



## Common Council Agenda Item Cover Sheet

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**MEETING DATE:** May 29, 2018

- ☒ Previously Discussed Ordinance
- ☐ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

**ITEM or ORDINANCE #:** 15-05-18

**INITIATED BY:** Joyceann Yelton

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

## **ORDINANCE NO. 15-05-18**

### **AN ORDINANCE TO AMEND ORDINANCE NO. 50-11-02 FOR THE “CUMBERLAND POINTE PLANNED DEVELOPMENT”, SAID REAL ESTATE LOCATED IN THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross Reference No. 200300072858*

This Ordinance is to amend Ordinance No. 50-11-02, and all amendments thereto and the requirements of the Unified Development Ordinance, as amended for Lot No. 1 in the ‘Cumberland Pointe Commercial Secondary Plat’, a part of the “Cumberland Pointe Planned Development as enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville conducted a public hearing on Application No. LEGP 0033-2018 regarding a “Special Consideration” for the construction of a ‘place of worship’ on Lot 1 in Cumberland Pointe Commercial Secondary Plat as required by law and filed by Sollenberger Rental Management, LLC (Owners) and Stony Creek Church of Christ (Applicant); and

WHEREAS, the Plan Commission sent a favorable recommendation for adoption to the Common Council of the City of Noblesville, Hamilton County, Indiana by a vote of seven (7) ayes, zero (0) nays, and one (1) abstention.

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 known as Lot 1 in “Cumberland Pointe Commercial Secondary Plat and located at 10005 Cumberland Pointe Boulevard is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, all of which is currently zoned as “CCPD Corporate Campus Planned Development” with a subdistrict overlay of “Industrial/Office” and a character overlay of “Internal”, is hereby granted a “Special Consideration” for a “Place of Worship” as per submitted plans/drawings as per Exhibit 1, attached.

SECTION 2. That the following two conditions must be met prior to the issuance of any permits by the City of Noblesville:

(1) A total of 37 parking spaces must be provided for said use either totally on-site or with a “parking agreement” with owner(s) of adjacent property and recorded; meeting the Unified Development Ordinance standards; and

(2) The “PILOT Agreement” (Payment in Lieu of Taxes) must be executed by the owners, applicants and the City of Noblesville as per Amended Ordinance No. 16-05-13 and prior to final reading by the Council on May 29, 2018.

SECTION 3. All other standards, guidelines, or requirements adopted by the Common Council for Ordinance No. 50-11-02, and all amendments thereto shall remain in unchanged and in full force and effect unless previously amended by the Common Council.

Upon a motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

COMMON COUNTY OF THE CITY OF NOBLESVILLE

Aye		Nay
_____	Chris Jensen	_____
_____	Brian Ayer	_____
_____	Mark Boice	_____
_____	Wil Hampton	_____
_____	Roy Johnson	_____
_____	Greg O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick Taylor	_____
_____	Megan Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
John Ditslear, Mayor

ATTEST:

\_\_\_\_\_  
Evelyn L. Lees, Clerk

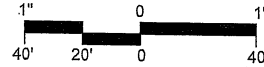
This instrument was prepared by Joyceann Yelton, Development Services Manager, City of Noblesville, Planning Department, 16 South Tenth Street, Noblesville, IN 46060.

