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correct title

2015017803 ORDINANCE \$21.00
04/16/2015 11:21:45A 5 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

2015007700 ORDINANCE \$19.00
02/25/2015 03:50:29P 5 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 03-01-15

AN ORDINANCE TO AMEND ORDINANCE #13-5-02 FOR ~~SAXONY CORPORATE~~ *Cumberland Pointe Commercial*
~~CAMPUS-PLANNED DEVELOPMENT~~, SAID REAL ESTATE LOCATED IN THE *Planned*
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA *Development*

Document Cross Reference No. 2013-25518

This is an Ordinance to amend Ordinance #50-11-02, and all amendments thereto and the requirements of the Unified Development Ordinance for Lot 17 in Replat of Block "B" Cumberland Pointe Commercial, a part of the Cumberland Pointe Planned Development as enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number LEGP-1528-2014 at its January 20, 2015, meeting as required by law in regard to the application (the "Petition") filed by SOS Storage of Noblesville (the "Developer"); and

WHEREAS, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of 10 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, as follows:

Section 1. That the subject real estate, Parcel No. 10-11-17-00-06-002.000, which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, at Lot 17 in Replat of Block "B" Cumberland Pointe Commercial also known as 15385 Endeavor Drive, all of which is designated as Industrial/Office Land Use District, with a Subarea of Internal is granted a 'Special Consideration' for Mini-Warehousing & Storage, as per Site Plans Exhibits A-1 & A-2, and Building Elevations, Exhibit B,

Section 2. That a waiver is granted to reduce the minimum floor area consistent with buildings indicated in Exhibits A & B.

Section 3. That a waiver is granted to permit outdoor storage as indicated in Exhibit A-1, conditioned upon removal of the outdoor storage within five years of the issuance of the first Certificate of Occupancy for Phase 1. This is to be followed by paving of the gravel storage area or commencement of Phase 2 construction.

Section 4. All other standards, guidelines or other requirements adopted by the Council for Ordinance #50-11-02, and amendments thereto in regard to the Cumberland Pointe Planned Development shall remain unchanged and in full force and effect unless previously amended by the Council.



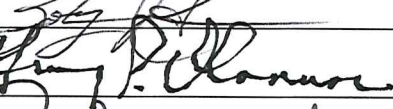
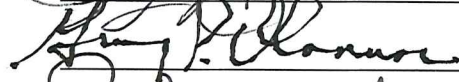
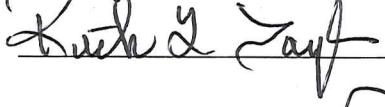


Section 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 10th day of February, 2015.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 10th day of February, 2015.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE

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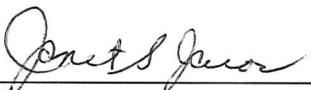
	Brian Ayer	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
	Rick L. Taylor	_____
	Stephen C. Wood	_____
	Jeff Zeckel	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 10th day of February, 2015.



John Ditslear, Mayor
City of Noblesville, IN

ATTEST:



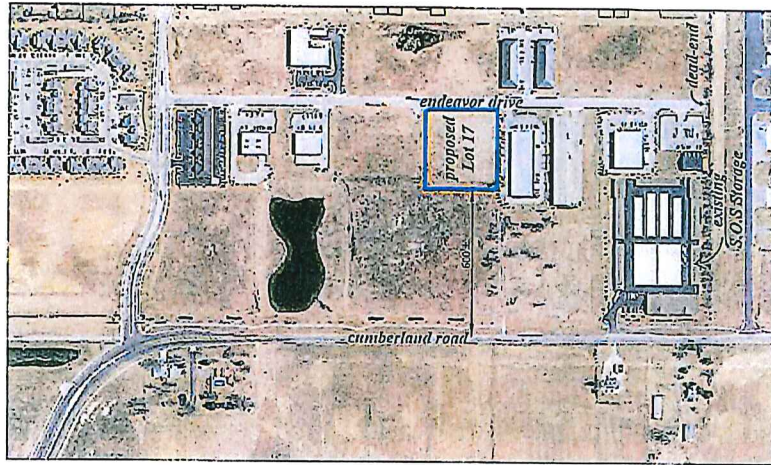
Janet S. Jaros, Clerk-Treasurer

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 10th Street, Suite 150, Noblesville, Indiana 46060 | (317) 776-6325

