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**COMMON COUNCIL, CITY OF NOBLESVILLE**  
**JULY 13, 2010**

The Common Council of the City of Noblesville met in regular session on Tuesday, July 13, 2010. Mayor Ditslear called the meeting to order pursuant to public notice with the following members present: Mary Sue Rowland, Mark Boice, Gregory P. O'Connor, Stephen C. Wood, Dale Snelling, Brian Ayer, and Roy Johnson.

Also present were Clerk-Treasurer Janet Jaros, City Attorney Michael Howard, department directors, and interested citizens.

**APPROVAL OF MINUTES: JUNE 29, 2010**

Mr. Boice stated he would like to make a clarification. Mr. Boice stated he did say last week there were 30 people that attended the "All American City" conference, but that is not correct. There were actually 18 people that were on that delegation. Mr. Ayer moved to approve the minutes as submitted, second Mr. Wood, six aye, one abstention. Mr. Snelling abstained due to being absent from the last meeting.

**APPROVAL OF AGENDA**

Mr. Johnson stated there is one addition to the agenda. Mr. Wood moved to add – Council to Consider Extension of the Development Plan for Meritex as Miscellaneous Item #2, second Mr. Boice, seven aye. Mr. Snelling moved to approve the agenda as amended, second Mr. Wood, seven aye.

**PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT**

Mr. Johnson stated there is one petition to speak regarding the public hearing. They will speak at that time.

**MAYOR'S REPORT TO COUNCIL**

Mayor Ditslear stated the County 4H Fair starts Thursday, July 15<sup>th</sup> and goes through the 19<sup>th</sup>. Mayor Ditslear stated he attended the Queen contest. It was fun. There were about 8 women from Noblesville competing. There have been two ribbon cuttings since the last meeting. Today was the ribbon cutting for Box, Pack and Ship at 1592 Conner Street. This may present an opportunity for the City to save some money. The other ribbon cutting was at Edward Jones on Cumberland Road. Mayor Ditslear stated we celebrated with Prevail on their 20 years of service with Director Shirley Cecil. Mrs. Cecil is a great advocate for Prevail, as is the City. There is a Business After Hours by the Chamber on Thursday from 4:30 p.m. until 6:00 p.m. at the Hamilton Healthcare Campus on 146<sup>th</sup> Street in the Carter Building. It's a great building. The Street Dance is Saturday, July 24<sup>th</sup> from 5:00 p.m. until 11:00 p.m. It will be a great time. Mayor Ditslear stated he is looking forward to it. Mayor Ditslear stated this is what Noblesville is all about, a gathering of several thousand people to come out and have fun and enjoy the day. Everyone is invited.

**COUNCIL COMMITTEE REPORTS**

Mr. O'Connor stated the Roads Committee met July 2<sup>nd</sup>. The new roundabout out at Wal-mart is under construction, with a completion date the first part of August. Paving on Boden Road was completed last night. Cumberland Road is still closed at the bridge, but the paving portion is mostly complete. There will be some road closures on Carrigan Road during the weekday from 9:00 a.m. until 2:00 p.m. The bids were opened at the Board of Public Works and Safety meeting today for the 141<sup>st</sup> Street and Marilyn Road roundabout. Little Chicago Road is complete. Mr. O'Connor stated anyone can check the website for additional information and closures.

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**JULY 13, 2010, PAGE II**

**APPROVAL OF CLAIMS**

Mr. Snelling moved to approve the claims as presented, second Mr. O'Connor, seven aye.

**PUBLIC HEARING FOR ORDINANCE #16-5-10 – ANNEXATION OF 5909 EAST  
169<sup>TH</sup> STREET**

Mr. Johnson opened the public hearing. Mr. Johnson stated there is one petition to speak regarding this item and they will speak at this time.

Mr. Ray McGinley at 5909 East 169<sup>th</sup> Street, Noblesville stated he is the owner of the property up for annexation. Mr. McGinley stated they bought the property because it was represented to them as being in the country with open space. Mr. McGinley stated he brought to the meeting some pictures and references to show the Council. Mr. McGinley presented the Council with a realtor's description of the property describing it as "wide-open spaces, no neighbors to the east or west, surrounded by nature, private, country charm, abundant wildlife, etc". Mr. McGinley stated they had always lived in the country and enjoyed it and that is the reason they purchased this property. The property is surrounded on 3 sides by open space. To the south and west is a farm field that had crops planted up until the past 2 years. Mr. McGinley stated they have been informed the land to the south of them will become the second phase of the Essex subdivision, but their property would remain rural. Mr. McGinley stated to their surprise, they have since been informed they would be annexed into the City. The property to the west consists of 2 acres that was to be donated to the City of Noblesville from Essex. The field is overgrown and has been all year. There are weeds over 6 ft. tall. Mr. McGinley showed the Council pictures of the property overgrown with grass and weeds. Mr. McGinley showed pictures of the land to the south of his property overgrown with grass and weeds. Mr. McGinley stated this is in violation of the City's own Ordinance #93-3-04. Mr. McGinley stated if the City is going to annex his property, it should be on top of these situations especially if it is City owned land. There is another property on the east side that was approved to run a business there and is not in compliance with the commitments they made to this Council on August 12, 2008 by way of Ordinance #37-7-08. The business is R.A.S.K. and they have not cleaned up the property as they agreed. They are also running trucks in and out of the property very late into the night. There is an old foundation of a mobile home and an open pit with overgrown weeds and grass on the property. Mr. McGinley provided pictures of the property and trucks. Mr. Wood asked Mr. McGinley if he wanted to be annexed. Mr. McGinley replied no. Mr. Wood stated if this is City property, we will get it taken care of. Mayor Ditslear stated the property is not the City's. Mr. Howard stated it has not been dedicated. Mr. Howard asked if Mr. McGinley is hooked into the City sewer system. Mr. McGinley replied yes. Mr. Howard stated that is all that needs to be said regarding the annexation. Mr. McGinley stated he would like to see the City take care of its responsibilities. Mr. McGinley stated if he is going to be annexed, he will take care of his responsibilities but he wants the City to do the same. Mr. Ayer asked if they were hooked onto City sewers. Mr. McGinley replied yes. Mr. Ayer asked how long they have lived at the location. Mr. McGinley responded they bought the home in August, 2007. Mr. Ayer asked if the property was hooked onto sewer when they bought it. Mr. McGinley replied yes. Mr. Howard stated Mr. Anthis bought those easements on that stretch of property and acquired consideration for hook-on. There was a consent for annexation. It would appear in the chain of title. Mr. Wood stated the City will take care of its end of this problem. It may take some time, but we will find out who owns which properties and begin the notification process.

Mr. Snelling stated for clarification, the property is not annexed by any acts of this Council until the second meeting in August if it is approved then. Mr. Wert stated if the annexation is approved at the meeting in August, it would start the 90 day clock. That would mean the effective date for the annexation would be in late November. Mr. Wood stated all that is being voted on today is the public hearing. Mrs. Rowland asked Mr. Wert to provide all of the actual dates to Mr. McGinley.

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**JULY 13, 2010, PAGE III**

Mr. Snelling moved to close the public hearing for Ordinance #16-5-10 – annexation of 5909 East 169<sup>th</sup> Street, second Mr. Wood, seven aye.

**PREVIOUSLY DISCUSSED ORDINANCES**

#23-6-10 COUNCIL TO CONSIDER ORDINANCE #23-6-10, AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE REGARDING ARTICLE 2 – DEFINITIONS, ARTICLE 4 – ZONING APPLICATIONS AND APPROVALS, ARTICLE 8 – ZONING DISTRICTS, ARTICLE 9 – GENERAL REGULATIONS, ARTICLE 12 – LANDSCAPING AND SCREENING AND APPENDIX C – OFFICIAL SCHEDULE OF USES (STEVE HUNTLEY)

Mr. Huntley stated the bulk of the amendments are clarification issues, new definitions, and chart corrections. The biggest change is the inclusion of a public utilities section. There are certain regulations that the State allows utilities that we do not have jurisdiction over. Rather than taking matters to the Board of Zoning Appeals (BZA), the process has been made much clearer with standards in this section. There have been some corrected activities added at the end to the Use Table that were not previously in the Ordinance, as well as some uses that were not previously there. Mr. Johnson stated there are some grammatical errors that need to be corrected. Mr. Howard stated grammatical changes can be made without going back to the Plan Commission. The following roll call vote was recorded.

AYE: Brian Ayer, Mark Boice, Gregory P. O'Connor, Mary Sue Rowland, Dale Snelling, Stephen C. Wood, and Roy Johnson

Seven aye, motion carries

**MISCELLANEOUS**

#1 COUNCIL TO CONSIDER RESOLUTION #RC-7-10, A RESOLUTION TO SUPPORT THE CITY OF NOBLESVILLE APPLICATION FOR NOBLESVILLE PORTION OF THE NICKEL PLATE ARTS TRAIL TO BECOME A STATEWIDE CULTURAL DISTRICT THROUGH THE INDIANA ARTS COMMISSION (AMY SHANKLAND)

Mrs. Shankland stated it is great to be before the Council tonight and not have to ask for money. With this application, however, the City does not receive any money either. This is an application for the historic Downtown Noblesville to be a statewide cultural district. Mrs. Shankland stated last year she worked with the Convention and Visitor's Bureau to apply for the whole Nickel Plate Arts Trail to be a district. This would be from Fishers, all the way up to Tipton. When the decisions were made in December for this, that area was just too big. We were encouraged just to apply for the Noblesville Historic Downtown to be a statewide cultural district. This honor does not come with any monetary grants, but there are many benefits in tourism and economic development. The City can, hopefully, get some partnerships out of this designation and some signage in the future. Mrs. Shankland stated the Arts and Design district of Carmel is a statewide cultural district, as well as one in Bloomington and the Tippecanoe Arts and Cultural district. This could be used as a great economic development tool. Mr. Johnson asked if this would do anything regarding restricting the uses or facades of the buildings. Mrs. Shankland responded no, this is primarily focused on the arts. They want to hear about our arts on the Square, the Group Six artists, Hamilton County Artists Association, and the Cultural Arts Commission. A yearly report is required in January on the district's arts activities. Mr. O'Connor asked if the Indiana Arts Commission is the decision maker.