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



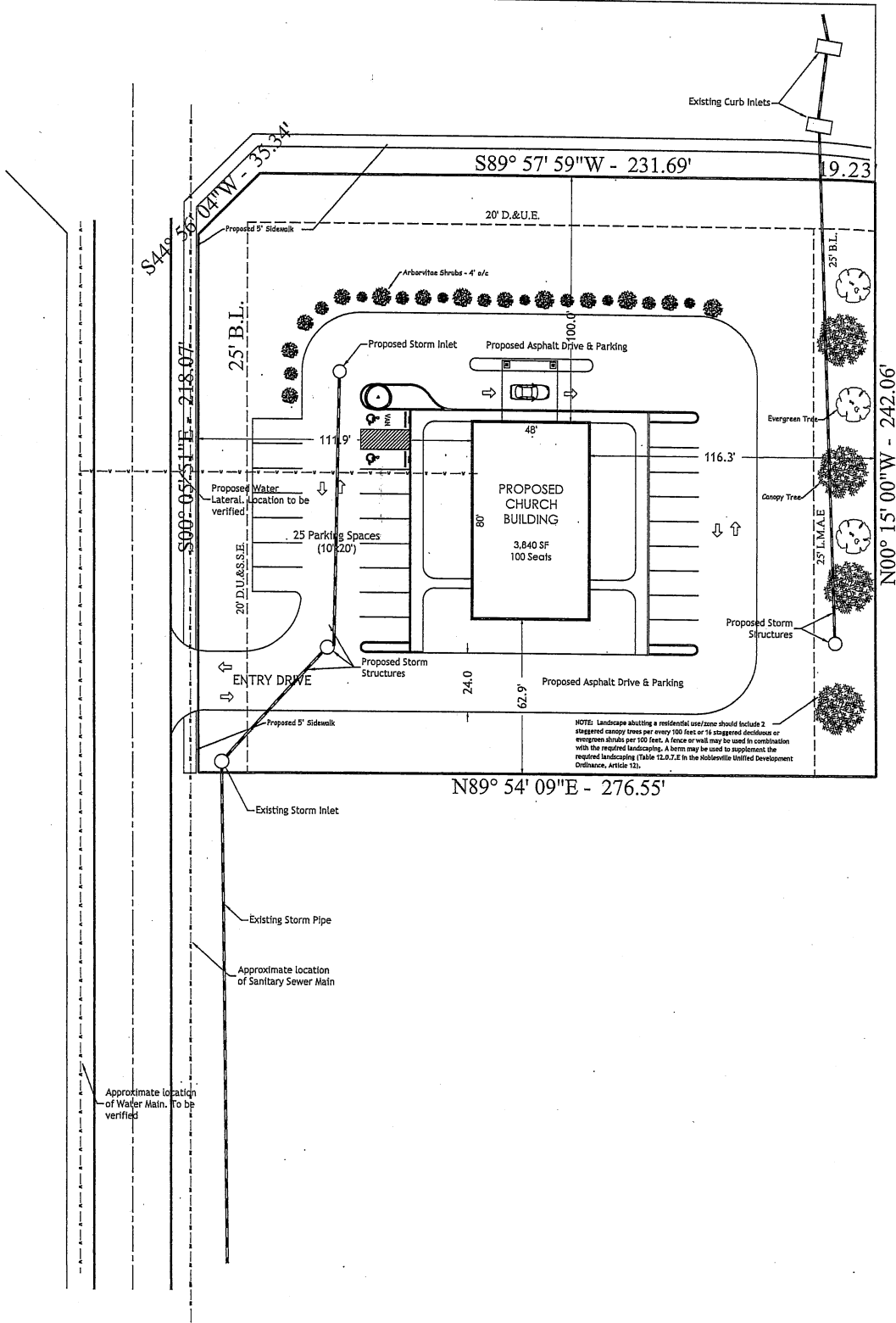
## CONCEPTUAL SITE PLAN

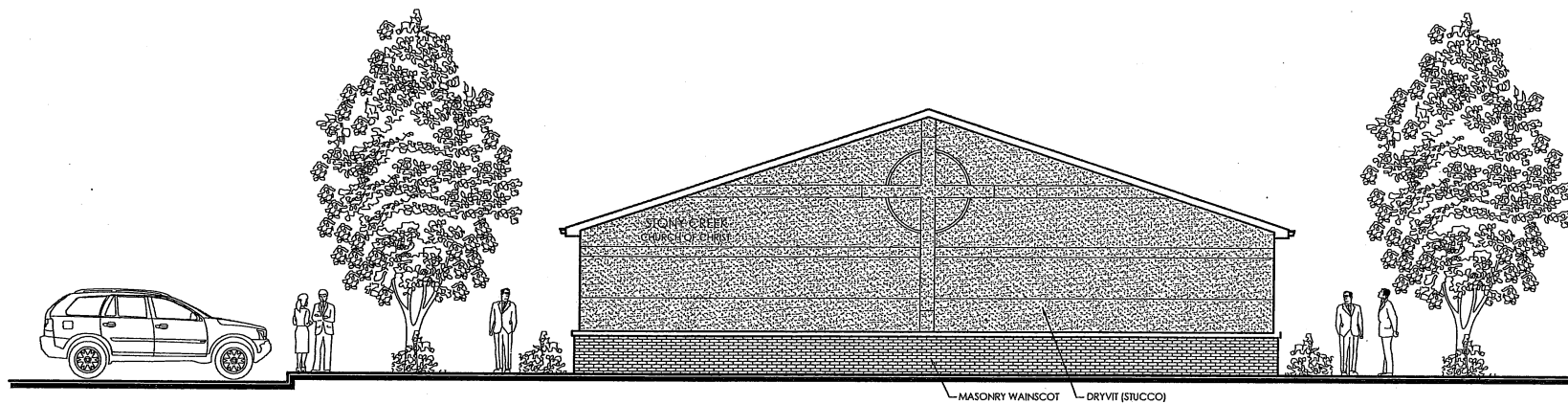
LOT 1  
CUMBERLAND POINTE,  
A SUBDIVISION IN  
NOBLESVILLE, HAMILTON  
COUNTY, INDIANA  
