

# NEXUS Noblesville

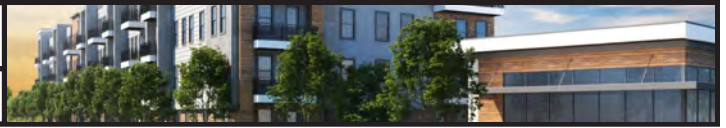
Cityscape Residential, LLC



City Council | October 13, 2020

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**NEXUS NOBLESVILLE**



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**Developer:**

**Jim Thomas, President**

**Cityscape Residential, LLC  
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Indianapolis, IN 46240**

**Attorney:**

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Samuel E. Swafford, Esq.**

**Faegre Drinker Biddle & Reath LLP  
600 E. 96th Street, Suite 600  
Indianapolis, IN 46240**

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Fax: 317.569.4800**

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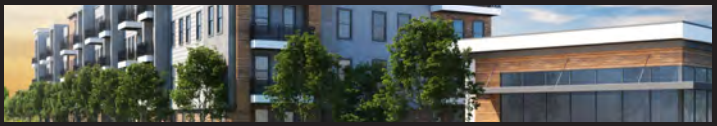
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# **TAB 1**

<b>EXECUTIVE SUMMARY</b>	
<b>NEXUS NOBLESVILLE</b>	



Cityscape Residential, LLC (“Cityscape”), is pleased to submit its proposed redevelopment plan for the former (and now vacant) Marsh supermarket site located at the north west corner of State Road 32 and River Road (the “Real Estate”) (please see the Aerial Location Map at **Tab 2** and the Real Estate’s Existing Conditions at **Tab 3**).

The proposed redevelopment project, known as NEXUS Noblesville, represents a \$52.8M investment in the community and will include 287 luxury apartments and associated amenities and a planned 30,000 +/- square feet of first-class office space (please see the Concept Plan at **Tab 4**). Located west of the White River, less than ½ mile from Federal Hill Commons, and less than 1 mile from the City’s historic downtown square, the improvement of this highly visible and currently vacant site will further the City’s goals to: (i) bring more residents to the downtown area to support local businesses and inject additional energy into the downtown’s momentum; and (ii) plan for additional first-class office space in the downtown area.

Cityscape has worked closely with the City on this redevelopment project, and, if approved, then Cityscape anticipates demolition to begin later this year or in early 2021 and construction to begin later in 2021.

**Updates Since the September 15, 2020, City Council Introduction**

- On September 15, 2020, the City Council unanimously approved the project’s Economic Development Agreement.
- On September 16, 2020, the Architectural Review Board approved the elevations for the project’s multi-family apartments.
- On September 17, 2020, Cityscape held a neighbor meeting to answer questions from nearby homeowners and businesses.
- On September 21, 2020, after conducting the public hearing, the Plan Commission forwarded Cityscape’s request to the City Council with a unanimous favorable recommendation. No remonstrance was received.
- At the September 21, 2020, Plan Commission public hearing, staff requested that Cityscape specifically list the permitted uses within the office area. The agreed upon permitted uses within the office area are set forth in Exhibit F of the PD Ordinance.

