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200400057536
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
08-16-2004 At 02:55 pm.
ORDINANCE 15.00

ORDINANCE NO. 37-7-04

**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 04N-15-0680 as required by law in regard to the application for a change of zone district designation filed by Bedrock Builders, Inc. (the "Developer"); and,

WHEREAS, the Plan Commission at their July 19, 2004 meeting sent its favorable recommendation to the Noblesville Common Council by a vote of 10 in favor and 1 opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the City's Ordinance 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 on the west side of Union Chapel Road, south of 166th Street, all of which is located within the zoning jurisdiction of the City of Noblesville,

Hamilton County, Indiana. The Real Estate currently is zoned R1/PD Residential Planned Development District.

SECTION 2. The amended preliminary development plan attached hereto as “Exhibit 2,” the development standards attached hereto as “Exhibit 3”, the architectural guidelines attached hereto as “Exhibit 4”, the development standards pertaining to streets and parking areas attached hereto as “Exhibit 5,” and the conceptual landscaping plan attached hereto at “Exhibit 6” are adopted as part of this PUD Ordinance.

SECTION 3. All uses previously permitted by Ordinance #21-5-01 and all amendments thereto are valid and will be amended to include 20-attached single-family dwellings of four 4-unit buildings and two 2-unit buildings not to exceed the maximum of one unit per acre for the entire development.

SECTION 4. This PUD Ordinance, its exhibits and the amended preliminary development plan approved by the Plan Commission (collectively, the “PD Standards”) to permit variations from the development standards, specifications, guidelines and/or requirements (collectively, the “Standards”) contained in the City’s Development Ordinance. The construction of private streets (gated) shall be permitted. Private streets shall comply with the City’s construction standards; however, private street widths may be modified in compliance the PD Standards. 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 5. The developer agreed to the following commitments: 1) the proposed private street shall be inspected by the Noblesville Engineering Department staff for compliance

with City street construction standards; 2) a street light of the same type as previously approved shall be installed at the intersection of Union Chapel Road and the private drive; and 3) the final covenants for the club-homes shall be reviewed and accepted by the Noblesville Planning Department staff prior to the issuance of any building permits.

SECTION 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 10th day of August, 2004.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 10th day of August, 2004.

John Ditslear
John Ditslear, 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

EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE
CLERK-TREASURER'S OFFICE.

EXHIBIT 1

THE ENCLAVE AT SAGAMORE

Legal Description

Part of the North half of Section 8, Township 18 North, Range 5 East of the Second Principal Meridian in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 8, marked by a 3/4 inch iron pipe (down 2 inches); thence North 00 degrees 10 minutes 15 seconds West (bearings based on NAD83 state plane coordinates – East Zone) along the East line of the said Northeast quarter Section 271.35 feet; thence South 89 degrees 49 minutes 45 seconds West 60.00 feet to the point of beginning marked by a 5/8" dia. rebar with a plastic yellow cap stamped "P.I. Cripe, Inc." (hereinafter referred to as a "rebar"), which is the Southeast corner of Parcel IV A 25.751 acre tract of land conveyed to the Sagamore Club, LLC per limited liability company warranty deed recorded as Instrument #200100068637 in the Office of the Recorder of Hamilton County, Indiana (the next four courses are along the southerly boundary of said Parcel IV); 1) Thence South 41degrees 40 minutes 09 seconds West 37.97 feet to a "rebar"; 2) Thence North 26 degrees 22 minutes 55 seconds West 130.43 feet to a "rebar"; 3) Thence South 63 degrees 37 minutes 05 seconds West 749.96 feet to a "rebar"; 4) Thence South 26 degrees 22 minutes 55 seconds East 32.04 feet to a "rebar" on the South line of the said Northeast quarter section; Thence North 89 degrees 50 minutes 10 seconds East along the said South line 741.62 feet to the East right of way line of Union Chapel Road per dedication of public right of way recorded as Instrument #200200004676 in the said Recorder's Office; Thence North 00 degrees 10 minutes 15 seconds West along said right of way line and parallel with the East line of the said Northeast quarter Section 271.25 feet to the point of beginning, containing 3.546 acres, more or less.

**THE ENCLAVE AT SAGAMORE
STATEMENT OF PURPOSE**

Bedrock Builders, a local custom home builder, submits this zoning request for an amendment to the Sagamore Planned Development in order to develop the subject 3.5 acres +/- into The Enclave at Sagamore. The Enclave at Sagamore will be developed as a gated condominium community of 20 club homes, bordering some of Sagamore Golf and Country Club's most magnificent lake and golf course views. Social and full golf memberships will be included as part of The Enclave's amenity package.

Homes in The Enclave are expected to average in excess of \$350,000.

The Enclave at Sagamore received an unanimous favorable recommendation from the Architectural Review Board at its May 20, 2004 meeting and a favorable recommendation for approval from the Plan Commission at its July 19, 2004 meeting. If approved, Bedrock anticipates beginning development later this year.

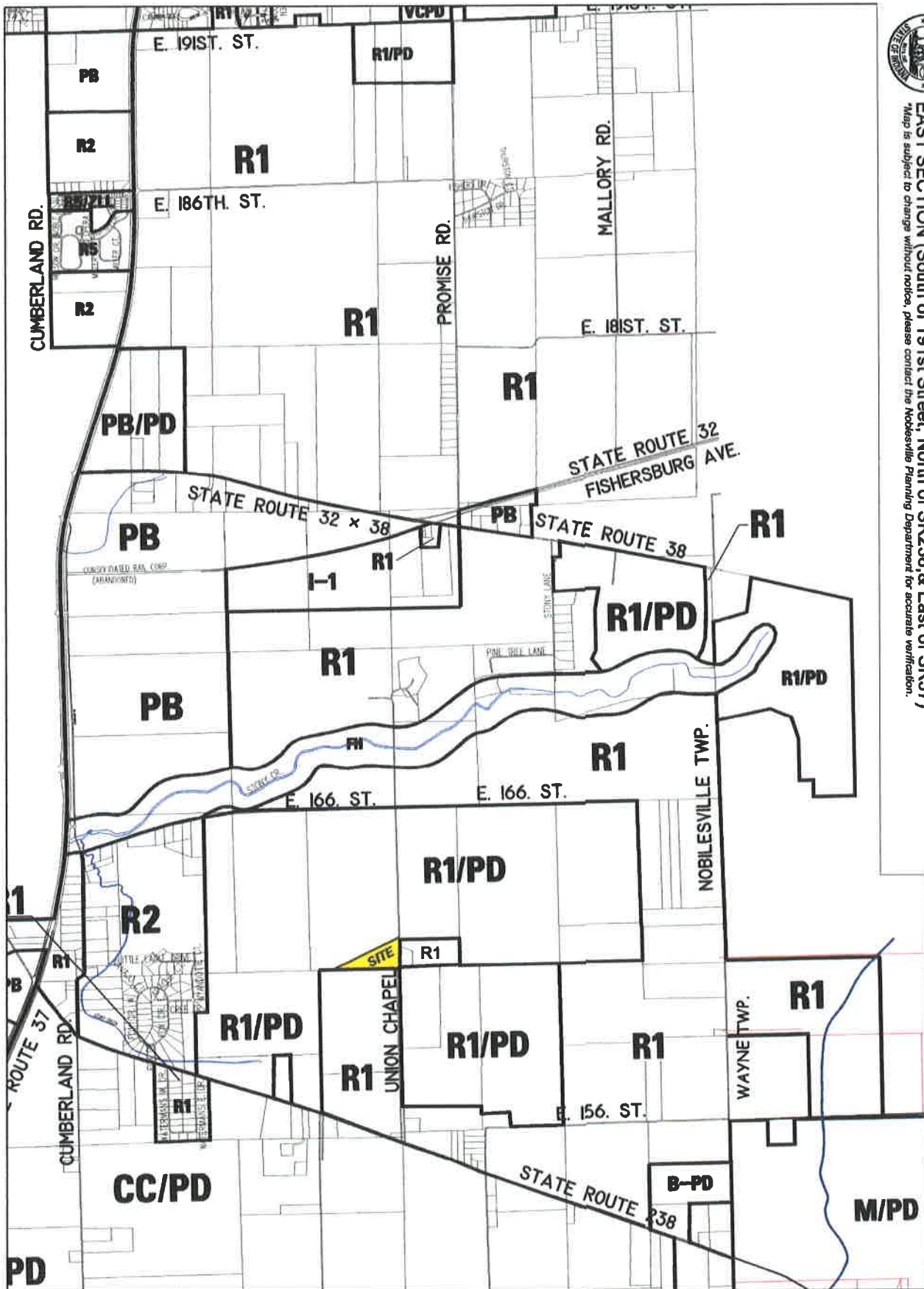
Thank you for your consideration.