EXHIBIT A-1

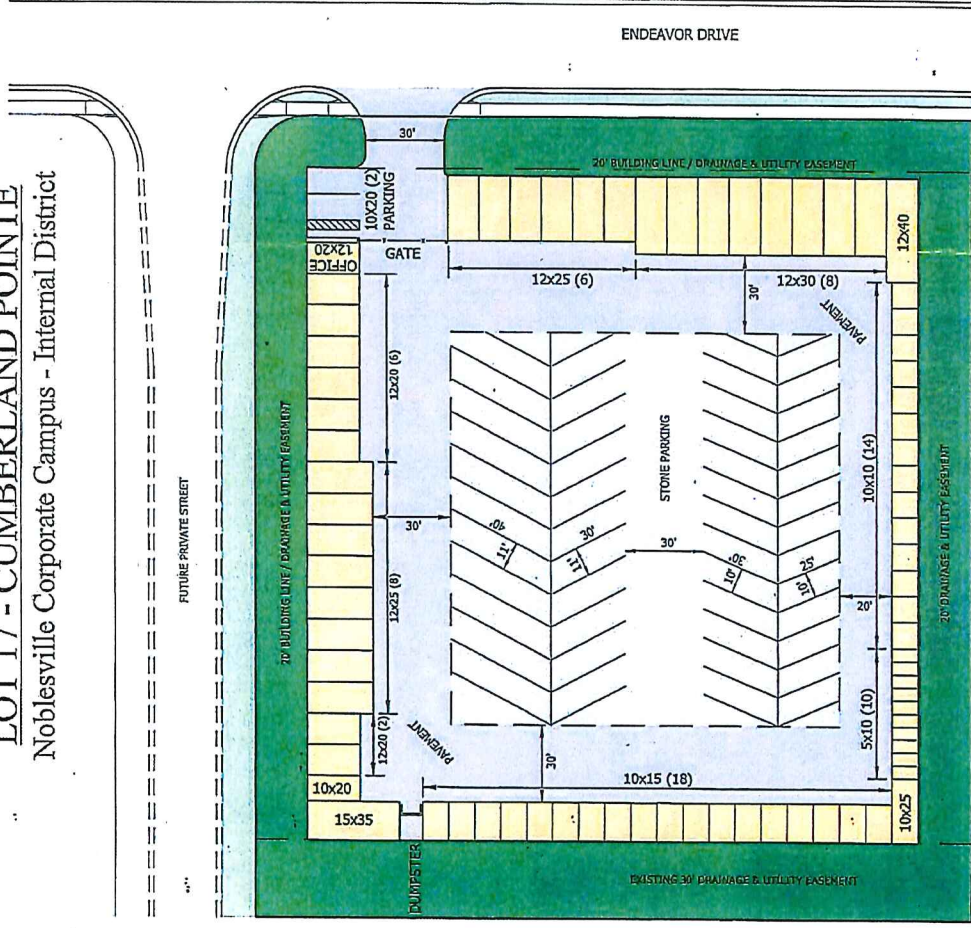
SITE PLAN - Phase 1



STOEPPELWERTH
 451 317-8655
 374 E. 1000th St.
 Piquette, Indiana 46381-2395
 Fax: 317-865-5212
 www.stoepfelwerth.com

PHASE I
LOT 17 - CUMBERLAND POINTE
 Noblesville Corporate Campus - Internal District

