

17.00  
④

2007029490 ORDI \$17.00  
05/30/2007 02:43:48P 4 PGS  
Jennifer J Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

**ORDINANCE NO. 26-4-07**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND ADOPTED PLANNED DEVELOPMENT ORDINANCE FOR PRAIRIE LAKES PLANNED DEVELOPMENT, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the Slater Farms Planned Development Ordinance, No. 67-9-03 previously approved pursuant to the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "City's Development Ordinance"), 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 on Application No. 07N-15-0302 as required by law in regard to the application filed by Precedent Residential Development, LLC and Slater Farms Homeowners Association, Inc., (the "Developers") to amend the adopted Planned Development Ordinance in regards to the Amenity Area Architectural and Building Guidelines for the Bathhouse, and,

WHEREAS, the Plan Commission at its April 16, 2007 meeting sent a favorable recommendation to the Noblesville Common Council by a vote of ten (10) in favor and zero (0) opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Planned Development Ordinance is hereby amended as follows:

SECTION 1. That the Bathhouse Architectural and Building Guidelines be amended as per Exhibit A and Exhibit B. That the original adopted guidelines for the Building and Architectural Guidelines for the Bathhouse as per adopted Ordinance No. 67-9-03 are null and void.






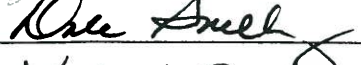
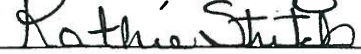
SECTION 2. All other provisions of the Planned Development Ordinance No. 67-9-03 shall remain in effect with the adoption of this ordinance.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 24th day of April, 2007.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,  
this 24th day of April, 2007.

  
\_\_\_\_\_  
John Ditslear, Mayor  
City of Noblesville, IN

ATTEST:

  
\_\_\_\_\_  
Janet Jaros, Clerk-Treasurer

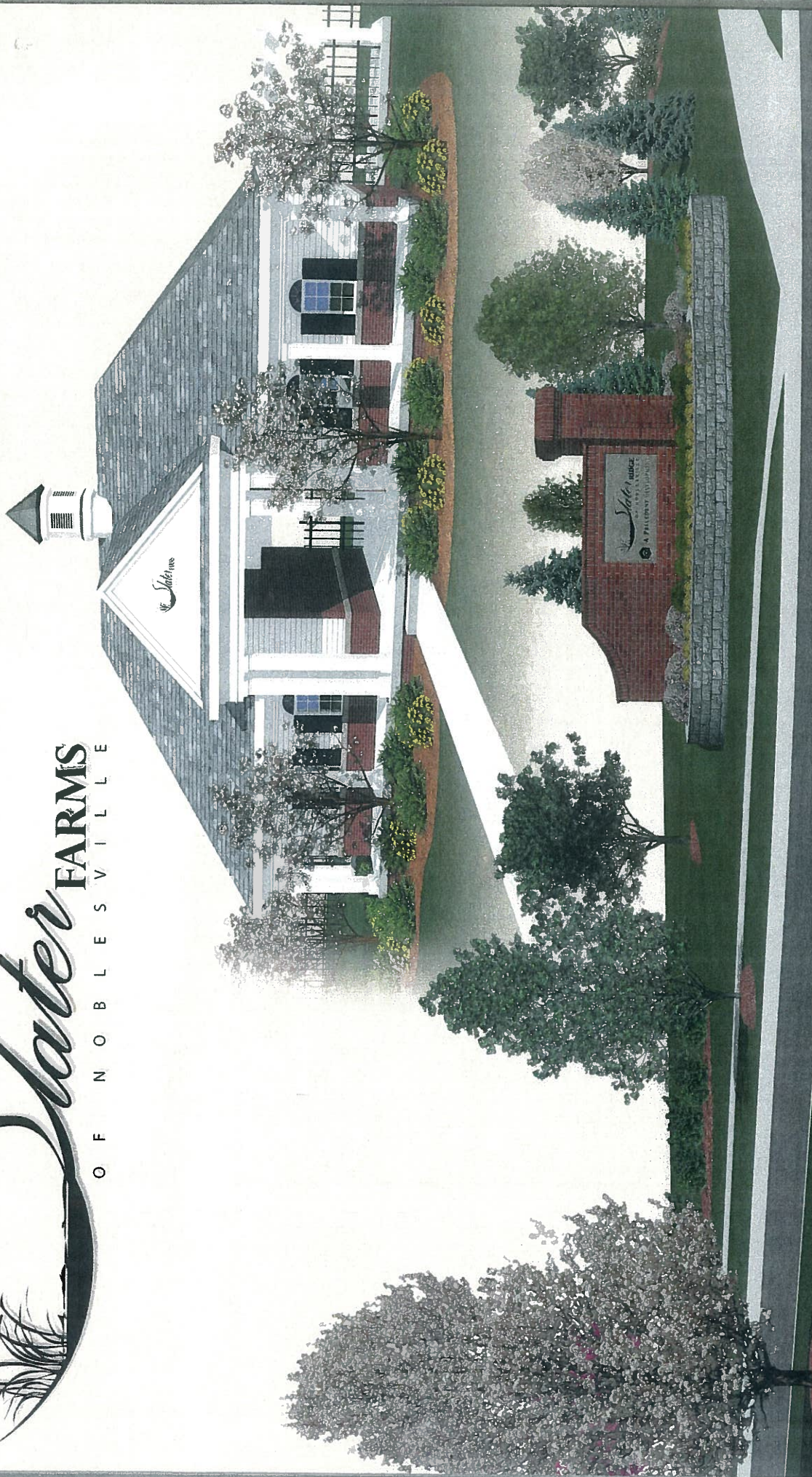
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Joyceann Yelton

