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07/28/2014 09:21:20A 7 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE NO. 26-06-14, AS AMENDED

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND
OFFICIAL ZONING MAPS, A PART OF THE COMPREHENSIVE PLAN OF THE
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance (“UDO”) for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as emended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on document number 14J-15-0079 (the “Petition”) at its June 16, 2014, meeting as required by law in regard to the application filed by Redwood Acquisition, LLC, for a request in change of zoning; and

WHEREAS, the Plan Commission sent an unfavorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of six (6) in favor and three (3) 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 Zoning Map (the “Zoning Map”) to establish this Planned Development Overlay District (the “District”) to read as follows:

SECTION 1. Applicability of Ordinance.

- 1.1 The Zoning Map is hereby changed to designate the land described in **Exhibit A**, attached hereto (the “Real Estate”), as a Planned Development Overlay District to be known as “Templeton Ridge Planned Development”.
- 1.2 The District’s underlying zoning district shall be the R-5 Residential District (the “Underlying District”). Development in this district shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of May 13, 2014 and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”).
- 1.3 All provisions and representations of the UDO that conflict with the provisions of the Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. Definitions.

2.1 The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

2.2 **Preliminary Development Plan:** The oversized, scaled development plans on file with the City of Noblesville's Planning and Development Department dated April 28, 2014, as revised. The exhibit attached hereto as **Exhibit B** is a general representation of the oversized plans (collectively, the "Preliminary Development Plan").

SECTION 3. Permitted Uses.

3.1 The following uses shall be permitted within the District:

- A. All uses permitted in the Underlying District.
- B. Accessory buildings and uses customarily incidental to any of the permitted uses.

SECTION 4. Preliminary Development Plan. The Preliminary Development Plan is hereby incorporated and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District. The District shall allow buffer yards of thirty feet (35') along the north and south boundaries as shown on the Preliminary Development Plan.

SECTION 5. Bulk Standards The bulk standards applicable to the Underlying District shall apply.

SECTION 6. Landscaping Standards. The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as noted below:

6.1 An enhanced landscape buffer, substantially in compliance with the plans shown on the revised landscape plan submitted on July 8, 2014, shall be located along the north property line of the property in those areas where buildings are located.

SECTION 7. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply, except as noted below.

7.1 Off-street parking areas shall be permitted and generally located as shown on the Preliminary Development Plan.

SECTION 8. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

SECTION 9. Sign Standards. The District's signs shall comply with Article 11 of the UDO.

SECTION 10. Architectural Standards.

10.1 The proposed architecture and design of buildings within the District are attached **Exhibit C** (the "Architectural Illustrations"). New construction shall substantially comply in quality and character as those shown in the Architectural Illustrations.

10.2 The Director of Planning and Development, including his/her designees, shall review and approve building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for substantial compliance with the Architectural Illustrations. If the Director determines proposed building elevations do not substantially comply with the Architectural Illustrations, then the Architectural Review Board shall review and may approve the proposed building elevations.

SECTION 11. Circulation and access points The District's site circulation and access points (including number and location of curb cuts), as shown on the Preliminary Development Plan.

SECTION 12. Infrastructure Standards. All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City.

SECTION 13. Detailed Development Plan. In order to maintain design flexibility, the exact configuration and locations of each building and parking area set forth in a Detailed Development Plan ("DDP") may vary from the Preliminary Development Plan as long as the Governing Standards are met. Approval of a DDP shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part E, Section 4, of the UDO.

SECTION 14. Trail Easement. The District shall include, upon request of the City of Noblesville, the granting of a thirty (30') foot easement along the southern/easterly property line of the District to the City of Noblesville, for the construction of a walking/biking path in substantially the same location as such easements have been granted for properties immediately adjacent to the District.