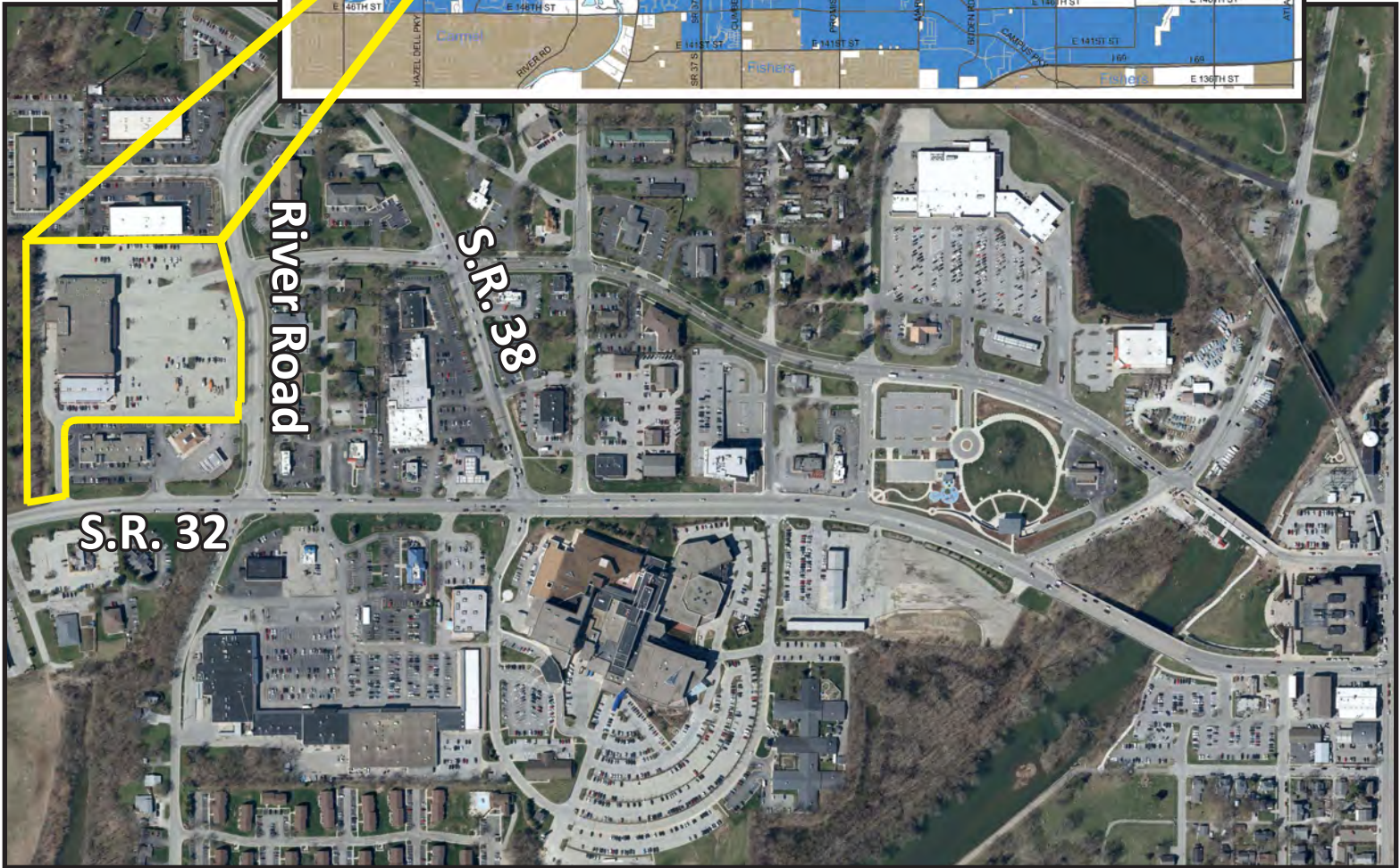
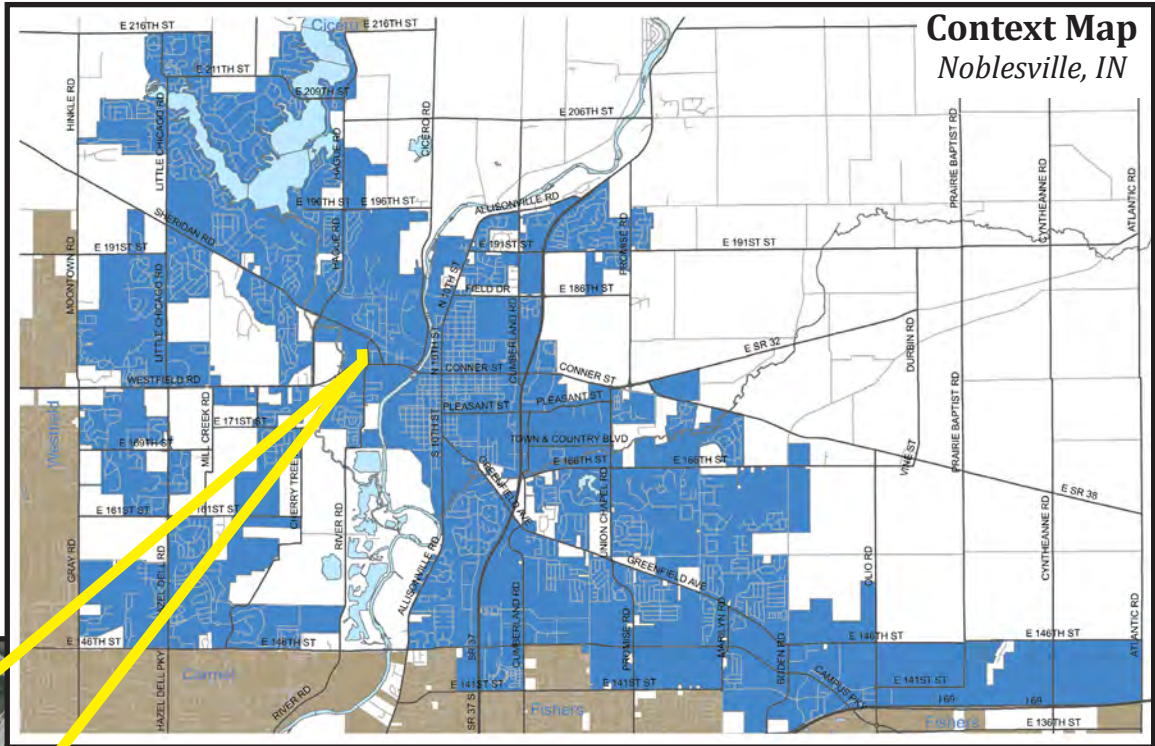
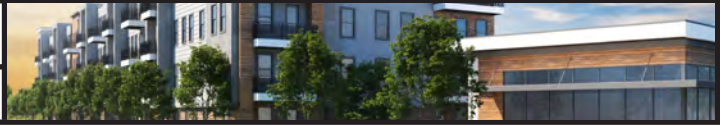
Thank you for your consideration.

