

200300096663
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-18-2003 At 09:41 am.
ORDINANCE 15.00

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ORDINANCE NO. 62-8-03

**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 (the "PUD Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "City's Development Ordinance"), 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 on Application #03J-15-1045 as required by law in regard to the application for a change of zone district designation filed by Republic Development Corp.; and,

WHEREAS, the Plan Commission at their August 18, 2003 meeting sent its favorable recommendation to the Noblesville Common Council by a vote of 12 in favor and 0;

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 Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. The subject real estate (the "Real Estate"), more particularly described in "Exhibit 1" attached hereto, is located generally along the east side of Union Chapel Road north of Greenfield Avenue (formerly State Road 238), all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate hereby is rezoned from the R-1 classification to the R1/PD Residential Planned Development classification, as designated in the City's Development Ordinance.

SECTION 2. The preliminary development plan attached hereto as "Exhibit 2" (which shall not exceed a maximum density of 2.4 units per acre), the Development Guidelines attached hereto as "Exhibit 3" and the Architectural and Landscaping Guidelines attached hereto as "Exhibit 4" are adopted as part of this ordinance. Any future home elevations that do not substantially comply with the Architectural Guidelines must be submitted to and approved by the City of Noblesville Architectural Review Board.

SECTION 3. This Planned Development Ordinance and its exhibits (collectively, the "PD Standards") permit variations from the development standards, specifications, guidelines and/or requirements (collectively, the "Standards") contained in the City's Development Ordinance. The following variations are included: (1) see Exhibits 2, 3 and 4; (2) a 25' peripheral yard; (3) 24.3% open space; (4) a maximum of nine model homes with each distinct home section having a maximum of three model homes. The PD Standards supersede the Standards in the City's Development Ordinance to the extent the PD Standards vary, alter or modify the Standards in the City's Development Ordinance. The Standards in the City's Development Ordinance, however, shall apply to the extent that the PD Standards do not vary, alter or modify them.

SECTION 4. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9th day of September 2003.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

Terry L. Busby Terry Busby
Rex Dillinger Rex Dillinger

Alan Hinds Alan Hinds
Laurie E. Hurst Laurie E. Hurst

Jack Martin Jack Martin

Dale Snelling Dale Snelling

James R. Snyder James R. Snyder

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,
this 9th day of September 2003.

Dennis R. Redick
Dennis R. Redick, Mayor
City of Noblesville, IN

ATTEST:

Janet Jaros
Janet Jaros, Clerk-Treasurer

Prepared by: Steven D. Hardin, Esq., Attorney-At-Law, Bingham McHale LLP
970 Logan Street, Noblesville, IN 46060

Exhibit 1

LAND DESCRIPTION (BASED ON DEEDS) **For zoning purposes only.**

A part of the Southwest Quarter of Section 9, Township 18 North, Range 5 East, Noblesville Township, Hamilton County, Indiana, described as follows:

The West Half of said Southwest Quarter excepting the southerly 500 feet parallel to the South line of said Southwest Quarter together with the East Half of said Southwest Quarter excepting the 2.53 acre tract described as the exception within Instrument No. 200100002765 in the Office of the Recorder in Hamilton County, Indiana, containing 143.7 acres, more or less.

Chapel Woods

Proposed Lot Layout Plan

Area = 143.7 Ac. +/-

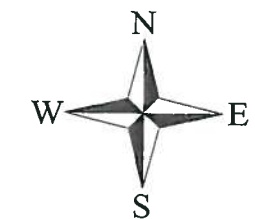
Area "A": +/- 74 Lots

Area "B": +/- 183 Lots

Area "C": +/- 40 Lots (+/- 80 Units)

TOTAL = +/- 337 Units

Date: July 3, 2003



Density shall not exceed 2.4 units per acre.

- Density = Number of Dwelling Units / (Gross Acreage - Rights-of-way - Required Retention).



EXHIBIT 3**Chapel Woods
Development Guidelines**

	Area A	Area B	Area C
Maximum Number of Lots <i>(In no event shall the total number of units exceed 2.4 units per acre)</i>	74	183	41 (82 units)
Lot Type	Single Family	Single Family	Two Family
Minimum Lot Width at building setback line	80'	65'	100'
Minimum Lot Area Perimeter Lots Min. Area*	11,000 sf 13,000 sf	8,000 sf 9,625 sf	12,000 sf N/A
Minimum Front Yard Setback	30'	25'	25'
Minimum aggregate side yard setback - measured from foundation	15'	12'	15'
Minimum side yard setback - measured from foundation	7'	6'	7'
Minimum rear yard setback	20'	20'	20'
Maximum building height	35'	35'	35'
Minimum gross floor area**	1,800 sf - 1 story 2,400 sf - 2 story	1,500 sf - 1 story 2,000 sf - 2 story	1,500 sf - 1 story 2,000 sf - 2 story

*Includes 25' buffer easement along perimeter of adjacent property.

**This minimum standard may be varied following submission of a particular home elevation to and approval by the ARB.

EXHIBIT 4

Chapel Woods **Architectural and Landscaping Guidelines**

ARB GUIDELINES:

- a. Ridge Lines: All homes shall have a minimum of three (3) ridge lines.
2. Corner Breaks:
 - a. All homes shall have at least three (3) corner breaks on front elevations; and
 - b. All homes shall have at least three (3) corner breaks on at least one elevation other than the front elevation.
3. Windows:
 - a. Front and Rear Elevations: All homes shall have at least two (2) windows on the front and rear elevations.
 - b. Side Elevations: The side elevations of each home shall comply with one (1) of the following side elevation standards:
 - i. At least two (2) windows shall be provided on the side elevation; or
 - ii. One (1) window shall be provided on the side elevation plus one of the following:
 - (a) An additional corner break shall be provided on the subject side elevation; or
 - (b) An additional tree shall be installed adjacent to the subject side elevation of the home.
 - iii. If no windows are provided on a side elevation, then the subject side elevation shall provide both of the following:
 - (a) An additional corner break; and
 - (b) An additional tree.
4. Foundation: Maximum 6" exposure.
5. Garage Door Percentage (of façade):
 - a. One-story structures: 33% maximum.
 - b. Two-story structures: 20% maximum.

EXHIBIT 4

6. Front Load Garages: Garages shall be offset from the face of the house or front porch a minimum of four (4) feet.
7. Front Porches: All homes shall have a covered porch of at least 5' x 6' in size except for architectural home styles that do not typically include a porch, such as saltbox, Tudor, French Provincial etc.
8. Roof Pitch: The minimum roof pitch of the primary roof planes for all residences shall be six (6) to twelve (12). This requirement does not apply to roof planes such as dormers, porches and other secondary roof planes.
9. Equipment Vents:
 - a. Equipment vents shall be attached to the rear of the roof wherever possible.
 - b. If vents are required to be attached to the front of the house:
 - i. They shall be painted black; or
 - ii. They shall be painted to match the shingles.
10. Overhangs: Each single-family residence shall have eaves of a minimum 12" overhang, and rake overhangs not less than 8".
11. Front Landscaping: All homes shall comply with the following front yard landscaping standards:
 - a. At least two (2) trees and ten (10) shrubs shall be located in the front yard of each home subject to the exception set forth in the following paragraph.
 - b. The number of trees required in front yards may be reduced by the following formula: two (2) additional corner breaks on the front elevation, beyond the minimum set forth in paragraph 2(a) above, may be substituted for one (1) required front yard tree.
12. Side Landscaping: All homes shall comply with the following side yard landscaping standards:
 - a. Front yard landscaping beds shall extend five (5) feet beyond the foundation of the home.
 - b. All corner lots shall have an additional tree and six shrubs located in the side yard facing the street.
13. Rear Landscaping: At least one (1) tree shall be located in the rear yard of each home.
14. Natural Materials (Front and Side): In Areas A and C, all siding shall be masonry, wood, LP or Cemplank/Hardiplank type material (no vinyl or aluminum siding is allowed). In Area B, all siding shall be masonry, wood, LP, Cemplank/Hardiplank type material or heavy gauge vinyl (0.04 in.). If heavy gauge vinyl siding is used in Area B, then a minimum of 50% of the front façade (excluding doors and windows) shall be masonry.

