



Common Council Agenda Item Cover Sheet

MEETING DATE: May 29, 2018

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

ITEM or ORDINANCE #: 20-05-18

INITIATED BY: Joyceann Yelton

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

ORDINANCE NO. 20-05-18

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND
CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

Document Cross Reference Nos. 2012031533, 2012031534, 2012031827, 2012042102, and 2013034398

This Ordinance (the “SMC 2018 CCPD Ordinance”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the “UDO”) enacted by the City of Noblesville, Indiana (the “City”) 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 (the “Plan Commission”) conducted a public hearing on docket number 0073-2018 at its May 21, 2018 meeting as required by law in regard to the application (the “Petition”) filed by SMC Corporation of America (“SMC”) concerning an application to amend the adopted preliminary development plan and standards for the Corporate Campus pertaining to certain property described in Exhibit A attached hereto (the “Real Estate”) including the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as “SMC 2018 Preliminary Development Plan”, as further described in Section 3 below (the “Plan”); and,

WHEREAS, the Plan Commission has sent a Favorable recommendation for adoption of said amendment with a vote of seven (7) in favor and zero (0) opposed to the Common Council;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the UDO and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- A. The “Corporate Campus Planned Development with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor” is amended to allow for the uses and standards included in this SMC 2018 CCPD Ordinance which is to be known as the SMC 2018 Planned Development (the "District").
- B. The District's underlying zoning district shall be Corporate Campus Planned Development with the Subdistrict of Industrial/Office and a Character Overlay of 146th Street Corridor (the "Underlying District"). Development in this District shall be governed entirely by (i) the provisions of this SMC 2018 CCPD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”).

- C. All provisions and representations of the UDO that conflict with the provisions of this SMC 2018 CCPD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this SMC 2018 CCPD Ordinance.

Section 2. Permitted Uses.

- A. All uses permitted in the Underlying District shall be permitted within the District.

Section 3. Preliminary Development Plan.

- A. Full sized, scaled development plans are on file with the City's Planning and Development Department (SMC of America New Distribution Building – Preliminary Development Plans) with a date of May 17, 2018, as revised. What is attached hereto as Exhibit B is a general representation of the full sized plans and Exhibit B, together with the full sized plans, shall be collectively referred to as the "Preliminary Development Plan".
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to 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.

Section 4. Governing Standards. The standards applicable to the Underlying District in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District shall apply to the development of the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

Section 5. Public Right of way and Infrastructure Standards. The Underlying District Standards apply except as amended below:

- A. Street Lights shall be provided as illustrated on the Preliminary Development Plan.
- B. Sidewalks shall be as illustrated on the Preliminary Development Plan.
- C. Landscaping areas, plant size and number of plantings shall be as illustrated on the Preliminary Development Plan.
- D. The maximum berm height permitted shall be twenty (20) feet.

Section 6. General Regulations. The Underlying District Standards apply except as amended below:

- A. Light Standards shall be permitted up to a height of thirty (30) feet in addition to typical three (3) foot concrete base.
- B. Site access shall be as illustrated on the Preliminary Development Plan.

Section 7. Architectural Standards. The Underlying District Standards apply except as amended below:

- A. Full sized, scaled elevations shall be the set of elevations on file with the City's Planning and Development Department dated March 23, 2018 and submitted on March 30, 2018, as revised (the "Approved Elevations"). What is attached hereto as Exhibit C is a general representation of the full sized plans and Exhibit C, together with the full sized plans, shall be collectively referred to as the "Approved Elevations".
- B. The Approved Elevations are hereby incorporated and approved. The Director of Planning and Development, including his or her designees, shall review and approve a Building Permit(s) which are in substantial compliance and consistency with the Approved Elevations.
- C. Any elevations included in a building permit that substantially varies from the Approved Elevations shall be submitted for review and approval by the Director of Planning and Development if in compliance with the Architectural Standards of the Underlying District as amended below:
 - 1. Curtainwall glazing of steel or aluminum curtainwall systems including composite metal panel system cladding shall be a permitted exterior building finish material.

Section 8. Parking and Loading. The Underlying District Standards apply except as amended below:

- A. The minimum number of parking spaces shall be two-hundred and thirty (230).

Section 9. Sign Standards. The Underlying District Standards apply except as amended below by the following additional permitted signs:

- A. Permitted signage shall include:
 - 1. Two (2) ground signs,
 - 2. Two (2) wall signs at, and
 - 3. One (1) address number on the building.
- B. Ground Signs:
 - 1. Maximum sign area shall be forty-five (45) square feet per side, per sign.
 - 2. Ground sign design shall be permitted to include recessed lettering in the panels, which signs are uplit from the ground.

