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Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented
[Barcode]

ORDINANCE NO. 18-04-14

AN ORDINANCE TO AMEND THE TOWN AND COUNTRY PLANNED DEVELOPMENT ORDINANCE 3-1-96 AND THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross-Reference No: 9609606535

An ordinance to amend the Unified Development Ordinance for the City of Noblesville and the Town and Country Planned Development, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #14N-15-0029 as required by law concerning an application for an amendment to the planned development ordinance for property containing approximately 2.1 acres and owned by ALDI Indiana LP.

WHEREAS, the Plan Commission at their April 21, 2014 meeting has sent its FAVORABLE_ recommendation for adoption to the Noblesville Common Council in the manner by a vote of 9 ayes and 0 nays; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance and the Drummond Industrial Planned Development are hereby amended as follows:

SECTION 1. The subject real estate as described per Exhibit A and located west of State Road No. 37; specifically the real estate known as 16971 Clover Road, Parcel No. 11-11-06-00-03-001.000 is within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, and

SECTION 2. Whereas, the owners of the ALDI Store are requesting an amendment to the adopted preliminary development plan to permit three (3) additional wall signs being located along the south and east sides of the building for a total of four wall signs as per attached Exhibit B. The proposed wall signs shall meet the size and height requirements for said signage as per the adopted standards within the Unified Development Ordinance, as amended.

SECTION 3. Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Unified Development Ordinance shall apply.

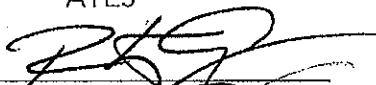
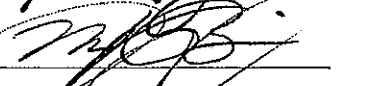

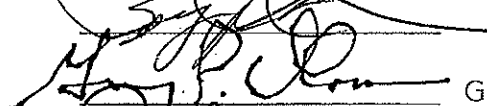
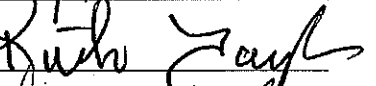


SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

SECTION 5. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of May, 2014.

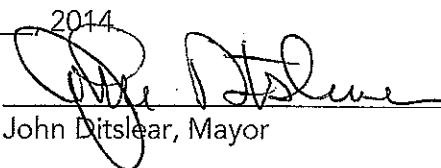
COMMON COUNCIL

AYES

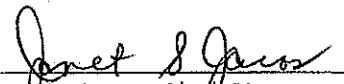
NAYS

	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 13th day of May, 2014


John Ditslear, Mayor

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 10th Street, Noblesville, IN 46060 (317) 776-6325

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

EXHIBIT A

TRACT H (Outlot D-1)

Part of the Southeast Quarter of Section 6, Township 18 North, Range 5 East, in Hamilton County, Indiana, being bounded as follows:

Commencing at a Harrison Monument at the Northwest Corner of the Southeast Quarter of Section 6, Township 18 North, Range 5 East; thence South 89 degrees 47 minutes 44 seconds East (assumed bearing) 528.00 feet along the North Line of said Southeast Quarter; thence South 00 degrees 23 minutes 43 seconds West 783.76 feet parallel with the West Line of said Southeast Quarter; thence South 89 degrees 40 minutes 37 seconds East 203.79 feet to the Northeast Corner of Lakecrest Addition, the plat of which is recorded in Plat Book 2, Page 187 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 24 minutes 21 seconds West 10.24 feet along the east line of said Lakecrest Addition to a 5/8" Rebar with cap marked "Schneider Eng Firm #0001; thence South 89 degrees 47 minutes 44 seconds East 1080.44 feet parallel with the North line of said Southeast Quarter to the POINT OF BEGINNING of this description; thence North 00 degrees 08 minutes 08 seconds East 279.49 feet; thence South 89 degrees 52 minutes 00 seconds East 336.21 feet to the westerly right-of-way of Clover Road, recorded as Instrument Number 9809809545 in said Recorder's Office; thence South 00 degrees 24 minutes 21 seconds West 279.90 feet along said westerly right-of-way to the northern boundary of an 18.901 acre tract of land, recorded as Instrument Number 9709738398 in said Recorder's Office; thence North 89 degrees 47 minutes 44 seconds West 334.88 feet along said northern boundary and parallel with the North Line of said Southeast Quarter to the POINT OF BEGINNING, containing 2.154 acres, more or less.