EXHIBIT 4

15. Shutters and/or Architectural Treatment: All single standard rectangle windows on a front elevation shall have shutters except for architectural home styles that do not typically include shutters but do include other architectural design elements.

ADDITIONAL GUIDELINES:

16. Street Lights. Street lights will be installed at the intersections of public streets internal to the community. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the City of Noblesville, Indiana.
17. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Developer's Architectural Review Committee. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot.
18. Architectural Grade Shingles. All residences shall be roofed with architectural grade shingles, which shall have greater texture than standard shingles.
19. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the City of Noblesville, Indiana.
20. Chimneys. A wood chimney covering is prohibited.
21. Mailboxes. All mailboxes within each Area shall be uniform in design, coloring, lettering, and numbering.
22. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or brass type plate.
23. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved. Exterior colors shall be in harmony with the development of the real estate and shall include earth tones and other traditional colors.
24. Elevations. Single-family residences with identical or substantially similar building elevations shall not be located on adjacent lots or directly across the street from each other. Where a single house design is used repeatedly, materials and detailing of major façade elements shall be varied from lot to lot.
25. General Considerations. Consideration shall be given to the appropriate uses of architectural style, form, height, size, scale, quality of workmanship and color.

EXHIBIT 4

26. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing and exterior wall materials. Long, massive, unbroken exterior building walls shall be avoided.

CHAPEL WOODS

Republic Development LLC

By Steven D. Hardin, Esq.

Request for Residential Planned Development Overlay District Union Chapel Road, North of 156th Street

TABLE OF CONTENTS

Tab A.....	Statement of Purpose
Tab B.....	Site Location Map
Tab C.....	Zoning Map of Surrounding Area
Tab D.....	Conceptual Land Use Plan
Tab E.....	Proposed Lot Layout Plan
Tab F.....	Landscaping and Amenity Plan
Tab G.....	Typical Lot Landscaping Plan
Tab H.....	Development Guidelines
Tab I.....	Architectural and Landscaping Guidelines

**Request for
Residential Planned Development District**

Republic Development LLC
By Steven D. Hardin, Esq.

144 acres
East side of Union Chapel Road, North of 156th Street

**Submitted June 9, 2003
for the
June 19, 2003 Architectural Review Board Meeting**

Chapel Woods

CHAPEL WOODS

STATEMENT OF PURPOSE

Republic Development LLC submits this zoning request in order to develop the subject 144 +/- acres into Chapel Woods, a master planned residential community that will provide three distinct market areas with varying lot sizes and housing types. Chapel Woods will also incorporate extensive community recreation and park areas to serve its residents. The market areas have been located within the development plan to provide a transition from the high density workforce housing projects to the south of this property in the Corporate Campus to the lower density single family Sagamore project immediately to the north of this property.

As proposed, Chapel Woods will include three neighborhoods:

- (1) adjacent to Sagamore will be larger lot, single family homes with prices estimated to be in the \$200,000 - \$300,000 range;
- (2) in the center of the community will be two-family, maintenance-free empty nester homes, with prices estimated to be in the \$150,000 - \$190,000 range; and
- (3) at the southern end of the community will be single family homes with prices estimated to be in the \$130,000 - \$190,000 range.

The homes in the first two neighborhoods described above will feature exteriors made of brick, masonry, wood, Hardiplank or other non-vinyl materials. The third neighborhood will feature the same exterior requirements, but also will offer the option of heavy-gauge vinyl exteriors as long as certain additional masonry requirements are met.

Highlights of the community's site plan include:

- (1) a large 9-10 acre wooded nature preserve with walking trails adjacent to the Sagamore project;
- (2) 25% open space throughout the community
- (3) numerous single loaded streets fronting on parks and common areas;
- (4) a 6-7 acre central park and amenity area for the community;
- (5) several water amenities that have been included above and beyond the pond necessary for drainage purposes; and
- (6) frontage roads on the perimeter.

