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Jennifer Hayden  
HAMILTON County Recorder IN  
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**ORDINANCE NO. 86-12-16**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF CITY OF NOBLESVILLE, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN AND STANDARDS FOR THE REYNOLDS FARM COMMERCIAL DEVELOPMENT**

This is an ordinance (the "PD Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO") 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 has conducted a public hearing as required by law on Application Docket No. 1033-2016 as filed by law in regard to the application for a change of zoning district designation filed by Reynolds Farm Limited Partnership; and,

WHEREAS, The Plan Commission at their December 12, 2016 meeting sent its favorable recommendation to the Common Council of the City of Noblesville (the "Common Council") by a vote of 11 in favor and zero opposed;

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 for said City and the Official Zone Map be hereby amended as follows:

Section 1. The zoning classification of the subject property, legally described in what is attached hereto and incorporated herein referenced as Exhibit B (the "Real Estate"), is hereby affirmed as a Corporate Campus Planned Development (CCPD) District classification, as designated in the UDO.

Section 2. The conceptual development plan as attached hereto as Exhibit C, the development guidelines attached hereto as Exhibit D, the conceptual architectural elevations attached hereto as Exhibit E are adopted as part of this ordinance.

Section 3. All uses allowed in the Corporate Campus Commercial district are allowed except that Mini-Storage Warehousing shall also be a permitted use.

Section 4. This Planned Development Ordinance, and its exhibits approved by the Noblesville Plan Commission (collectively, the "PD Standards") identify and permit variations from the development standards, specifications, guidelines and/or requirements (collectively, the "Underlying Standards") contained in the UDO. The PD Standards supersede the Standards on the UDO to the extent the PD Standards vary, alter or modify the Standards in the UDO. The Standards in the UDO, however, shall apply to the extent that the PD Standards do not vary, alter or modify them.


Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Upon motion duly made and seconded, this Ordinance was fully passed by The members of the Noblesville Common Council on this 10<sup>th</sup> day of January, 2017.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE


Aye

Nay

 Brian Ayer \_\_\_\_\_

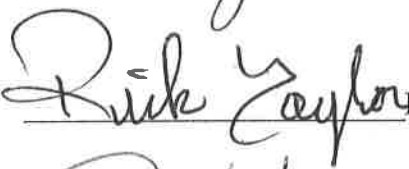
 Mark Boice \_\_\_\_\_

 Roy Johnson \_\_\_\_\_


 Greg O'Conner \_\_\_\_\_

\_\_\_\_\_ Mary Sue Rowland \_\_\_\_\_

 Chris Jensen \_\_\_\_\_

 Rick Taylor \_\_\_\_\_

 Wil Hampton \_\_\_\_\_

 Megan Wiles \_\_\_\_\_

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton

County, Indiana, this 15<sup>th</sup> day of January, 2017.



ATTEST:

*Evelyn L. Lees*

Evelyn Lees, Clerk

City of Noblesville, Indiana

John Ditslear, Mayor

City of Noblesville, Indiana

"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."

(name) Michael A. Howard

Prepared by:  
HD Partners  
Chris Hamm  
5740 Haven Hurst Cove  
Noblesville, IN 46062  
317-910-1073

