

17.00  
(4) 2.00  
NONE

200600021115  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
04-20-2006 At 09:32 am.  
ORDINANCE 17.00

**ORDINANCE NO. 28-3-06**

**Document Cross Reference No. 9306377**

**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 06N-15-0159 as required by law in regard to the application for a change of zone district designation requested by Noblesville Properties, Inc.; and,

WHEREAS, the Plan Commission at their March 20, 2006 meeting sent its favorable recommendation to the Noblesville Common Council by a vote of 8 ayes and 0 nays;

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 ("UDO") 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 A attached hereto, is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate hereby is rezoned to the I-2/PD District, subject to

the Preliminary Development Plan and this Noblesville Business Park Planned Development Overlay District (the "District").

SECTION 2. Permitted Uses. All uses permitted in the PB, I-1 and I-2 Districts shall be permitted. The following uses, however, shall not be permitted: Automobile Fuel Station, Cemetery, Adult Cabaret, Adult Media Store, Adult Motion Picture Theater, and Sex Shop.

1. SECTION 3. Development Standards. The I-2 development standards shall apply to any new development on the Real Estate. The existing improvements on the Real Estate is hereby approved as it exists today, subject to all previously approved variances for the Real Estate, which are hereby adopted and incorporated into this Noblesville Business Park PD Ordinance (Variance Nos. 04N-12-1624, 04N-12-1625, 04N-12-1626 and 04N-12-1627).

Wall signs shall be permitted for each individual use on the Real Estate in compliance with Article 11 of the City of Noblesville's Unified Development Ordinance. No ground signs shall be permitted for individual uses on the Real Estate. Two Center Signs shall be permitted on the Real Estate in the locations identified in Exhibit B and constructed in substantial compliance with the conceptual center sign exhibit at Exhibit C (signs may be one-sided or two-sided signs; maximum height of sign structures shall be 15'; maximum signable area per side shall be 60 square feet; minimum setback from right-of-way shall be 5').

SECTION 9. Preliminary Development Plan. The preliminary development plan attached hereto as Exhibit B is approved. The preliminary development plan is intended to establish conceptual goals for the development.

SECTION 10. Detailed Development Plan. The detailed development plan may be approved in phases. In order to maintain design flexibility, the exact configuration and locations of each building within the development may vary from the preliminary development plan as

long as the development standards are met. Approval of a detailed development plan is subject to the provisions of Article 8, Part E, Section 4, of the UDO. The provisions of Article 5, Part B of the UDO shall not apply to any detailed development plan.


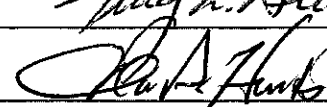
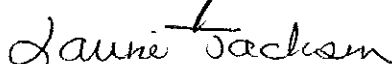

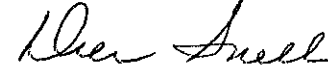
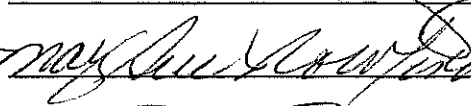
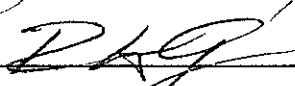
SECTION 11. References Incorporated. The references contained herein to provisions of the UDO refer to the provisions in effect on the date this ordinance is adopted.

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

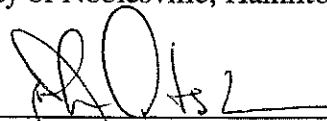
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

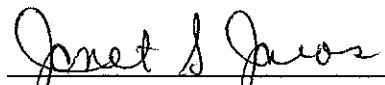
NAY

	Terry Busby
	Alan Hinds
	Laurie Jackson
	Kathie Stretch
	Dale Snelling
	Mary Sue Rowland
	Brian Ayer

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, IN

ATTEST:

  
Janet Jaros, Clerk-Treasurer

Prepared by: Matthew S. Skelton, Esq., Attorney-At-Law, Bingham McHale, LLP  
970 Logan Street, Noblesville, IN 46060, (317) 776-8668

