

17.00
④ 2.00
NONE

200600035151
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
06-21-2006 At 11:14 am.
ORDINANCE 17.00

ORDINANCE NO. 25-3-06

Document Cross-Reference No. 9545117

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

WHEREAS, this ordinance amends the Unified Development Ordinance of the City of Noblesville, Indiana and the Land Use Subdistricts Map of the Corporate Campus, and

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") has conducted a public hearing, as required by law, with respect to an application for a change of zoning classification filed by Marilyn Bubenzer; and

WHEREAS, The Plan Commission has sent a no recommendation to the Common Council of the City of Noblesville (the "Common Council") by a vote of 8 in favor and 0 opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session as follows:

Section 1. The zoning classification of the subject Property, legally described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Property"), is hereby rezoned according to the amended Corporate Campus Land Use Map (the "Land Use Map") attached hereto and incorporated herein by reference as Exhibit "B";

Section 2. The development standards for the two areas as defined on the Corporate Campus Land Use Map attached hereto and incorporated herein by reference as Exhibit "B" are as follows:

Area A: The land uses permitted in Area A are determined by the uses permitted in the Single Family and Office/Flex Districts as defined in Appendix D of the Unified Development Ordinance. In addition, an area of no more than 20 acres may be developed with uses from the Multi-Family or Commercial Districts as defined in Appendix D of the Unified Development Ordinance. Any Commercial uses within Area A will be contained within the northern half of the property and shall not be adjacent to the adjoining property to the south. Uses developed as a Single- or Multi-Family use shall be regulated by the standards of the Mixed Residential Subdistrict as defined in Article 8, Part E, Section 7 of the Unified Development Ordinance. Office/Flex uses shall be regulated by the Interchange Flex Subdistrict as defined in Article 8, Part E, Section 7 of the Unified Development Ordinance. If a Multi-Family or Office Flex use is proposed adjacent to the adjoining southern property, then a 6' earthen mound shall be installed with a 6' fence on top of the mound on their perimeter where it is adjacent to the adjoining southern property. This condition shall only apply so long as the adjoining southern property is used and/or zoned for Single-Family use. For all matters, except land use as described above, commercial uses shall be regulated by the Interchange Flex Subdistrict as defined in Article 8, Part E, Section 7 of the Unified Development Ordinance.

Area B: Area B represents an area no larger than 10 acres that may develop with uses from the Commercial District in addition to the uses permitted in the Office/Flex District as defined in Appendix D of the Unified Development Ordinance. Office/Flex uses shall be regulated by the standards of the Interchange Flex Subdistrict and for all matters, except land use as described above, commercial uses shall be regulated by the Interchange Flex Subdistrict as defined in Article 8, Part E, Section 7 of the Unified Development Ordinance.

Section 3

Other than those issues directly addressed within this ordinance, no other Noblesville Unified Development Ordinance requirements or conditions applicable to the property in question shall be considered altered as part of this action.

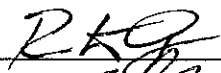
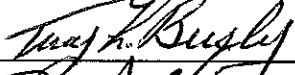
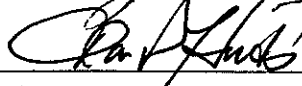
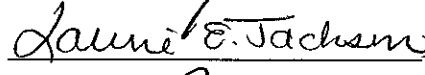
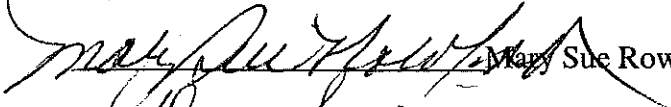
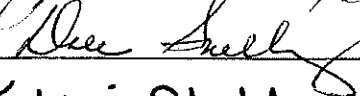
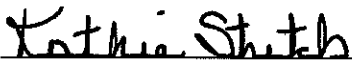
Adopted this 25th day of April 2006, by the Common Council of the City of Noblesville,
Hamilton County, Indiana.

ALL OF WHICH IS SO ORDAINED this 25th day of April, 2006.

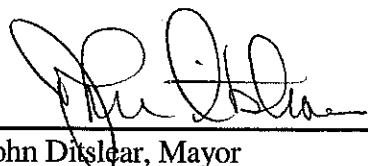
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

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NAY

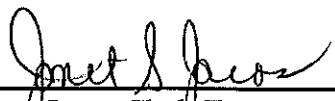
	_____	Brian Ayer	_____
	_____	Terry L. Busby	_____
	_____	Alan Hinds	_____
	_____	Laurie E. Jackson	_____
	_____	Mary Sue Rowland	_____
	_____	Dale Snelling	_____
	_____	Kathie Stretch	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,
this 25th day of April, 2006.



John Ditslear, Mayor
City of Noblesville, IN.

ATTEST:



Janet Jaros, Clerk-Treasurer

Prepared By: Benjamin R. Bontrager, Assistant Director Noblesville Economic Development
Department, 14701 Cumberland Road, Suite 300, Noblesville, IN 46060 317 776 6345

Exhibits are on file and may be viewed ⁻⁴⁻
in the City of Noblesville Clerk-Treasurer's Office.

EXHIBIT "A"

Legal Description:

Tract A:

The Northeast Quarter of the Southwest Quarter of Section 22, Township 18 North, Range 5 East, Hamilton County, Indiana excepting therefrom a tract of land 10 rods and 20.5 links in width by parallel lines off the entire North end of said Quarter Quarter.

Tract B:

The West half of the Southeast Quarter of Section 22, Township 18 North, Range 5 East, Hamilton County, Indiana.