Reynolds Farm Limited Partnership  
Jerel G. Reynolds



## EXHIBIT B

### LEGAL DESCRIPTION

LAND DESCRIPTION SURVEYED TRACT DESCRIPTION OF REAL ESTATE A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 5 EAST AND A PART OF BLOCK A IN THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012661 IN PLAT CABINET 4, SLIDE 599) LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012681 IN PLAT CABINET 4, SLIDE 599); THENCE ON THE WEST LINE OF SAID LOT 1 SOUTH 00 DEGREES 05 MINUTES 39 EAST (ASSUMED BEARING) 1026.76 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "STOEPPELWERTH"; THENCE CONTINUING ON SAID WEST LINE SOUTH 45 DEGREES 31 MINUTES 48 SECONDS EAST 302.59 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "STOEPPELWERTH" AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON THE SOUTH LINE OF SAID LOT 1 NORTH 89 DEGREES 54 MINUTES 21 SECONDS EAST 234.09 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST RIGHT OF WAY LINE OF PROMISE ROAD PER INSTRUMENT No. 2010047596; THENCE ON SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 05 MINUTES 39 SECONDS EAST 140.00 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 69 DEGREES 54 MINUTES 21 SECONDS EAST 75.00 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST RIGHT OF LINE OF PROMISE ROAD PER THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 201 00126B1 IN PLAT CABINET 4, SLIDE 599); THENCE ON SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST 300.66 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON A NON TANGENT CURVE WITH A RADIUS OF 1020.00 FEET BEING THE NORTH RIGHT OF WAY LINE OF UNION CHAPEL ROAD PER INSTRUMENT No. 2010047596; THENCE ON THE ARC OF SAID CURVE 613.75 FEET WITH A CHORD BEARING NORTH 46 DEGREES 03 MINUTES 04 SECONDS WEST 792.34 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MIULER SURVEYING" ON THE POINT OF REVERES CURVATURE, WITH A RADIUS OF 910.00 FEET; THENCE ON THE ARC OF SAID 1093.03 FEET WITH A CHORD BEARING NORTH 34 DEGREES 29 MINUTES 47 SECONDS WEST 1026.50 FEET TO A 5/6 INCH STEEL REBAR WITH A YEULOW CAP STAMPED "MILLER SURVEYING"; THENCE CONTINUING ON SAID RIGHT OF WAY LINE NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST 479.36 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MIULER SURVEYING"; THENCE NORTH 65 DEGREES 46 MINUTES 16 SECONDS EAST 76.16 FEET TO A 5/6 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MIULER SURVEYING" TO THE SOUTH RIGHT OF WAY LINE OF GREENFIELD AVENUE PER THE PLAT OF MEREDITH MEADOWS (RECORDED AS INSTRUMENT NUMBER 2010012681 IN PLAT CABINET 4, SLIDE 599); THENCE ON SAID SOUTH RIGHT OF WAY LINE SOUTH 69 DEGREES 44 MINUTES 51 SECONDS EAST 567.79 FEET TO THE POINT OF BEGINNING, CONTAINING 16.39 ACRES, MORE OR LESS.

EXHIBIT C1

GREENFIELD AVENUE

UNION CHAPEL ROAD

RETAIL BUILDING C1

RETAIL BUILDING C2

OFFICE

A

B

G

F

E

D

C

H

FUTURE OFFICE/RETAIL

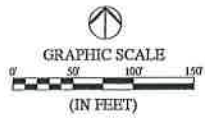
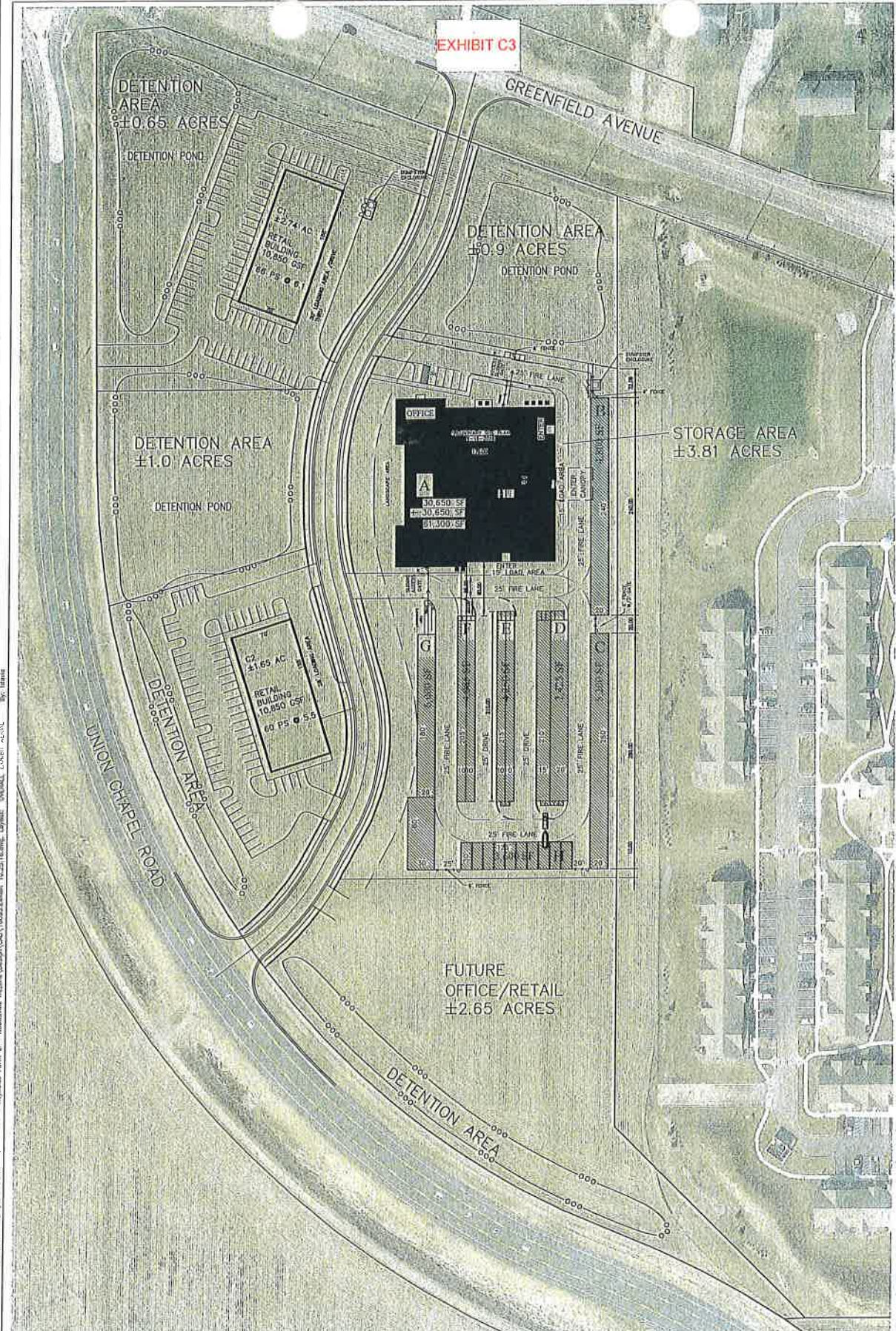


