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NOW

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12/13/2016 02:37:08P 5 PGS  
Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

ORDINANCE NO. 83-11-16

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, SAXONY CORPORATE CAMPUS ORDINANCE NO. 49-08-16, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

Document Cross-Reference No: 2016049244

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 49-08-16, and all amendments thereto 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. 001006-2016 as required by law concerning waivers being granted regarding signage for the Duluth Trading Company, a part of the Saxony Corporate Campus Planned Development, all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation for adoption to the Council with a vote of 9 ayes and 1 nays at their November 14, 2016 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 Ordinance No. 49-08-16 Saxony Corporate Campus Planned Development Ordinance, and all amendments thereto are hereby amended as follows:

**SECTION 1.** That the subject real estate located at 13890 Cabela Parkway, a part of the Saxony Corporate Campus Planned Development and legally described as per attached Exhibit 1 and is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned CCPD Corporate Campus Planned Development with a planned development overlay of Saxony Corporate Campus Planned Development.

**SECTION 2.** That this ordinance and attached Exhibit 2 indicates the west building elevation signage for the Duluth Trading Company. As per the Exhibit 2 the following waiver is granted: (1) permitting a sign backer for the proposed signage on the west elevation. The size and location of the sign shall be as illustrated on the attached Exhibit 2.

**SECTION 3.** Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance or the Saxony Corporate Campus Planned Development Ordinance No. 49-08-16 is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance and/or the Saxony Corporate Campus Planned Development Ordinance No. 49-08-16 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.



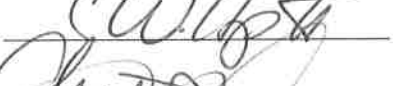

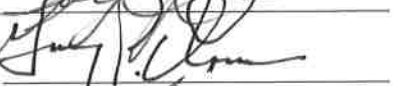

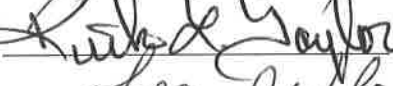

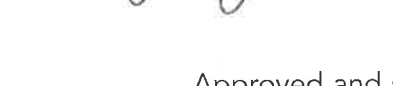
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**SECTION 5.** Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 22nd day of November, 2016.


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 22nd day of November, 2016.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
Evelyn L. Lees, Clerk



