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Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented  


### ORDINANCE NO. 3-1-11

#### AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, INDIANA AND ITS OFFICIAL ZONING MAP

Cross Reference Instrument Nos. 11-06-27-00-00-006.000, 11-06-27-00-00-006.001,  
11-06-26-00-00-028.000, 11-06-26-00-00-028.001

This ordinance 3-1-11 ("Ordinance") is an ordinance amending the Unified Development Ordinance of the City of Noblesville, as amended ("Zoning Ordinance") which Zoning Ordinance includes the Official Zoning Map referred to in Article 7 of the Zoning Ordinance, as amended;

WHEREAS, the City of Noblesville Plan Commission has considered this application under docket number 10N-15-1733 ("Application") and conducted a public hearing on Monday, December 20, 2010 as required by law in regard to the petition for amendment to the Zoning Ordinance in order to rezone 16.45 acres more or less from "R2 district (Single-Family Residential)" to "R2/GUO district (Residential/Government Use Overlay)"; and,

WHEREAS, the Plan Commission has sent a favorable recommendation to the Common Council in the following manner: vote of 10 ayes and 0 nays;

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Unified Development Ordinance of the City of Noblesville, as amended, and the Office Zoning Map of said ordinance are hereby amended as follows:

SECTION 1. That the legal description of the subject real estate containing 16.45 acres, more or less, is attached as an Exhibit "A" ("Real Estate") attached hereto and incorporated herein by reference.

SECTION 2. That the Real Estate is now rezoned to "R2/GUO" district (Residential/Government Use Overlay) as designated in said Unified Development Ordinance of the City of Noblesville, as amended, and the adoption of a Preliminary Development Plan as per attached "Exhibit B", amending the Official Zoning Map of said ordinance subject to the conditions and restrictions set forth in this Ordinance.

SECTION 3. That the rezoning of said Real Estate is further subject to the following specific conditions and/or exceptions, as set forth below:

**VARIATIONS**

1. Reduction of required building base landscaping.
2. Reduction of parking lot landscaping.

SECTION 4. That this Ordinance shall be in full force and effect from and after its adoption in accordance with law.

Adopted this 25th day of January, 2011, by the Common Council of the City of Noblesville, Hamilton County, Indiana.

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COMMON COUNCIL, CITY OF NOBLESVILLE

AYE

NAY



Mark Boice  
President

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Brian Ayer

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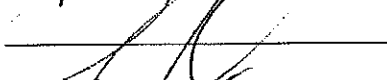
Mary Sue Rowland

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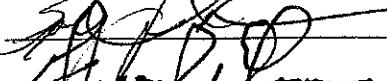
Stephen C. Wood

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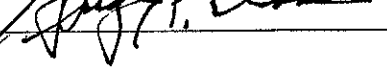
Dale Snelling

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Roy Johnson

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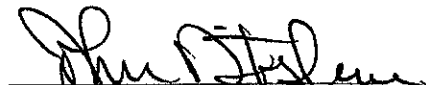


Greg O'Connor

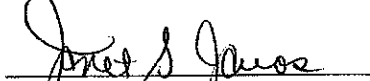
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APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,

Indiana, this 25th day of January, 2011.

  
John Dinslear, Mayor  
City of Noblesville, Indiana

ATTEST:

  
Janet Jaros, Clerk-Treasurer  
City of Noblesville, Indiana  
Hamilton County, Indiana

Exhibits are on file and may be viewed in the City Of Noblesville  
Clerk-Treasurer's Office.

Prepared by: Douglas D. Church, Esq. Church Church Hittle & Antrim, 10765 Lantern Road,  
Suite 201, Fishers, Indiana 46038