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Mrs. Shankland responded yes. Mr. O'Connor stated it would be interesting to know who sits on that Commission. Mrs. Rowland stated she thinks this follows the City's Downtown Strategic Action Plan. It also focuses more on the arts than that plan does and gives us a report card of sorts. This would be a nice addition to what we are already doing and is a great idea for the City. There are many good resources that would be available. Mrs. Rowland moved to approve Resolution #RC-7-10, second Mr. Wood, seven aye.

#2                      COUNCIL TO CONSIDER EXTENSION OF THE DEVELOPMENT  
PLAN FOR MERITEX (STEVE HUNTLEY)

Mr. Huntley stated Meritex received Plan Commission and Council approval in 2008. The original approval was only good for one year to allow construction to start. They had come to the Council and asked for a one year extension that was up in May. Due to the economy, they are requesting a two year extension, through December of 2012. Mr. Huntley stated information provided to the Council does include Indianapolis area economic data. Mr. Daniel Williams with Meritex is here to answer any specific questions from the Council. Mr. Huntley stated this is not something that is normal, but it is not out of the ordinary to grant an extension of time. The project as approved stands as it is. Mr. Wood asked if the extension would be for one year again. Mr. Huntley replied Meritex is asking for a two year extension. Mr. Boice asked if there were any changes. Mr. Huntley responded no, the site plan has not been changed and cannot be changed without going up for another public hearing. Meritex would be expected to build what has been previously approved or a new public hearing would be held and a new clock would start. Mr. Wood asked if, in two years, the City had specific changes in building requirements will Meritex have to follow the new requirements or the ones that had been previously agreed to. Mr. Huntley responded there is a 7 year time frame in that they would be allowed to continue their current project. Mr. Howard stated most of this is a PD anyway, so it would not be modified. Mr. Williams stated Meritex remains committed to developing this project. Meritex is actively marketing it through Summit Realty Group. There has just been no activity in the last year and a half. There haven't even been inquiries. Meritex bought and paid for the land and would like nothing better than to get some income producing real estate on it. Meritex has invested in Indianapolis 3 times in various locations. There is just no activity in the spec development market at this time. Mr. O'Connor asked what Meritex is seeing in its other markets. Mr. Williams responded it just depends on the market. It is very slow in Atlanta. Meritex is in Kansas City, but with a very unique product and are continuing to see demand there. The demand in Houston is strong. Minneapolis is much like Indianapolis. Mr. Williams stated he is encouraged to see some residential projects in this area. Mr. Snelling moved to approve a two year extension until December 31, 2012 of the development plan for Meritex, second Mr. Wood, seven aye.

**COUNCIL COMMENTS**

Mr. Ayer stated Ms. Yelton passed out a sheet to the Council that everyone needs to look at regarding S.E.R. zone classifications and give her any feedback over the next couple of days. This is important and will go before the Plan Commission.

Mr. Ayer stated he doesn't have the dates, but Friday nights are Jazz on the Square. It has been well attended and everyone seems to enjoy themselves. Remember the Car Show, Farmer's Market, Movie Nights, and all the other activities in the City. Visit [www.destinationnoblesville.com](http://www.destinationnoblesville.com) for more information and exact dates.

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**ADJOURNMENT**

There being no further business before the Common Council this 13<sup>th</sup> day of July, 2010, Mr. Boice moved to adjourn, seven aye.

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JOHN DITSLEAR, MAYOR

ATTEST:

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JANET S. JAROS, CLERK-TREASURER

**COMMON COUNCIL  
CITY OF NOBLESVILLE**

**DATE**   JULY 27, 2010  

**PREVIOUSLY DISCUSSED ORDINANCES**           

**NEW ORDINANCES FOR DISCUSSION**   XXX  

**MISCELLANEOUS**           

**TRANSFER**           

**ITEM OR ORDINANCE #**   24-7-10  

**SOURCE:**

**INITIATED BY:**   STEVE HUNTLEY  

**VERBAL:**       

**INFORMATION ATTACHED:**   XXXX  

**NO PAPERWORK AT TIME OF PACKETS:**



**ORDINANCE NO. 24-7-10**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO IN REGARD TO ARTICLE 8 – ZONING DISTRICTS AND APPENDIX C – OFFICIAL SCHEDULE OF USES FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

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

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. 10N-14-0928 as required by law concerning the text amendments and has sent a FAVORABLE recommendation to the Council with a vote of 8 ayes and 0 nays at their July 19, 2010 meeting, and

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

**SECTION 1.** Amend Article 8 – Zoning Districts, Part B. Residential Districts as per attached Exhibit A including Table 8B. Summary of Residential Bulk Requirements.

Renumber remaining sections as follows: Section 2 to Section 3, Section 3 to Section 4, Section 4 to Section 5, Section 5 to Section 6, Section 6 to Section 7, Section 7 to Section 8, and Section 8 to Section 9.

**SECTION 6.** Amend Appendix C. Official Schedule of Uses as per attached Exhibit B.

**SECTION 7.** This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict herewith are repealed and deemed to conform to the provisions of these amendments.

**SECTION 8.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

COMMON COUNCIL

AYE

NAY

\_\_\_\_\_  
Brian Ayer  
\_\_\_\_\_  
Mark Boice  
\_\_\_\_\_  
Roy Johnson  
\_\_\_\_\_  
Gregory P. O'Connor  
\_\_\_\_\_  
Mary Sue Rowland  
\_\_\_\_\_  
Dale Snelling  
\_\_\_\_\_  
Stephen C. Wood

Approved and signed by the Mayor of the City of Noblesville, Hamilton County,  
Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

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 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

## ARTICLE 8 – ZONING DISTRICTS, PART B. RESIDENTIAL DISTRICTS

### Section 2. Low Density Single Family Suburban Estate Residential (SER)

#### A. Purpose

The purpose of the SER District is to permit low density single-family residential detached homes providing for a density of .68 units per acre. The intent of this district is to protect the natural features by placing an emphasis on less intensive land uses.

#### B. Permitted Uses

A complete listing of permitted uses is provided in Appendix C, Use Matrix. Certain permitted uses have special restrictions listed in Section 1, C, below.

#### C. Uses Permitted with Restrictions

The following uses are permitted if they meet the restrictions below.

##### 1. Parks

- a. **Landscape Buffer:** Landscape buffer shall be provided pursuant to Article 12.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- d. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

##### 2. Cemeteries

Landscape buffers shall be provided pursuant to Article 12.

#### D. Conditional Uses

Conditional uses are permitted when authorized by the Board of Zoning Appeals after a public hearing subject to Article 4, Part C of this Development Ordinance. The conditional uses that may be approved are listed in Appendix C, Use Matrix. Certain conditional uses have special restrictions that are listed below.

##### 1. Fire and Police Stations, Schools, Churches, Clubhouses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Landscape Buffers:** Landscape buffers shall be provided pursuant to Article 12.
- c. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- d. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.
- e. **Noise:** Noise shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards. The Board may require additional buffers to prevent noise pollution.

## 2. Golf Courses

- a. **Setbacks:** No structure shall be located within one hundred (100) feet of any structure on another lot.
- b. **Parking:** No off-street parking area shall be closer than ten (10) feet to any lot line. Off-street parking areas shall include both perimeter and interior landscaping subject to Article 12, Landscaping and Screening.
- c. **Lighting:** Lighted areas shall be approved prior to development and shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards.

## E. Bulk Requirements

The bulk requirements which apply to all Residential Districts are listed within Table 8.B, Residential Bulk Requirements.

**Table 8.B. Summary of Residential Bulk Requirements**

Requirements	Single Family	Two Family	Multi Family
District in Which Use is Permitted	SR, SER, R1, R2, R3, R4, RMH, LB	R4, LB	R5, LB
Minimum Lot Area per Dwelling Unit in Districts Indicated (* - indicates the standard for lots served by sanitary sewers)	SR...See Article 8.B.1.F. SER...3 acres (*30,000 sq. ft.) R1...2 acre (* 22,500 sq. ft.) R2...1 acre (* 15,000 sq. ft.) R3...8,000 sq. ft. R4...6,000 sq. ft. RMH...9,500 sq. ft. LB...6,000 sq. ft.	4,000 sq. ft./unit	3,000 sq. ft./unit
Minimum Lot Width in the Districts indicated, measured at the front building setback line (Lots located on a cul-de-sac/ cul-de-loop shall maintain a minimum street frontage of 45')	SR...See Article 8.B.1.F SER...200' R1...150' R2...110' R3...70' R4...60' RMH...100' LB...90'	R4...60' LB...100'	R5...150' LB...150'
Maximum Building Height	35'	R4...35' LB...25'	R5...45' LB...25'
Minimum Front Yard Setback (Developed Area)	The average of the setbacks of the nearest existing building on either side of the proposed building.		
Minimum Front Yard Setback (New Developing Areas)	Local and collector streets...30' Arterial streets...40'		45'
Minimum Side Yard Setback	Total - 20% of minimum lot width total, but with a minimum on either side of structure as follows: SR...10'; SER...10'; R1...9'; R2...8'; R3...6'; R4...5'; R5...5'; RMH...See Section 8.B.7.G.3.; LB...10'		
Minimum Rear Yard Setback	Primary Structure...20'; Accessory Structure...5'		
Floor Area Ratio shall not exceed:	SR...(0.2); SER... (0.3); R1...(0.4); R2...(0.5); R3...(0.3); R4...(0.3); RMH...(0.6); LB...(0.45)	R4...(0.5) R6...(0.6)	R5...(0.6) LB...(0.45)
Minimum Floor Area (per dwelling unit)	SR...2,500 sq. ft.; SER... 2,400 sq. ft.; R1... 2,200 sq. ft.; R2...1,800 sq. ft.; R3...1000 sq. ft.; R4...800 sq. ft.; R5...600 sq. ft.; LB...600 sq. ft.		

