

Instrument
9609636253

9609636253
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
On 08-27-1996 At 02:48 pm.
ORDI 13.00

13.00
(3)

ORDINANCE NO. 32-7-96

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, A PART OF THE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA.

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, 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 as required by law in regard to the application for a change of zone district designation filed by Land Rush Development Services, Inc. for C & E Rental and Service, Inc. and,

WHEREAS, the Plan Commission has sent a favorable recommendation to the Noblesville 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 for said City and the Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. That the common location of the subject real estate is as follows: approximately 10.35 acres located on the east side of Cumberland Road at its intersection with Monument Street, in the City of Noblesville, Hamilton County, Indiana; that said real estate, all of which is located in the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from a PB Zone Classification to a PD Zone Classification, as designated in said City of Noblesville, Indiana Zoning Ordinance, and said real estate is more particularly described as follows:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 32, Township 19 North, Range 5 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 600.00 feet along the West line of said Southwest Quarter; thence North 89 degrees 37 minutes 32 seconds East 810.51 feet parallel with the North line of said Southwest Quarter to the West right-of-way fence of State Road #37 By-Pass (Ref.: Instrument #5111, Deed Record 156, Page 189) thence North 18 degrees 20 minutes 36 seconds East 633.49 feet along said right-of-way fence to the North line of said Southwest Quarter; thence South 89 degrees 37 minutes 32 seconds West 1009.88 feet along the North line of said Southwest Quarter to the Point of Beginning.

EXCEPTING therefrom, the following described real estate, to-wit:

A part of the Southwest Quarter of Section 32, Township 19 North, Range 5 East located in Noblesville Township, Hamilton County, Indiana, being bounded as follows:

Beginning at a stone marking the Northwest corner of the Southwest Quarter of Section 32, Township 19 North, Range 5 East; thence North 89 degrees 37 minutes 32 seconds East (assumed bearing) 315.57 feet on and along the North line of said Southwest Quarter; thence South 00 degrees 10 minutes 35 seconds East 34.78 feet thence South 42 degrees 40 minutes 21 seconds West 217.63 feet; thence South 86 degrees 33 minutes 27 seconds West 62.80 feet; thence South 89 degrees 28 minutes 59 seconds West 105.47 feet to a point on the West line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds 197.45 feet on and along said West line to the Point of Beginning.

SECTION 2. That the development of the Property shall include commercial land uses. All land uses developed within the Property and their respective development characteristics shall be reviewed by the Noblesville Plan Commission for Detailed Development Plan approval. The land uses and developmental standards for property within the PD district shall be as allowed as set forth in the Unified Development Ordinance for the City of Noblesville, Indiana PB district standards, as amended, and as set forth in the following:

1. Outside storage of equipment shall be allowed in the PD Zone Classification.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 12th day of August, 1996.

COMMON COUNCIL, CITY OF NOBLESVILLE

AYE

NAY

<u>Terry L. Busby</u>	Terry L. Busby	_____
<u>Alan Hinds</u>	Alan Hinds	_____
<u>Laurie Hurst</u>	Laurie Hurst	_____
<u>Jack Martin</u>	Jack Martin	_____
<u>Rick B. Moore</u>	Rick B. Moore	_____
<u>Dale Snelling</u>	Dale Snelling	_____
<u>C. Murphy White</u>	C. Murphy White	_____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 12th day of AUGUST, 1996.



Dennis R. Redick
Dennis R. Redick, Mayor
City of Noblesville, Indiana

Janet S. Jaros
Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

This instrument prepared by Douglas B. Floyd, Attorney at Law, 970 Logan Street, Noblesville, Indiana 46060.