In addition, Chapel Woods includes a set of development guidelines and architectural and landscaping commitments patterned after the guidelines approved for the Sagamore project that insure an appropriate transition between Sagamore to the north and the workforce housing projects to the south.

If approved, Republic plans to begin development later this year. Once begun, this project is expected to be completed over a 4 ½ - 5 ½ year period of time.

Thank you for your consideration.

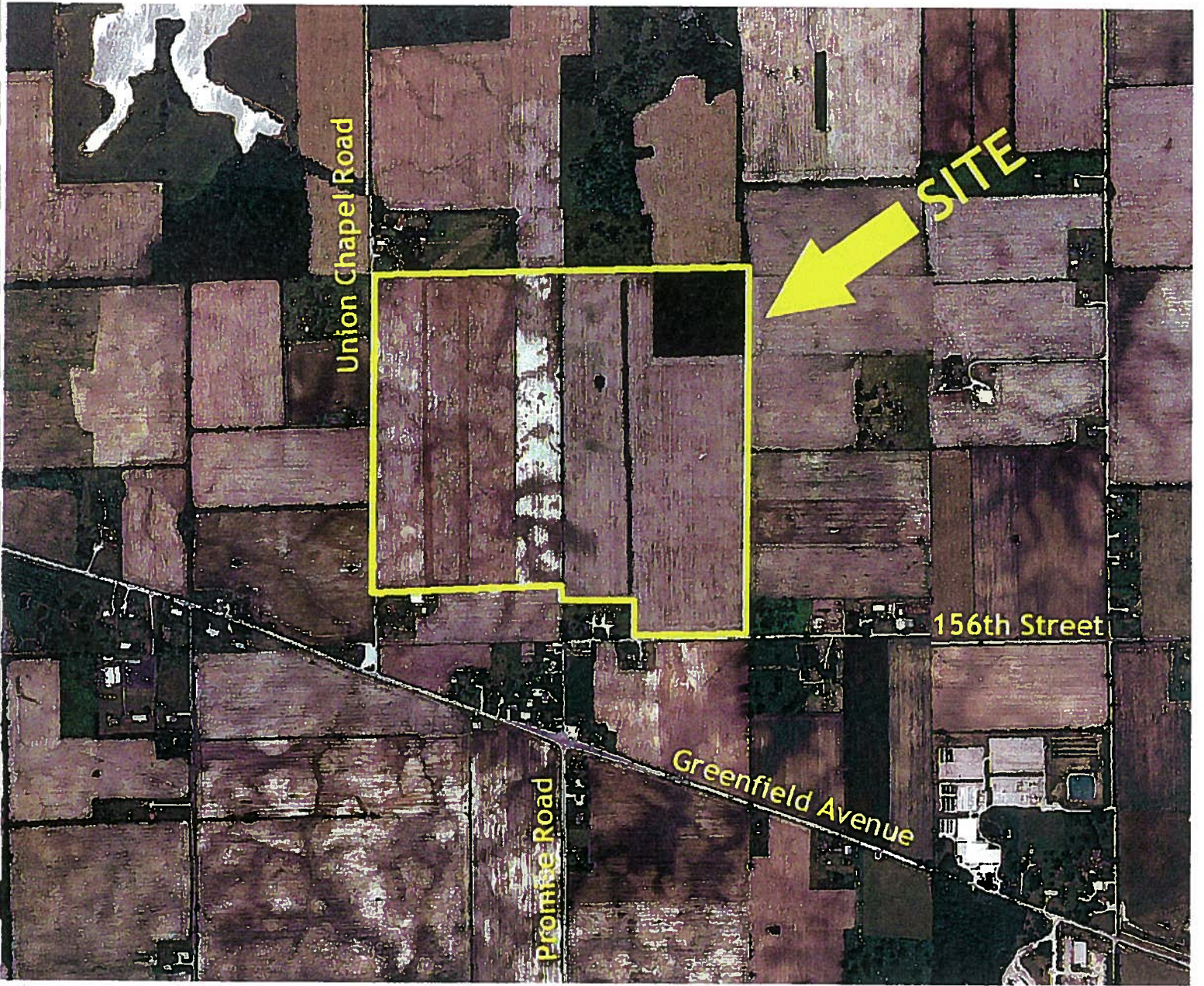
Union Chapel Road

SITE

156th Street

Promite Road

Greenfield Avenue



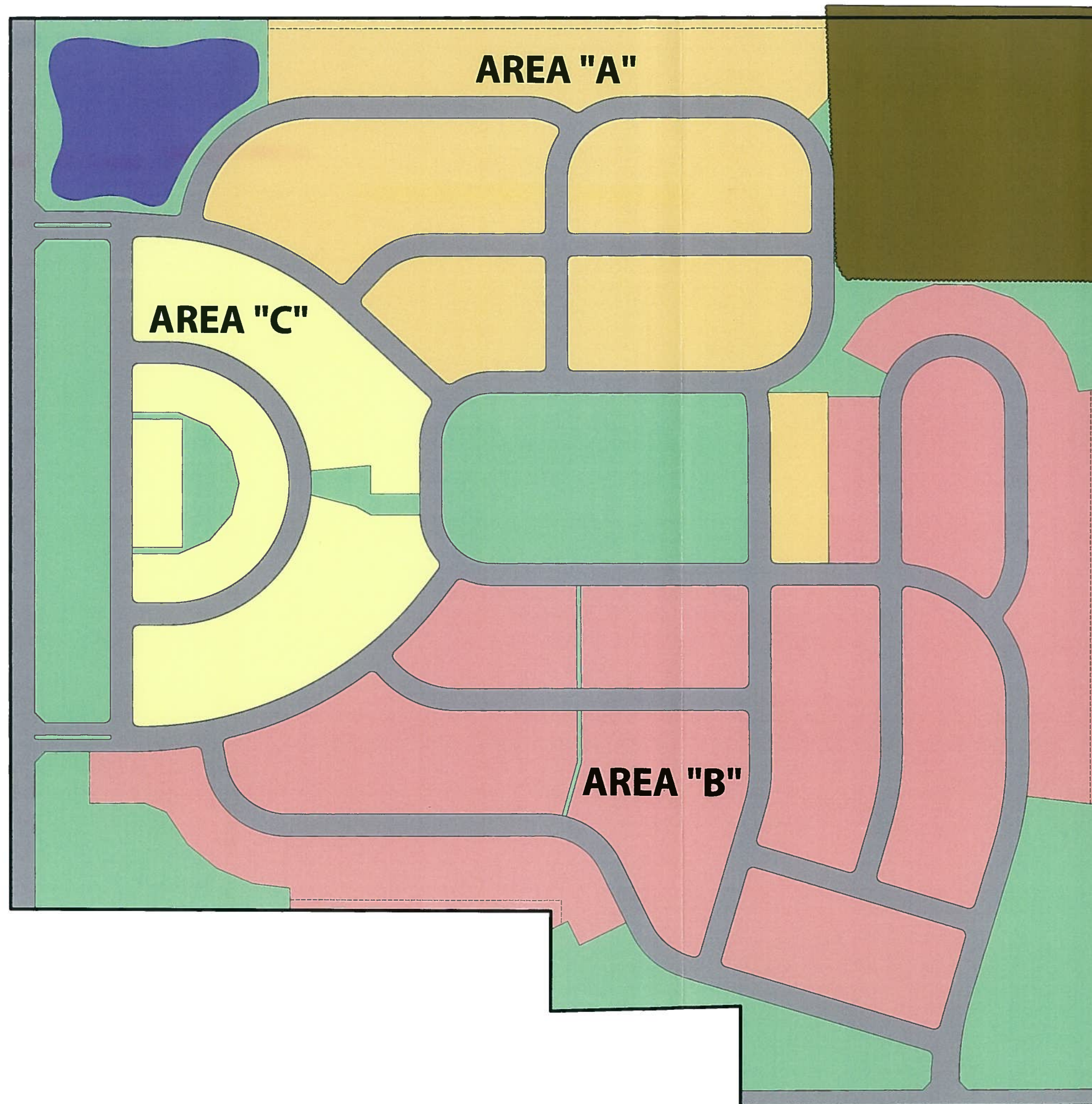
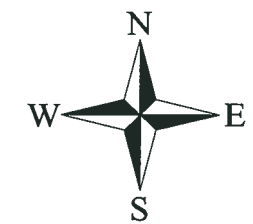
Chapel Woods

