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200600035153
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
06-21-2006 At 11:14 am.
ORDINANCE 17.00

ORDINANCE NO. 50-5-06

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
SPECIFICALLY A PORTION OF THE CORPORATE CAMPUS PARK DISTRICT FOR THE
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross-Reference No. 9709734574 and 89-10368

An Ordinance to amend the requirements of the Unified Development Ordinance specifically for the Corporate Campus Park District as 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 #06N-15-0761 with respect to an application for an amendment to the development standards of the Corporate Campus Park District, and

WHEREAS, The Plan Commission has sent its favorable recommendation to the Common Council of the City of Noblesville by a vote of 11 in favor zero opposed, and One abstention.

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", and known as parcel

numbers 13-11-22-00-00-014.001 and 13-11-22-00-00-0014.004 as shown in the Hamilton County Tax Mapping Department and address as 13650 Marilyn Road and adjacent parcel to the north are hereby rezoned according to the amended Corporate Campus Land Use Map attached hereto and incorporated herein by reference as Exhibit "B";

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

Area A: The land uses permitted in Area A are determined by the uses permitted in the Single Family, Multi-Family and Office/Flex Districts as defined in Appendix D of the Unified Development Ordinance. 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.

Section 3. All other standards, guidelines, or other requirements adopted by the Council for the Unified Development Ordinance shall remain unchanged and in full force and effect unless previously amended by this Council.

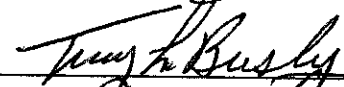
Section 4. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of June, 2006.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE


AYE

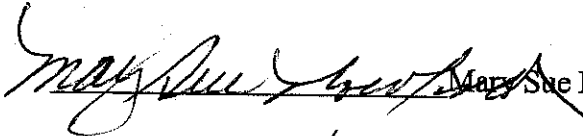
NAY


 Brian Ayer _____

 Terry L. Busby _____

 Alan Hinds _____

 Laurie E. Jackson _____

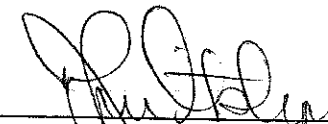
 Mary Sue Rowland _____

 Dale Snelling _____

 Kathie Stretch _____

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

this 3rd day of June, 2006.


John Ditslear, Mayor
City of Noblesville

ATTEST:


Janet S. Jaros, Clerk-Treasurer

Prepared by: Chris Hamm, Economic Development Director, 14701 Cumberland Road, Suite 300,
Noblesville, In 46060 317-776-6345

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

EXHIBIT A

A part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 18 North, Range 5 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 47 minutes 34 seconds East along the West line of said Quarter Quarter Section 718.87 feet to the Northwest corner of the real estate describe in Deed Record 340, Page 956, in the Office of the Recorder of Hamilton County, Indiana and the point of beginning of this description; thence continuing North 00 degrees 47 minutes 34 seconds East along the West line of said Quarter Quarter Section 329.42 feet to the Southwest corner of the real estate conveyed to Danny D. Pence and Grace M. Bultemeier the Deed of which is recorded as Instrument Number 89-10368, in the Office of the Recorder of Hamilton County; thence South 89 degrees 53 minutes 47 seconds East along the South line of said Pence and Bultemeier real estate 820.46 feet; thence South 7 degrees 05 minutes 21 seconds West 100.68 feet; thence South 14 degrees 40 minutes 40 seconds West 140.79 feet; thence South 34 degrees 18 minutes 02 seconds West 37.03 feet; thence South 72 degrees 51 minutes 16 seconds West 150.61 feet; thence South 70 degrees 55 minutes 00 seconds West 43.73 feet; thence South 72 degrees 20 minutes 00 seconds West 122.00 feet; thence South 68 degrees 33 minutes 00 seconds West 90.00 feet; thence South 61 degrees 11 minutes 00 seconds West 91.00 feet to the East line of the real estate described in Deed Record 340, page 956 in said Recorder's Office; thence North 00 degrees 01 minutes 59 seconds East along the East line of said Real estate 196.30 feet; thence South 73 degrees 43 minutes 34 seconds West along the North line of said real estate 303.32 feet to the point of beginning.

Subject to a Gas Line Easement granted unto Indiana Gas Company, Inc., An Indiana Corporation, dated May 3, 1993 and recorded June 14, 1993 as Instrument Number 9328389 in the Office of the Recorder of Hamilton County, Indiana.