Site Location Map



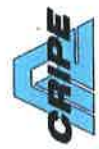


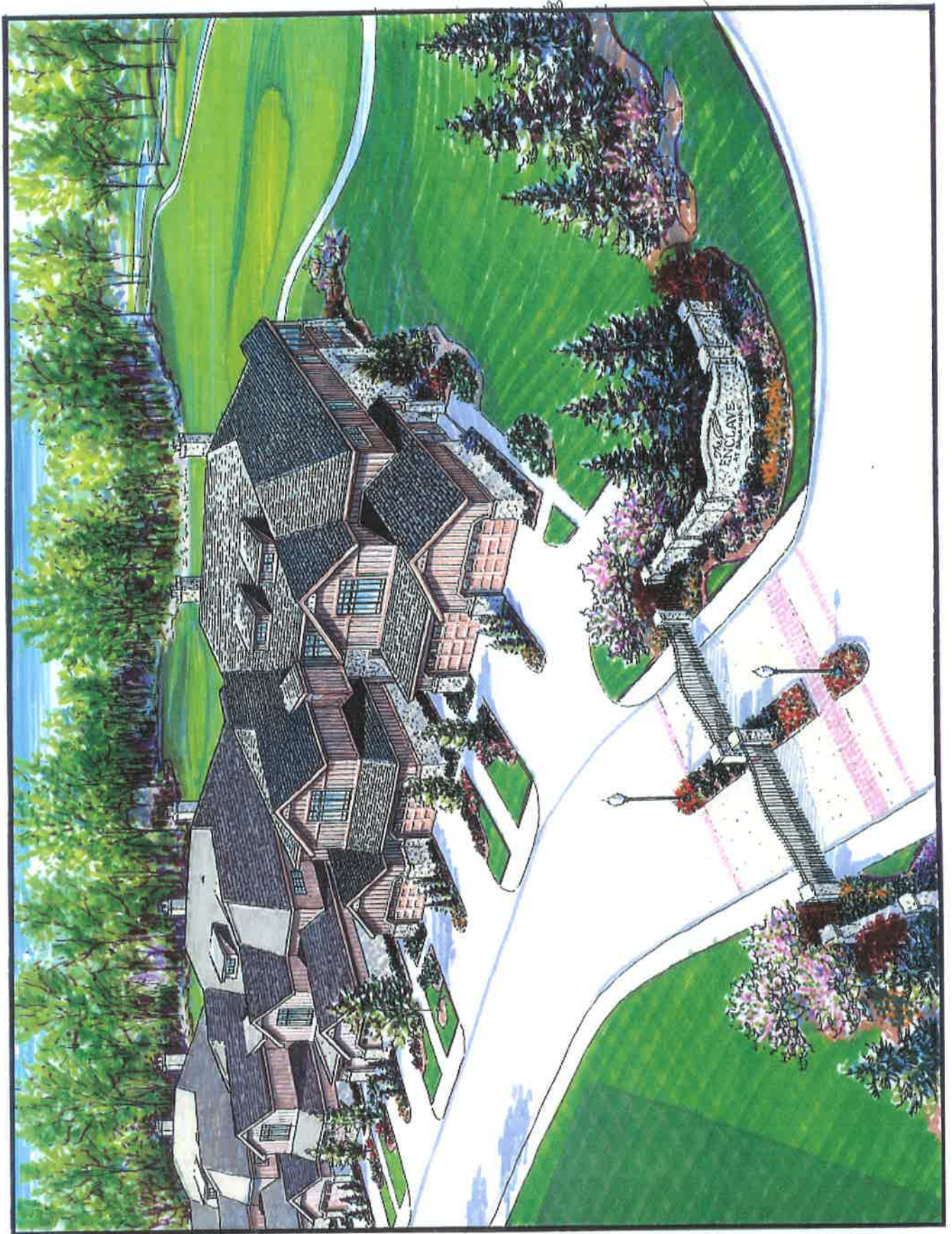
CITY OF NOBLESVILLE, INDIANA ZONING MAP
EAST SECTION (South of 191st Street, North of SR238 & East of SR37)
Map is subject to change without notice, please contact the Noblesville Planning Department for accurate verification.