Conceptual Land Use Plan

Area = 143.7 Ac. +/-

Area "A" – Single Family
Area "B" – Single Family
Area "C" – Two Family

DATE: June 9, 2003



Chapel Woods

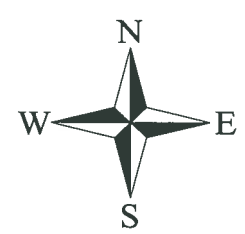
Proposed Lot Layout Plan

Area = 143.7 Ac. +/-

Area "A" - 74 Lots
Area "B" - 183 Lots
Area "C" - 40 Lots - 80 Units

TOTAL = 337 Units

DATE: June 9, 2003



Chapel Woods

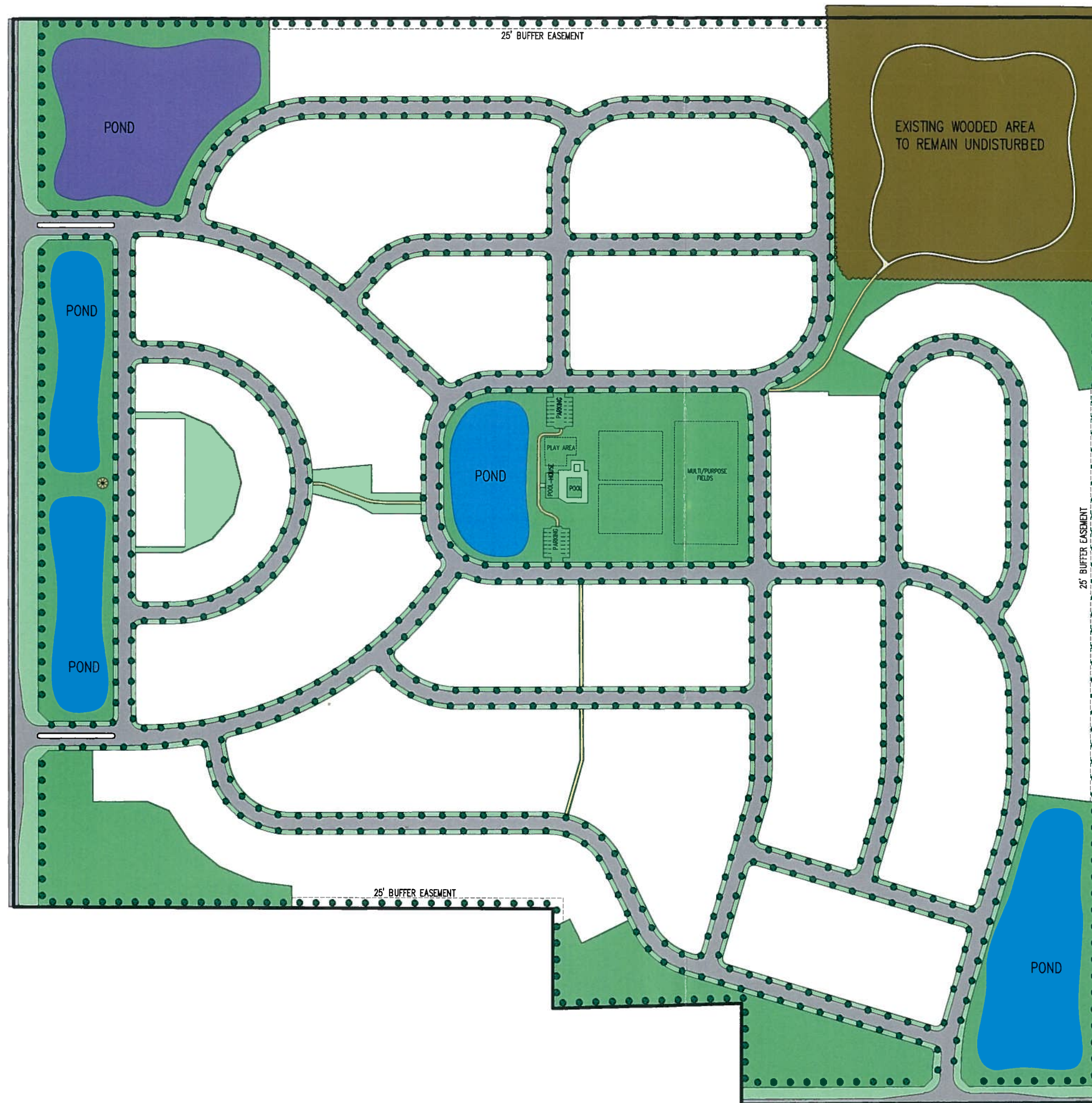
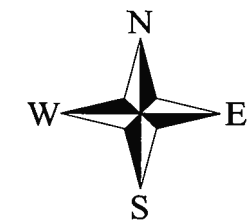
Landscape and Amenity Plan