# **TAB 2**



**AERIAL LOCATION MAP (9.88 +/- ACRES)**

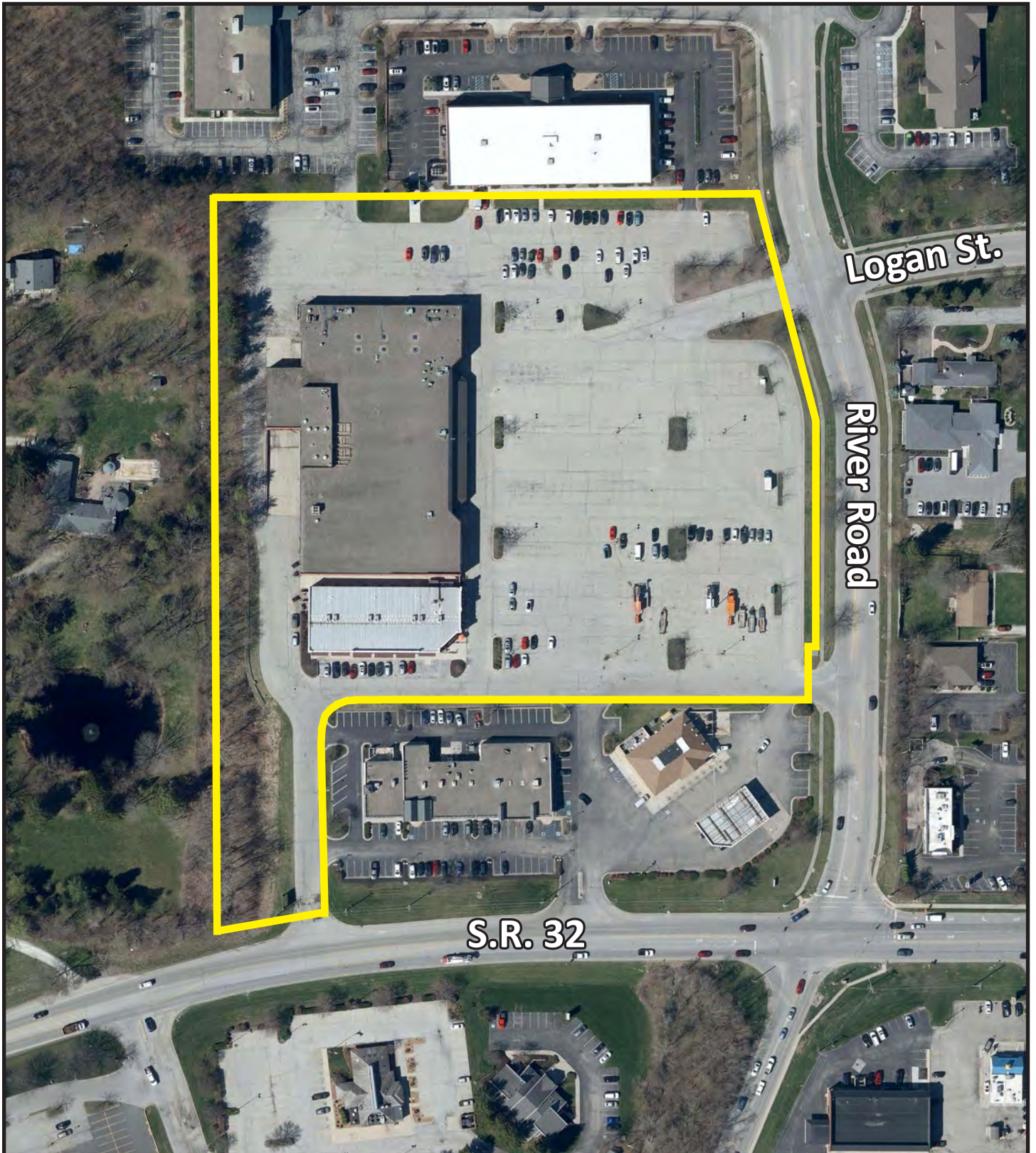
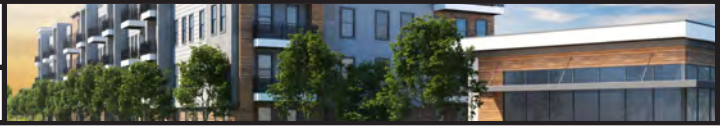
**NEXUS NOBLESVILLE**





AERIAL LOCATION MAP (9.88 +/- ACRES)

NEXUS NOBLESVILLE



Logan St.

