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ORDINANCE NO. 31-7-93

AN ORDINANCE TO AMEND THE ZONING CODE OF NOBLESVILLE 1988, A PART OF THE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An ordinance amending the Zoning Code of Noblesville-1988, of the City of Noblesville, Hamilton County, Indiana, as amended, under authority of Acts of the Indiana General Assembly 1981, as amended:

BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Zoning Ordinance, as amended, of said City is hereby amended as follows:

SECTION 1. That the zone maps which accompany and are a part of said Zoning Code of Noblesville-1988, as amended, are hereby amended as shown on the map (Exhibit "A" attached hereto) accompanying and incorporated by this reference into this Ordinance and identified on such maps as "The Meadows Preliminary Planned Development Plan" and dated the 19th day of July, 1993.

SECTION 2. That the real estate in the City of Noblesville, Hamilton County, Indiana, described in Exhibit "B" attached hereto, shall be known as "The Meadows Planned Development District" (The Meadows) and shall be reclassified from R1 to PD.

SECTION 3. That the text of the Zoning Code of Noblesville-1988, as amended, is hereby amended as follows:

(A) That the Planned Development Standards attached hereto as Exhibit "C" shall create the district development standards for parcels in The Meadows, including, but not limited to development densities, permitted land uses and land use characteristics

This Instrument Recorded
Sharon K. Cherry, Recorder, Hamilton County, IN

7-29-93

SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

93 JUL 29 PM 3:37

RECEIVED
FOR RECORD

SECTION 3. That this ordinance shall be in full force and effect from and after its passage.

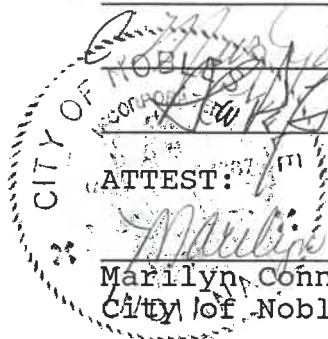
Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 26th day of July, 1993.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

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



ATTEST:

Marilyn Conner
Marilyn Conner, Clerk-Treasurer
City of Noblesville, Indiana

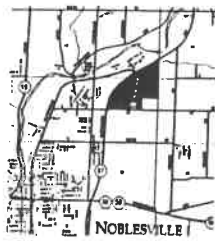
APPROVED:

Mary Sue Rowland
Mary Sue Rowland, Mayor
City of Noblesville, Indiana

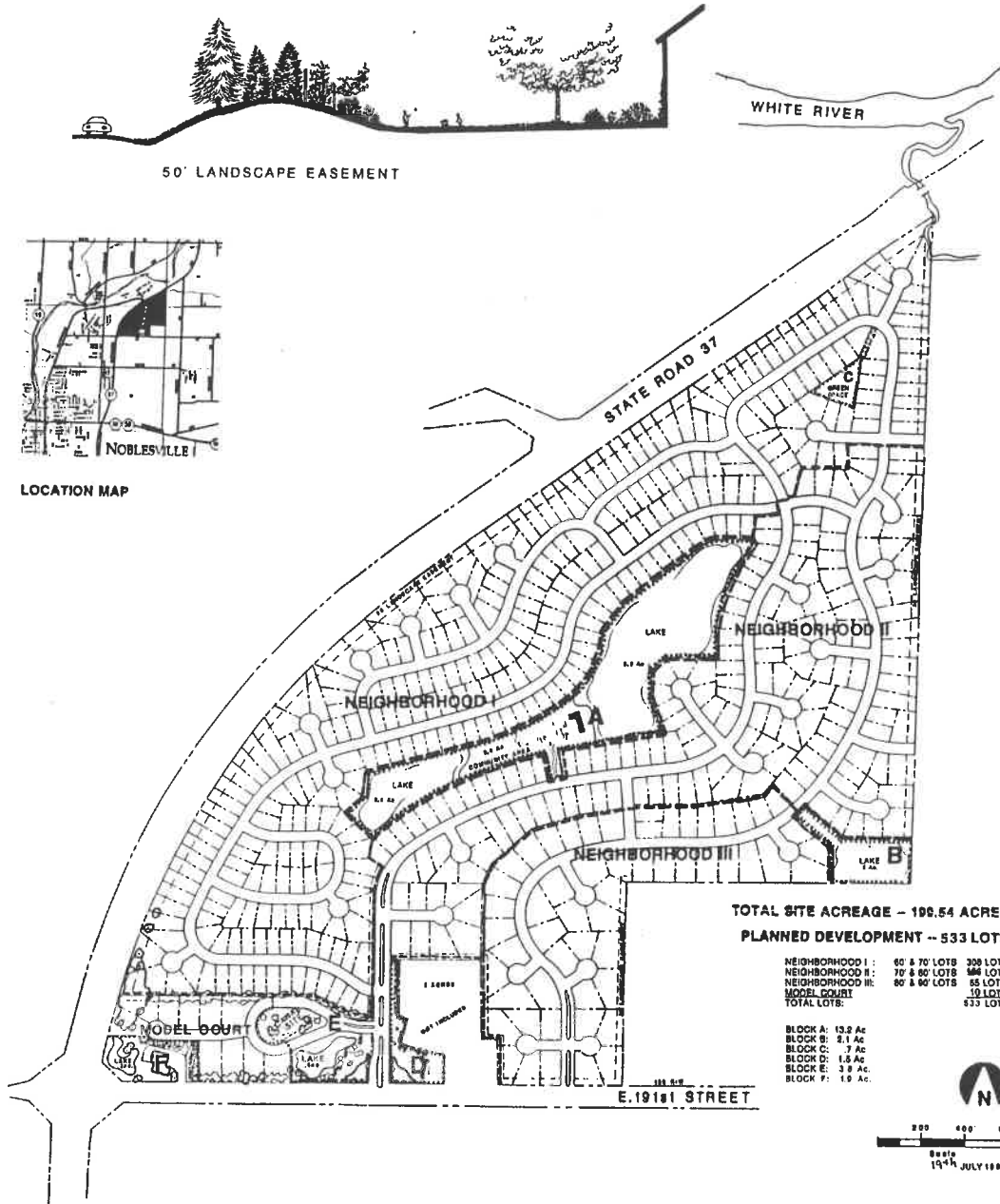
This instrument was prepared by John F. Culp, Attorney at law, 100 Clarendon Drive, Noblesville, Indiana 46060

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EXHIBIT "A"



LOCATION MAP



TOTAL SITE ACREAGE - 196.54 ACRES

PLANNED DEVELOPMENT - 533 LOTS

NEIGHBORHOOD I :	60' & 70' LOTS	308 LOTS	
NEIGHBORHOOD II :	70' & 80' LOTS	146 LOTS	160
NEIGHBORHOOD III :	80' & 90' LOTS	85 LOTS	
MOBEL COURT :		19 LOTS	
TOTAL LOTS :			533 LOTS

BLOCK A :	13.2 Ac
BLOCK B :	2.1 Ac
BLOCK C :	7 Ac
BLOCK D :	1.6 Ac
BLOCK E :	3.9 Ac
BLOCK F :	1.0 Ac

**THE MEADOWS
PLANNED DEVELOPMENT**

PRELIMINARY PLAN

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JM McDONALD
1015 E. 86th St., Suite 120
Noblesville, IN 46062
317-771-1111
12575 Appleton Road
Noblesville, IN 46062
317-771-1111

PRECEDENT PARTNERS I
3850 PRIORITY WAY, S. DR., 204
INDIANAPOLIS, IN 46240
(317) 374-5900

EXHIBIT "B"

Part of the North Half of Section 29 and part of the South Half of Section 20, all in Township 19 North, Range 5 East, Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 29, Township 19 North, Range 5 East, Second Principal Meridian, Noblesville Township, Hamilton County, Indiana; thence South 00 degrees 01 minute 34 seconds East (assumed bearing) on the East line of said Northeast Quarter 1620.54 feet to the Southeast corner of 50 acres of the North end of the East Half of said Northeast Quarter; thence South 88 degrees 39 minutes 07 seconds West parallel with the North line of said Northeast Quarter 1345.22 feet to the West line of the East Half of said Northeast Quarter; thence South 00 degrees 02 minutes 06 seconds West on the West line of the East Half of said Northeast Quarter 1026.91 feet to the South line of said Northeast Quarter; thence South 88 degrees 55 minutes 59 seconds West on the South line of said Northeast Quarter 583.97 feet to a point located South 88 degrees 55 minutes 59 seconds East 759.28 feet from the Southwest corner of said Northeast Quarter; thence North 02 degrees 29 minutes 11 seconds West 263.48 feet; thence South 88 degrees 48 minutes 09 seconds West 75.85 feet; thence North 01 degree 11 minutes 51 seconds West 384.23 feet; thence South 88 degrees 48 minutes 09 seconds West 381.00 feet; thence South 01 degree 11 minutes 51 seconds East 270.60 feet; thence South 70 degrees 11 minutes 06 seconds East 43.84 feet; thence South 12 degrees 55 minutes 33 seconds West 124.00 feet; thence South 77 degrees 04 minutes 27 seconds East 209.14 feet; thence South 01 degree 11 minutes 51 seconds East 190.03 feet to a point located on the South line of said Northeast Quarter at a point South 88 degrees 55 minutes 59 seconds East 510.00 feet from the Southwest corner of said Northeast Quarter; thence South 88 degrees 48 minutes 09 seconds West on the South line of said Northeast Quarter 510.00 feet to the Southeast corner of the Northwest Quarter of Section 29; thence South 88 degrees 52 minutes 34 seconds West on the South line of said Northwest Quarter 985.73 feet; thence North 01 degree 07 minutes 26 seconds West 25.00 feet to the Easterly right-of-way line for State Road #37 per I.S.H.C. plans for Project #824, Section 3, dated 1954; thence North 49 degrees 08 minutes 22 seconds West (this and the next six (6) course are on said Easterly right-of-way line) 171.22 feet to the point of curvature of a non-tangent curve whose radius point bears South 80 degrees 26 minutes 24 seconds East 3733.16 feet from the point of curvature; thence Northeasterly on said curve an arc distance of 2801.06 feet to the point of tangency of said curve; thence North 52 degrees 33 minutes 00 seconds East tangent to the last described curve 1464.10 feet; thence North 54 degrees 02

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EXHIBIT "B"

minutes 22 seconds East 500.17 feet; thence North 52 degrees 33 minutes 00 seconds East 300.00 feet; thence North 50 degrees 41 minutes 13 seconds East 400.21 feet; thence North 52 degrees 33 minutes 00 seconds East 349.72 feet to the East line of the Southeast Quarter of Section 20 in said Township and Range; thence South 00 degrees 01 minute 32 seconds West on the East line of said Southeast Quarter 1586.81 feet to the point of beginning, containing 199.54 acres, more or less.

Subject to the right-of-way for 191st Street.

Subject to all legal easements and rights-of-way.

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Planned Development Standards
The Meadows Planned Development

I. STATEMENT OF PURPOSE AND INTENT

The Meadows is a planned residential community which will offer single-family detached housing in a unique environment, emphasizing community recreational and environmental amenities.

The Meadows development standards are intended to carry out the goals of this planned community. They are written to ensure a unified, quality development. Through creativity in design, sensitivity to the characteristics of the site and compatibility with surrounding land uses, a commitment is made to the future of the community.

The following principles will be used in guiding development towards a planned community which can respond to changing market conditions.

- * Encouraging FLEXIBILITY in site design with respect to building spacing, heights and density of buildings, open space, street widths and parking.
- * Allowing a variety of CREATIVE SOLUTIONS to project design that may not be possible through the strict application of the local zoning and subdivision regulations.
- * Encouraging a MASTER PLANNED community providing for residential and recreational uses.
- * Encouraging INNOVATIONS in land use that result in the availability of attractive development opportunities.
- * Maximizing the UNIQUE physical features of The Meadows.
- * Creating development patterns and project design that further the GOALS and POLICIES of the local governmental agencies.
- * Providing appropriate TRANSITIONS between land uses while encouraging an overall community focus.
- * Proving FLEXIBILITY for both land use type and density to be TRANSFERRED between parcels.

