

19.00 2.00  
(5) NONE

200600021114  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
04-20-2006 At 09:32 am.  
ORDINANCE 19.00

**ORDINANCE NO. 27-3-06**

*Document Cross- Reference No. 2002-11433, 2004-1619, 2004-16310, and 2005-69762*

**AN ORDINANCE TO AMEND ORDINANCE # 13-5-02 FOR SAXONY PLANNED DEVELOPMENT, SAID REAL ESTATE LOCATED IN NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend Ordinance #13-5-02, and all amendments thereto and the requirements of the Unified Development Ordinance for the Saxony Planned Development, as 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 in regard to the application #06N-15-0182 submitted by Interstate Holdings, LLC, and

WHEREAS, the Commission has sent to the Common Council its decision of the March 20, 2006 meeting, reflecting a vote of 8 ayes and 0 nays with a favorable recommendation for adoption of the amendment, and

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, as per Exhibit A (legal description), adjacent to Exit 10, Interstate 69, all of which is located within the zoning jurisdiction of the City of

Noblesville, Hamilton County, Indiana, a part of the Corporate Campus Park District (CCPD), hereby is amended as per the development standards in Exhibit B including maps and chart, and

**SECTION 2.** All other standards, guidelines or other requirements adopted by the Council for Ordinance #13-05-02, and amendments thereto in regard to the Saxony Planned Development shall remain unchanged and in full force and effect unless previously amended by the Council.

**SECTION 3.** Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 11th day of April, 2006.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

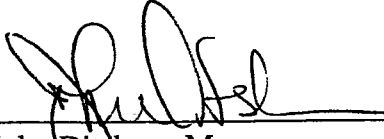
AYE

NAY

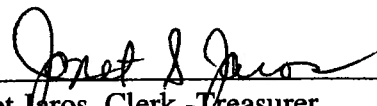
<u>Terry L. Busby</u>	Terry L. Busby	_____
<u>Brian Ayer</u>	Brian Ayer	_____
<u>Alan Hinds</u>	Alan Hinds	_____
<u>Laurie Jackson</u>	Laurie Jackson	_____
<u>Mary Sue Rowland</u>	Mary Sue Rowland	_____
<u>Dale Snelling</u>	Dale Snelling	_____
<u>Kathie Stretch</u>	Kathie Stretch	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

11th day of April, 2006.

  
\_\_\_\_\_  
John Ditslear, Mayor  
City of Noblesville, Indiana

ATTEST:

  
\_\_\_\_\_  
Janet Jaros, Clerk - Treasurer

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

**LEGAL DESCRIPTION**

Part of the Northeast, Northwest, Southwest and Southeast Quarters of Section 23, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 23; thence South 63 degrees 19 minutes 05 seconds East along the centerline of State Road 238 a distance of 87.20 feet to a tangent curve to the right having a radius of 881.47 feet, the radius point of which bears South 26 degrees 40 minutes 55 seconds West; thence Southeasterly along said curve and the centerline of said State Road 238 a distance of 323.65 feet to a point on the Northwestern bank of Sand Creek, said point bears North 47 degrees 43 minutes 09 seconds East from said Radius point (the following seven courses are along the Northerly bank of said Sand Creek); 1) thence North 64 degrees 30 minutes 35 seconds East 90.49 feet; 2) thence North 73 degrees 45 minutes 03 seconds East 16.65 feet; 3) thence North 68 degrees 42 minutes 08 seconds East 80.41 feet; 4) thence North 73 degrees 26 minutes 27 seconds East 76.59 feet; 5) thence North 68 degrees 17 minutes 01 seconds East 56.88 feet; 6) thence North 43 degrees 50 minutes 05 seconds East 115.05 feet; 7) thence North 44 degrees 22 minutes 35 seconds East 60.29 feet to the North line of said Northwest Quarter; thence North 89 degrees 29 minutes 17 seconds East along said North line 1319.23 feet to the Northwest corner of land described in Instrument No. 97-51940, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees Southwest corner thereof, thence North 89 degrees 29 minutes 17 seconds East along the South line of said described land 270.00 feet to the Southeast corner thereof; thence North 00 degrees 12 minutes 22 seconds West along the East line of said described land 375.00 feet to the North line of said Northwest Quarter; thence North 89 degrees 29 minutes 17 seconds East along said North line 287.90 feet to the Northwest corner of the Northeast Quarter of said Section 23; thence North 89 degrees 29 minutes 05 seconds East along said North line 1315.93 feet to the Northeast corner of the West half of said Northeast Quarter; thence South 00 degrees 07 minutes 35 seconds East along the East line of said West Half 2663.66 feet to the Northwest corner of the East Half of the Southeast Quarter of said Section 23; thence South 00 degrees 07 minutes 20 seconds East along the West line of said East Half 193.83 feet to the Southwest corner of land described in Instrument No. 95-53794, recorded in said recorder's office; thence North 89 degrees 08 minutes 01 seconds East along the South line of said described land 510.58 feet to a property line described in an agreement recorded as Instrument No. 97-2752, recorded in said recorder's office (the following four courses are along said property line); 1) thence South 00 degrees 06 minutes 58 seconds West 130.91 feet; 2) thence South 01 degrees 45 minutes 59 seconds East 129.01 feet; 3) thence South 01 degrees 59 minutes 43 seconds West 154.27 feet; 4) thence South 00 degrees 07 minutes 31 seconds East 279.07 feet to the Northern right-of-way of Frontage Road No. 3 (the following five courses are along the Northern right-of-way); 1) thence North 62 degrees 13 minutes 37 seconds West 256.07 feet to a tangent curve to the left having a radius of 2904.79 feet; the radius point of which bears South 27 degrees 46 minutes 23 seconds West; 2) thence Northwesterly along said curve 392.91 feet to a point which bears North 20 degrees 01 minutes 23 seconds East from said radius point; 3) thence North 69 degrees 58 minutes 37 seconds West 508.64 feet; 4) thence North 65 degrees 38 minutes 49 seconds West 331.13 feet; 5) thence North 85 degrees 11 minutes 15 seconds West 207.60 feet to the Northeastern right-of-way of State Road 238; thence North 55 degrees 52 minutes 36 seconds West along said Northeastern right-of-way 306.78 feet to the East line of the Southwest Quarter of said Section 23; thence North 00 degrees 07 minutes 08 seconds West along said East line and the East line of the Northwest Quarter of said Section 23 a distance of 1420.16 feet to the Southeast corner of the North Half of the Northwest Quarter of said Section 23; thence South 89 degrees 27 minutes 58 seconds West along the South line of said

Half Quarter 1316.30 feet to the East line of the West Half of the Northwest Quarter of said Section 23; thence South 00 degrees 06 minutes 32 seconds East along said East line and the East line of the West Half of the Southwest Quarter of said Section 23 a distance of 2666.34 feet to the North line of the South Half of the Southwest Quarter of said Section 23; thence South 89 degrees 27 minutes 18 seconds West along said North line 320.10 feet to the Northwest corner of land described in Deed Record 252, page 292, recorded in said recorder's office; thence South 00 degrees 06 minutes 20 seconds East along the West line of said described land 721.81 feet to the Northern right-of-way of East 136<sup>th</sup> Street and a non-tangent curve to the left having a radius of 8013.45 feet, the radius point of which bears South 30 degrees 19 minutes 33 seconds East (the following three courses are along said Northern right-of-way); 1) thence Southwesterly along said curve 204.11 feet to a point which bears North 31 degrees 47 minutes 07 seconds West from said radius point; 2) thence South 58 degrees 12 minutes 53 seconds West 766.30 feet to a tangent curve to the right having a radius of 453.22 feet the radius point of which bears North 31 degrees 47 minutes 07 seconds West; 3) thence Southwesterly along said curve 181.96 feet to a point on the West line of the Southwest Quarter of said Section 23, said point bears South 08 degrees 46 minutes 55 seconds East from said radius point, thence North 00 degrees 05 minutes 55 seconds West along the West line of said Southwest Quarter and the West line of the Northwest Quarter of said Section 23 a distance of 5282.53 feet to the POINT OF BEGINNING, containing 278.429 acres, more or less.

SAXONY CORPORATE CAMPUS - DEVELOPMENT STANDARDS (Corporate Campus Planned Development - CCPD)														Revised 1/25/06		
EXECUTIVE SUMMARY														Prepared for: Republic Development Corp.		
Noblesville, Indiana														Land Planning: Bird Houk Collaborative		
(See Supplemental Zoning Text (EXHIBIT - (B)) for General Development Standards which apply to all Subareas)																
SUB-AREA  See EXHIBIT - (C) for locations	PERMITTED LAND USES	DENSITY		SETBACKS AND RESTRICTIONS							FRONT YARD SETBACKS & ROADWAY TYPES				REQUIRED PARKING	
		District Acreage* (±) Net of R.O.W.	Maximum S.F./Ac. (Net Acres)	Rear Yard (Min.)	Side Yard (Min.)	Lot Width (Min.)	Lot Size (Min.)	Building Footprint (Min. S.F.)	Maximum Cover Impervious Surface	Building Hgt. (Max.)	Primary Arterials	Perimeter Roads		Internal Roads	SPACES AND LOADING SPACES	
											SR 238 & New 146th Street	Brooks School Rd.	Old 146th Street	Public Internal Roads		
A  (Corporate Campus Interchange District)	Highway related Retail Uses, Institutions and Institutions and Offices, Regional and Professional Offices, Restaurants, Professional Activities, Banks, Hotels, Service/Gas Stations. No truck stops or terminals.  #1 Below  See Note	27.11	10,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	1,500 S.F. for Retail & Restaurant Uses	75% of Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	20' Pavement & Building (effects only Parcel 'B')	—	—	25' Pavement & Building	See Chart "A" Below	
B-1  (Corporate Campus Secondary Corridor District)	Flex Office with a minimum 20% office and the remaining being office, storage/warehouse/laboratory or similar type uses and all permitted uses in Subarea A.  See Notes #2 & #3 Below	24.99	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	10,000 S.F. for Office & Warehouse Uses 1,500 Retail & Commercial Uses	75% of Gross Lot Area	Office - 60' Industrial - 50' Retail/ Commercial - 40'	—	—	—	25' Pavement & Building	See Chart "A" Below	
B-2  (Corporate Campus Secondary Corridor District)	Flex Office with a minimum 20% office and the remaining being office, storage/warehouse/laboratory or similar type uses and all permitted uses in Subarea C2 & D.  See Notes #2 & #3 Below	15.27	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	10,000 S.F. for Office & Warehouse Uses 1,500 Retail & Commercial Uses	75% of Gross Lot Area	Office - 60' Industrial - 50' Retail/ Commercial - 40'	—	—	50' Pavement & Building	25' Pavement & Building	See Chart "A" Below	
C-1  (Corporate Campus Interchange District)	Institutions and Offices, Public Uses, Regional and Professional Offices, Professional Activities, Hotels, Banks and Financial Institutions, Sit-Down Restaurants (over 2,000 S.F. footprint), Regional Mall, or Shopping Center (750,000 S.F. or larger)  See Notes #2 & #3 Below	77.33	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	20,000 S.F. for Office Uses 2,000 S.F. for Retail & Restaurants	70% of Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	25' Pavement & Building	50' Pavement & Building	—	25' Pavement & Building	See Chart "A" Below	