Tract C:

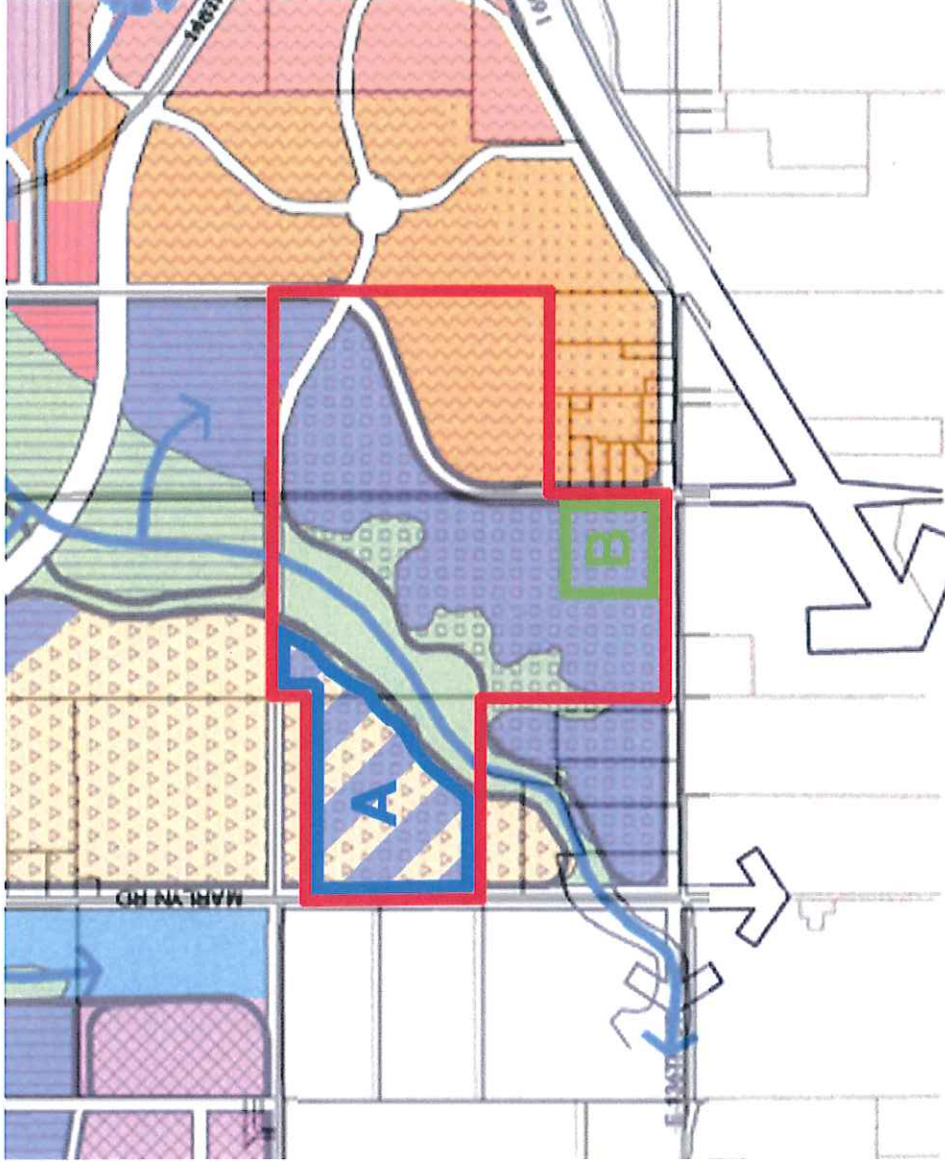
The East half of the Southeast Quarter of Section 22, Township 18 North, Range 5 East, Hamilton County, Indiana, excepting therefrom 25 acres off the South end of said Half-Quarter.

Exhibit B

Bubbenzer Property

Area A - The land uses permitted in Area A are determined by the uses permitted in the Single Family and Office/Flex Districts. In addition, an area of no more than 20 acres may be developed with uses from the Multi-Family or Commercial Districts. Uses developed as a Single- or Multi-Family use shall be regulated by the standards of the Mixed Residential Subdistrict. Office/Flex uses shall be regulated by the Interchange Flex Subdistrict. For all matters, except land use as described above, commercial uses shall be regulated by the Interchange Flex Subdistrict.

Area B - Area B represents an area no larger than 10 acres that may develop with uses from the Commercial District in addition to the uses permitted in the Office/Flex District. Office/Flex uses shall be regulated by the standards of the Interchange Flex Subdistrict and for all matters, except land use as described above, commercial uses shall be regulated by the Interchange Flex Subdistrict.



LEGEND

COMMERCIAL	INDUSTRIAL / OFFICE	OFFICE / FLEX	MULTI-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	FLOODPLAIN / OPEN SPACE	REGIONAL RECREATOR / ENT.	PRIOR DEVELOPMENT	POTENTIAL HIKE / BIKE TRAIL	TRADITIONAL RETAIL	VILLAGE CENTER
COMMUNITY	COMMERCIAL / OFFICE	OFFICE / FLEX	MULTI-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	FLOODPLAIN / OPEN SPACE	REGIONAL RECREATOR / ENT.	PRIOR DEVELOPMENT	POTENTIAL HIKE / BIKE TRAIL	TRADITIONAL RETAIL	VILLAGE CENTER
CHARACTER AREAS:										
INTERCHANGE	1-6TH ST CORRIDOR	VIEW CORRIDOR	INTERCHANGE FLEX	SECONDARY CORRIDOR	INTERNAL	MIXED RESIDENTIAL	REGIONAL REC. / ENT.			

DATE: OCTOBER 10, 2005
 SCALE: 1" = 2000'
 0' 1000' 2000' 4000' NORTH

CAMIROS
 Planning, Zoning, Economic Development, Landscape Architecture
 411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 702-0011

LAND USE AND SUBDISTRICTS

Corporate Campus Park District
 Noblesville, Indiana