PARCEL NUMBER:  
29-11-17-001-001.000-018



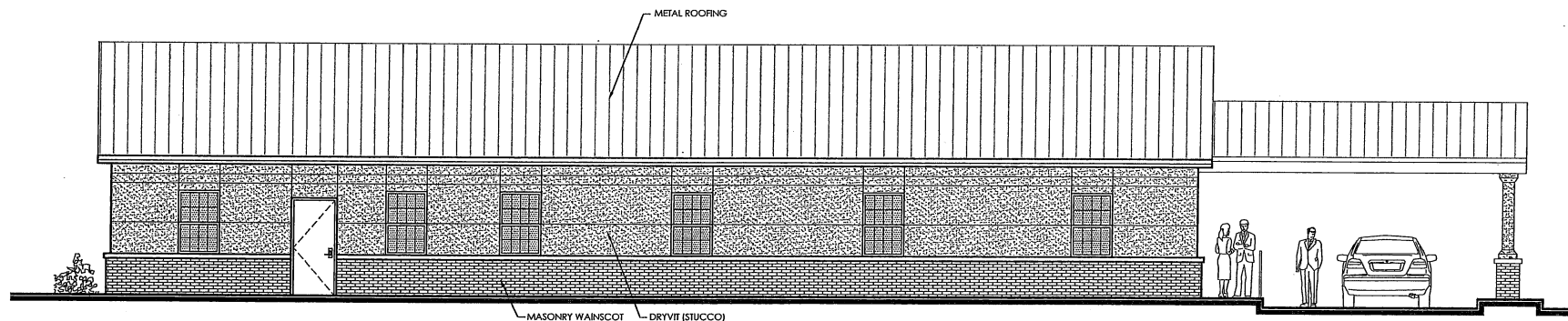
Know what's below.  
Call before you dig.

Accura Land Surveying  
Philip D. Going, Owner  
PO Box 786  
Greenfield, IN, 46140  
(317) 462-3734  
accura@prodigy.net