# APPENDIX C OFFICIAL SCHEDULE OF USES

P = Permitted Use  
C = Conditional Use  
A = Accessory Use  
□ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS		
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
<b>Residential Uses</b>																		
Dwelling, Single-Family Detached	P	P	P	P	P	P	P*	P	P									
Dwelling, Two-Family						P												
Dwelling, Multi-Family of 3 or more dwelling units																		
Dwelling Unit located on 2nd floor or above for non-residential building																		
Dwelling Unit located on ground floor of non-residential building																		
Accessory Dwelling Unit	A	A	A	A	A	A												
Bed & Breakfast Establishment	C	C	C	C	C	C	C		C	C	C							
Board or Lodging House				C	C	C			C	C								
Home Occupation	A	A	A	A	A	A	A	A										
Manufactured Homes, Individual	P	P	P	P	P	P	P	P										
Mobile Home Parks/Subdivisions								P										
Residential Care Homes	P	P	P	P	P	P	P	P										
Temporary Shelters					C	C	C			C	C	C						
Townhouse						C	P		P	P	C							

\*Permitted in Area indicated in Appendix G

P = Permitted Use  
 C = Conditional Use  
 A = Accessory Use  
 □ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS								COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Educational Uses																		
Care Centers, Child & Adult Day Services									P	P	P	P	P	P				
Colleges and Universities	C	C	C							P	P							
Montessori Schools	C	C	C	C	C	C	C	C	C									
Preschool/Nursery School	A	A	A	A	A	A	A	A	P	P	P	P	P	P	A			
Schools, (Business and Trade)										P	P	P						
Schools, (Primary and Secondary)	C	C	C	C	C	C	C	C	C					C				

<b>Institutional Uses</b>																		
Church, Temple, Place of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C			
Fire and/or Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Government Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Hospital												C						
Library	C	C	C	C	C	C	C	C	C	C	P	P		P				
Penal or Correctional Facility												P			P			
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

P = Permitted Use  
 C = Conditional Use  
 A = Accessory Use  
 □ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS		
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
<b>Cultural/Entertainment Uses</b>																		
Amphitheater																		
Campground	C	C						C										C
Club or Lodge (Private)																		
Clubhouse (Accessory to a Residential Development)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Drive-In Theater																		
Fairgrounds																		
Gallery and/or Museum																		
Hotel or Motel										P	P	P	P	P				
Indoor Cinema or Theater										P	P	P	P					
Meeting or Party Hall																		
Stadium or Arena										C	P	P	P	P				
<b>Miscellaneous Uses</b>																		
Cemetery	P	P	P	P	P	P	P		P	P	P	P						
Parking Garage									C	C	C	C	C		C	C		

P = Permitted Use  
 C = Conditional Use  
 A = Accessory Use  
 ☐ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS					COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS							
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Transportation and Communication Uses																		
Airport	C	C	C												C	C		
Bus or Rail Passenger Terminal										C	C	C						
Helipad or Heliport															C	C		
Marina																		C
Parking as a Primary Use (Private or Public)									C	C	C	C	C	C	C	C	C	
Wireless Telecommunication Service Facility												C			P	P	P	

<b>Sexually Oriented Business (Subject to buffers from protected areas)</b>																		
Adult Cabaret												P						
Adult Media Store										P		P						
Adult Motion Picture Theater												P						
Lingerie Modeling Studio																		
Massage Studio																		
Nude Model Studio																		
Sex Shop										P		P						
Video Viewing or Arcade Booth																		



P = Permitted Use  
 C = Conditional Use  
 A = Accessory Use  
 □ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS								COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Recreational Uses																		
Amusements (Outdoor)										C		C						
Commercial Recreation (Indoor)										C		P						
Commercial Recreation (Outdoor)										C		C			C			
Golf Courses	C	C	C	C	C	C	C											
Health/Fitness Facility										P	P	P	P					
Public Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Parks (Outdoor)												C						
Shooting Gallery (Indoor)															C	P		

<b>Commercial/Retail/Service Uses</b>																		
Animal Hospitals & Veterinarian Offices (With Commercial Kennel)												C			C	P		
Animal Hospitals & Veterinarian Offices (Without Commercial Kennel)										P		P	P		P	P		
Ambulance Service												P			C	P		
Automated Teller Machine (ATM) (Stand Alone Structure)									P	P	P	P	P	P				
Automobile Fuel Station									C	P	C	P	C					

P = Permitted Use  
 C = Conditional Use  
 A = Accessory Use  
 □ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS								COMMERCIAL DISTRICTS						INDUSTRIAL DISTRICTS			
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Commercial/Retail/Service Uses (cont)																		
Automobile Rental									C	C	C	P			C			
Automobile Repair/Body Shop															C	P		
Automobile Sales including service and storage									C	C	C	P			C			
Automobile Service and Repair (Indoor)										P	C	P			P	P		
Bar, Tavern, Lounge or Night Club										C	P	P	P					
Car Washes									A	P	A	P	A		P			
Commercial Kennel												P			C	P		
Drinking Place										P	P	P	P					
Financial, Insurance & Real Estate Services										P	P	P	P	P				
Laundry/Dry Cleaners With On-Site Plant										P		P			P			
Laundry/Dry Cleaners Without On-Site Plant									P	P	P	P	P	P				
Manufactured Home/Recreational Vehicle/Mobile Home Sales																P		
Marine Craft Sales, Repair, and Service										C	C	C			C	P		
Mortuary or Funeral Home										C	C	P						
Offices									P	P	P	P	P	P	P			

P = Permitted Use  
 C = Conditional Use  
 A = Accessory Use  
 □ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS								COMMERCIAL DISTRICTS						INDUSTRIAL DISTRICTS			
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Commercial/Retail/Service Uses (cont)																		
Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners									P	P	P	P	P	P				
Outdoor Sales and/or Display												C			C			
Personal Care Establishment									P	P	P	P	P	P				
Professional and Technical Services									P	P	P	P	P	P	A			
Restaurant (With Drive-Thru)									C	P	P	P	P					
Restaurant (Without Drive-Thru)									P	P	P	P	P	P				
Restaurant Drive-In or Drive Thru (As a Primary Use)										P		P						
Retail Nursery or Greenhouse												P			C			
Retail Sales									P	P	P	P	P	P	A			

<b>Industrial Uses</b>																		
Assembly of Finished Goods															P	P		
Beverage Bottling															P	P		
Automobile Impound Lot															C	P		
Borrow Pit/Top Soil Removal and Storage																C	P	

P = Permitted Use  
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 □ = Prohibited

TYPE OF USE	RESIDENTIAL DISTRICTS								COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Industrial Uses (cont)																		
Chemical Processing																C		
Confined Feeding Operation																C		
Contractor's Office with Outdoor Equipment and Material Storage															C	P		
Distribution Facility															P	P		
Equipment Repair and Service (Indoor)												P			P			
Food Production, Except Animal Processing															P	P		
Grain Elevator																P		
Junk and/or Salvage Yard																P	P	
Laboratory												P			P	P		
Machinery and Equipment Repair															P	P		
Manufacturing (General)															C	P		
Manufacturing (Light)															P	P		
Mineral/Sand/Gravel Extraction																C	P	
Nursery/Greenhouse for Production Purposes ONLY															P	P		
Packaging of Finished Goods															P	P		

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TYPE OF USE	RESIDENTIAL DISTRICTS								COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				
	SR	SER	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Industrial Uses (cont)																		
Petrochemical Facilities																C		
Printing and Publishing										C	C	C			P	P		
Recycling Center																C		
Research Facility												C			P	P		
Sanitary Landfill																	P	
Stone Processing Activities																P	P	
Supply Yard												C			P	P		
Towing and Recovery Yard																C	P	
Training Facility															C	P		
Truck Terminal																P		
Warehousing and Storage (Indoor)										C	C	C			P	P		
Warehousing and Storage (Outdoor)																P		
Wholesale Trade (Indoor)										C	C	C			P	P		
Wholesale Trade (Outdoor)																P		
Agricultural Uses																		
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

## **Noblesville Plan Commission Noblesville, Indiana**

To the Noblesville City Council:


This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 19<sup>th</sup> day of July 2010, for Application #10N-14-0928 TEXT AMENDMENTS TO UNIFIED DEVELOPMENT ORDINANCE and after due consideration, recommends that the City of Noblesville **ADOPT** such amendment.

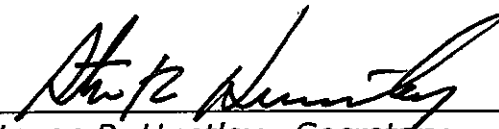
Request: Text Amendments to the Unified Development Ordinance regarding the creation of bulk standards, uses, and other restrictions and amending the Schedule of Uses Chart for the creation of a new residential zoning district to be known as Suburban Estate Residential (SER). Submitted by the Planning Department.

**Plan Commission Action:**      8   Ayes      0   Nays      0   Abstentions

Petition is forwarded with a **FAVORABLE** recommendation.