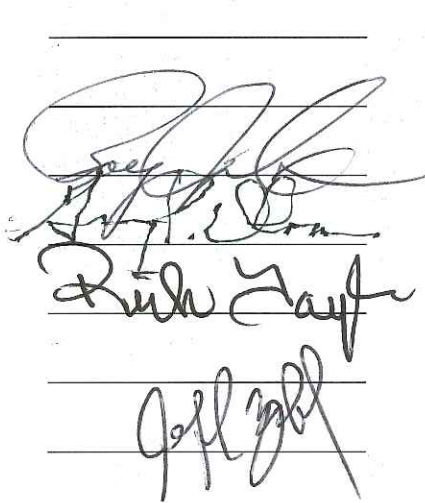
SECTION 15. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 15th day of July, 2014.

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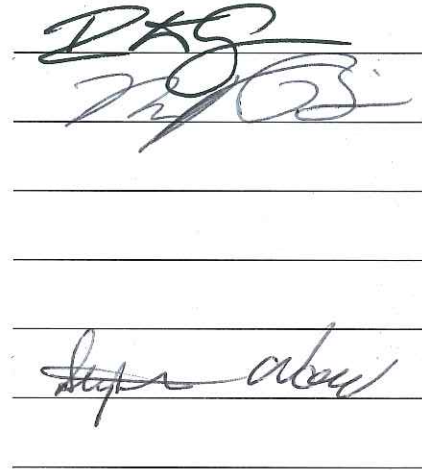
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

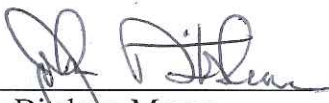
NAY



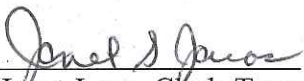
Brian Ayer
Mark Boice
Roy Johnson
Gregory P. O'Connor
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Stephen C. Wood
Jeff Zeckel

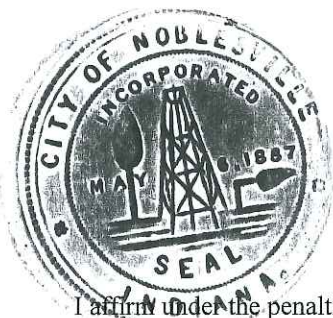


Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana
this 15th day of July, 2014.


John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:


Janet 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: RUSSELL L. BROWN

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204 (317) 637-1321

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

EXHIBIT A
LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MARKER AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 701.25 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST QUARTER LINE NORTH 00 DEGREES 02 MINUTES 09 SECONDS EAST A DISTANCE OF 620.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 2473.49 FEET TO THE SOUTHEASTERLY RIGHT OF WAY (66 FOOT RIGHT OF WAY) LINE OF THE FORMER UNION TRACTION COMPANY; THENCE SOUTH 66 DEGREES 07 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1530.16 FEET TO A POINT THAT IS LOCATED NORTH 00 DEGREES 02 MINUTES 09 SECONDS EAST 701.25 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 14 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1074.70 FEET TO THE **POINT OF BEGINNING**. CONTAINING 25.303 ACRES, MORE OR LESS.



AERIAL EXHIBIT - TEMPLETON RIDGE



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET NO.

SCALE: 1"=200'

DATE: 04/28/2014

DRAWN BY: BNH

CHK'D BY: JLW

JOB NO. 2013.02294

OF

EX

PRELIMINARY
NOTE!!!
THIS DRAWING IS
NOT FOR
CONSTRUCTION

revisions

23775 commerce
park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com

Redwood
distinctive living

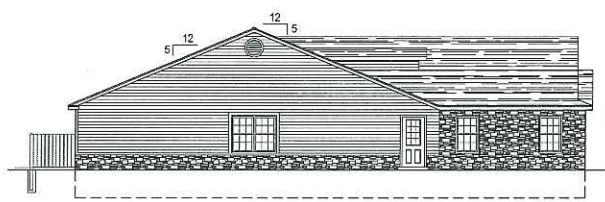
mann
architects
3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax. 330 . 666 . 8812
www.mann-architects.com