River Road

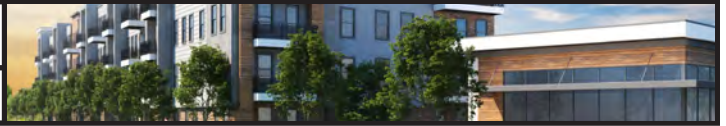
S.R. 32

# **TAB 3**



EXISTING CONDITIONS

NEXUS NOBLESVILLE

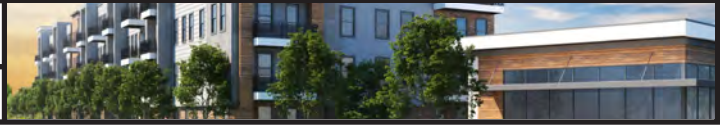


# **TAB 4**



CONCEPT PLAN

NEXUS NOBLESVILLE





# **TAB 5**

ARCHITECTURAL RENDERING

NEXUS NOBLESVILLE



# **TAB 6**



PROJECT DETAILS

NEXUS NOBLESVILLE



SETTLE IN. VENTURE OUT.

Noblesville, IN



**Cityscape**  
Residential

PROJECT DETAILS

NEXUS NOBLESVILLE



VISION

A luxury apartment experience that is authentic with the convenience of urban proximity and resort like amenities.

PROJECT DETAILS

NEXUS NOBLESVILLE



ARCHITECTURAL CHARACTER



CONCEPT IMAGERY



RIVER ROAD RESIDENTIAL  
CITYSCAPE RESIDENTIAL  
NOBLESVILLE, INDIANA

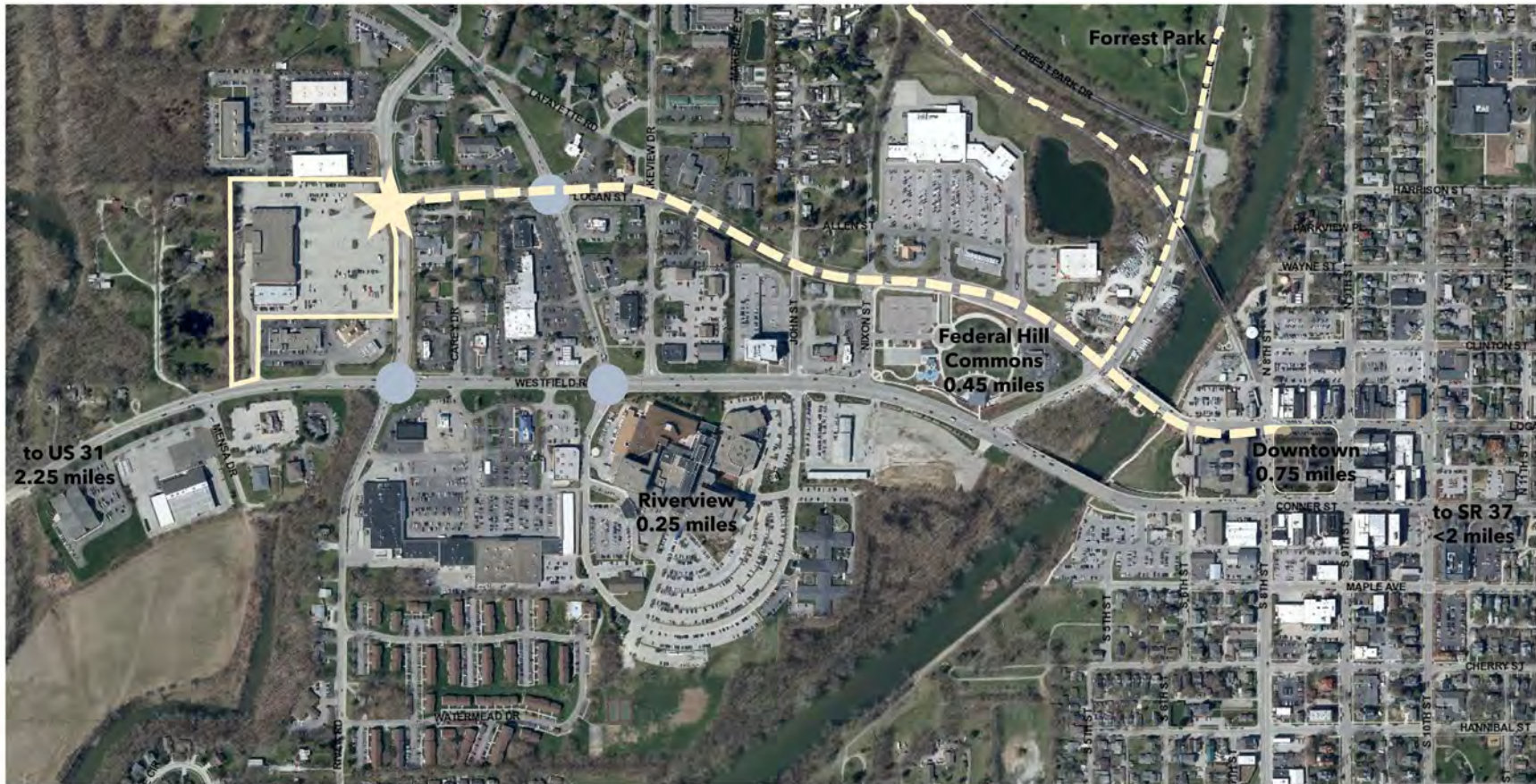


PROJECT DETAILS

NEXUS NOBLESVILLE



LOCATION & CONNECTIVITY





## PROJECT DETAILS

### NEXUS NOBLESVILLE



SETTLE IN AND WORK

- Social & Private Coworking Areas
- Coffee Bar
- Wifi
- Wireless Printing
- Conference & Meeting Rooms
- Tread Desk