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Planned Development Standards
The Meadows Planned Development

II. AUTHORITY

These standards shall apply to all property contained within The Meadows Planned Development. The regulations and requirements shall become the governing standards for review, approval, and modification of all development activities occurring on The Meadows site. Provisions of this guide shall prevail and govern the development of The Meadows, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations of the appropriate governmental entity shall apply where the provisions of this guide do not address a specific subject, or where the plan commission or council provides changes.

III. LAND USE STANDARDS

There are two land use categories within The Meadows Planned Development:

	<u>QUANTITIES</u>	<u>PERCENTAGES</u>
Residential*	176.34 acres	88.37%
Recreational/Open Space**	<u>23.2 acres</u>	<u>11.63%</u>
TOTAL	199.54 acres	100%

* Includes street right-of-ways and easements.

** Includes surface area of open water bodies and a 1.9 acre site for green space, lake and a fire station.

IV. DEVELOPMENT DENSITY

When the total number of units for all three neighborhoods are added together, the total shall not be greater than 533 dwelling units. The maximum density of 3.0 DU/AC and the total of 533 dwelling units for The Meadows development shall not be exceeded without a formal amendment to the Planned Development. Modifications of 10% to parcel boundaries shall be permitted when final design is determined.

Overall Project Density (exclusive of flood plain) - 3.0 DU/AC

V. MODEL HOME COURT

The Meadows will contain a 10 lot Model Home Court. All houses placed in the Model Home Court may be used as model homes for a period not to exceed seventy-two (72) months from the date of the passage of Ordinance No. 31-7-93.

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EXHIBIT "C"

VI. RESIDENTIAL DEVELOPMENTAL STANDARDS

The following Table shall establish certain developmental standards for the construction of improvements for the residential parcels within The Meadows Planned Development. Standards not listed in Table I shall be as established by the Noblesville Zoning Ordinance.

TABLE I

DEVELOPMENT STANDARD	LOT WIDTH			
	60'	70'	80'	90'
Front Yard Setback				
Building	25'	25'	30'	30'
Garage	25'	25'	30'	30'
Side Yard Setback	5/10'	6/12'	7/14'	9/18'
Rear Yard Setback	20'	20'	20'	20'
Minimum Lot Frontage	45'	45'	45'	45'
Minimum Lot Width At Building Line	60'	70'	80'	90'
Minimum Floor Area 1-story (Excluding garages, porches)	1200	1200	1200	1200
2-story	1200	1200	1400	1600
Minimum Lot Size (sq.ft.)	7200	8400	10000	12000

VII. DEVELOPMENT COMMITMENTS

The developer does hereby commit to establish certain community-wide standards at The Meadows that will help to maintain the quality and stability of the community during and after development of the site. The following are commitments that shall be recorded upon approval of the Planned Development and which shall run with the land.

1. The developer or its designee and/or successor in title shall plant in front of each residential lot two street trees (species to be approved by the City of Noblesville Arborist) of a size not less than 2" caliper. The street trees shall be planted upon the completion of each Section of homes at The Meadows.
2. All dwelling units at The Meadows shall have attached two car garages.

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EXHIBIT "C"

3. In Neighborhood 1 detached garages or other detached accessory buildings shall be prohibited except for storage sheds and/or mini barns which do not exceed 100 sq. ft. in size shall be permitted.
4. Outdoor whirlpool, jacuzzi or spa-type tubs shall be prohibited except by approval of The Meadows Architectural Control Committee.
5. No recreational vehicle, boat or trailer shall be allowed to be parked or stored on any lot unless it is kept within a fully enclosed garage.

This Instrument Recorded 7-29-93
Sharon K. Cherry, Recorder, Hamilton County, IN

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