8 UNIT BUILDING - 28' WIDE - 2 CAR GARAGE
drawing project no. 3914 date JUNE 4, 2014 scale AS NOTED

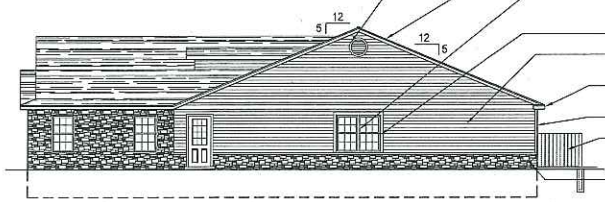
TEMPLETON RIDGE BY REDWOOD
GRAY ROAD
NOBLESVILLE, IN

project

A1.1
1 OF 17
sheet no.

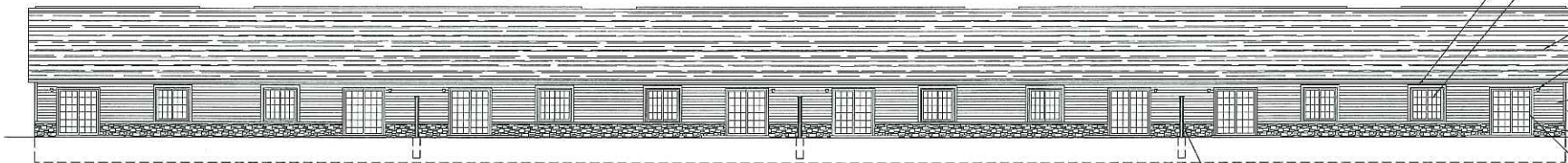


STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"



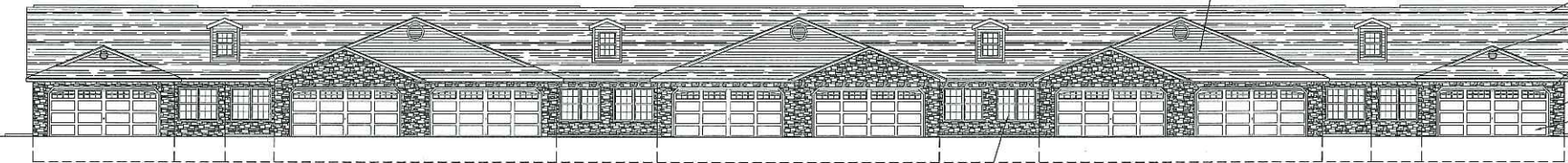
STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

- DECORATIVE LOUVER - TYP. COLOR: WHITE
- TAMKO CLASSIC HERITAGE 30 YEAR LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- SIMONTON PROFINISH BRICKMOLD SERIES 300 VINYL SINGLE HUNG WINDOW WITH COLONIAL PATTERN FLAT GRIDS. COLOR: STANDARD WHITE.
- 1x4 EVERLAST TRIM. COLOR: WHITE
- EVERLAST POLYMERIC CLADDING. COLOR: VARIES
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- EVERLAST CORNER TRIM. COLOR: WHITE
- VINYL "BOARD ON BOARD" PRIVACY FENCE. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER STYLE: LEDGE STONE COLOR: NEW ENGLAND