3. The size of letters on the ground signs may be taller than eighteen (18) inches in height.
- C. Wall Signs:
1. Maximum wall sign area shall be one-hundred and seven (107) square feet per sign.
 2. Letters on the wall signs shall be permitted at 4'-6" tall.
- D. The style and design of signs shall be generally as shown on the illustrations attached hereto as Exhibit D and as shown on the Preliminary Development Plan and Approved Elevations.

Section 10. Landscaping/Screening. The Underlying District Standards apply except as amended below:

- A. Earth berms shall be permitted to a maximum height of twenty (20) feet.
- B. The earth mound and landscaping along 146th Street shall be as illustrated on the Preliminary Development Plan with a minimum 3:1 slope and maximum height of twenty (20) feet.
- C. Interior Parking Lot Landscaping islands shall equal a minimum of ten (10) percent of the paved surface as illustrated on the Preliminary Development Plan.
- D. The landscape area, plant size and number of plantings shall be as illustrated on the Preliminary Development Plan.
- E. The location, height and material of fences shall be as illustrated on the Preliminary Development Plan.

Section 11. Detailed Development Plan. Approval of a Detailed Development Plan ("DDP") shall follow the procedures set out in the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 12. Effective Date. This SMC 2018 CCPD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

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

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

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

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 ____ day of _____, 2018.

John Ditslear, 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: Jon C. Dobosiewicz.

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

SMC - PD Ordinance 5 052318

EXHIBIT A

Legal Description

(Page 1 of 2)

A part of the South Half of Section 17, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the southeast quarter of said Section, thence North 00 degrees 43 minutes 13 seconds West (basis of bearings – Grid North per Indiana State Plane Coordinate System NAD83 (East Zone)) 369.84 feet along the West line of said southeast quarter to the northeast corner of land described in Instrument #200600037394 in the Office of the Recorder of Hamilton County, Indiana, and being the Point of Beginning, the next four (4) courses are along the north and west lines of said land; (1) thence Westerly along a non-tangent curve concave to the south having a radius of 6,270.00 feet, the radius point of which bears South 00 degrees 29 minutes 14 seconds East, an arc distance of 54.56 feet to a point which bears North 0 degrees 59 minutes 09 seconds West from said radius point; (2) thence South 89 degrees 00 minutes 51 seconds West 291.50 feet; (3) thence South 00 degrees 59 minutes 09 seconds East 170.00 feet; (4) thence South 89 degrees 00 minutes 51 seconds West 277.72 feet to the southeast corner of land described in Instrument #2011051721 in said Recorder's Office; thence North 00 degrees 45 minutes 59 seconds West 1,455.25 feet along the east line of said land to a point on the South line of Lot 1 in the Plat of SMC Corporation of America, recorded as Instrument #2012031827 in said Recorder Office; thence North 89 degrees 29 minutes 15 seconds East 438.79 feet along the south line of said Lot 1; thence North 0 degrees 29 minutes 45 seconds West 519.32 feet; thence North 89 degrees 30 minutes 15 seconds East 438.39 feet; thence North 0 degrees 16 minutes 00 seconds West 305.57 feet to the south line of Reflections at Cumberland Pointe, Section Two, the plat of which is recorded as Instrument Number 200400086090 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 44 minutes 00 seconds East 989.40 feet along the south line of said subdivision and the south line of Reflections at Cumberland Pointe, Section 3, the plat of which is recorded as Instrument Number 2005000444917 in the Office of the Recorder of Hamilton County, Indiana to the west line of land described in Instrument #2009035269; thence South 00 degrees 30 minutes 34 seconds East 2,233.99 feet along said West line, and along the West line described in Instrument #2010002264, and along the West line of land described in Instrument #200600038595 to the northeast corner of the land described in Instrument #200600038595 in said Recorder's Office, the next six (6) courses are along the North and East lines of said land; (1) thence South 47 degrees 27 minutes 51 seconds West 73.89 feet to a point on a non-tangent curve concave to the South having a radius of 6,100.00 feet, the radius point of which bears South 01 degrees 17 minutes 05 seconds West ; (2) thence Westerly along said curve an arc distance of 132.47 feet to a point which bears North 00 degrees 02 minutes 26 seconds East from said radius point; (3) thence North 89 degrees 57 minutes 34 seconds West 592.20 feet; (4) thence North 00 degrees 02 minutes 26 seconds East 170.00 feet; (5) thence North 89 degrees 57 minutes 34 seconds West 403.52 feet to a curve to the left having a radius of 6,270.00 feet, the radius point of which bears South 00 degrees 02 minutes 26 seconds West; (6) thence Westerly along said curve an arc distance of 57.76 feet to the Point of Beginning, which bears North 00 degrees 29 minutes 14 seconds West from said radius point, containing 83.04 acres, more or less.