Also, Part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 18 North, Range 5 East, Hamilton County, Indiana and being more particularly described as follows:

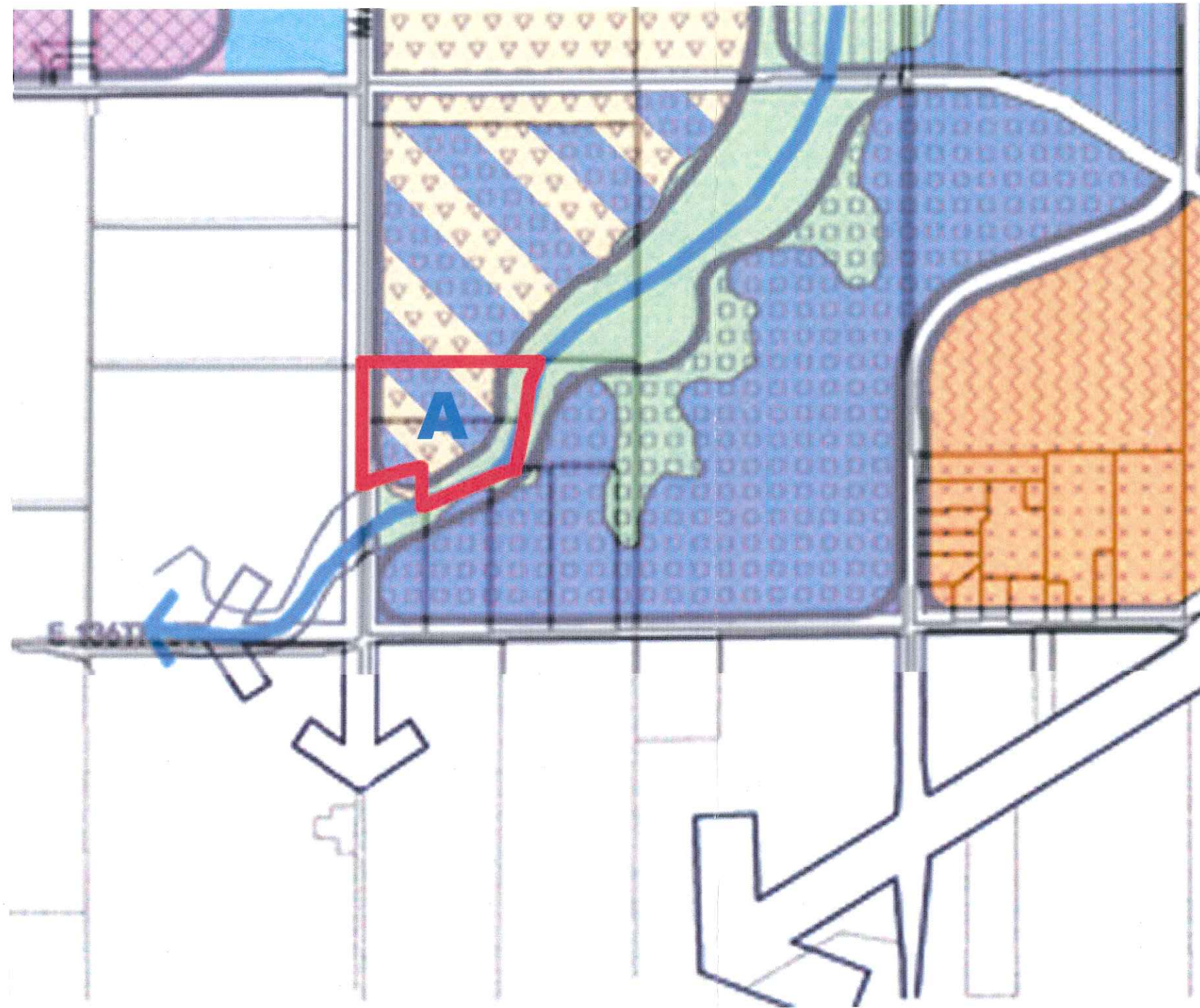
Beginning at the Northwest corner of said Quarter Quarter Section; thence South 89 degrees 53 minutes 47 seconds East (assumed bearing) along the North line of said Quarter Quarter Section 922.01 feet; thence South 31 degrees 54 minutes 54 seconds West 153.95 feet; thence South 09 degrees 08 minutes 49 seconds West 151.22 feet; thence North 89 degrees 53 minutes 47 seconds West parallel with said North line 820.46 feet to a point on the West line of said Quarter Quarter Section, said point being North 00 degrees 47 minutes 34 seconds East 1048.29 feet from the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 47 minutes 37 seconds East along said West line 280.18 feet to the Point of Beginning.

Exhibit B

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Property

Area A - The land uses permitted in Area A are determined by the uses permitted in the Single Family, Multi-Family and Office/Flex 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.



LEGEND

COMMERCIAL	
OFFICE	
COMMUNITY	
INDUSTRIAL / OFFICE	
COMMERCIAL / OFFICE	
OFFICE / FLEX	
MULTI-FAMILY RESIDENTIAL	
SINGLE-FAMILY RESIDENTIAL	
FLOODPLAIN / OPEN SPACE	
REGIONAL RECREATION / ENT.	
PRIOR DEVELOPMENT	
POTENTIAL HIKE / BIKE TRAIL	
TRADITIONAL RETAIL	
VILLAGE CENTER	
CHARACTER AREAS:	
INTERCHANGE	
148TH ST. CORRIDOR	
VIEW CORRIDOR	
INTERCHANGE FLEX	
SECONDARY CORRIDOR	
INTERNAL	
MIXED RESIDENTIAL	
REGIONAL REC. / ENT.	

LAND USE AND SUBDISTRICTS

Corporate Campus Park District
Noblesville, Indiana

DATE: OCTOBER 10, 2005

SCALE: 1" = 2000'



CAMIROS

Planning, Zoning, Economic Development, Landscape Architecture
411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211