concept plan



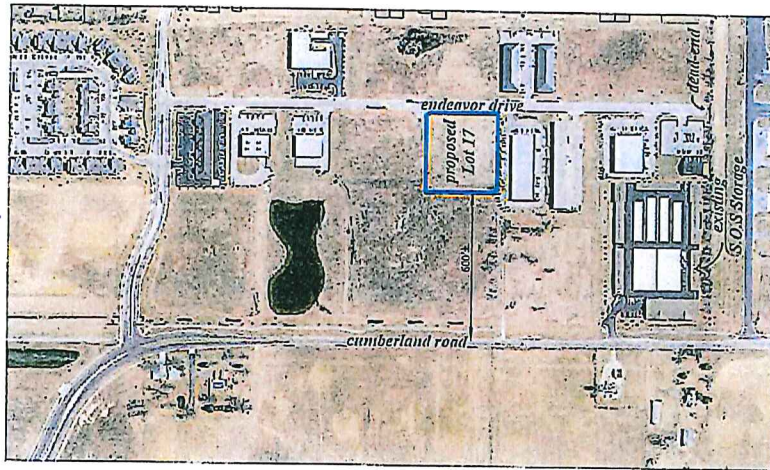
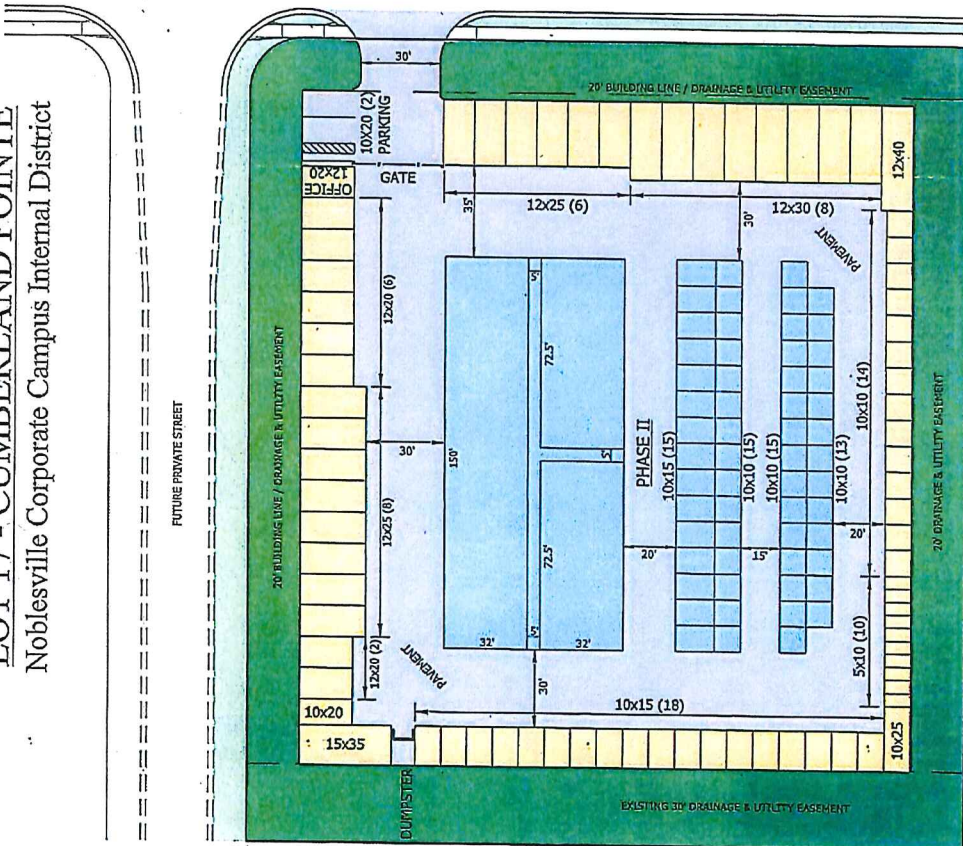
November 19, 2014

EXHIBIT A-2

SITE PLAN – Phase 2

concept plan

PHASE II
LOT 17 - CUMBERLAND POINTE
 Noblesville Corporate Campus Internal District



- PHASE I BUILDING
- PHASE II BUILDING

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 450 31212512512
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 www.stoepfelwerth.com

November 19, 2014

EXHIBIT B

BUILDING ELEVATIONS

<p>PERFORMANCE ARCHITECTURE 200 West 10th Street, Suite 500 Indianapolis, IN 46204 Phone: 317.444.1111 Fax: 317.444.1112 www.performance-architect.com</p>	<p>NEW SELF STORAGE FACILITY LOT 17-CUMBERLAND POINTE 1017 S ENDEAVOR DRIVE INDIANAPOLIS, INDIANA S O S STORAGE</p>	<p>CONCEPTUAL DESIGN NOVEMBER 21, 2024</p> <p>REVISIONS: A1: EXTERIOR A2: EXTERIOR A3: EXTERIOR A4: EXTERIOR A5: EXTERIOR</p> <p>PROJECT NUMBER: 24-223 CHECKED BY: [Signature] DRAWN BY: [Signature] PLOT DATE: 11/21/24</p> <p>EXTERIOR ELEVATIONS A100</p> <p><small>THIS DRAWING IS THE PROPERTY OF PERFORMANCE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PERFORMANCE ARCHITECTURE.</small></p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>3 SOUTH ELEVATION SCALE: 1" = 10'-0"</p> <p>NOTE: PREPARED FOR S.O.S. STORAGE FACILITY 1017 S ENDEAVOR DRIVE</p> </div> <div style="text-align: center;"> <p>2 NORTH ELEVATION SCALE: 1" = 10'-0"</p> </div> <div style="text-align: center;"> <p>1 EAST ELEVATION SCALE: 1" = 10'-0"</p> </div> </div> <div style="text-align: right; margin-top: 20px;"> <p>1A PARTIAL EAST ELEVATION SCALE: 1" = 10'-0"</p> <p>ENDEAVOR DRIVE</p> </div>		