EXHIBIT A

Legal Description
(Page 2 of 2)

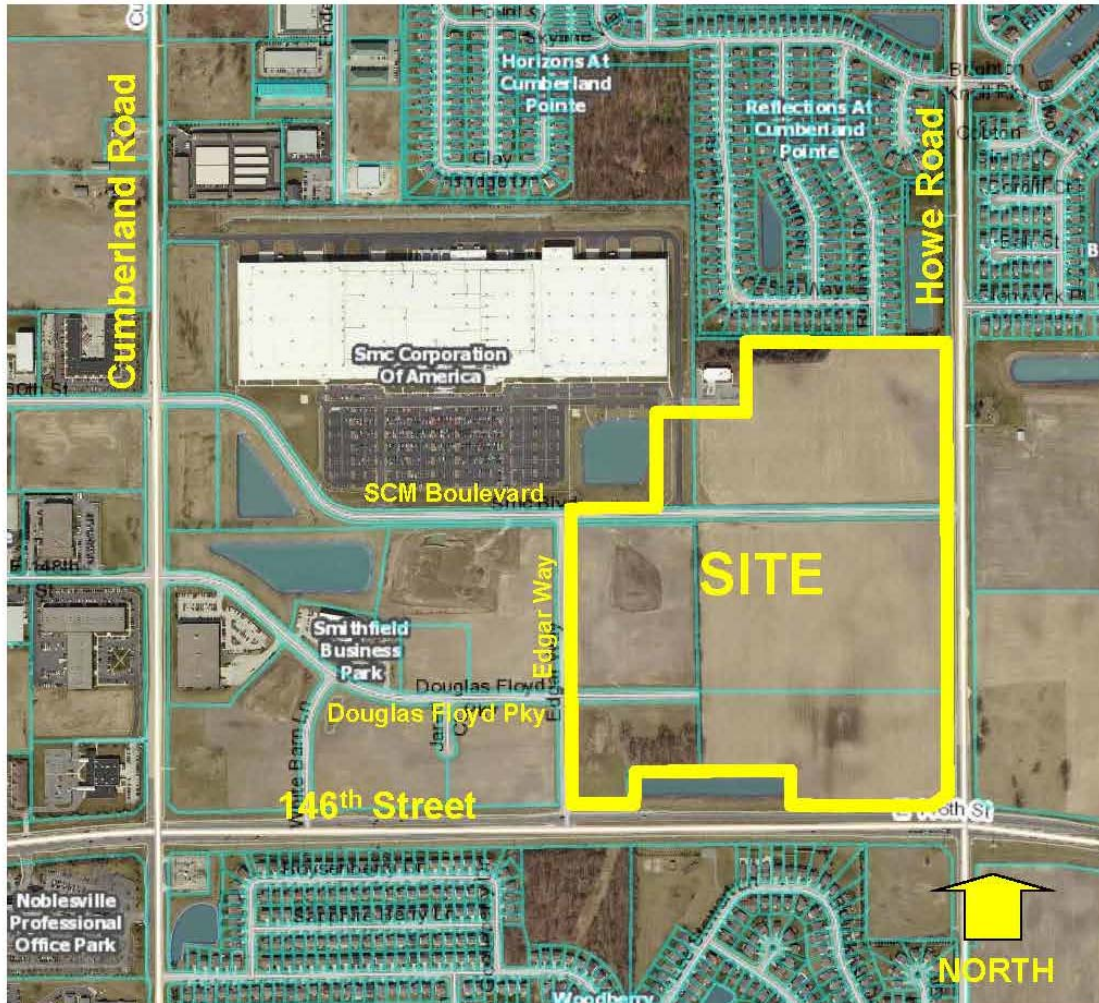


EXHIBIT B

(PRELIMINARY DEVELOPMENT PLAN)



(Page 1 of 3)