C-2  (Corporate Campus Interchange District)	Professional Offices, Professional Activities, Hotels, Banks and Financial Institutions, Sit-Down Restaurants (over 2,000 S.F. footprint)  See Notes #2 & #3 Below	8.51	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	10,000 S.F. for Office Uses 2,000 S.F. for Retail & Restaurant Uses	75% Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	20' Pavement & Building	—	—	25' Pavement & Building	See Chart "A" Below	
D  (Corporate Campus Interchange District)	Neighborhood Retail Uses, Institution and Offices, Regional and Professional Offices, Restaurants, Professional Activities, Banks and Hotels  See Note #1 Below	17.82	10,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	1,500 S.F. for Retail & Restaurant Uses	75% Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	20' Pavement & Building	25' Pavement & Building	50' Pavement & Building	25' Pavement & Building	See Chart "A" Below	
E  (Corporate Campus Secondary Corridor District)	Warehousing and Wholesaling Uses, Institutions and Offices, Regional and Professional Offices, Professional Activities  See Notes #2, #4, & #5 Below	74.99	14,000 S.F./Ac.	30' Building 15' Pavement 30' Pavement from Legal Drain	30' Building 15' Pavement 30' Pavement from Legal Drain	Office Use 200' Industrial/ Warehousing Uses 400'	Office 2 Ac. Industrial/ Warehousing 5 Ac.	20,000 S.F. for all Uses	80% Gross Sub Area (See Note #5)	Office - 60' Industrial - 50' Retail/ Commercial - 40'	—	—	30' Pavement & 55' Building	30' Pavement & 55' Building	See Chart "A" Below	
Overall Totals	TOTAL NET ACREAGE	246.02														
	R.O.W. ACREAGE	33.98														
	TOTALS (GROSS)	280.00														
•All acreages are approximate and may vary with final engineering											CHART "A" - OFF STREET PARKING AND LOADING MINIMUMS					
Notes: #1. Drive thru uses shall be permitted with conditional approval. Banks and restaurants shall be exempt from conditional approval. #2. Restaurants and banks shall be permitted within office buildings subject to conditional use review by the Planning Commission. #3. Parking garages, warehousing, and wholesale businesses shall be permitted subject to conditional use review by the Planning Commission. #4. Food processing and limited manufacturing shall be permitted subject to conditional use review by the Planning Commission. #5. Gross lot coverage on warehousing may exceed 80%, but not more than 90%, of an individual lot as long as the total subarea does not exceed 80%. #6. Gross lot subarea acreage = total acreage minus any public road pavement area.																
											LAND USE		PARKING SPACES		LOADING AREA	
											Retail/Service		4 per 1,000 S.F.		1 per User	
											Office		3 per 1,000 S.F.		1 per Building	
											Health/Education		3 per 1,000 S.F.		1 per Building	
											Manufacturing/Assembly/Production		2 per 1,000 S.F.		1 per 15,000 S.F.	
											Distribution		1 per 4,000 S.F.		1 per 15,000 S.F.	
											Storage		1 per 1,000 S.F.		1 per 40,000 S.F.	





Existing Haulways  
 Future Center Setback  
 Saxony Proposed  
 Setback, Services

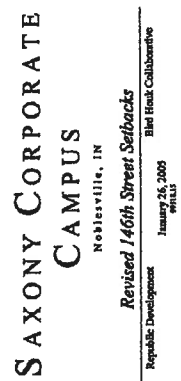


# SAXONY CORPORATE CAMPUS

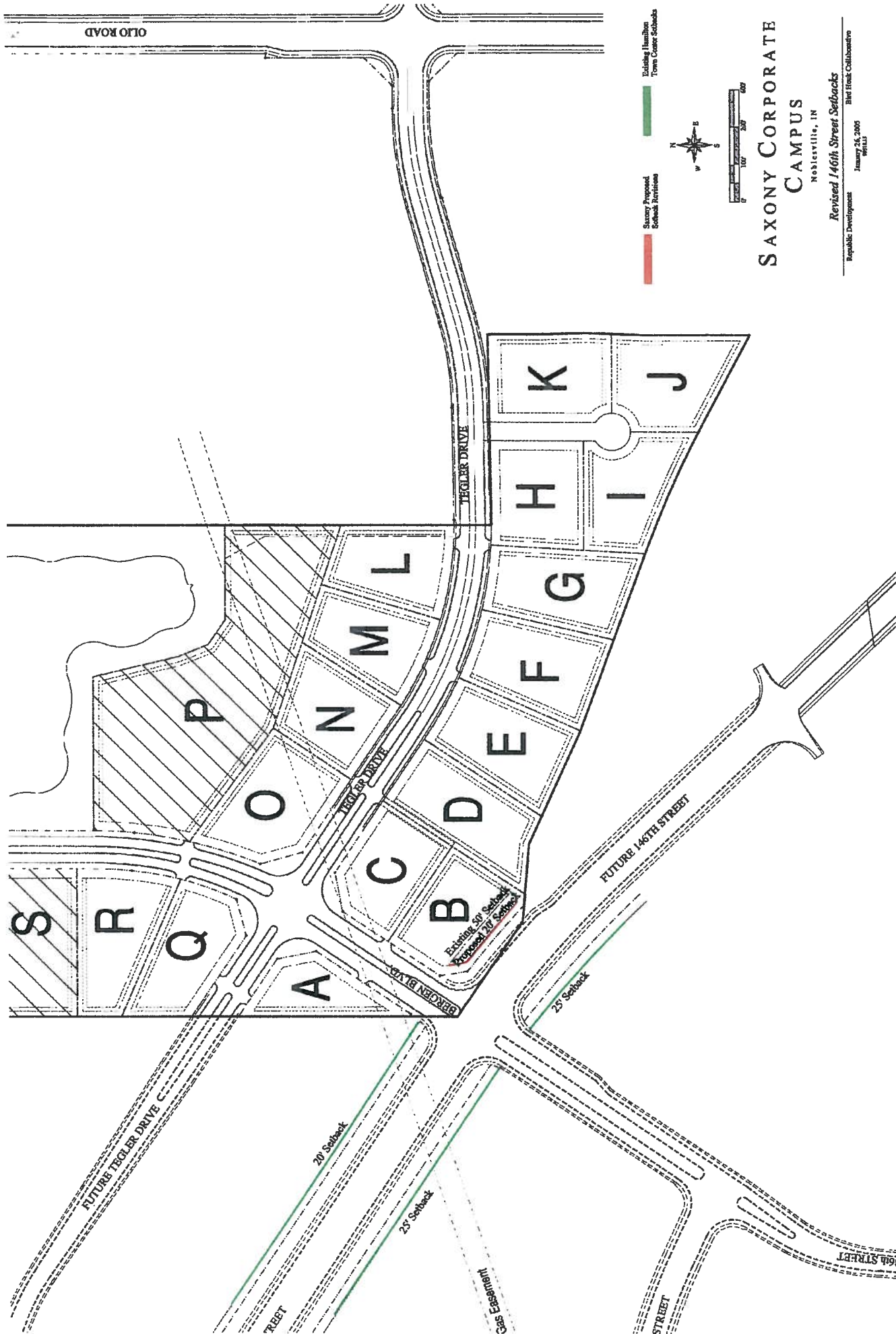
Nashville, TN

Revised 146th Street Setbacks

Rehab Development  
 January 26, 2006  
 000111







# SAXONY CORPORATE CAMPUS

Noblesville, IN

Revised 146th Street Setbacks

Republic Development

January 26, 2005

WHL

Third Final Collaboration

Existing Hamilton  
Town Center Setbacks

Saxony Proposed  
Setback Revisions



Rising Hamilton  
Forest Cluster Sublots

Saxony Proposed  
Sublot, Services



# SAXONY CORPORATE CAMPUS Noblesville, IN

Revised 146th Street Setbacks

Prepared by: Saxony Development  
January 26, 2006  
Bridgeway Collaborative