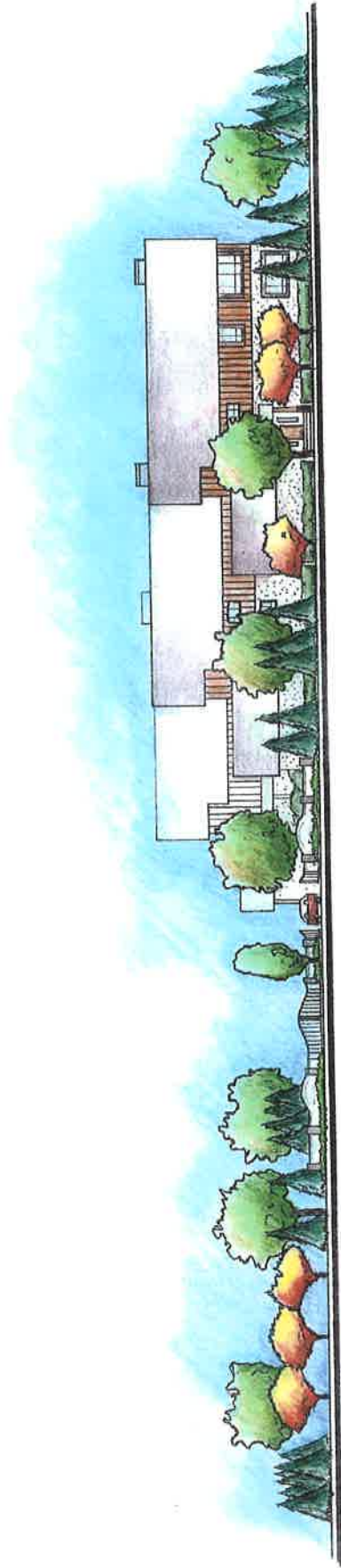


- 70' Wide Lots
- 100' Wide Lots
- 120' Wide Lots









Front Entrance Elevation
Scale: 1/8" = 1'-0"



Enclave Features

Bedrock Builders carefully selects the features and specifications of every home with the purchaser in mind. Using the finest materials and quality workmanship means more livability now and in the years to come.