## EXHIBIT A

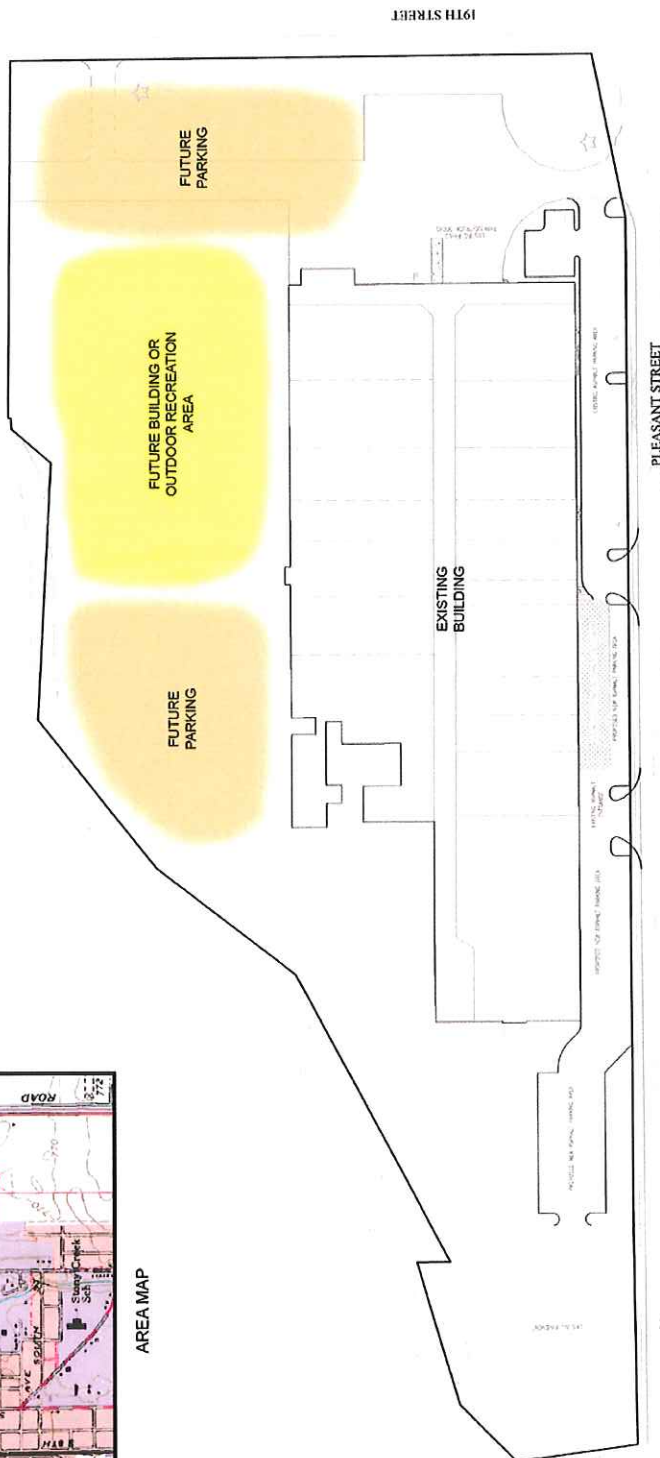
### LEGAL DESCRIPTION

A part of the Northwest Quarter and the Northeast Quarter of Section 6, Township 18 North, Range 5 East Located in the City of Noblesville, Hamilton County, Indiana being bounded as follows:

Commencing at the southwest corner of the Northeast Quarter of Section 6, Township 18 North, Range 5 East; thence North 00 degrees 19 minutes 43 seconds East (assumed bearing) 688.20 feet along the west line of said Northeast Quarter to a P.K. nail marking the POINT OF BEGINNING of this description, said point on the north right-of-way line of Pleasant Street as described in Instrument #7763 and recorded in Deed Record 151, Page 474; thence South 89 degrees 43 minutes 07 seconds West 185.24 feet along the north line of said Pleasant Street to a P.K. nail; thence North 07 degrees 10 minutes 29 seconds West 108.96 feet to a P.K. nail; thence North 45 degrees 51 minutes 04 seconds East 72.10 feet to a P.K. nail; thence 73 degrees 58 minutes 49 seconds East 133.41 feet to a P.K. nail; thence South 00 degrees 19 minutes 43 seconds West 29.98 feet parallel with the west line of said Northeast Quarter to a P.K. nail; thence North 62 degrees 36 minutes 24 seconds East 112.38 feet to an iron rod with cap; thence North 62 degrees 15 minutes 36 seconds East 181.16 feet to an iron rod with cap; thence North 38 degrees 11 minutes 38 seconds East 156.51 feet to an iron rod with cap; thence North 52 degrees 10 minutes 30 seconds East 170.60 feet to an iron rod with cap; thence South 86 degrees 20 minutes 50 seconds East 230.61 feet to an iron rod with cap; thence North 41 degrees 14 minutes 37 seconds East 46.73 feet to an iron rod with cap; thence North 89 degrees 02 minutes 20 seconds East 9.68 feet to an iron rod with cap; thence North 08 degrees 49 minutes 51 seconds East 2.69 feet to an iron rod with cap; thence South 88 degrees 52 minutes 27 seconds East 319.94 feet to an iron rod with cap on the west line of a 7.385 acre tract of land described and recorded in Instrument #87-48368; thence South 00 degrees 08 minutes 42 seconds West 521.37 feet along the west line of said 7.385 acre tract of land to an iron rod with cap at the southwest corner of said 7.385 acre tract of land, said point also being on the north right-of-way line of Pleasant Street as per Instrument #8851, Deed Record 145, Page 66; thence South 78 degrees 59 minutes 15 seconds West 149.68 feet along the north right-of-way line of said Pleasant Street to an iron rod with cap, said point also being on the south line of Firestone Industrial Products Co. as described in Instrument #1771 and recorded in Deed Record 130, Page 296; thence North 89 degrees 40 minutes 59 seconds West 915.28 feet along the south line of said Firestone Industrial Products Co. to the POINT OF BEGINNING.