Respectfully submitted,  
Noblesville Plan Commission

By:   
Mike Martindale, President

  
Steven R. Huntley, Secretary

**COMMON COUNCIL  
CITY OF NOBLESVILLE**

**DATE**   JULY 27, 2010  

**PREVIOUSLY DISCUSSED ORDINANCES**           

**NEW ORDINANCES FOR DISCUSSION**   XXX  

**MISCELLANEOUS**           

**TRANSFER**           

**ITEM OR ORDINANCE #**   25-7-10  

**SOURCE:**

**INITIATED BY:**   STEVE HUNTLEY  

**VERBAL:**           

**INFORMATION ATTACHED:**   XXXX  

**NO PAPERWORK AT TIME OF PACKETS:**

**ORDINANCE NO. 25-7-10**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO IN REGARD TO ARTICLE 2 – DEFINITIONS, ARTICLE 7 – PLANS, MAPS, AND ZONIG DISTRICTS, ARTICLE 9 – GENERAL REGULATIONS, ARTICLE 11 – SIGNS, AND ARTICLE 12 – LANDSCAPING AND SCREENING FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

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

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. 10N-14-0929 as required by law concerning the text amendments and has sent a FAVORABLE recommendation to the Council with a vote of 8 ayes and 0 nays at their July 19, 2010 meeting, and

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

**SECTION 1.** Amend Article 2 – Definitions, specifically the subsets of the word “Sign” by adding the following definition:

**Temporary** – A sign or advertising display intended to be displayed for a designated period of time. The following signs are included but are not limited to *Contractor Sign, Garage Sale Sign, Community Garage Sale Sign, Special Event Sign, Real Estate Availability Sign, Lighter-than-Air Display, Lot Identification Sign, Model Home/Show Home Sign, Open*



*House Directional Sign, Sandwich Boards, Banners, Community Pride Sign and other signs as determined by the Director of Planning and Development or his/her designee.*

**SECTION 2.** Amend Article 7 – Plans, Maps and Zoning Districts, Part B. Zoning Districts, Section 2, Letter 'A' to include "*Low Density Single-Family Suburban Estate Residential (SER)*" and deleting under Letter 'D' both "*Flood Hazard District (FH)*" and "*Corporate Campus Planned Development (CCPD)*" and insert under new heading paragraph E. Miscellaneous Districts as follows: "*Corporate Campus Planned Development (CCPD)*" and "*Flood Hazard (FW)*."

**SECTION 3.** Amend Article 9 – General Regulations, Part B. Accessory Uses and Structures, Section 2. General Requirements, add the following: *J. A handicapped ramp attached to a structure and not enclosed requires a building permit; however, it is exempt from the front, side, and rear yard setback requirements.*

**SECTION 4.** Amend Article 11 – Signs, Part A. General Requirements, Section 2. Definitions, Subset of the Definition of Sign, by adding the following definition:

**Temporary** – A sign or advertising display intended to be displayed for a designated period of time. The following signs are included but are not limited to *Contractor Sign, Garage Sale Sign, Community Garage Sale Sign, Special Event Sign, Real Estate Availability Sign, Lighter-than-Air Display, Lot Identification Sign, Model Home/Show Home Sign, Open House Directional Sign, Sandwich Boards, Banners, Community Pride Sign and other signs as determined by the Director of Planning and Development or his/her designee.*

Amend Part C. Signs, Section 1. Permanent Signs, Letter 'F.' Integrated

Development, Item 3. Number and Type, Letter 'c.' Internally Accessed Multi-Tenant

Building as follows:

*(1) One (1) wall sign identifying the building per public/private street frontage. The owner may transfer a permitted sign from one building elevation to another; however, no elevation is permitted two (2) wall signs on the same frontage.*

Amend Item 10. Alternate Signage as follows:

*10. Alternate Signage: Awning or canopy signage may be used in lieu of wall signage. An awning/canopy sign is permitted a maximum of twenty (20) percent of the signable area. Sites with more than two (2) multi-tenant buildings may be permitted one (1) directory sign per street frontage per building.*

Amend Part C. Signs, Section 1. Permanent Signs, Part G. Downtown Noblesville,

Item 4. Maximum Sign Area, Letter 'h.' Window Sign as follows:

*Second Floor and Above Tenants: Twenty (20) percent of total window area on floor in which the use is located. For the tenant having an entrance to the use on the street/alley façade, sign is permitted on the door not to exceed twenty (20) percent of the total window area of the door.*

Amend Part C. Signs. Section 2. Temporary Signs, Item 2. Banners for Community

Events as follows:

*2. Signs for Community Events and modify subparagraph b. changing the word "banner" to the word "sign" and adding subparagraph d. Within two (2) days after the event, all signs shall be removed.*

Amend Part C. Signs. Section 2. Temporary Signs, Item 7. Banners for Commercial

Uses, adding subparagraph f. as follows:

*f. Banners for multi-tenant buildings, multi-buildings on a single parcel, and integrated developments shall have a maximum of two (2) banners for separate uses on the premises at any single time.*

Amend Part C. Signs. Section 2. Temporary Signs, Item 8. Lighter than Air

Displays for Commercial Uses, by adding subparagraph g. as follows:

*g. Displays for multi-tenant buildings, multi-buildings on a single parcel, and integrated developments shall have a maximum of two (2) displays for separate uses on the premises at any single time.*

Amend Part C. Signs. Section 2. Temporary Signs, Item 10. Community Garage

Sale Signs, subparagraph 'c.' as follows:

*c. Signs and Yard/Cards/Sign Board displays shall be permitted a maximum of two (2) times during a calendar year. The sign may be installed seven (7) days prior to the event and removed the last day of the event not exceeding a maximum of twenty (20) days per calendar year.*

**SECTION 5.** Amend Article 12. Landscaping and Screening, Section 3. Definitions, as follows:

*Landscape, Structure (Hardscape) Decorative fence; walls; retaining walls; decorative rocks or pavers; fountains or like materials.*

Amend Table 12.0.7.E Landscape Buffer Requirements by amending the heading of 'Required Shrubs' to include *Minimum 24-inches at the time of planting* and adding the words "*Land Use Variance*" under the heading of 'Proposed Use or Zoning District' as follows: *R5, RMH, ZLL, Land Use Variance.*

Amend Section 8. Screening, Subsection B. Applicability, Item 1. Trash Receptacle Enclosures to add the word "*color*" *after 'matching building materials', and before 'and'.*

**SECTION 6.** This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict herewith are repealed and deemed to conform to the provisions of these amendments.

*Intentionally Left Blank*

**SECTION 7.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

COMMON COUNCIL

AYE

NAY

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\_\_\_\_\_

Brian Ayer \_\_\_\_\_  
Mark Boice \_\_\_\_\_  
Roy Johnson \_\_\_\_\_  
Gregory P. O'Connor \_\_\_\_\_  
Mary Sue Rowland \_\_\_\_\_  
Dale Snelling \_\_\_\_\_  
Stephen C. Wood \_\_\_\_\_

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

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 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

# **Noblesville Plan Commission**

## **Noblesville, Indiana**

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 19<sup>th</sup> day of July 2010, for Application #10N-14-0929 TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE and after due consideration, recommends that the City of Noblesville **ADOPT** such amendment.


Request: Text Amendments to the Unified Development Ordinance regarding Article 2 – Definitions, Article 7 – Plans, Maps, and Zoning Districts, Article 9 – General Regulations, Article 11 – Signs, and Article 12 – Landscaping and Screening. Submitted by the Planning Department.

**Plan Commission Action:**   8 **Ayes**   0 **Nays**   0 **Abstentions**

Petition is forwarded with a **FAVORABLE** recommendation.

Respectfully submitted,  
Noblesville Plan Commission

By:   
Mike Martindale, President

  
Steven R. Huntley, Secretary

**COMMON COUNCIL  
CITY OF NOBLESVILLE**

**DATE**   JULY 27, 2010  

**PREVIOUSLY DISCUSSED ORDINANCES** \_\_\_\_\_

**NEW ORDINANCES FOR DISCUSSION** \_\_\_\_\_

**MISCELLANEOUS**   XXX  

**TRANSFER** \_\_\_\_\_

**ITEM OR ORDINANCE #**   1  

**SOURCE:**

**INITIATED BY:**   CITY OF WESTFILED  

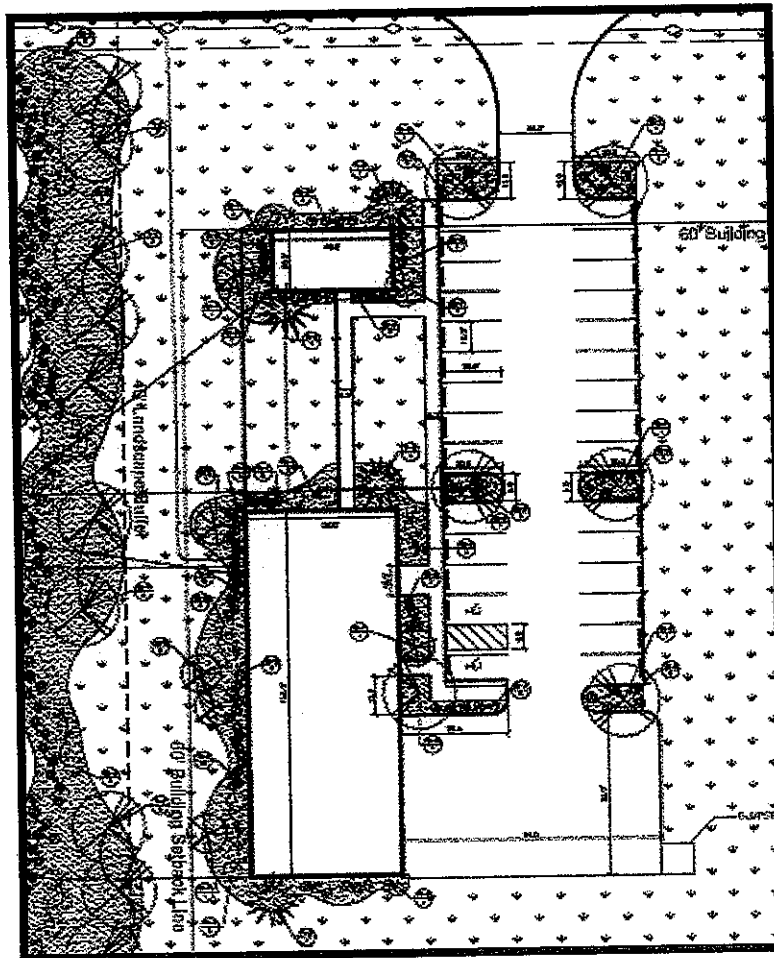
**VERBAL:** \_\_\_\_\_

**INFORMATION ATTACHED:**   XXXX  

**NO PAPERWORK AT TIME OF PACKETS:** \_\_\_\_\_

# PUBLIC SAFETY TRAINING CENTER

## Detailed Development Plan Review



Noblesville Common Council  
*July 27, 2010*

## **PROJECT NARRATIVE**

The City of Westfield submits this request for Detailed Development Plan approval for the first phase of development of the Public Safety Training Center (the "Training Center"), located on 160<sup>th</sup> Street and River Avenue (the "Property"). Phase I improvements will be located on 2.21 acres +/- within "Area B" (as shown on the Preliminary Development Plan that was previously approved for the Property (see Ordinance 4-1-10)). The Phase I improvements will include an indoor classroom and training facility, a small parking area, and an office/administration building (the "Project").