NOBLESVILLE PROPERTY REZONING  
PROPOSED MASTER PLAN  
NOBLESVILLE, INDIANA  
OCTOBER 26, 2016





EXHIBIT C3



NOBLESVILLE PROPERTY REZONING  
OVERALL SITE PLAN  
NOBLESVILLE, INDIANA  
OCTOBER 26, 2016



Plot Date: Oct 25, 2016 Plot Time: 11:28:00 File Name: W:\Projects\16\16-009-01\Mapsets\16-009-01.dwg Layout: 16-009-01.dwg Plot Scale: 1:10000



**EXHIBIT D**  
**Reynolds Farm Commercial Development**  
**Development Guidelines**

The following guidelines replace, in their entirety, the requirements established in the UDO:

**1. Permitted land uses**

The uses permitted within this development shall be those permitted within the Commercial Land Use category of the Noblesville Unified Development Ordinance's Appendix D. Official Schedule Of Uses - Corporate Campus Planned Development District. The one exception is that Mini-Storage Warehousing shall also be a permitted use within this development.

**2. Interior parking lot landscaping**

No interior parking lot landscaping islands or landscaping shall be required within any Mini-Storage warehousing uses.

**3. Drainage within required buffer yards and setbacks**

Surface drainage improvements shall be permitted in the required buffer yards and setback along Greenfield Avenue and Union Chapel Road subject to review by TAC and the Hamilton County Surveyor.

**4. Reduction in the rear building base landscaping**

No building base landscaping, other than shrubs and grasses on the east side of future commercial businesses, shall be required in the rear of any buildings within the development.

**5. Elimination of the 50 foot perimeter buffer**

There shall be no 50 foot Planned Development perimeter buffer yard required around the entire property. This buffer waiver is given in consideration of the inclusion of ordinance required landscaping around the entire site of the warehousing units and additional landscaping being installed on the existing mounding between the storage facility and the senior living units.

**6. Minimum building size**

Minimum building size for retail buildings shall be 10,000 square feet. The minimum building size for Mini-Storage Warehousing buildings shall be 3,000 square feet.