ADDRESS: 1700 EAST PLEASANT STREET / NOBLESVILLE, INDIANA 46060

COBLE PROPERTIES  
1019 EAST MICHIGAN STREET  
P.O. BOX 44025  
INDIANAPOLIS, INDIANA 46204  
(317) 917-9199



**Noblesville Commerce Park**  
Preliminary Development Plan

NOBLEVILLE INDIANA		Coble Properties NOBLEVILLE INDIANA	
FILE NO.	106075	DATE	10-10-2010
RECEIVED		CERTIFICATE SIGNATURE	
COBLES		DATE:	6-21-2008
RECEIVED			

EXHIBIT B

 = CENTER SIGN LOCATION

# NOBLESVILLE COMMERCE PARK

## Conceptual Center Sign Exhibit

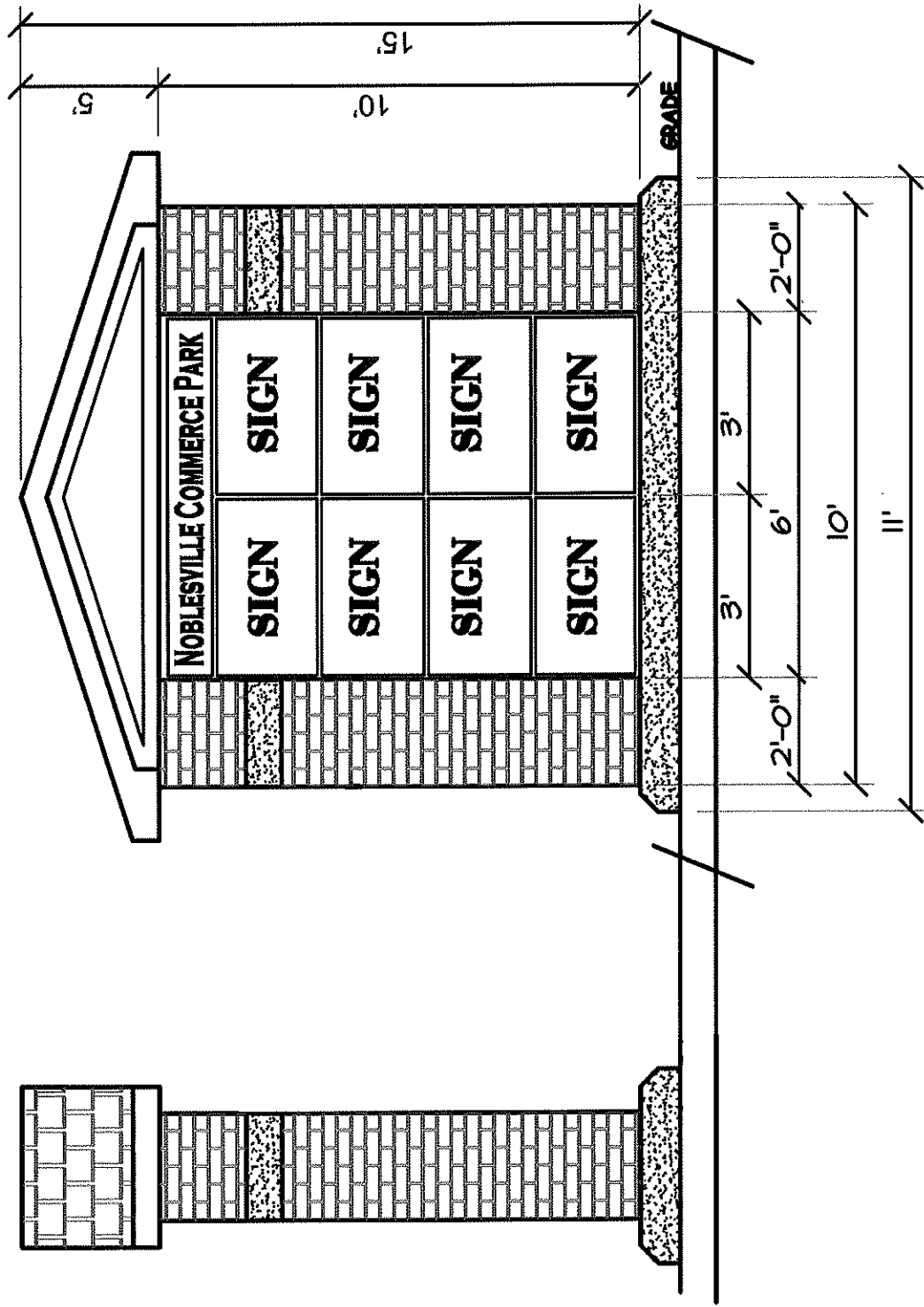
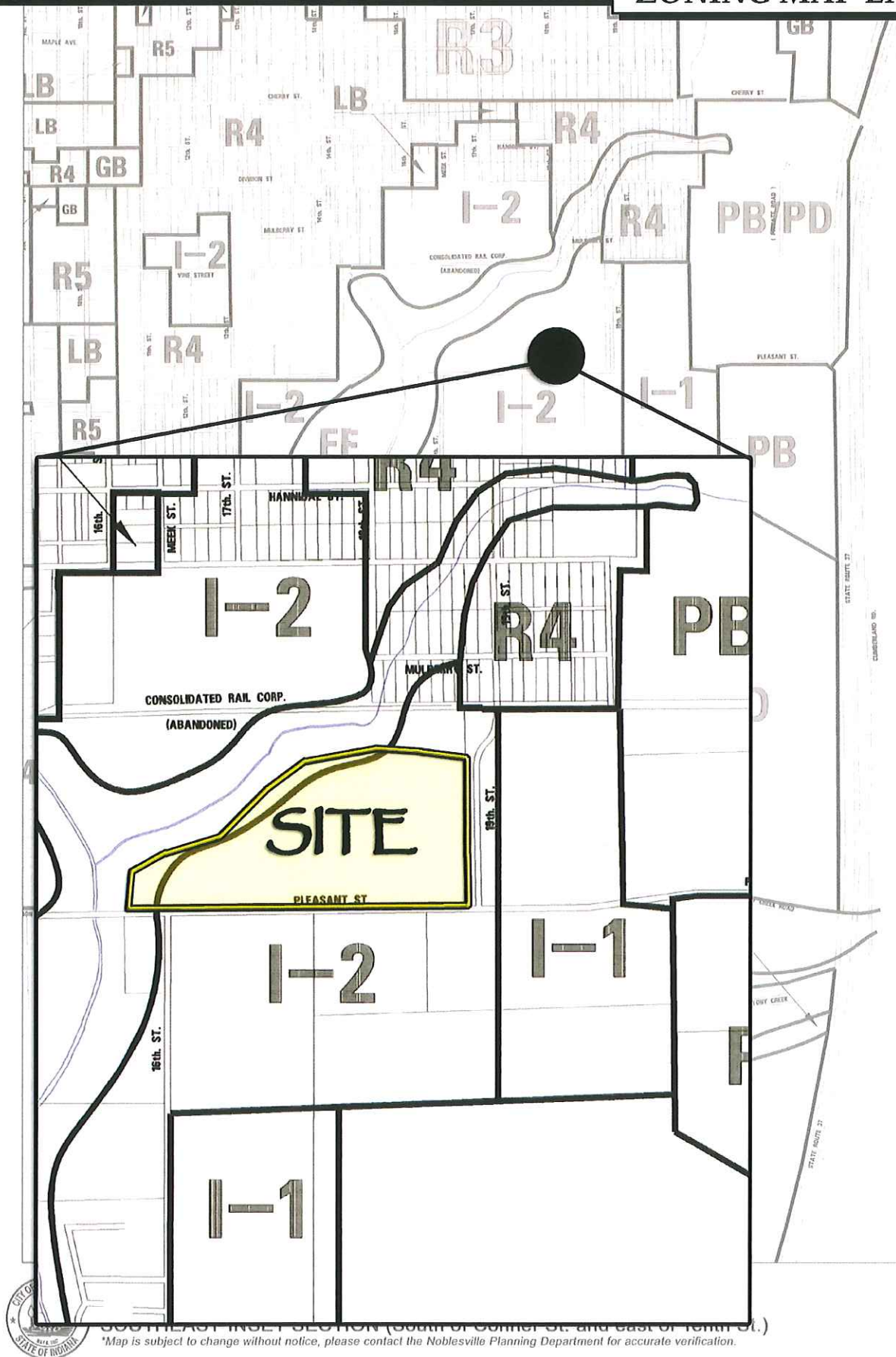


EXHIBIT C

# "NOBLESVILLE COMMERCE PARK"

## ZONING MAP EXHIBIT





# "NOBLESVILLE COMMERCE PARK"

## SITE LOCATION MAP