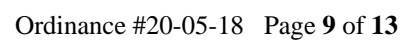
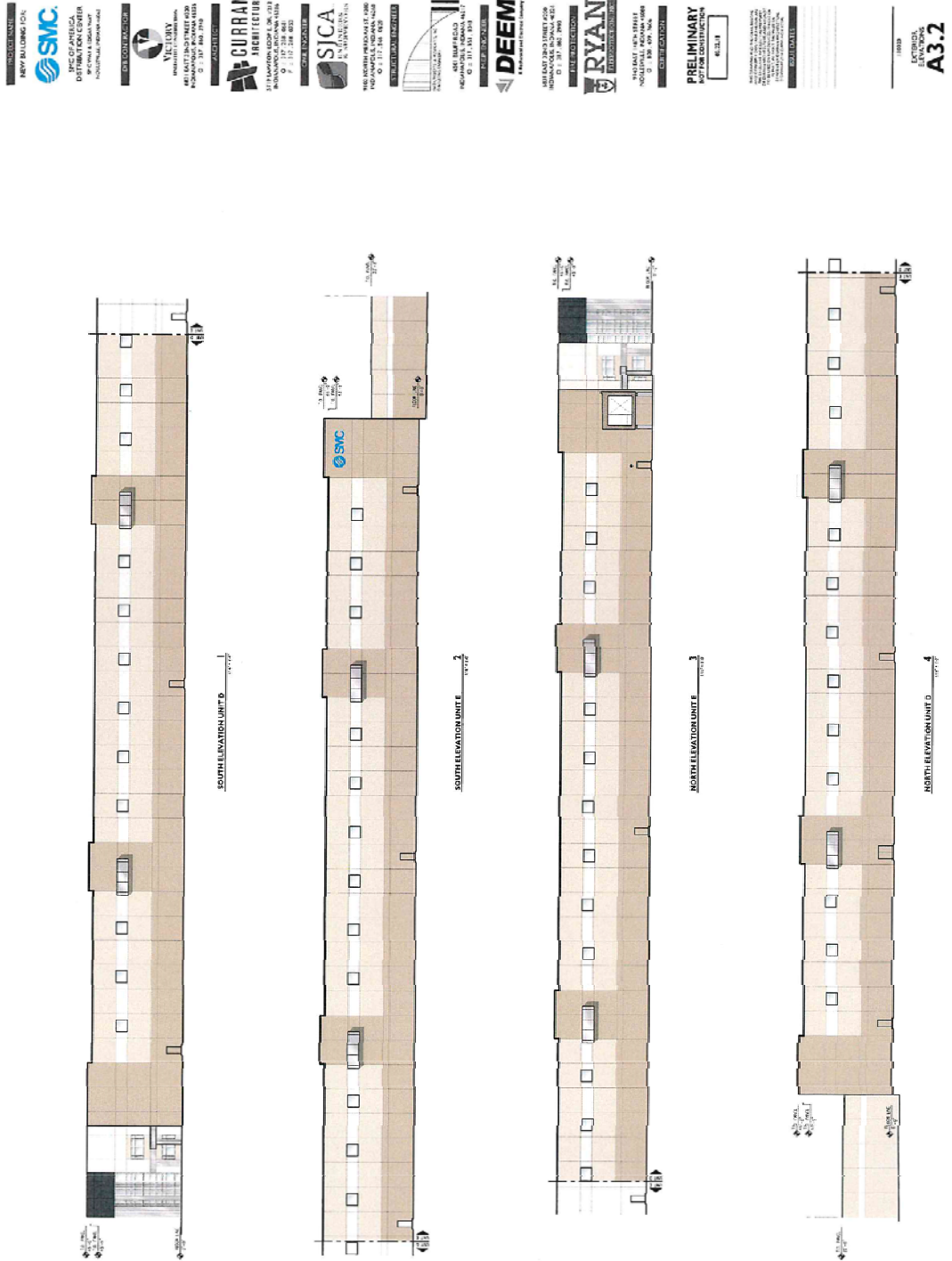


EXHIBIT C

APPROVED ELEVATIONS

(Page 2 of 3)



APPROVED ELEVATIONS
(Page 3 of 3)