Gracious Living

- Prestigious Jack Nicklaus Signature 18-Hole Gold Course and Country Club
- Maintenance Free Living
- Private, Gated Community
- Most Homesites Have Golf Course Views
- Only 24 Coachhomes
- Access to Sagamore Country Club
- Attached Two Car Garage
- Screen Enclosed Exterior Porch With Bronze Finish

Exterior Enhancements

- Classical Craftsman Architecture
- Structurally Engineered Construction
- Architectural Shingles
- Solid Wood Facia Boards
- Inviting Covered Entries
- **Therma-Tru** Insulated Entry Door System
- Exposed Aggregate Entry Walks
- Electric Garage Door Opener With Two Transmitters and Keyless Entry Outside
- Designer Street Lighting
- All Underground Utilities including Natural Gas
- Automatic Underground Sprinkler System
- Architecturally Designed, Lush Landscape Package and Fully Sodded Front and Back Yards
- Elegant Bronze Finish Exterior Coach Light Fixtures
- **Kwikset** Exterior Door Locks and Hardware
- **Norco** Series Windows

Thoughtfully Planned Interiors

- 8' High Semi-Solid Core Raised Panel Interior Doors
- 5 1/4" Decorative Painted Baseboard
- Spacious Walk-In Closets in Selected Areas
- Recessed Lighting Per Plan
- **Kwikset** Polished Brass Door Hardware
- Dramatic Volume Ceilings Per Plan
- Knockdown Textured Ceilings
- 16" x 16" Ceramic Tile Entry Foyers
- Luxurious Wall-to-Wall Carpeting
- Pre-Wired Paddle Fan Outlets In All Bedrooms, Den, and Great Room
- Custom Designed Wood Closet Shelving
- Electric Door Chime
- Smoke Detectors With Battery Back-Up
- Interior Laundry Room With 16"x16" Tile
- **GE** Large Capacity Washer and Dryer
- Security System In Each Home
- Optional Elevator for Eagle Floor Plan

A Kitchen To Delight Any Chef

- 16" x 16" Ceramic Tile Floor
- Undercabinet Lighting
- **GE Profile Series** Gas Range with Self-Cleaning Oven
- **GE Profile Series** Space Saver Microwave Oven
- **GE Profile Series** 25 Cu. Ft. Side-By Side Refrigerator With Ice and Water In Door
- **GE Profile Series** Multi-Cycle Dishwasher
- **Kohler** Cast Iron White Double Bowl Sink With Food Disposer
- **Merillat** Raised Panel Cabinets (Oak, Maple, or White Bay)
- Pull Out Drawers In Lower Cabinets
- Solid Surface **Corian** Glacier White Countertops with Backsplash
- **Delta** Decorative Faucet

Exquisite Baths

- 16" x 16" Ceramic Tile Floors
- Fiberglass Tub/Shower Units Per Plan
- Soaking Tub In Master Bath
- Full Vanity-Width Mirrors
- Semi-Frameless Glass Shower Enclosure
- **Merillat** Raised Panel Cabinets (Oak, Maple, or White Bay)
- Cultured Marble Tops On All Vanities
- **Delta** Brass Faucets and Fixtures; Chrome with Brass Rope Rings in Master Bath; Chrome Fixtures in Other Baths
- **Kohler** Elongated White Water Closets In Master Bath
- Beveled Edge Mirrored Medicine Cabinets

Energy And Money Savers

- Low-E Glass
- Energy Efficient Central AC And Heating System
- Air-Conditioned Walk-In Closets
- R-19 Wall and R-38 Ceiling Insulation
- High Efficiency Gas Water Heater
- Electronic Programmable Thermostat

Technology for Today's Needs and Tomorrow's Vision

- All Rooms Pre-Wired for the Digital Age
- Multi-Media Wall Plates with Enhanced Dual CAT 5 and Dual Coaxle Cables for Televisions, Telephones and Computers

Bedrock Builders policy is of continual reasearch and improvement. Specifications therefore are subject to change from time to time in the interest of quality. Comparable equipment may be substituted based on availability. Please consult with a sales associate for details. All dimensions are approximate. Floorplans and elevations are the artist's concept. Due to field requirements, room dimensions may vary slightly. All features are subject to change without notice.