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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 07-03-17

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

This is an Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), 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 (the "Plan Commission") conducted a public hearing on docket number LEGP 1037-2016 (the "Petition") at its February 21, 2017 meeting as required by law in regard to the application filed by Drees Premier Homes, Inc. (the "Developer") for a request in change of zoning; and

WHEREAS, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of seven (7) 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 UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") are hereby amended as follows:

- Section 1.** That the subject real estate containing approximately one hundred ninety-five and eighty-nine hundredths (195.89) acres, located generally at the northeast corner of State Road 38 and Little Chicago Road and more particularly described in Exhibit A, attached hereto (the "Real Estate"), is hereby rezoned from the R-1 (Low Density Single Family Residential District) classification to R-2 (Low to Moderate Density Single Family Residential District) for Areas A, B, and C and to PB (Planned Business) for Area D as depicted in Exhibit B, attached hereto, as designated in said UDO for the City of Noblesville, Hamilton County, Indiana. The Floodplain is not being rezoned and will remain as the FH (Flood Hazard) zoning district.





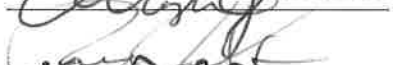
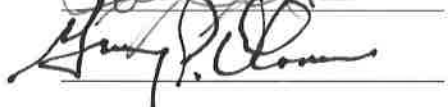
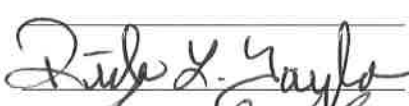

- Section 2.** That the Official Zoning Map for the City of Noblesville, referred to in Article 7 of said UDO, shall be updated concurrently to reflect the changes referred to in Section 1 above. A copy of the Official Zoning Map shall be located in the Office of the Clerk-Treasurer of the City of Noblesville.

- Section 3.** Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 28th day of March, 2017.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE

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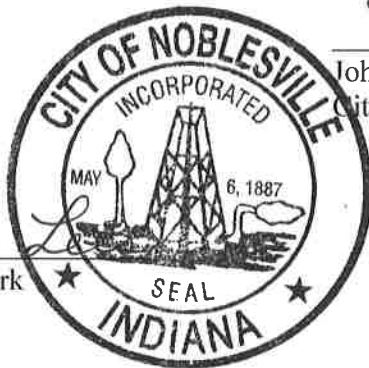
	Brian Ayer	_____
	Mark Boice	_____
	Wil Hampton	_____
	Christopher Jensen	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
	Rick L. Taylor	_____
	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 28th day of March, 2017.


John Ditslear, Mayor
City of Noblesville, IN

ATTEST:


Evelyn L. Lees, City Clerk



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: Rex A. Ramage.

Prepared by: Rex A. Ramage, Land Use Consultant | Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

EXHIBIT A
REAL ESTATE

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF 27, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1649.87 FEET TO THE NORTH LINE OF PARCEL B AS DESCRIBED IN INSTRUMENT NUMBER 200000048249, AS RECORDED IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 20 MINUTES 42 SECONDS EAST ALONG SAID NORTH LINE, 2280.13 FEET TO THE WEST LINE OF THE EXCEPTION AS DESCRIBED IN BOOK 310, PAGE 424, AS RECORDED IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 06 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE, 359.86 FEET TO THE SOUTH LINE OF SAID EXCEPTION; THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE, 360.00 FEET TO THE EAST LINE OF AFORESAID PARCEL B; THENCE SOUTH 00 DEGREES 06 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE, 1290.00 FEET TO THE NORTHEAST CORNER OF PARCEL D AS DESCRIBED IN SAID INSTRUMENT; THENCE SOUTH 00 DEGREES 02 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL D, 2176.60 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL D; THENCE NORTH 60 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SOUTHWESTERLY LINE, 330.00 FEET TO A EAST LINE OF SAID PARCEL D; THENCE SOUTH 00 DEGREES 02 MINUTES 29 SECONDS EAST ALONG SAID EAST LINE, 264.00 FEET TO THE CENTERLINE OF S.R. 38; THENCE NORTH 60 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE 1182.00 FEET; THENCE NORTH 61 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 701.62 FEET TO THE EAST LINE OF PARCEL C AS DESCRIBED IN INSTRUMENT 8731445, AS RECORDED IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 02 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, 346.10 FEET TO THE NORTH LINE OF SAID INSTRUMENT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 311.00 FEET TO THE WEST LINE OF SAID INSTRUMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 41.50 FEET TO THE NORTH LINE OF SAID INSTRUMENT; THENCE NORTH 84 DEGREES 33 MINUTES 40 SECONDS WEST ALONG SAID NORTH LINE, 60.27 FEET TO THE WEST LINE OF SAID INSTRUMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 114.40 FEET TO THE CENTERLINE OF S.R. 38; THENCE NORTH 61 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 401.63 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREE 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 944.51 FEET TO THE POINT OF BEGINNING, CONTAINING 195.89 ACRES, MORE OR LESS.

EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN