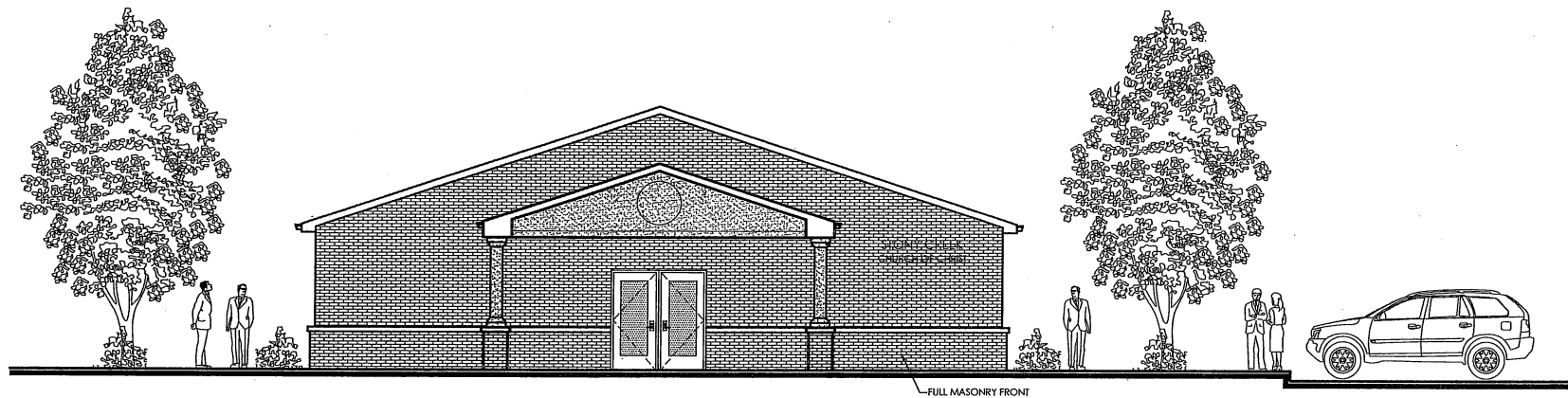


South Elevation

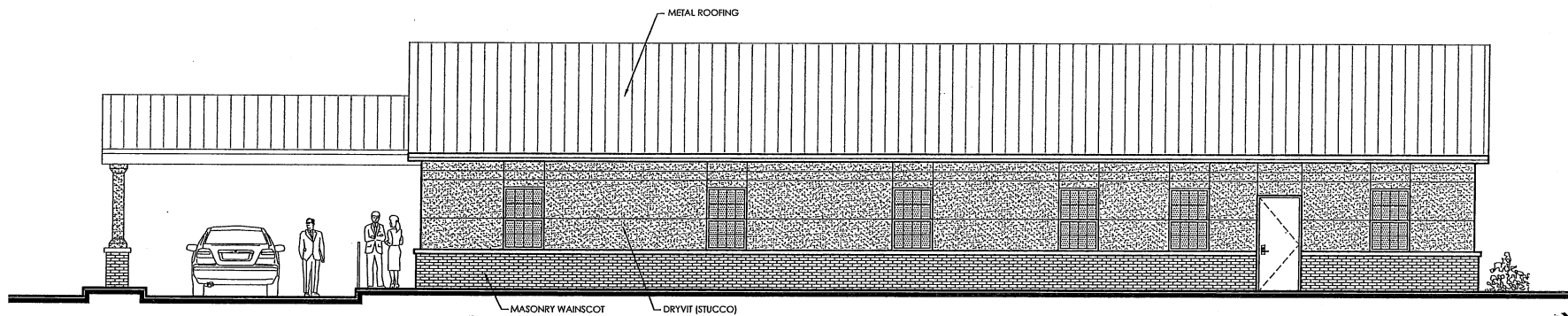


East Elevation

**PRELIMINARY**  
NOT FOR CONSTRUCTION

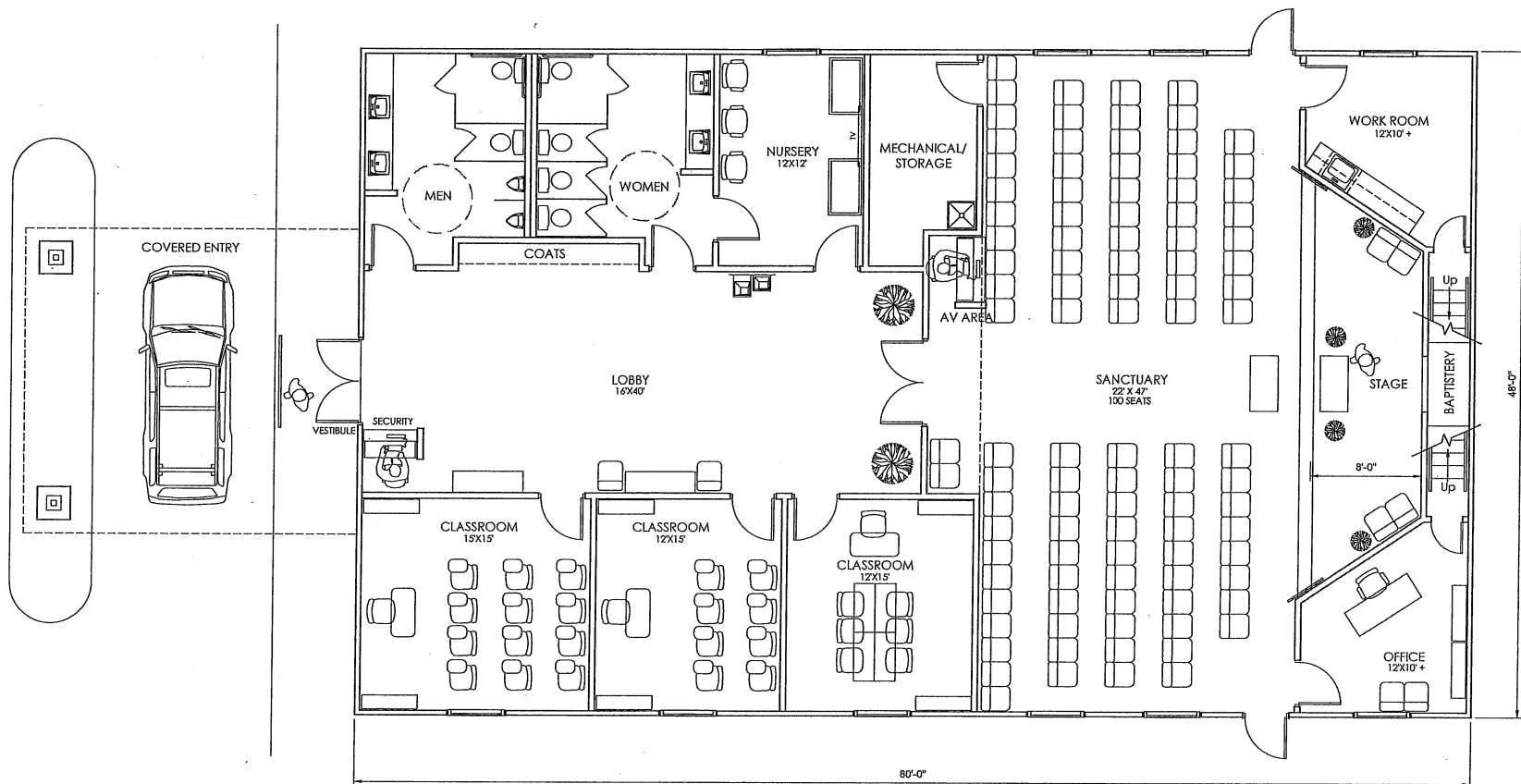


North Elevation



West Elevation

**PRELIMINARY**  
NOT FOR CONSTRUCTION



Building SF = 3,840

**PRELIMINARY**  
NOT FOR CONSTRUCTION



# NOBLESVILLE PLAN COMMISSION

## NOBLESVILLE, INDIANA

To the Noblesville City Council:

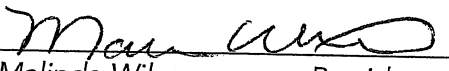
This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 16<sup>th</sup> day of April 2018 for Application No. LEGP 0033-2018 for the "Special Consideration" for a place of worship within the Cumberland Pointe Planned Development District, a part of the Unified Development Ordinance, all a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville **ADOPT** said amendments.

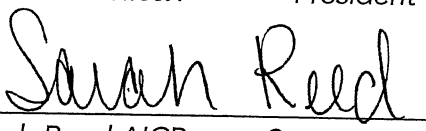
Request: **Application No. 0033-2018** Public Hearing for a Special Consideration to establish a place of worship all within the "Cumberland Pointe Commercial Park" Planned Development and located at 10005 Cumberland Pointe Boulevard adjacent to the southeast intersection of Cumberland Pointe Boulevard and Endeavor Drive within the City of Noblesville. Submitted by Sollenberger Rental Management, LLC (Owners) and Stony Creek Church of Christ (Applicants)

**Plan Commission Action: 7 Ayes 0 Nays 1 Abstentions**

Petition is forwarded with a **FAVORABLE** recommendation

Respectfully submitted,  
Noblesville Plan Commission

By:   
Malinda Wilcox President

  
Sarah Reed AICP Secretary