

## **ORDINANCE NO. 5-1-08**

### **AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, ZONE MAP, AND THE CORPORATE CAMPUS LAND USE AND SUBDISTRICTS MAP AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross-Reference Numbers (Parcel Numbers): 12-11-14-00-00-010.001 and 12-11-14-00-00-011.000*

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville at their January 22, 2008 meeting conducted a public hearing on Application No's. 07W-14-1979, 07W-15-1981, and 07W-15-1980 as required by law concerning the zoning of a parcel located in Wayne Township, the creation of the land use category and character subdistrict, and the overlay district of Government Use Overlay and has sent a favorable recommendation for adoption of said amendments with a vote of 11 ayes and zero nays 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 Unified Development Ordinance, Zoning Map, and Corporate Campus Land Use and Subdistricts Map are hereby amended as follows:

**SECTION 1.** That the zone map is hereby amended to zone the parcel Corporate Campus Planned District (CCPD). The Corporate Campus Land Use and Subdistricts Map shall be amended to Industrial/Office with a Subdistrict of Secondary Corridor for the following described property:

Part of the Northeast Quarter and part of the Southeast Quarter of Section 14, Township 18 North, Range 5 East in Wayne Township, Hamilton County, Indiana and more particularly described as follows: Beginning at the Southeast corner of the North Half of the Southeast Quarter; thence North on and along the East line of said Section 14, approximately 2,330 feet to the Northeast corner of the South 33.0 acres of the East Half of the Northeast Quarter of said Section 14; thence West on and along the north boundary of said 33.0 acre parcel 871 feet; thence South 500 feet; thence East 71 feet, thence South approximately 1,830 feet to the North line of the South Half of the Southeast Quarter of said Section 14; thence East on and along said north line 800 feet to the Point of Beginning, containing 43.6 acres, more or less.

**SECTION 2.** That the northern ten (10) acres of this parcel described above shall amend the Zone Map so to include the overlay district of Government Use Overlay (GUO) for the following described property:

Part of the Northeast Quarter of Section 14, Township 18 North, Range 5 East in Wayne Township, Hamilton County, Indiana and more particularly described as follows: Commencing at the Southeast corner of the North Half of the Southeast Quarter; thence North on and along the East line of said Section 14 approximately 2,330 feet to the Northeast corner of the South 33.0 acres of the East Half of the Northeast Quarter of said Section 14 and the Point of Beginning of this description; thence West on and along the north boundary of said 33.0 acre parcel 871 feet; thence South 500 feet; thence East 871 feet, thence North 500 to the Point of Beginning containing 10.0 acres, more or less.

That the Government Use Overlay shall include the following variations regarding the

Preliminary Development Plan (Exhibit A):

1. Percentage and type of building materials
2. Percentage and type of landscaping materials for the building base, parking lot and perimeter site landscaping
3. Allowing two curb cuts

4. Allowing a gravel drive for the fire trucks located west of the proposed parking and continuing to the retention/detention pond.
5. Varying requirements of the Noblesville Standards
6. Varying requirements of the Noblesville Technical Standards for Storm Water
7. Elimination of parking lot curbing for portions of the parking area(s).






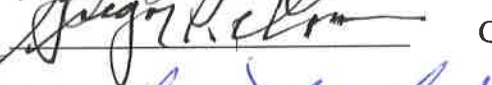

**SECTION 3.** This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

**SECTION 4.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 12th day of February, 2008.

COMMON COUNCIL


AYE

NAY


	Dale Snelling	_____
	Brian Ayer	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
	Mary Sue Rowland	_____
	Stephen C. Wood	_____

*Intentionally left blank*

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,  
this 12<sup>th</sup> day of February, 2008.

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

ATTEST:

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

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.

Joyceann Yelton  
\_\_\_\_\_  
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

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CHECKED BY: NEI  
ISSUE DATE: 1/1/08

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Site/Civil/Structural Consultant:

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300 South Meridian Street  
Indianapolis, Indiana 46225  
(317) 786-0461

MEP/FP Consultant

ARGO Consulting Engineers, Inc.  
618 North Davidson Street  
Indianapolis, Indiana 46202  
(317) 639-9244

Landscape Consultant

CBA, Inc.  
277 East 12th Street  
Indianapolis, Indiana 46202  
(317) 951-0000

Commissioning Consultant

Heapy Engineering, LLC  
134 Walnut Street  
Lawrenceburg, Indiana 47025  
(812) 537-0331

City of Noblesville  
16 South 10th Street  
Noblesville, Indiana 46060

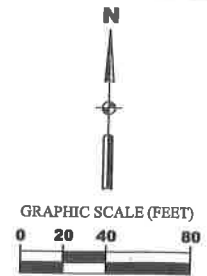
FIRE STATION  
NO. 7

Vicinity of  
156th Street and Ollo Road

Schematic Design  
Not for Construction

SITE PLAN  
OPTION 1

C100



PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY SITE DESIGN