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

Legal Description

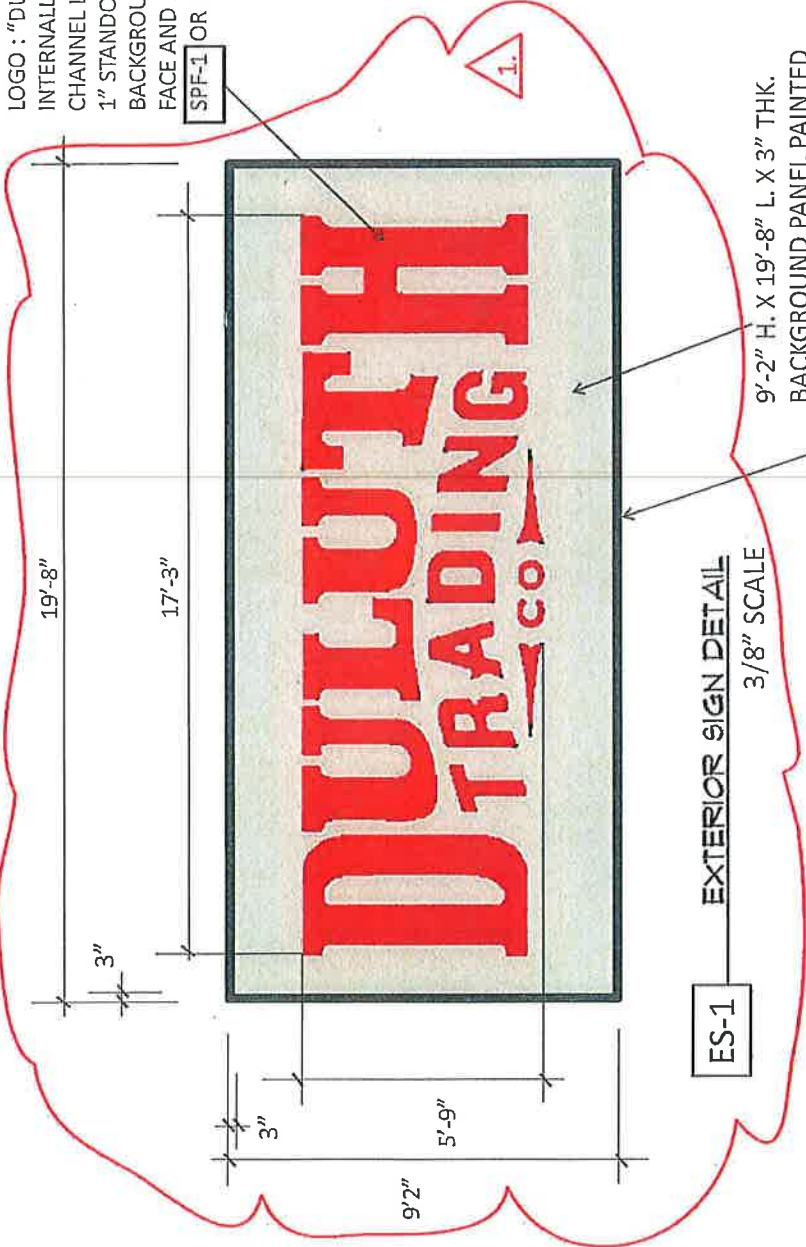
## LEGAL DESCRIPTION

Lot KK-1

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 55 seconds West 55.41 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 the north line of the Additional Frontage Road Right-of-Way (designated as letter LL) as defined in Instrument Number 200600042635, on file in the Office of said Recorder; thence northeasterly 281.34 feet along a curve to the left having a radius of 966.23 feet and subtended by a long chord having a bearing of North 66 degrees 39 minutes 35 seconds East and a length of 280.35 feet to the south line of the parcel described in said Instrument Number 9809865682, the following two (2) courses are along said south line; 1)thence North 58 degrees 12 minutes 53 seconds East 662.92 feet; 2)thence northeasterly 204.12 feet along a curve to the right having a radius of 8,013.45 feet and subtended by a long chord having a bearing of North 58 degrees 56 minutes 40 seconds East and a length of 204.12 feet to the southeast corner of the parcel described in said Instrument Number 9809865682 and the southeast corner of Cabela Parkway as defined in the Secondary Plat for Cabela Parkway Extension, recorded as Instrument Number 2015004943 in the Office of said Recorder, the following seven (7) courses are along the east right-of-way line of said Cabela Parkway; 1)thence North 24 degrees 54 minutes 46 seconds West 85.63 feet; 2)thence northerly 62.11 feet along a curve to the right having a radius of 473.00 feet and subtended by a long chord having a bearing of North 03 degrees 51 minutes 42 seconds West and a length of 62.06 feet; 3)thence North 00 degrees 06 minutes 20 seconds West 105.00 feet; 4) thence northerly 279.54 feet along a curve to the left having a radius of 547.00 feet and subtended by a long chord having a bearing of North 14 degrees 44 minutes 45 seconds West and a length of 276.51 feet to the POINT OF BEGINNING; 5)thence continuing northwesterly 170.25 feet along a curve to the left having a radius of 547.00 feet and subtended by a long chord having a bearing of North 38 degrees 18 minutes 10 seconds West and a length of 169.57 feet; 6)thence North 47 degrees 13 minutes 11 seconds West 105.00 feet; 7)thence northwesterly 23.18 feet along an arc to the right having a radius of 473.00 feet and subtended by a long chord having a bearing of North 45 degrees 48 minutes 57 seconds West and a length of 23.18 feet; thence North 32 degrees 53 minutes 13 seconds East 226.51 feet; thence North 00 degrees 01 minutes 38 seconds West 8.93 feet; thence South 89 degrees 28 minutes 58 seconds East 315.33 feet; thence South 00 degrees 16 minutes 46 seconds West 205.78 feet to the south line of said parcel described in Instrument Number 9809865682, the following two (2) courses are along the south and east lines thereof; 1)thence South 89 degrees 27 minutes 18 seconds West 129.02 feet; 2)thence South 00 degrees 06 minutes 20 seconds East 208.78 feet; 3)thence South 89 degrees 27 minutes 18 seconds West 109.89 feet to the POINT OF BEGINNING.

LOGO : "DULUTH TRADING CO." =  
 INTERNALLY ILLUMINATED / ACRYLIC FACE  
 CHANNEL LETTERS, 10" DEEP ON  
 1" STANDOFFS FOR  
 BACKGROUND HALO EFFECT.  
 FACE AND RETURN SIDES TO MATCH  
 SPF-1 OR PMS7621.



**SIGN AREA CALCULATION :**  
 19'-8" x 9'-2" = 180 sq. ft.



SIGN REFERENCE - HOFFMAN ESTATES, IL

**ES-1**  
 PRIMARY  
 STOREFRONT

NOTES:  
 1. All dimensions to be field verified  
 by Sign fabricators.  
 2. Duluth Trading Co. will provide all  
 final Logo Art.

RETAIL [ BRAND ] SOLUTIONS

SAXONY CORP. CAMPUS - NOBLESVILLE, IN.  
 7/22/16