Area = 143.7 Ac. +/-
 Current Zoning: R1
 Proposed Zoning: R1 PUD

Pond – 10.52 Acres
 Woods – 9.66 Acres
 Amenity Area – 6.91 Acres
 Common Area – 16.52 Acres

TOTAL = 43.61 Acres

DATE: June 9, 2003



**Chapel Woods
Development Standards**

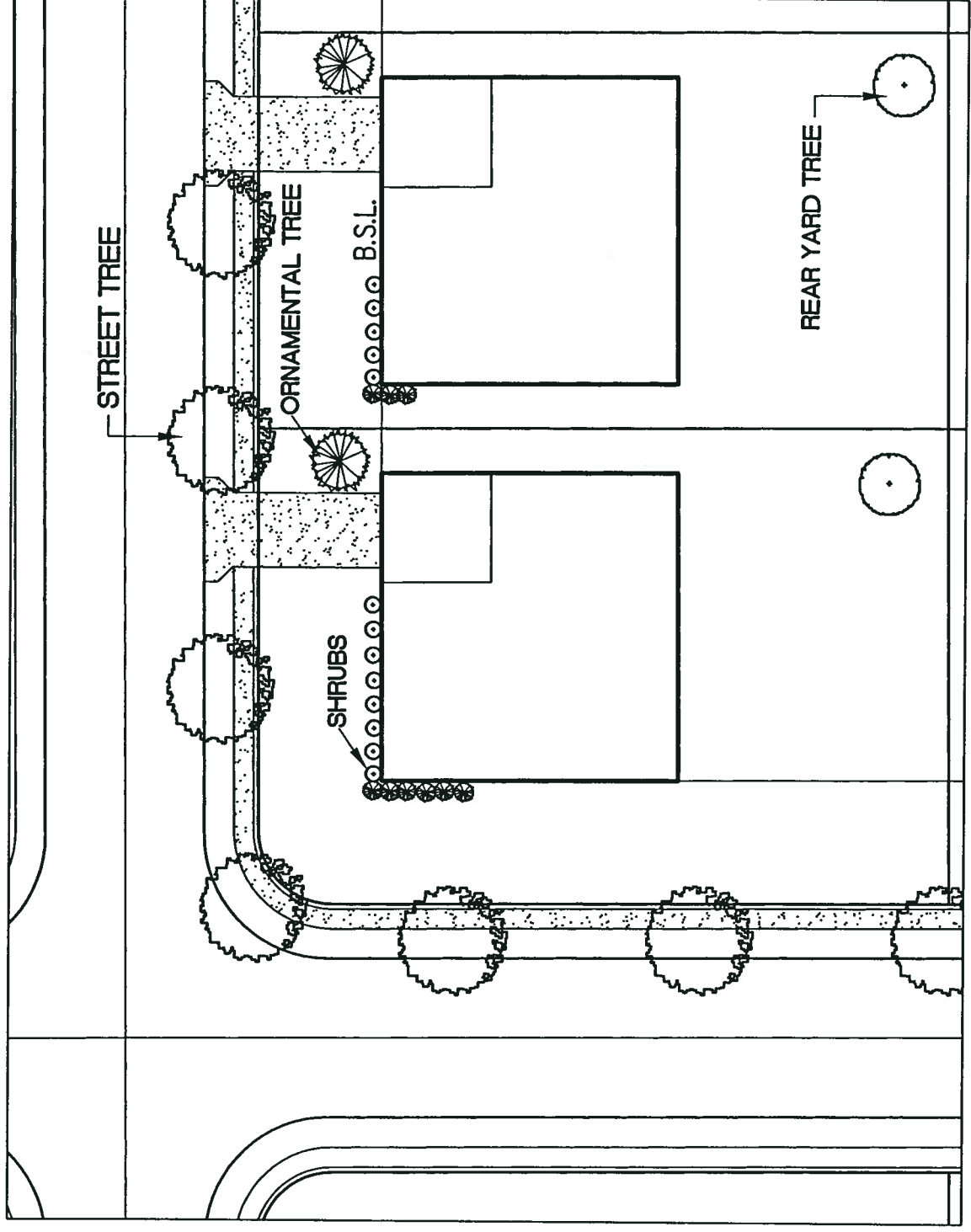
	Area A	Area B	Area C
Maximum Number of Lots	73	183	41 (82 units)
Lot Type	Single Family	Single Family	Two Family
Minimum Lot Width at building setback line	80'	65'	100'
Minimum Lot Area	11,000 sf	8,000 sf	12,000 sf
Perimeter Lots Min. Area*	13,000 sf	9,625 sf	N/A
Minimum Front Yard Setback	30'	25'	25'
Minimum aggregate side yard setback - measured from foundation	15'	12'	15'
Minimum side yard setback - measured from foundation	7'	6'	7'
Minimum rear yard setback	20'	20'	20'
Maximum building height	35'	35'	35'
Minimum gross floor area**	1,800 sf - 1 story 2,400 sf - 2 story	1,500 sf - 1 story 2,000 sf - 2 story	1,500 sf - 1 story 2,000 sf - 2 story

