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Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented

## **ORDINANCE NO. 17-06-13**

### **AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO AND THE OFFICIAL ZONING MAP FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Portion of Hamilton County Parcel No. 13-11-23-00-00-011.000*

An Ordinance to amend the Unified Development Ordinance and Official Zoning Map 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 has conducted a public hearing on Application No. 13N-14-6041 as required by law concerning the text amendments and has sent a favorable recommendation to the Council with a vote of 9 ayes and 0 nays at their June 17, 2013 meeting, and

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 and Official Zoning Map are hereby amended as follows:

**SECTION 1.** That the current land use category designation of "Office" with a Subdistrict Overlay of "Interchange", a part of the Corporate Campus Planned Development District shall be reclassified to the land use category of "Commercial" with a Subdistrict Overlay of "Interchange", a part of the Corporate Campus Planned Development District as per "Exhibit A" and as per the

Amended and Restated Development Agreement dated June 14, 2005 between the City of Noblesville, Noblesville Redevelopment Commission, and Noblesville Redevelopment Authority (The Governments), and Interchange Diversified, LLC (The Developer). The area is bounded roughly by Campus Parkway to the North, Hamilton Town Center to the East, and 136<sup>th</sup> Street to the South and containing approximately 80 acres.

**SECTION 2.** This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

**SECTION 3.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9<sup>th</sup> day of July, 2013.

COMMON COUNCIL

AYE

NAY

Brian Ayer

Mark Boice

Roy Johnson

Gregory P. O'Connor

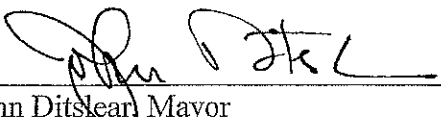
Rick Taylor

Stephen C. Wood

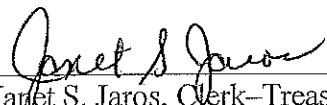
Jeff Zeckel

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

9<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
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

LEGAL DESCRIPTION

Part of the Northwest and Southwest Quarters of Section 23, Township 18 North, Range 5 East, in Hamilton County, Indiana, more particularly described as follows:

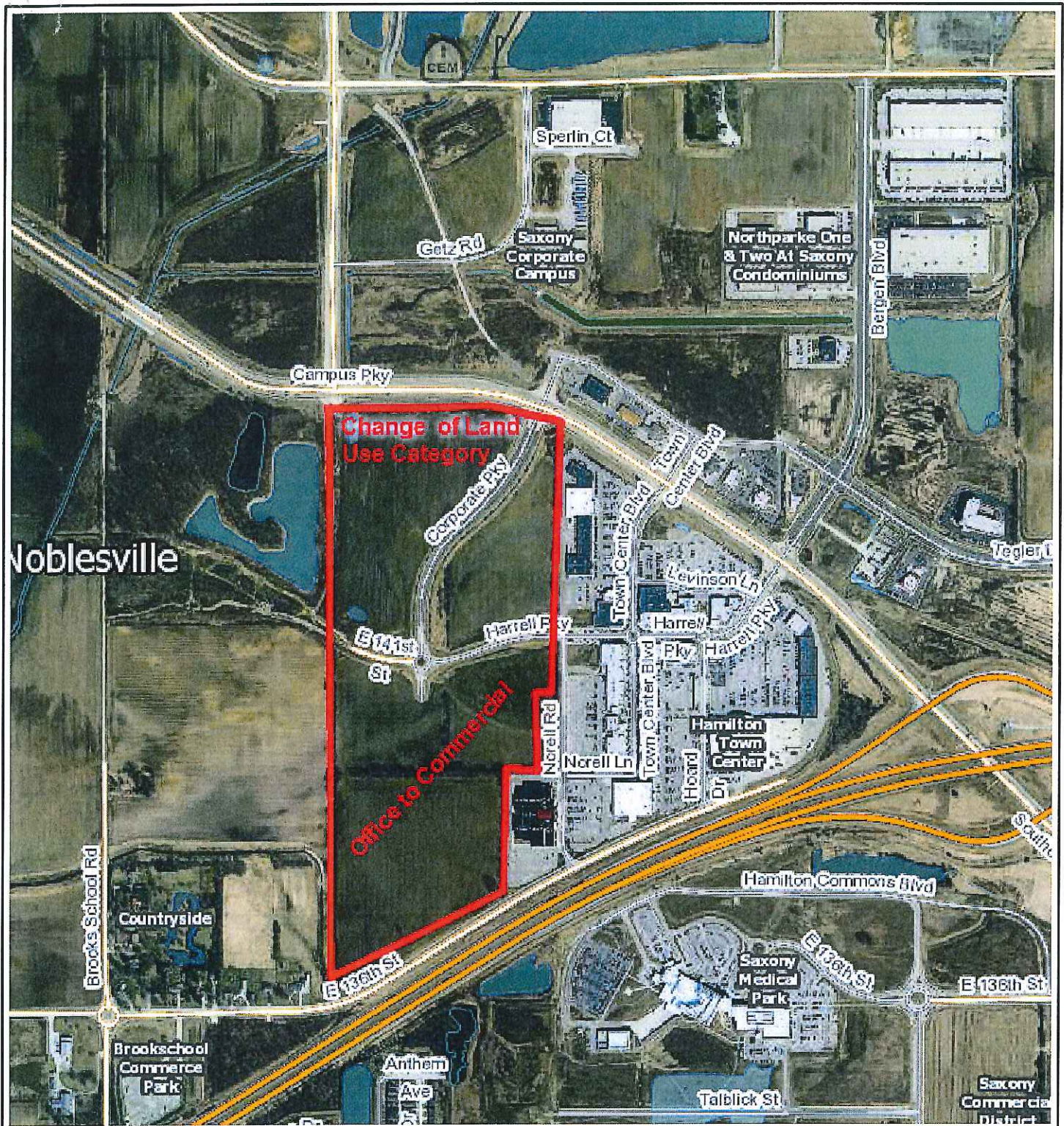
Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 55 seconds West 55.41 feet along the west line of said Southwest Quarter (basis of bearings per Instrument Number 9809865682, on file in the Office of the Recorder of Hamilton County, Indiana) to the north line of the Additional Frontage Road Right-of-Way (designated as letter LL) as described in the Second Replat of the Secondary Plat for Saxony Corporate Campus, recorded as Instrument Number 200600042635 in Plat Cabinet 4, Slide 111, in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing along said west line North 00 degrees 05 minutes 55 seconds West 2,232.59 feet to the most southerly corner of Right-of-Way Parcel #8 (designated as letter H) as described in said Second Replat, the following three (3) courses are along the east lines of said Right-of-Way Parcel #8; 1)thence northerly 284.27 feet along a non-tangent curve to the left, having a radius of 768.20 feet and a long chord which bears North 10 degrees 30 minutes 09 seconds East 282.65 feet; 2) thence North 00 degrees 05 minutes 55 seconds West 842.34 feet; 3)thence North 44 degrees 57 minutes 02 seconds East 70.65 feet to the south line of Campus Parkway which is described as Right-of-Way Parcel #1 (designated as Letter A) on said Second Replat, the following two (2) courses are along said south line; 1)thence North 00 degrees 00 minutes 00 seconds East 587.11 feet to the point of curvature of a curve to the right, having a radius of 1,332.39 feet; 2)thence easterly 653.43 feet along said curve subtended by a long chord having a bearing of South 75 degrees 57 minutes 02 seconds East and a length of 646.91 feet to east line of the 278.43-acre parcel described in said Instrument Number 9809865682, the following five (5) courses are along the east and south lines of said 278.43-acre parcel; 1)thence South 00 degrees 06 minutes 32 seconds East 1,955.40 feet; 2)thence South 89 degrees 27 minutes 18 seconds West 320.10 feet; 3)thence South 00 degrees 06 minutes 20 seconds East 721.81 feet to a point on a non-tangent curve to the left having a radius of 8,013.45 feet; 4)thence southwesterly along said curve 204.11 feet subtended by a long chord having a bearing of South 58 degrees 56 minutes 40 seconds West and a length of 204.11 feet; 5)thence South 58 degrees 12 minutes 53 seconds West 662.92 feet to the most easterly corner of said Additional Frontage Road Right-of-Way and the point of curvature of a curve to the right having a radius of 966.23 feet; thence westerly along said curve and along the north line of said Additional Frontage Road Right-of-Way 281.34 feet subtended by a long chord having a bearing of South 66 degrees 39 minutes 35 seconds West and a length of 280.35 feet to the POINT OF BEGINNING.

## EXCEPT:

Right-of-Way Parcels 3, 5, 6 and 7 described in the Second Replat of the Secondary Plat for Saxony Corporate Campus, recorded as Instrument Number 200600042635 in Plat Cabinet 4, Slide 111, in the Office of the Recorder of Hamilton County, Indiana. Said Right-of-Way Parcels are noted on said Replat with the following letters: C, AA, BB, and CC.

Containing, after Exception, 79.686 acres, more or less.





# 13N-14-6041

## Change of Land Use from Office to Commercial

Printed: Jun 10, 2013



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