PROJECT DETAILS

NEXUS NOBLESVILLE



VENTURE OUT AND EXPLORE

Convenient Trail Access

- White River Greenway
- Forest Park
- Morse Reservoir

Bike Room

- Secure Indoor Bicycle Storage
- Bike Loan Program
- Bike Repair & Maintenance Station





PROJECT DETAILS

NEXUS NOBLESVILLE



SETTLE IN TO A HEALTHY LIFESTYLE

- On-Demand Fitness Classes
- Cardio & Weights
- Social Gathering Places
- Golf Simulator
- Massage Room
- Pet Park & Pet Spa
- Pool
- Outdoor Living Area with Grills
- Vertical Herb Gardens



PROJECT DETAILS

NEXUS NOBLESVILLE



VENTURE OUT FOR FUN

CONNECTED TO NOBLESVILLE

- Dining Destinations
- Music & Concerts
- Shopping
- Bike Hike Trails





PROJECT DETAILS

NEXUS NOBLESVILLE



SETTLE IN WITH YOUR NEIGHBORS





PROJECT DETAILS

NEXUS NOBLESVILLE



LIFESTYLE



FITNESS CENTER



PET SPA



NEAR AREA TRAILS



SALT WATER POOL



THEATER



MASSAGE AND  
TANNING ROOMS



OUTDOOR LIVING  
AREA WITH GRILLS



BIKE STORAGE



RESIDENT  
LOUNGE



PACKAGE DELIVERY



BUSINESS CENTER



PRIVATE GARAGES  
AVAILABLE

# **TAB 7**

**ORDINANCE NO. \_\_\_\_\_**

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

This is an 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 Indiana Code § 36-7-4-600, et seq., as amended.

**WHEREAS**, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on application number 0111-2020 (the “Petition”) at its September 21, 2020, meeting as required by law in regard to the application filed by Cityscape Residential, LLC (the “Developer”) for a request in change of zoning; and

**WHEREAS**, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, (the “City Council”) by a vote of nine (9) in favor and zero (0) opposed;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council, meeting in regular session, it hereby adopts this ordinance (“Ordinance”) as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map”) to read as follows:

- Section 1.** That the subject real estate containing approximately eight (8) acres located generally northwest of the intersection of State Road 32 and River Road, Noblesville, Indiana, which real estate is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Real Estate”), is hereby rezoned from the PB (Planned Business District) classification to the R-5 (Multi-Family Residential District) classification, as designated in the UDO, for Area A, as depicted in **Exhibit B**, attached hereto and incorporated herein by this reference.
- Section 2.** That the Zoning Map shall be updated concurrently to reflect the changes referred to in Section 1 above. A copy of the Zoning Map shall be located in the Office of the Clerk of the City of Noblesville.
- Section 3.** This Ordinance shall be in full force and effect from and upon the earlier of its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]



**Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_\_ day of October, 2020.

**COMMON COUNCIL OF THE CITY OF NOBLESVILLE**

**AYE**

**NAY**

_____	Wil Hampton	_____
_____	Darren Peterson	_____
_____	Brain Ayer	_____
_____	Mark Boice	_____
_____	Mike Davis	_____
_____	Gregory P. O'Connor	_____
_____	Pete Schwartz	_____
_____	Aaron Smith	_____
_____	Megan G. Wiles	_____

\_\_\_\_\_  
Christopher Jensen, Mayor  
City of Noblesville, IN

ATTEST:

\_\_\_\_\_  
Evelyn L. Lees, City 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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Drinker Biddle & Reath LLP  
600 E. 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

**EXHIBIT A**  
**REAL ESTATE**

A part of Lot 1 in Riveredge Secondary Plat of part of the Southwest Quarter of Section 36, Township 19 North, Range 4 East according to the plat thereof recorded July 19, 2006 as Instrument No. 200600041307 in Plat Cabinet 4, Slide 106 in the Office of the Recorder of Hamilton County, Indiana, and being a portion of the land shown on an ALTA/NSPS Land Title Survey certified by Norman H. Hiselman, PS #S0461 on February 24, 2020 (last revised July 13, 2020) as Weihe Engineers' project number W190327, more particularly described as follows:

Commencing at the northwest corner of said Lot 1; thence South 00 degrees 16 minutes 52 seconds East 123.38 feet (bearing based on said survey) along the west line of said Lot 1 to the POINT OF BEGINNING; thence South 89 degrees 49 minutes 53 seconds East 506.00 feet; thence Easterly 26.02 feet along an arc to the left having a radius of 100.00 feet and subtended by a long chord having a bearing of North 82 degrees 42 minutes 55 seconds East and a length of 25.94 feet; thence North 75 degrees 15 minutes 43 seconds East 21.57 feet; thence South 16 degrees 45 minutes 36 seconds East 43.88 feet; thence South 88 degrees 19 minutes 30 seconds East 79.06 feet; thence South 47 degrees 51 minutes 43 seconds East 49.43 feet to the east line of said Lot 1, the following nine (9) courses are along the east, south and west lines of said Lot 1; 1)thence South 15 degrees 21 minutes 40 seconds East 65.15 feet; 2)thence South 00 degrees 07 minutes 50 seconds West 265.36 feet; 3)thence South 88 degrees 50 minutes 05 seconds West 10.28 feet; 4)thence South 01 degree 09 minutes 55 seconds East 62.94 feet; 5)thence North 89 degrees 37 minutes 55 seconds West 527.28 feet; 6)thence Southwesterly 60.38 feet along an arc to the left having a radius of 38.00 feet and subtended by a long chord having a bearing of South 44 degrees 51 minutes 06 seconds West and a length of 54.22 feet; 7)thence South 00 degrees 39 minutes 52 seconds East 202.35 feet; 8)thence Westerly 123.57 feet along a non-tangent curve to the left having a radius of 2,143.47 feet and subtended by a long chord having a bearing of South 80 degrees 35 minutes 20 seconds West and a length of 123.55 feet; 9)thence North 00 degrees 16 minutes 52 seconds West 719.12 feet to the POINT OF BEGINNING. Containing 7.878 acres, more or less.

**EXHIBIT B**





# TAB 8

**ORDINANCE NO. \_\_\_\_\_**

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

This is an 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 Indiana Code § 36-7-4-600, et seq., as amended.

**WHEREAS**, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on application number 0113-2020 (the “Petition”) at its September 21, 2020, meeting as required by law in regard to the application filed by Cityscape Residential, LLC (the “Developer”) for a request in change of zoning (the "Petition"); and

**WHEREAS**, the Plan Commission sent a favorable Recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, (the “City Council”) by a vote of nine (9) in favor and zero (0) opposed;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council, meeting in regular session, it hereby adopts this ordinance (the "Ordinance") as an amendment to the UDO and the Official City of Noblesville 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 subject real estate generally located northwest of the intersection of River Road and State Road 32, more particularly described in **Exhibit A**, attached hereto (the “Real Estate”), as a Planned Development Overlay District to be known as the NEXUS Noblesville Planned Development (the "District").
- 1.2 The District includes Area A (the multi-family area) and Area B (the office area), as shown on the Area Map, attached hereto as **Exhibit B**. Area A’s underlying zoning district shall be the *R-5 Multi-Family Residential District* (“*R-5 District*”). Area B’s underlying zoning district shall be the *Planned Business District* (“*PB District*”). The *R-5 District* and the *PB District* are referred to herein as the "Underlying Districts" where applicable.
- 1.3 The standards of the UDO existing on the date of adoption of this Ordinance applicable to the *R5 District* shall apply to the development of Area A, except as modified, revised, or expressly made inapplicable by this Ordinance. The standards of the UDO applicable to the *PB District* existing on the date of adoption of this Ordinance shall apply to the development of Area B, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to “Article”, “Part”, “Section” and “Subsection” in this Ordinance shall refer to the corresponding Article, Part, Section and Subsection as specified and referenced in the UDO.

- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All previous PD Ordinances, and any amendments thereto, applicable to the Real Estate, including Ordinance No. 1-3-92 (the Riveredge Planned Development) and all amendments thereto, are hereby repealed with respect to the Real Estate.

**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. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO.
- 2.2 “Approved Elevations” shall mean the set of multi-family elevations on file with the City of Noblesville’s Planning and Development Department, as reviewed and approved by the City’s Architectural Review Board at its September 16, 2020, meeting. The exhibit attached hereto as **Exhibit C** is a sampling and general representation of those approved elevations (collectively, the “Approved Elevations”).
- 2.3 “Preliminary Development Plan” shall mean the oversized, scaled development plans on file with the City of Noblesville’s Planning and Development Department dated August 3, 2020. The exhibit attached hereto as **Exhibit D** is a general representation of the oversized plans (collectively, the “Preliminary Development Plan”).

**Section 3. Permitted Uses.**

- 3.1 All uses permitted in the *R-5 District* shall be permitted within Area A. All of the *PB District* uses which are identified in **Exhibit F**, attached hereto, shall be permitted within Area B.
- 3.2 Accessory Uses and Accessory Buildings customarily incidental to any of the permitted uses shall be permitted.

**Section 4. Preliminary Development Plan.**

- 4.1 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 from the Underlying District and layout of the District.

**Section 5. Architectural Standards.**

- 5.1 The following standards shall apply to Area A:
  - A. The Approved Elevations are hereby incorporated and approved. All multi-family buildings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his designees, shall review for compliance and approve building elevations at the time of filing of the Detailed Development Plan and/or Building Permit.
  - B. If a building elevation does not comply with Section 5.1, then the proposed building elevation(s) shall be submitted for review and approval by the



Architectural Review Board. The Architectural Review Board’s review of the building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.