*Includes 25' buffer easement along perimeter of adjacent property.

**This minimum standard may be varied following submission of a particular home elevation to and approval by the ARB.

Chapel Woods

Additional Lot Landscaping Detail



Chapel Woods
Architectural and Landscaping Guidelines

1. Street Lights. Street lights will be installed at the intersections of public streets internal to the community. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the City of Noblesville, Indiana.
2. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Developer's Architectural Review Committee. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot.
3. Residential Landscaping. Each lot shall have a minimum of four (4) trees, including street trees. A minimum of two (2) of these trees must be located in the front yard and one (1) tree in the rear yard. Each home shall also include at least eight shrubs in a front yard foundation planting bed with the landscaping bed extending toward the side lot line to a point at least five feet from the front foundation corner. All corner lots shall have an additional tree and six shrubs planted on the side yard facing the street. In connection with the construction of a residence, the builder shall be required to submit a landscape plan to the Developer's Architectural Control Committee.
4. Architectural Grade Shingles. All residences shall be roofed with architectural grade shingles, which shall have greater texture than standard shingles.
5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the City of Noblesville, Indiana.
6. Minimum Roof Pitch. The minimum roof pitch for all residences shall be six (6) to twelve (12).
7. Chimneys. A wood chimney covering is prohibited.
8. Siding. In Areas A and C, all siding shall be wood, LP or Cemplank/Hardiplank type material (no vinyl or aluminum siding is allowed). In Area B, all siding shall be wood, LP, Cemplank/Hardiplank type material or heavy gauge vinyl (0.04 in.). If heavy gauge vinyl siding is used in Area B, then a minimum of 50% of the front façade (excluding doors and windows) shall be masonry.

21. Equipment Vents. Equipment vents will be attached to the rear of the roof wherever possible. If vents are required to be attached to the front of the house they will be painted black or to match the shingles.
22. Foundation. Maximum 6" exposure.