The Phase I improvements will be accessed from 160<sup>th</sup> Street. The proposed training building will include approximately 8,600 square feet of space. The proposed office/administration building will be approximately 800 square feet in size.

As part of the Preliminary Development Plan approval of the Property, the City was asked to define hours of operation for any outdoor training activities on the site. The City has reviewed Noblesville's ordinances governing these activities (Noblesville Code of Ordinances, Section 93.54(H)). Public Safety Training Facilities are specifically contemplated in the ordinance as being permitted between the hours of 7:00 AM and 10:00 PM. This limitation is acceptable for use of the proposed facilities.

During the Preliminary Development Plan approval process, the City was asked to investigate an organizational structure for programming and governance of the Training Center. In response, a conceptual organizational chart has been included as Exhibit A. The City has already initiated discussions with the various municipalities and agencies included in the chart to develop more details for the cooperative use and improvement of the Property.

It is anticipated that construction of the Project will begin immediately upon approval and permitting.

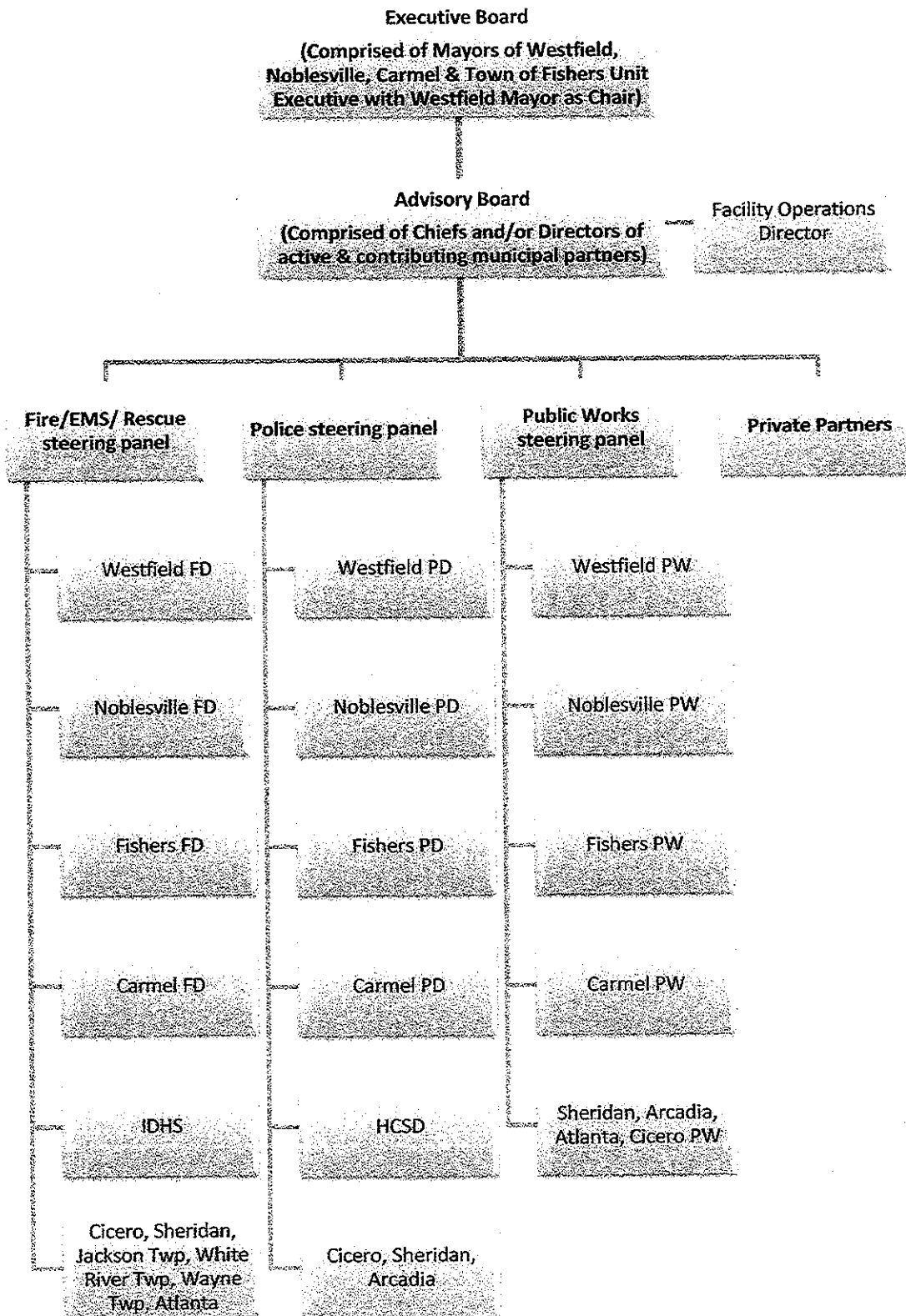
The Project was reviewed by the Plan Commission at their July 19, 2010 meeting and received a unanimous favorable recommendation for approval.

Thank you for your consideration.



# Public Safety Training Center

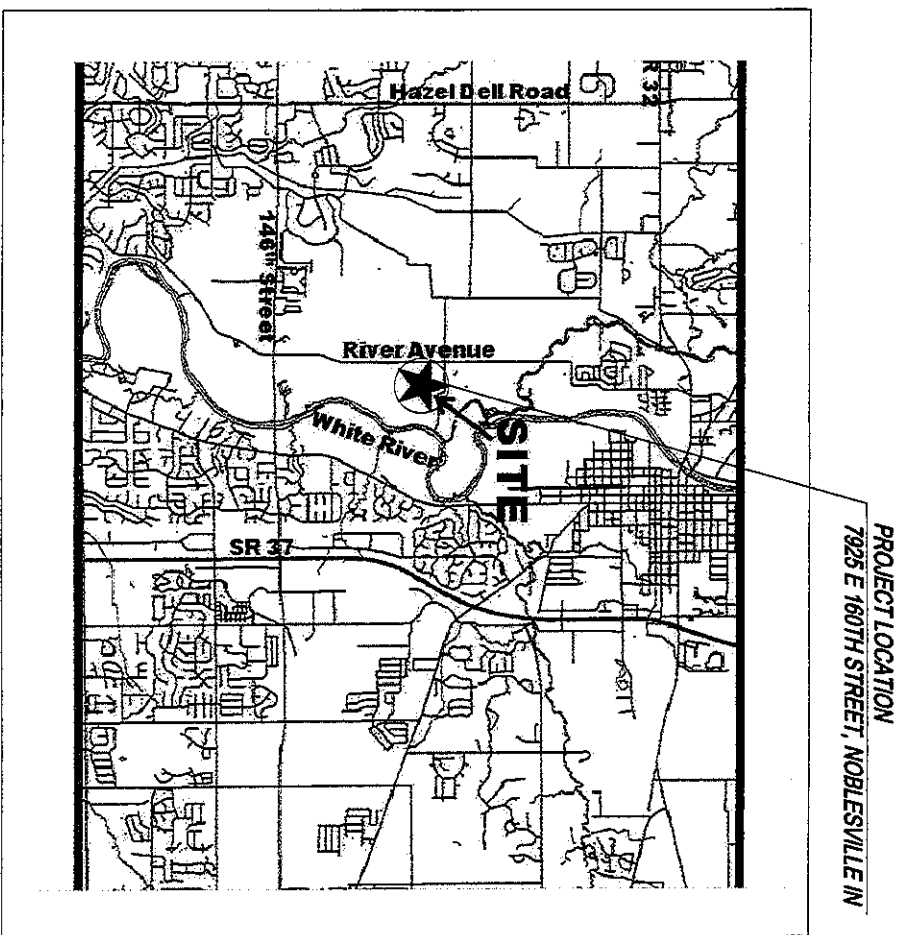
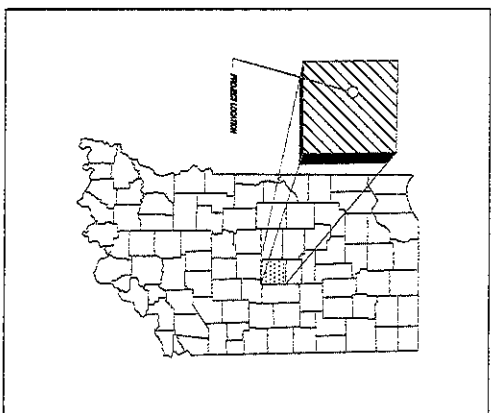
## Conceptual Organizational Chart



# CITY OF WESTFIELD, INDIANA

## PUBLIC SAFETY TRAINING CENTER - PHASE 1

### NOBLESVILLE, INDIANA



SHEET #	TITLE PAGE	SHEET NAME
C100	OVERALL SITE PLAN	
C101	SITE PLAN	
C102	LANDSCAPING PLAN	
C103	BUILDING ELEVATIONS - TRAINING BUILDING	
C104	BUILDING ELEVATIONS - OFFICE	
C105	BUILDING FLOORPLAN - TRAINING BUILDING	
C106		
C107		
C108		



Westfield Public Works  
2705 East 171st Street  
Westfield, Indiana 46074  
Phone: (317) 804-3100  
Fax: (317) 804-3190

APPROVED BY:  
DATE:

DETAILED DEVELOPMENT PLAN

PUBLIC SAFETY TRAINING CENTER - PHASE 1  
NOBLESVILLE, INDIANA

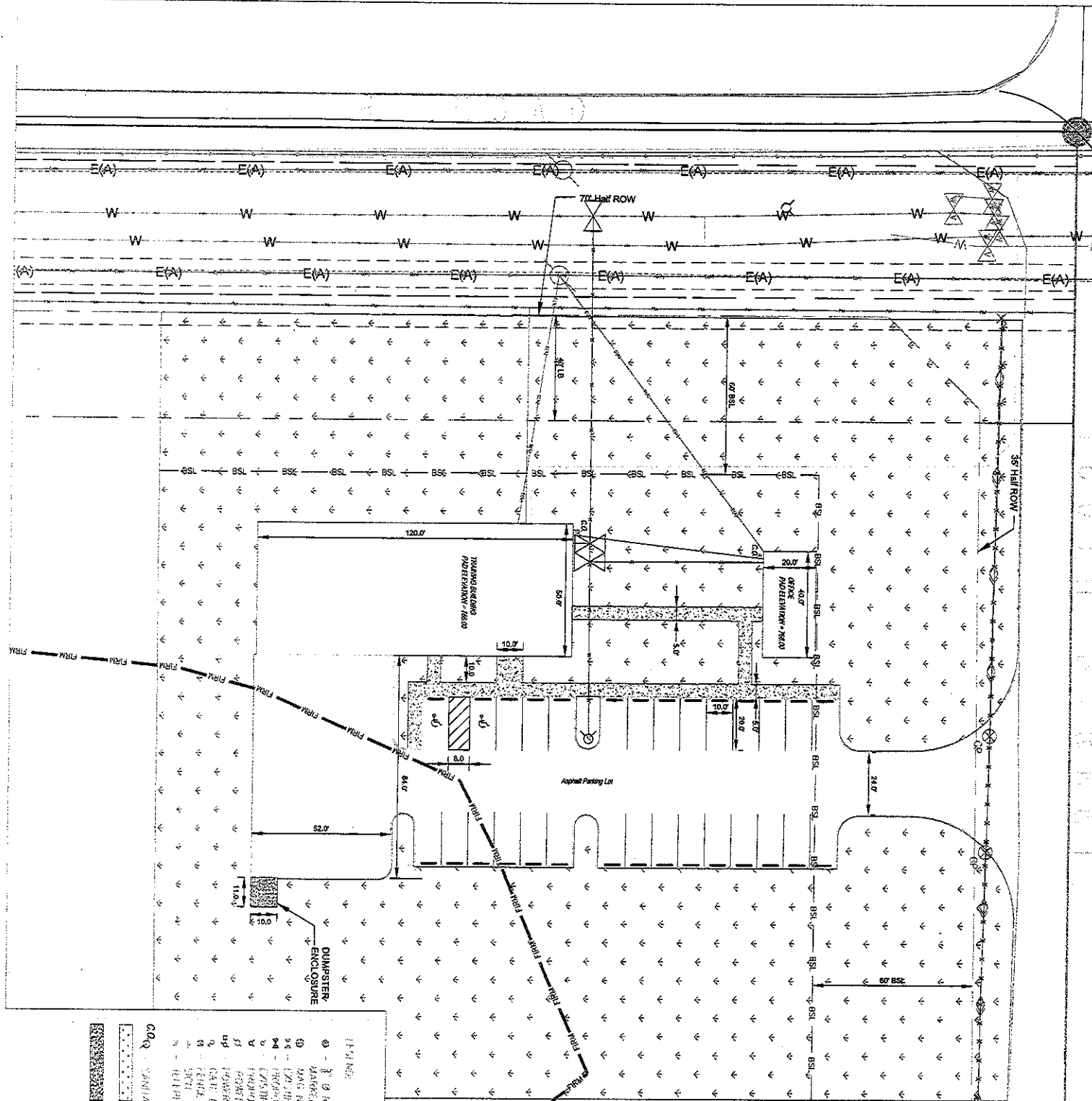
REVISION	DATE
Revised By: RAK	5-21-10
Revised By: NVT	5-21-10
Revised By: RAK	5-21-10
Revised By: NVT	5-21-10

Rev. No. DATE DESCRIPTION

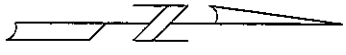
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C100





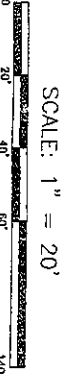
**SUMMARY TABLE**  
Zoning: 12/GUO  
Proposed Buildings  
Training Building - 8500 sq. ft.  
- Main Floor - 6000 sq. ft.  
- Upper Level - 2500 sq. ft.  
Office Building - 800 sq. ft.  
Proposed Parking - 29 spaces:  
27 Standard spaces  
2 ADA Spaces  
Phase 1 = 2.21ac



SITE PLAN

PUBLIC SAFETY TRAINING CENTER - PHASE 1  
NOBLESVILLE, INDIANA

- 11-11-10
- 1 - 3" @ 40' YELLOW SUE
  - 2 - 3" @ 40' YELLOW SUE
  - 3 - 3" @ 40' YELLOW SUE
  - 4 - 3" @ 40' YELLOW SUE
  - 5 - 3" @ 40' YELLOW SUE
  - 6 - 3" @ 40' YELLOW SUE
  - 7 - 3" @ 40' YELLOW SUE
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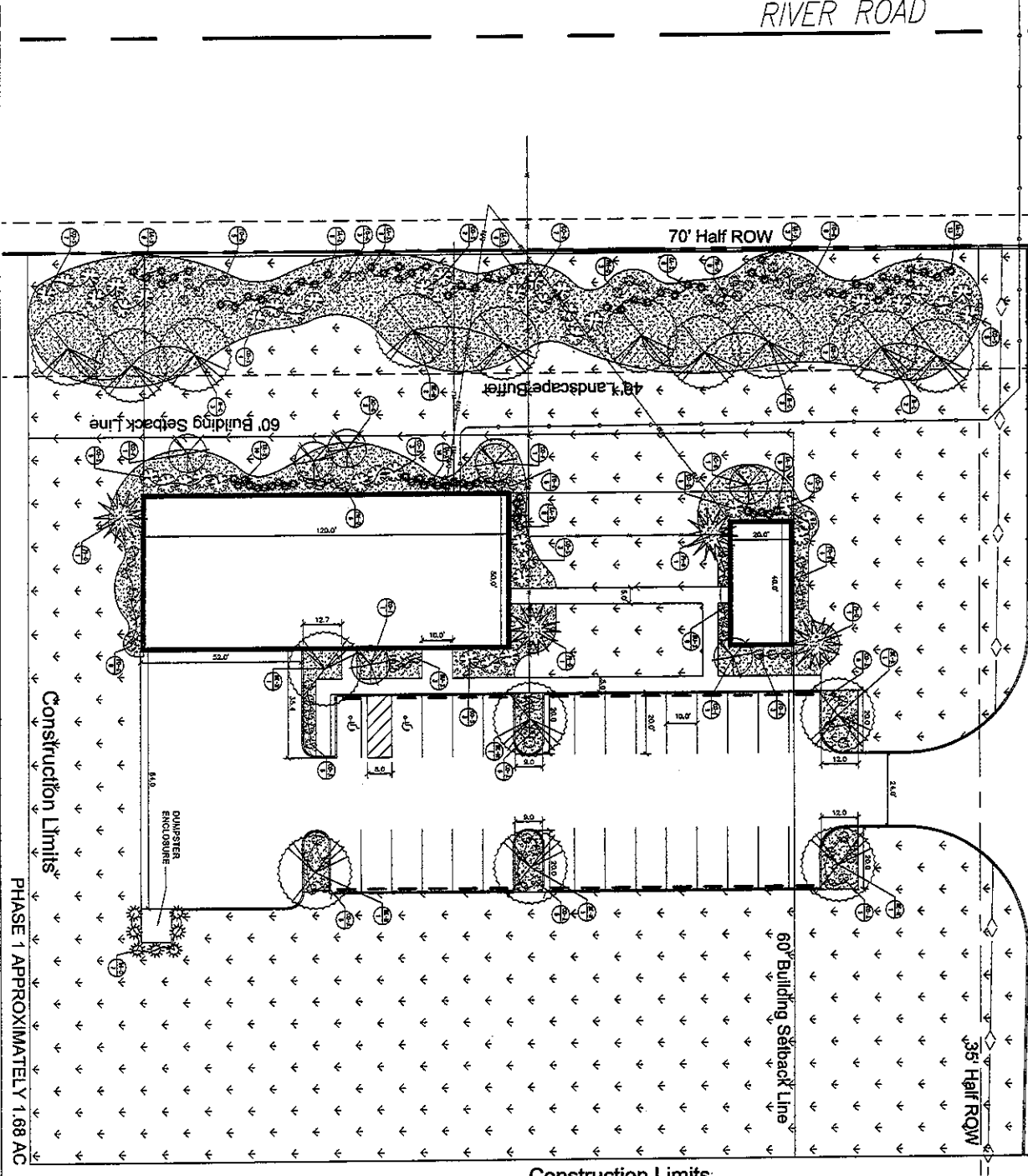
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8	7/9/2010	ISSUED FOR PERMIT
9	7/9/2010	ISSUED FOR PERMIT
10	7/9/2010	ISSUED FOR PERMIT