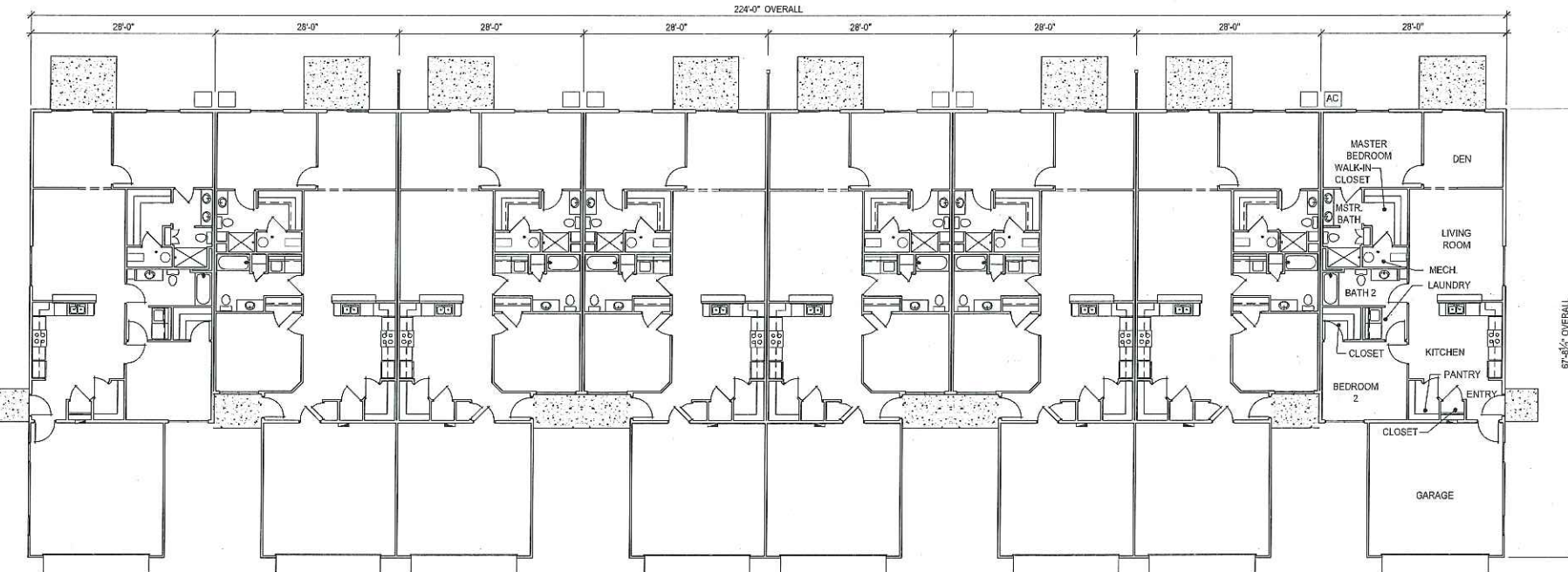
REAR ELEVATION
SCALE: 3/32" = 1'-0"

- 1x4 EVERLAST TRIM. COLOR: WHITE
- SIMONTON PROFINISH BRICKMOLD SERIES 300 VINYL 2-LITE SLIDER WINDOW WITH COLONIAL PATTERN FLAT GRIDS. COLOR: STANDARD WHITE.
- TAMKO CLASSIC HERITAGE 30 YEAR LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- INCANDESCENT LIGHT FIXTURE
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- EVERLAST POLYMERIC CLADDING. COLOR: VARIES
- EVERLAST CORNER TRIM. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND
- 6'-6" x 6'-8" SLIDING PATIO DOOR WITH COLONIAL PATTERN FLAT GRIDS. COLOR: WHITE



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

- EVERLAST POLYMERIC CLADDING. COLOR: VARIES
- TAMKO CLASSIC HERITAGE 30 YEAR LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- DECORATIVE LOUVER - TYP. COLOR: WHITE
- INCANDESCENT LIGHT FIXTURE
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND
- C.H.I. RAISED PANEL PAN STEEL OVERHEAD GARAGE DOOR. COLOR: WHITE



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"

NET FIGURES - NOT INCLUDING
GARAGE/MAN DOORS OR WINDOWS

STANDARD ELEVATIONS
EXTERIOR MATERIAL COVERAGE

	STONE	HORIZ. SIDING	TOTAL
FRONT	72%	28%	100%
REAR	30%	70%	100%
RIGHT	33%	67%	100%
LEFT	33%	67%	100%
TOTAL PERIMETER	42%	58%	100%