / Celebration Maple Ginkgo biloba 'Autumn Gold' TM / Maldenhair Tree Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust Quercus rubra / Red Oak	25
	<b>UNDERSTORY TREES</b> 8' ht. min., 1.5" cal., B&B Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	44
	<b>EXISTING TREE TO REMAIN</b>	10
	<b>EVERGREEN SHRUBS</b> 18" ht., 3 gal. Buxus x 'Green Velvet' / Boxwood Ilex glabra 'Charmzin' TM / Nordic Holly Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	135
	<b>DECIDUOUS SHRUBS</b> 18" ht., 3 gal. Clethra alnifolia 'Hummingbird' / Summersweet Viburnum dentatum 'Blue Muffin' / Southern Arrowwood Viburnum trilobum 'Alfredo Compactum' / Alfredo Compact American Cranberrybush	46
	<b>ORNAMENTAL GRASSES</b> 24" o.c., 3 gal. Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Sporobolus heterolepis / Prairie Dropseed	2,663 sf
	<b>FLOWERING SHRUBS</b> 30" o.c., 3 gal. Buddleja x 'Purple Haze' / Lo & Behold Purple Haze Butterfly Bush Ilex virginica 'Little Henry' TM / Virginia Sweetspire	4,328 sf
	<b>LAWN</b> Hydroseed Seeded Lawn / Drought Tolerant Fescue Blend	27,809 sf

**NOTE:**  
1. All landscaping material shall be installed in accordance with the current planting procedures established by the Purdue Cooperative Extension Services "Planting and Transplanting Landscape Trees and Shrubs" and the "Noblesville Arboriculture Specifications Manual".  
2. Total site landscape area = 23%.

**CAUTION !!**  
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, blots, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.  
1-800-382-5544  
CALL TOLL FREE  
- INDIANA UNDERGROUND -

**NOTES:**  
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3. SEE ALL NOTES ON GENERAL NOTES SHEET 002.

**AMERICAN STRUCTUREPOINT INC.**  
7280 Shadeland Station | Indianapolis, Indiana 46256  
TEL 317.547.5580 | FAX 317.543.0270  
www.structurepoint.com

**blumarble design**  
LANDSCAPE ARCHITECTS  
405 Massachusetts Ave., Suite 2C  
Indianapolis, IN 46204  
317.536.6161  
www.blumarbledesign.com

## BLUESKY HEADQUARTERS

N.W. CORNER OF WESTFIELD RD. (S.R. 32) AND JOHN ST. NOBLESVILLE, IN

APPROVAL PENDING  
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	06/01/2015
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1.	Revision	07.02.15

Project Number 2014.02717

## LANDSCAPE PLAN

# C700