Prepared by: Joyceann Yelton, Noblesville Planning Department, 16 South 10<sup>th</sup> Street, Noblesville, IN 46060 317-776-6325

**REVISED Slater Farms  
(3-14-07)  
Architectural and Building Guidelines for Bathhouse**

1. **Minimum Square Footage:**
  - A. The bathhouse shall consist of a one-story structure and shall have an approximate total area under roof of one thousand seven hundred ninety six square feet (1796sf), which is comprised of the restrooms, pool equipment room, porches and storage area. Additionally there is a small pergola on each end of the rear covered porch.
  
2. **Roof Specifications:**
  - A. The roof shall possess a minimum roof pitch ratio of eight (8) feet vertical to twelve (12) foot horizontal (or steeper) from the ridgeline on the front facade to the ridgeline on the rear facade.
  - B. The roof shall be a "hipped" roof on the ends of the building and a gable over the front entry area.
  - C. The roof shingles shall be made of dimensional fiberglass.
  - D. The roof shall contain one (1) continuous ridge vent or sufficient box vents.
  
3. **Roof Overhangs:**
  - A. The roof shall contain overhangs that measure a minimum of twelve (12) inches.
  
4. **Windows:**
  - A. The bathhouse shall have frosted windows on the front of the building.
  
5. **Siding Materials:**
  - A. The exterior siding of the bathhouse shall consist of fiber cement siding and brick masonry on all sides.
  
6. **Landscaping:** Front landscaping shall consist of a minimum of:
  - A. Ten (10) shrubs (eighteen (18) inches to twenty-four (24) inches planted);
  - B. One (1) yard tree (two and one-half (2 ½") inch caliper outside planting bed); and
  - C. One (1) ornamental tree (two (2") inch caliper or eight (8') foot height (multi-trunk) minimum within or outside planting bed).
  
7. **Foundation:**
  - A. The foundation shall consist of a four (4) inch concrete slab.

*Slater*  
OF NOBLESVILLE  
FARMS



**PRECEDENT**  
DEVELOPMENT

**Conceptual Plan for Entry and Bathhouse**