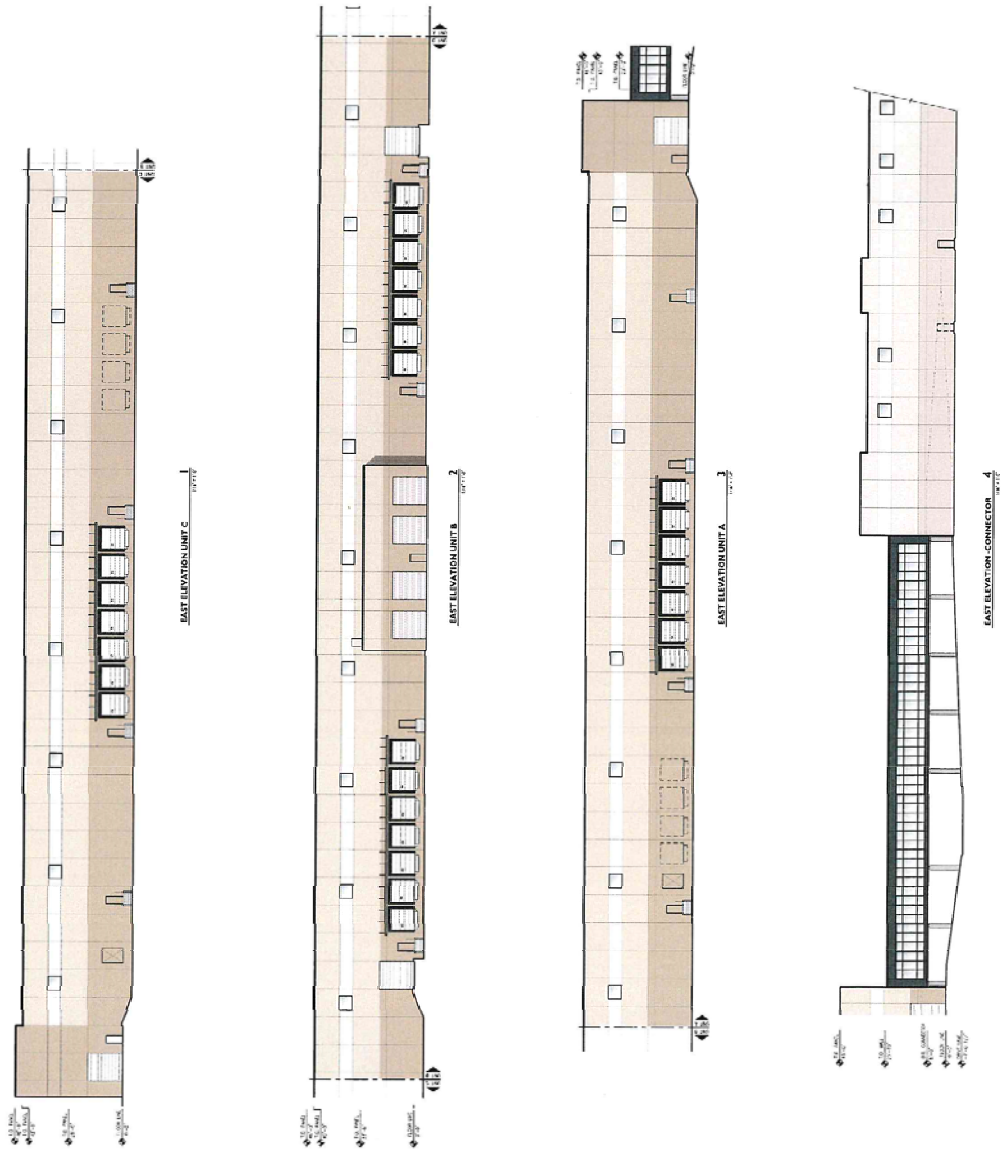


EXHIBIT D

SITE SIGNAGE

(Page 1 of 2)

THIS DRAWING IS THE PROPERTY OF SIGNCRAFT INDUSTRIES INC. - PROTECTED BY COPYRIGHT LAWS



72" 135" 53 13/16" 213 3/16"

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH LEDS

FABRICATE AND INSTALL INTERNALLY ILLUMINATED FACELIT CHANNEL LETTERS

FACES - 3/16" WHITE POLYCARB VINYL - PANTONE 3005 UC900-661-T
RETURNS - 5" WHITE
TRIM CAPS - 1" WHITE
BACKS - .063 ALUMINUM
LEDS - WHITE
INSTALLATION - FLUSH MOUNTED TO FASCIA
277 VOLT

CROSS SECTION



3/32" = 1'-0"

INSTALL IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRICAL CODES

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.

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INDIANAPOLIS, IN 46256
Office 317.842.8664
Fax 317.842.3015

PREPARED FOR
SMC
NORLEWILLE, INDIANA

SKETCH NAME
CHANNEL LETTERS

SCALE
3/8" = 1'-0"

DATE
JUNE 3, 2010

S. C. REPRESENTATIVE
STEVE MEVICKER

INDEX NUMBER
0510-0154

DESIGNER
SLM

REVISIONS

NO.	DESCRIPTION	DATE
1.	S.	
2.	S.	
3.	S.	
4.	S.	

COLOR SPECS

NO.	DESCRIPTION	DATE
A.		
B.		
C.		
D.		
E.		
F.		

COLOR APPROVAL

DRAWING APPROVAL

PRODUCTION NO.

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PREPARED FOR
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3/8" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE
1.	S.	
2.	S.	
3.	S.	
4.	S.	

COLOR SPECS

NO.	DESCRIPTION	DATE
A.		
B.		
C.		
D.		
E.		
F.		

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DRAWING APPROVAL

PRODUCTION NO.

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34" 71" 17 13/16" 45"

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH LEDS

FABRICATE AND INSTALL INTERNALLY ILLUMINATED FACELIT CHANNEL LETTERS

FACES - 3/16" 2447 WHITE ACRYLIC VINYL - PANTONE 3005 UC900-661-T
RETURNS - 5" WHITE
TRIM CAPS - 1" WHITE
BACKS - .063 ALUMINUM
LEDS - WHITE
INSTALLATION - FLUSH MOUNTED TO FASCIA
277 VOLT
PHOTO CELL REQUIRED

CROSS SECTION

NOT FOR PRODUCTION - EXHIBIT ONLY



3/32" = 1'-0"

INSTALL IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRICAL CODES

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.

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SMC
NORLEWILLE, INDIANA

SKETCH NAME
CHANNEL LETTERS

SCALE
3/4" = 1'-0"

DATE
MAY 29, 2009

S. C. REPRESENTATIVE
STEVE MEVICKER

INDEX NUMBER
0210-0004

DESIGNER
SLM

REVISIONS

NO.	DESCRIPTION	DATE
1.	10/6/09 S.	
2.	12/30/09 S.	
3.	2/3/10 S.	
4.	S.	

COLOR SPECS

NO.	DESCRIPTION	DATE
A.		
B.		
C.		
D.		
E.		
F.		

COLOR APPROVAL

DRAWING APPROVAL

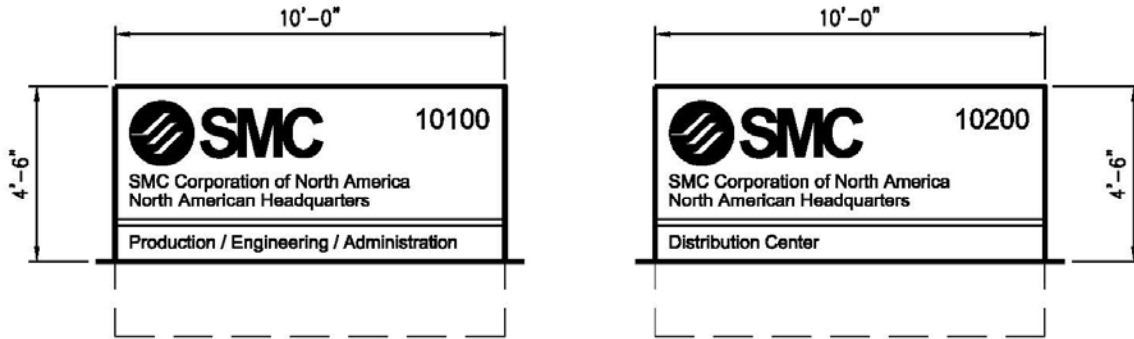
PRODUCTION NO.

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EXHIBIT D

SITE SIGNAGE

(Page 2 of 2)



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 21st day of May 2018 for Application No. LEGP 0073-2018 for the change of land use classification and subdistrict classification for the Corporate Campus 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. 0073-2018** Public Hearing for a Change of Zoning for approximately 80 acres to "Industrial/Office with a subdistrict overlay of 146th Street Corridor" as a part of the Corporate Campus Planned Development District and the adoption of a Preliminary Development Plan and Ordinance as a part of the "SMC of America Planned Development District" located south of the Cumberland Pointe Planned Development, west of Howe Road, north of 146th Street, and east of SMC Boulevard (formerly Edgar Way) all within the City of Noblesville. Submitted by SMC (Owners)

Plan Commission Action: 8 **Ayes** 0 **Nays** 0 **Abstentions**

Petition is forwarded with a **FAVORABLE** recommendation

Respectfully submitted,
Noblesville Plan Commission

By: Malinda Wilcox
Malinda Wilcox President