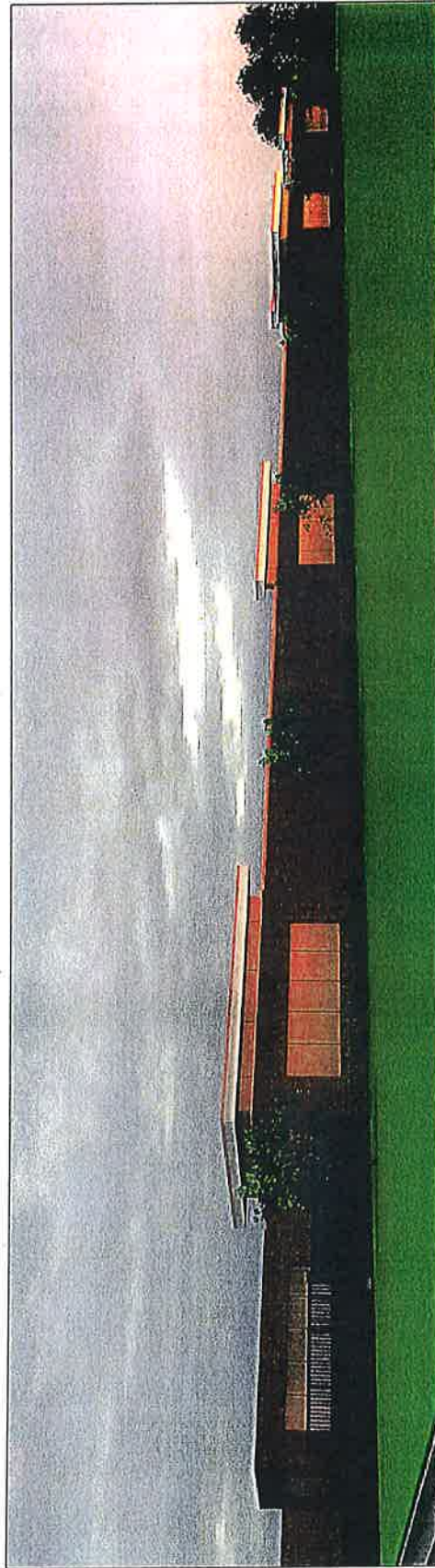
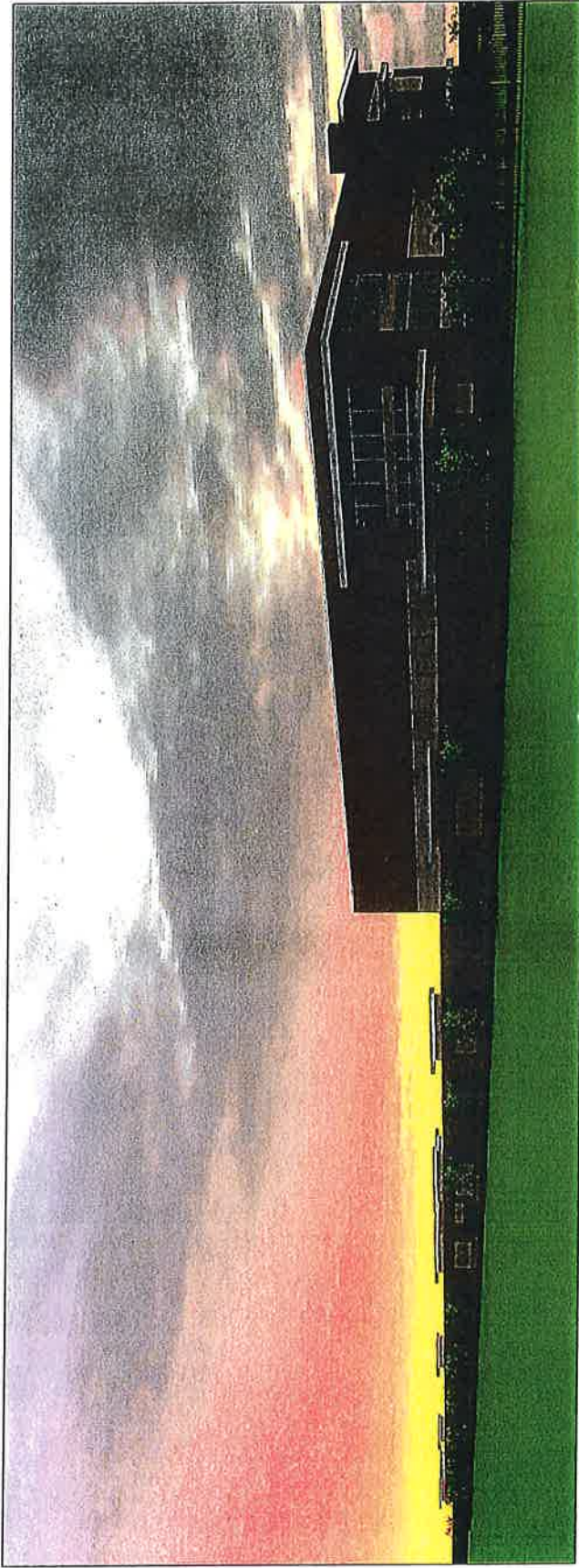
**7. Parking permitted adjacent to arterial roadway**

Parking shall be permitted adjacent to an arterial roadway providing that parking lot screening landscaping and/or landscaping and berming are provided adjacent to the arterial roadway.



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peter@peterarch.com

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**REYNOLDS COMMERCIAL RETAIL AND STORAGE**  
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NEW COMMERCIAL RETAIL AND STORAGE FACILITY  
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INDIANA

HOSUESSVILLE



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