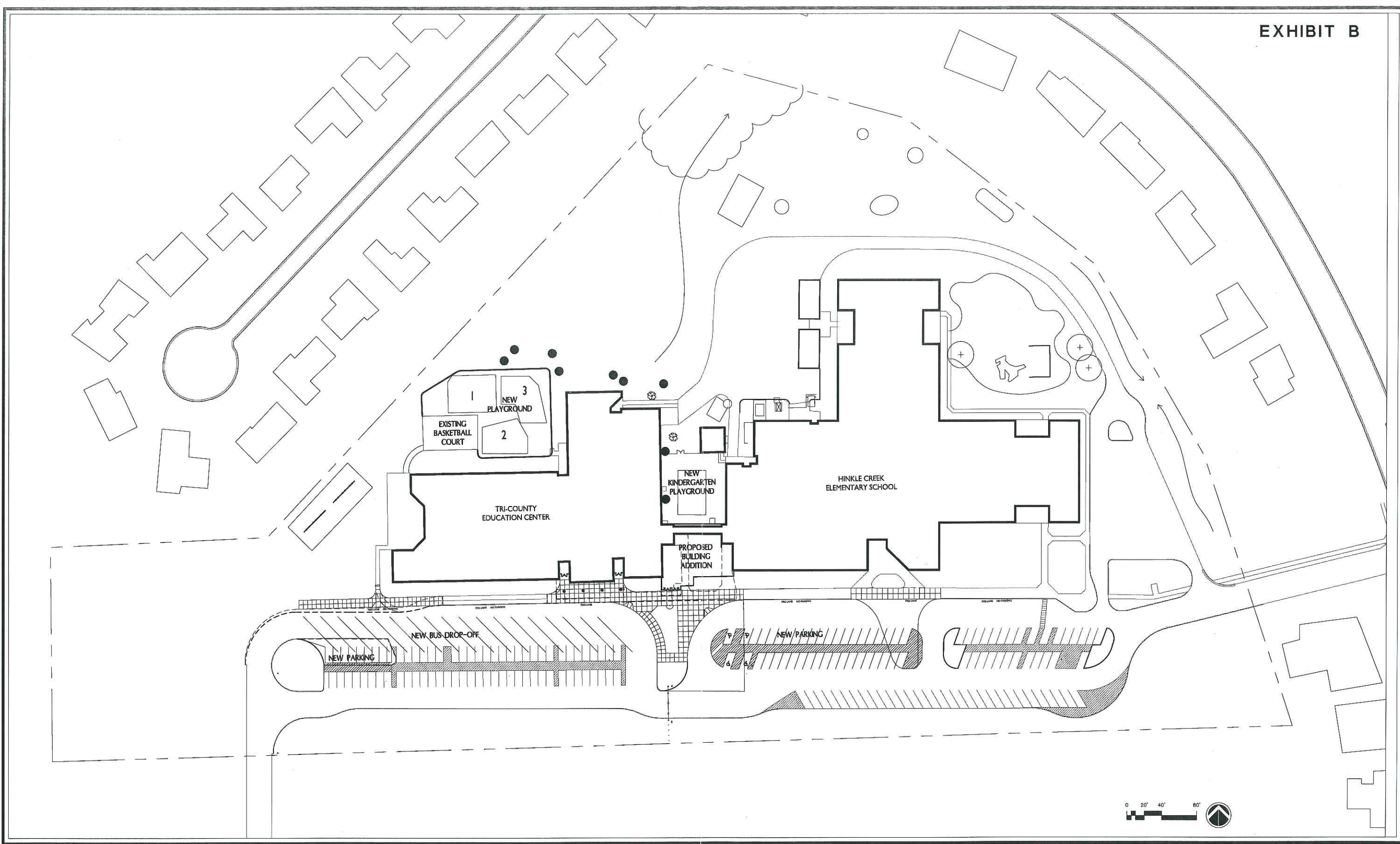
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the document,  
unless required by law.  
Douglas D. Church

EXHIBIT "A"  
LEGAL DESCRIPTION FOR REAL ESTATE

DESCRIPTION OF REAL ESTATE PER D.R. 314, PG. 697

PART OF THE NORTHWEST QUARTER OF SECTION 26, AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID EAST HALF QUARTER SECTION, NORTH 89 DEGREES 17 MINUTES 56 SECONDS EAST 480.70 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 37 SECONDS EAST PARALLEL WITH THE CENTER LINE OF A VACATED COUNTY HIGHWAY (WHICH CENTER LINE LIES 250 FEET TO THE EAST), A DISTANCE OF 250.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 56 SECONDS EAST 250.64 FEET; THENCE NORTH 44 DEGREES 32 MINUTES 55 SECONDS EAST 757.38 FEET; THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST 226.21 FEET; THENCE SOUTH 59 DEGREES 00 MINUTES 00 SECONDS EAST 170.00 FEET; THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS EAST 170.00 FEET; THENCE SOUTH 23 DEGREES 46 MINUTES 21 SECONDS EAST 290.42 FEET; THENCE NORTH 72 DEGREES 24 MINUTES 50 SECONDS EAST 170.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH HARBOUR DRIVE, AT A POINT ON A CURVE HAVING A RADIUS OF 1519.18 FEET, THE RADIUS POINT OF WHICH, BEARS SOUTH 72 DEGREES 24 MINUTES 50 SECONDS WEST; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE, 100.02 FEET TO A POINT WHICH BEARS NORTH 76 DEGREES 11 MINUTES 10 SECONDS EAST FROM THE SAID RADIUS POINT; THENCE SOUTH 76 DEGREES 11 MINUTES 10 SECONDS WEST 170.00 FEET; THENCE SOUTH 15 DEGREES 51 MINUTES 10 SECONDS EAST 142.83 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER SECTION; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG THE SAID SOUTH LINE 585.38 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 17 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID EAST HALF QUARTER SECTION, 845.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 16.461 ACRES, MORE OR LESS.



NOBLESVILLE SCHOOLS  
HINKLE CREEK ELEMENTARY

OMS Project # 10043  
DECEMBER 15, 2010



MASTER PLANNING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
TECHNOLOGY DESIGN