**Section 6.** **Title, Purpose and Effect.** The regulations of *ARTICLE 1. TITLE, PURPOSE AND EFFECT* shall apply.

**Section 7.** **Definitions and Rules of Word Usage.** The regulations of *ARTICLE 2. DEFINITIONS AND RULES OF WORD USAGE* shall apply.

**Section 8.** **Administrative Bodies and Officials.** The regulations of *ARTICLE 3. ADMINISTRATIVE BODIES AND OFFICIALS* shall apply.

**Section 9.** **Zoning Applications and Approvals.** The regulations of *ARTICLE 4. ZONING APPLICATIONS AND APPROVALS* shall apply.

**Section 10.** **Subdivision Procedure.** The regulations of *ARTICLE 5. SUBDIVISION PROCEDURE* shall apply.

**Section 11.** **Site Design and Improvement Standards.** The regulations of *ARTICLE 6. SITE DESIGN AND IMPROVEMENT STANDARDS* shall apply.

**Section 12.** **Plans, Maps, and Zoning Districts.** The regulations of *ARTICLE 7. PLANS, MAPS, AND ZONING DISTRICTS* shall apply.

**Section 13.** **Zoning Districts.** The regulations of *ARTICLE 8. ZONING DISTRICTS* shall apply, except as modified below:

13.1 ***Table 8.B. Summary of Residential Bulk Requirements:*** Shall not apply. Instead, the following requirements shall apply:

Area	Area A (R5)
<b>Min. Lot Area</b>	1,100 SF/Unit
<b>Min. Lot Width<sup>1</sup></b>	150’
<b>Maximum Building Height</b>	48’
<b>River Road Setback</b>	15’ (except as shown on the Preliminary Development Plan)
<b>North and South Boundary Setback</b>	10’
<b>Min. West Boundary Setback</b>	20’ (Primary) 5’ (Accessory)
<b>Floor Area Ratio</b>	Not Applicable
<b>Min. Floor Area</b>	600 SF/Unit
<b>Maximum Lot Coverage</b>	Not Applicable

<sup>1</sup> Minimum lot width shall not apply along Westfield Road/S.R. 32 frontage.

- 13.2 **Article 8, Part B, Section 6.C.1.b. Setback Restrictions:** Shall not apply.
- 13.3 **Table 8.C Summary of Commercial Bulk Requirements:** Shall not apply. Instead, the following requirements shall apply:

Area	Area B (PB)
<b>Min. Lot Size</b>	20,000 SF
<b>Min. Lot Width</b>	Not Applicable
<b>Maximum Floor Area Ratio</b>	Sixty Percent (0.6)
<b>Maximum Impervious Surface Coverage</b>	Not Applicable
<b>Maximum Building Size</b>	Not Applicable
<b>Min. Front Yard Setback</b>	
Abutting residential uses or districts	10'
Abutting other uses or districts	10'
<b>Min. Side Yard Setback</b>	
Abutting residential uses or districts	15'
Abutting other uses or districts	10'
<b>Min. Rear Yard Setback</b>	
Abutting residential uses or districts	20'
Abutting other uses or districts	10'
<b>Maximum Building Height</b>	44'
<b>Minimum District Size</b>	Not Applicable
<b>Maximum District Size</b>	Not Applicable

- 13.4 **Article 8, Part H, Section 3.E. Minimum Size of District:** Shall not apply. Instead the minimum size for the District shall be nine (9) acres.
- 13.5 **Article 8, Part H, Section 3.F.1.b. Establishment of Site Development Intensity:** Shall not apply. Instead the maximum number of Dwelling Units within Area A shall not exceed Two Hundred Ninety (290).
- 13.6 **Article 8, Part H, Section 3.F.2. Establishment of Peripheral Yard:** Shall not apply. Instead the buffer yards shall be as shown on the approved Preliminary Development Plan.
- 13.7 **Article 8, Part H, Section 3.H. Designation of Permanent Common Open Space:** Shall not apply. Instead open space shall be substantially similar in quality and character as generally shown on the approved Preliminary Development Plan.

**Section 14. General Regulations.** The regulations of *ARTICLE 9. GENERAL REGULATIONS* shall apply, except as modified below:

- 14.1 **Article 9, Part A, Section 4. Minimum Yard Setback:** Shall apply, except that setbacks shall be measured from the rights-of-way as shown on the approved Preliminary Development Plan.

**Section 15. Off-Street Parking and Loading.** The regulations of *ARTICLE 10. OFF-STREET PARKING AND LOADING* shall apply, except as modified below:

- 15.1 **Table 10.0.4.A. Off-Street Parking Dimensions:** Shall apply, except the vehicle projection for a ninety-degree (90°) parking stall shall be eighteen (18) feet.
- 15.2 **Article 10, Section 4.B.1. Dimensions and Layout:** Shall not apply; instead the off-street parking shall be located as shown on the approved Preliminary Development Plan.
- 15.3 **Article 10, Section 4.C.2. Driveways:** Shall not apply; instead the entrances and exits shall be as generally shown on the approved Preliminary Development Plan.
- 15.4 **Article 10, Section 4.D.3. Marking of Parking:** Shall apply, except bumper guards or wheel guards shall not be required. Instead curbs shall be integrated with the sidewalk.
- 15.5 **Article 10, Section 6.A.3. Pedestrian Access Along Building Facades Not Adjacent to a Public Sidewalk:** Shall not apply. Instead the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.
- 15.6 **Article 10, Section 6.B.2. Pedestrian Walkway Standards – Along Facades Not Adjacent to Sidewalks:** Shall not apply. Instead the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.
- 15.7 **Article 10, Section 9.E. Design and Improvement Standards:** Shall not apply.
- 15.8 **Article 10, Section 9.F. Central Loading:** Shall not apply.

**Section 16.** **Signs.** The regulations of *ARTICLE 11. SIGNS* shall apply, except as modified below:

- 16.1 **Article 11, Part C, Section 1.B.2. Type of Sign Permitted:** Shall apply. In addition, blade and building-mounted signs shall be permitted in the District.

**Section 17.** **Landscaping and Screening.** The regulations of *ARTICLE 12. LANDSCAPING AND SCREENING* shall apply, except as modified below.

- 17.1 **Article 12, Section 5.C. Interior Parking Lot Landscaping:** Shall not apply. Instead the interior parking lot landscaping shall be as shown generally on the approved Preliminary Development Plan.
- 17.2 **Article 12, Section 6. Building Base Landscaping:** Shall not apply. Instead the building base landscaping shall be as shown generally on the approved Preliminary Development Plan.
- 17.3 **Table 12.0.7.E. Landscape Buffer Yard Requirements:** Shall not apply. Instead the landscape buffer yards shall be as shown generally on the approved Preliminary Development Plan.
- 17.4 **South Border Buffer Yard.** The south border buffer yard shall include a minimum six (6) foot wide buffer yard with evergreen screening spaced appropriately to provide a continuous screen.
- 17.5 **River Road Streetscape.** Landscaping along River Road shall be substantially similar in quality and character as shown on the River Road Streetscape Exhibit, attached hereto as **Exhibit E.**



**Section 18.** **Environmental Performance Standards.** The regulations of *ARTICLE 13. ENVIRONMENTAL PERFORMANCE STANDARDS* shall apply.

**Section 19.** **Nonconforming Uses and Structures.** The regulations of *ARTICLE 14. NONCONFORMING USES AND STRUCTURES* shall apply.

**Section 20.** **Enforcement.** The regulations of *ARTICLE 15. ENFORCEMENT* shall apply.

**Section 21.** **Procedures.**

21.1 **Detailed Development Plan.** Approval of a Detailed Development Plan (“DDP”) shall follow the procedures set out in Article 8, 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.H.3. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

**Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_ day of \_\_\_\_\_, 2020.

**COMMON COUNCIL OF THE CITY OF NOBLESVILLE**

**AYE**

**NAY**

_____	Wil Hampton	_____
_____	Darren Peterson	_____
_____	Brian Ayer	_____
_____	Mark Boice	_____
_____	Mike Davis	_____
_____	Gregory P. O'Connor	_____
_____	Pete Schwartz	_____
_____	Aaron Smith	_____
_____	Megan G. Wiles	_____

\_\_\_\_\_  
Christopher Jensen, Mayor  
City of Noblesville, IN

ATTEST:

\_\_\_\_\_  
Evelyn L. Lees, City 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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Drinker Biddle & Reath, LLP  
600 East 96<sup>th</sup> Street, Suite 600, Indianapolis, Indiana 46032 | (317) 569-9600

**EXHIBIT A**  
**REAL ESTATE**

Lot 1 in Riveredge Secondary Plat of part of the Southwest Quarter of Section 36, Township 19 North, Range 4 East according to the thereof recorded July 19, 2006 as Instrument No. 200600041307 in Plat Cabinet 4, Slide 106 in the office of the Recorder of Hamilton County, Indiana.



**EXHIBIT B  
AREA PLAN**



**EXHIBIT C**  
**SAMPLING AND GENERAL REPRESENTATION**  
**OF THE APPROVED ELEVATIONS**





**EXHIBIT D**  
**PRELIMINARY DEVELOPMENT PLAN**





**EXHIBIT E**  
**RIVER ROAD STREETSCAPE EXHIBIT**



**EXHIBIT F**  
**PERMITTED USES IN AREA B**

**Permitted Uses in Area B:**

- Care Centers, Child & Adult Care Services
- Fire and/or Police Station
- Government Office
- Library
- Post Office
- Public Service Facility
- Gallery and/or Museum
- Automated Teller Machine ATM (Stand Alone Structure)
- Drinking Place
- Financial, Insurance & Real Estate Services
- Offices
- Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners
- Personal Care Establishment
- Professional and Technical Services
- Restaurant (Without Drive-Thru)
- Retail Sales only on the first floor of any Building
- Laboratory