Rev.	DATE	DESCRIPTION
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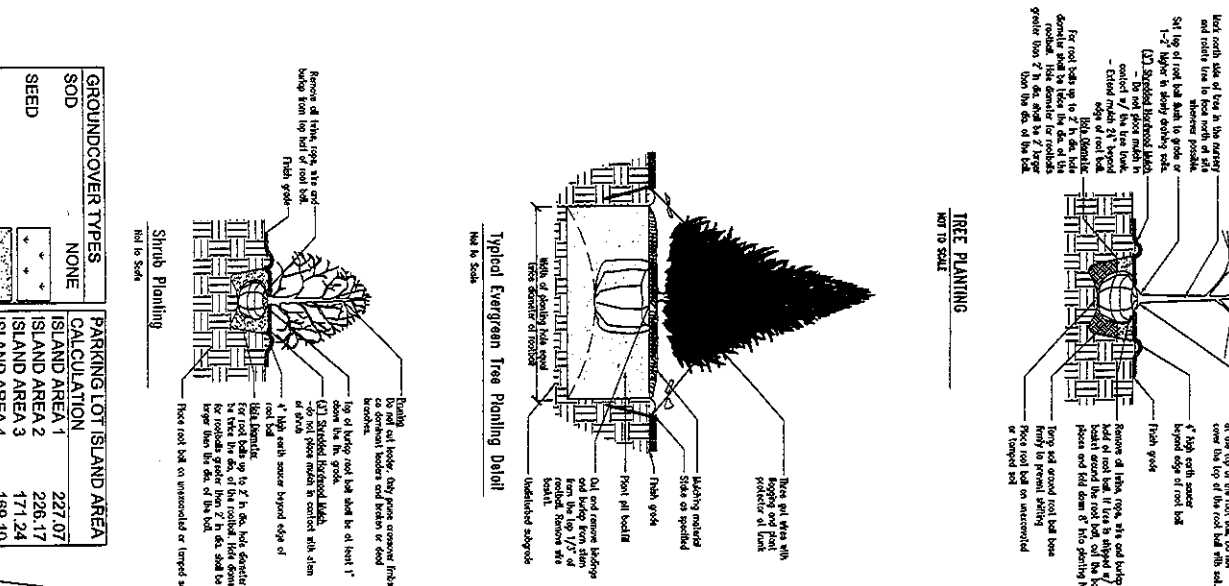
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8	7/9/2010	ISSUED FOR PERMIT
9	7/9/2010	ISSUED FOR PERMIT
10	7/9/2010	ISSUED FOR PERMIT

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
Westfield Public Works  
2700 East 171st Street  
Westfield, Indiana 46074  
Phone: (317) 804-3100  
Fax: (317) 804-3190

PLANT SCHEDULE			COMMON NAME			COMMENTS		
PLANT ID	QUANTITY	SCIENTIFIC NAME	PLANT ID	QUANTITY	SCIENTIFIC NAME	PLANT ID	QUANTITY	SCIENTIFIC NAME
TREES								
AC-6	3	ACER GRINSEUM	PA-6	3	PAPERBARK MAPLE	CL-6	3	CLUMPED
BE-6	3	BELLA LUNA	RI-6	3	RIVER BIRCH	CL-6	3	CLUMPED
DO-6	3	DOGWOOD	FL-6	3	FLOPPING DOGWOOD	CL-6	3	CLUMPED
FR-6	3	FRAXINUS	SE-6	3	SEBASTIA	CL-6	3	CLUMPED
TI-6	3	TILIA CORODATA	LI-6	3	LITTLE LEAF LINDEN	CL-6	3	CLUMPED
SHRUBS								
BU-X	9	BUXUS X KOREANA GREEN VELVET	GR-6	3	GREEN VELVET BOXWOOD	CL-6	3	CLUMPED
CO-4	30	COTONEASTER HESSEI	CO-6	30	COTONEASTER	CL-6	30	CLUMPED
FO-6	36	FORTYFIVE FIVE FIVE	RE-6	36	RED TWIG DOGWOOD	CL-6	36	CLUMPED
FO-6	36	FORTYFIVE FIVE FIVE	DM-6	36	DMARCO FORTYFIVE FIVE	CL-6	36	CLUMPED
PH-6	15	PHYSCARPUS OPULENSIS CENTER GLOW	CE-6	15	CENTER GLOW NINEBARK	CL-6	15	CLUMPED
TA-X	81	TAXUS X MEDIA VANDOL	VE-6	81	VEITCH	CL-6	81	CLUMPED
TH-6	7	THUJA O TECHIN	MI-6	7	MISSION ARBORVITAE	CL-6	7	CLUMPED
TOTAL AREA OF IMPACT 0.92 ACRES								



GROUND COVER TYPES			PARKING LOT ISLAND AREA CALCULATION		
SOD	NONE		ISLAND AREA 1	227.07	
SEED			ISLAND AREA 2	226.17	
MULCH			ISLAND AREA 3	171.24	
			ISLAND AREA 4	189.10	
			ISLAND AREA 5	151.27	
			ISLAND AREA 6	226.03	
			TOTAL	1,169.88	
			REQUIRED	972.75	



Westfield Public Works  
2705 East 171st Street  
Westfield, Indiana 46074

Phone: (317) 896-5452  
Fax: (317) 896-0302

LANDSCAPING PLAN

PUBLIC SAFETY TRAINING FACILITY - PHASE 1

NOBLESVILLE, INDIANA

APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

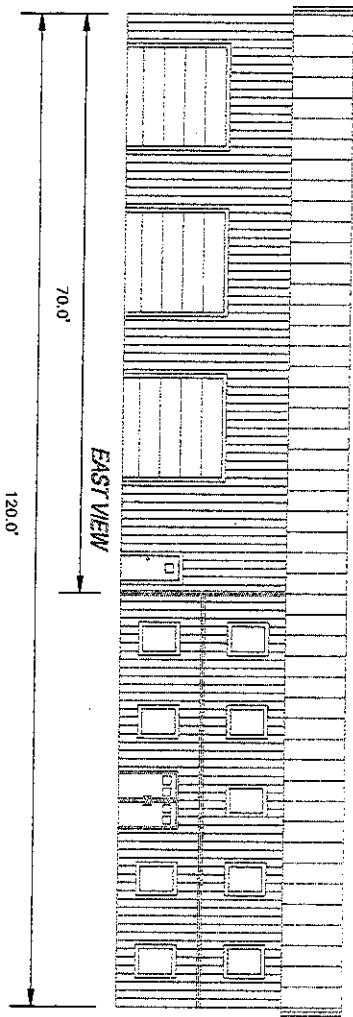
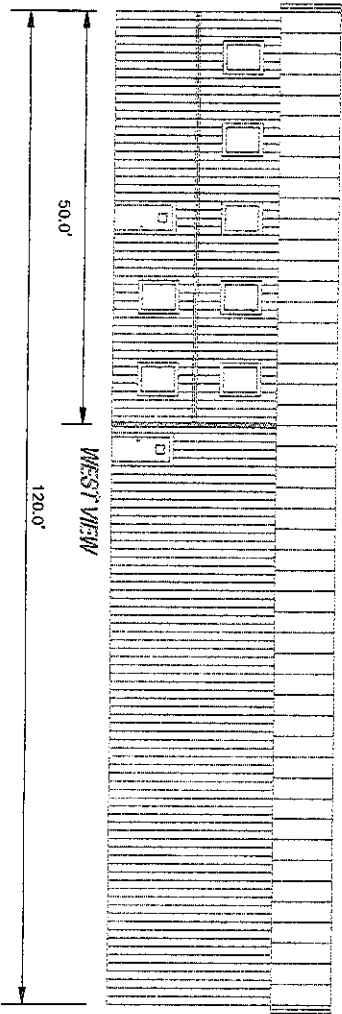
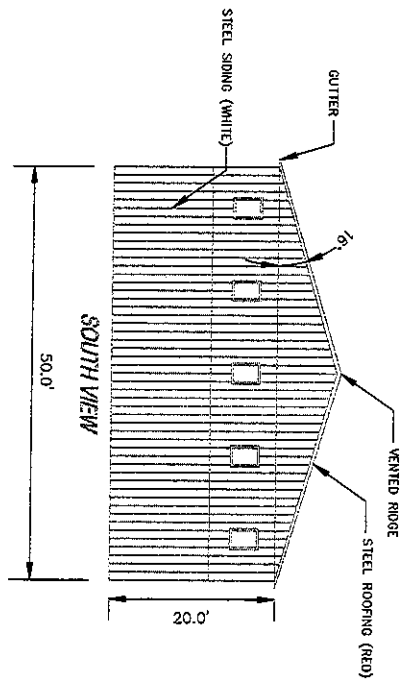
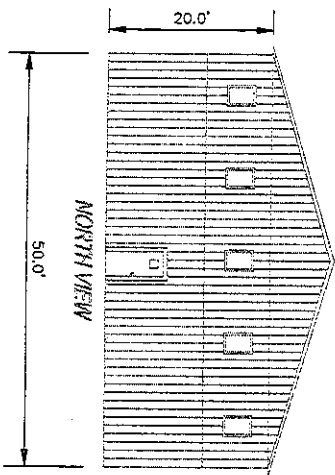
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Revised By: \_\_\_\_\_  
Date: \_\_\_\_\_

Revised By: \_\_\_\_\_  
Date: \_\_\_\_\_

Revised By: \_\_\_\_\_  
Date: \_\_\_\_\_



BUILDING ELEVATIONS - TRAINING BUILDING

PUBLIC SAFETY TRAINING CENTER - PHASE 1

NOBLESVILLE, INDIANA

APPROVED BY:  
DATE:

Westfield Public Works  
2706 East 171st Street  
Westfield, Indiana 46074  
Phone: (317) 804-3100  
Fax: (317) 804-3190



Rev.	DATE	DESCRIPTION
1	5-21-10	REV
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9	5-21-10	REV
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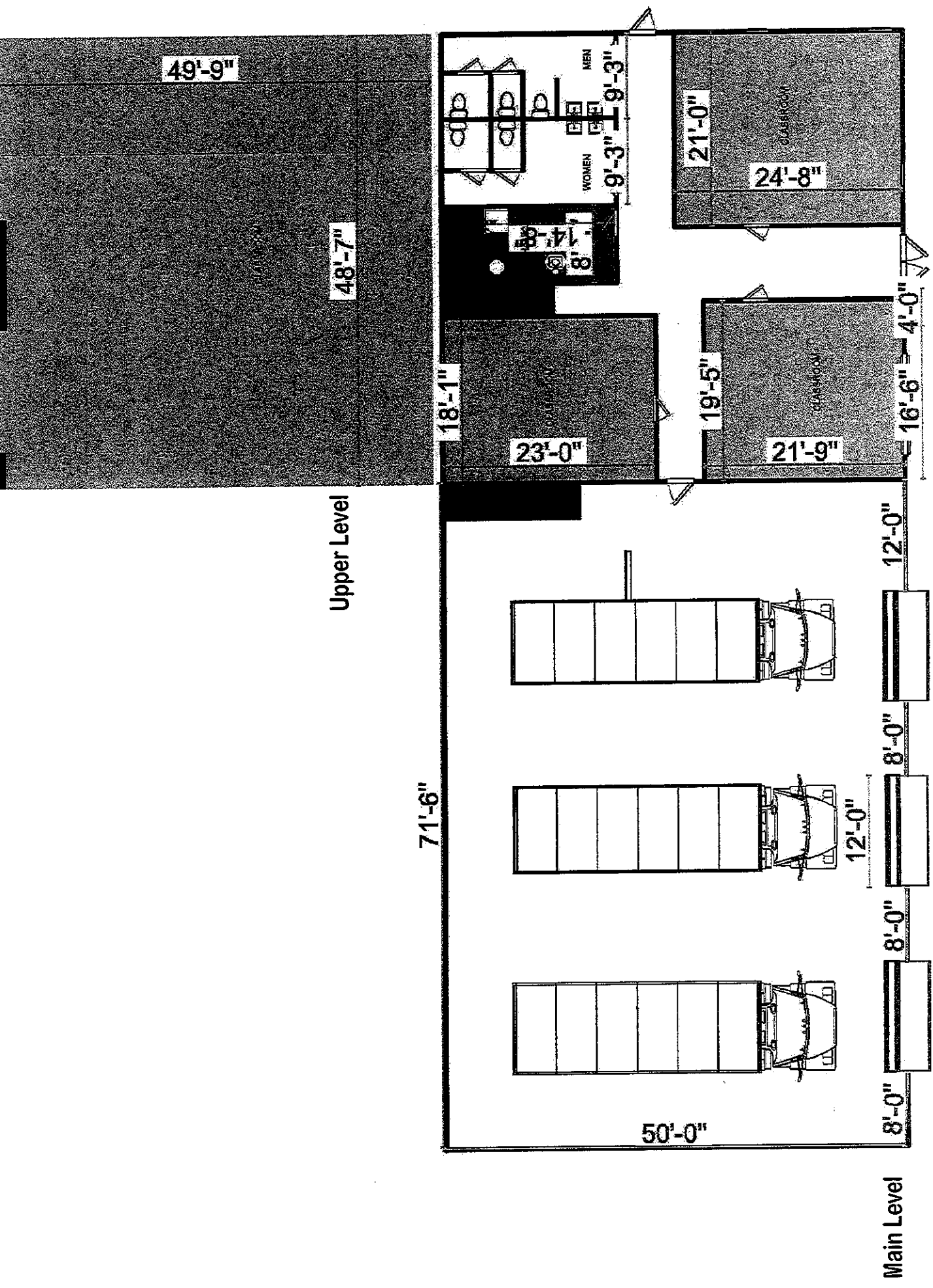
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APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

BUILDING - FLOORPLAN  
PUBLIC SAFETY TRAINING CENTER - PHASE 1  
NOBLESVILLE, INDIANA

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION





**Noblesville Plan Commission**  
**Noblesville, Indiana**

To the Noblesville City Council:


This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 19<sup>th</sup> day of July 2010, for Application #10J-15-0849 DETAILED DEVELOPMENT PLAN FOR THE CITY OF WESTFIELD and after due consideration, recommends that the City of Noblesville **ADOPT** such detailed development plan as complying with the adopted Preliminary Development Plan and Ordinance No. 4-1-10, as amended.

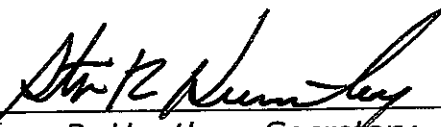
Request: Detailed Development complying with intent of Preliminary Development Plan and Ordinance No. 4-1-10 as amended. Submitted by the City of Westfield.

**Plan Commission Action:**   8 Ayes   0 Nays   0 Abstentions

Petition is forwarded with a **FAVORABLE** recommendation.

Respectfully submitted,  
Noblesville Plan Commission

By:   
Mike Martindale, President

  
Steven R. Huntley, Secretary

**COMMON COUNCIL  
CITY OF NOBLESVILLE**

**DATE**   JULY 27, 2010  

**PREVIOUSLY DISCUSSED ORDINANCES**           

**NEW ORDINANCES FOR DISCUSSION**           

**MISCELLANEOUS**   XXX  

**TRANSFER**           

**ITEM OR ORDINANCE #**   2  

**SOURCE:**

**INITIATED BY:**   MIKE HOWARD  

**VERBAL:**           

**INFORMATION ATTACHED:**   XXXX  

**NO PAPERWORK AT TIME OF PACKETS:**

# HOWARD & ASSOCIATES

ATTORNEYS FOR HAMILTON COUNTY  
AND  
THE CITY OF NOBLESVILLE

**MICHAEL A. HOWARD**

**DARREN J. MURPHY**

## MEMORANDUM

TO: Noblesville Common Council

FROM: Michael A. Howard

DATE: July 21, 2010

SUBJECT: TIF Districts and Union Chapel Road Projects

I have reviewed the projections and debt on all of the TIF Districts. I enclose for your review a summary of the projections for 2011.

There are several positives to this report:

1. We are able to pass through \$1 million of increment to help reduce the tax rate. At our April 2010 work session we projected passing through \$600,000 from Stoney Creek and \$400,000 from the Commerce Park. I have adjusted those amounts by \$100,000 in order to achieve your goal.
2. There is a fairly large surplus in the Logan Street TIF. This will permit funding of the Riverwalk and still provide a decent balance for future projects including the Facade Grant program.

The one major negative impact in 2011 is the appeal of assessment of the Hamilton Town Center. Initially, we presumed approximately \$2.4 million of revenue compared to \$1,569,000 of debt. While the appeal is not final, it is assumed that the taxpayer will receive approximately a 13% reduction in taxes due to the appeal. This has a double affect of reducing the revenue in 2011, and funding a refund for overpayment in 2010.

The most positive thing of this report is that all of our debt service is covered without a tax rate. Because of minimal growth in these districts in the last four years, this is great news. I will be present to answer any questions.

Also enclosed is an update on the Union Chapel Road projects.

## TIF DISTRICTS 2011 PROJECTIONS

### **#1    Logan Street TIF**

Revenue,	\$2,600,000
Debt on Hague Road	( 901,000)
Debt on 2009 COIT Bonds (Park Portion)	<u>( 175,000)</u>
Total Debt	\$1,076,000

Surplus	1,524,000
---------	-----------

Hague will increase to 1,330,000 in 2012

### **#2    Commerce Park TIF (Cumberland Road)**

Revenue,	964,787
Debt payment	<u>( 239,378)</u>

Total Surplus	725,409
Transfer to SMC	( 425,409)
Pass Through	300,000

### **#3    Stoney Creek TIF**

Revenue	2,761,748
Refunding	( 430,000)
Debt Phase II	( 755,000)
Debt Phase III (50%)	<u>( 300,000)</u>
Total Debt	1,485,000

Total Surplus	1,276,748
Pass Through	700,000
Balance reserved for Phase V	576,248

### **#4    Corporate TIF West (146<sup>th</sup> Street)**

Revenue,	3,182,236
Debt, 146 <sup>th</sup> Street	<u>(2,942,000)</u>

Total Surplus	240,236
Transfer 90,000 to Corporate Campus East #6	( 90,000)

## **#5 Corporate TIF West (SMC)**

Revenue,	195,000
Debt (2011)	<u>(610,000)</u>
Shortfall (from Business Park #2)	(415,000)

## **#6 Corporate Campus East (Exit 10)**

Revenue TIF	1,084,310
Seat Tax	<u>325,000</u>
Total Revenue	1,409,310
Debt	(1,750,000)
Shortfall	( 340,690)
Transfer from (HTC) #7	250,690
Transfer from Corporate Campus West #4	90,000

## **#7 Corporate Campus East (Hamilton Town Center)**

Revenue (assumes 13% appeal)	2,175,000
Refund of Pay 2010 Appeal	(325,000)
Debt,	<u>(1,569,000)</u>
Total Surplus	281,000
Transfer after Corporate Campus East #6	250,690

## **#8 Hazel Dell Road TIF**

Revenue,	1,367,232
Debt, Hazel Dell Road	<u>(1,526,000)</u>
Shortfall	( 158,768 <sup>1</sup> )

- 
1. We did not put a tax rate on this area, due to the small shortfall. It looks like we will be OK for 2010 payments because of the current balance.

July 21, 2010

**REMAINING PROJECTS  
STONY CREEK TIF**

FUND REPORT 2/20/10  
(in 1,000's)

**PHASE II**

	<u>USES</u>	<u>SOURCES</u>
Cash in Stony Creek Fund		2,278
Eligible Impact Remaining		821
Cash in 2009 Lease		<u>4,242</u>
Total Cash		7,341
Expenses of 2009 Lease		
E & B	169	
GradeX	4,360	
Construction Inspection	<u>105</u>	
	4,634	
Pay from bond		(4,242)
Pay from Impact II		<u>( 392)</u>
Remaining		2,707
Wal-mart round-about paid from Stony Creek	500	<u>(500)</u>
Balance in Stony Creek Fund And Road II to Phase 4		2,207

**PHASE III**

	<u>USES</u>	<u>SOURCES</u>
Phase III Bond Proceeds		
Sewer and clearing Poindexter	340	
Miscellaneous Design	123	
Construction	3,400	
Contingency	300	
CI	300	
Landscaping	500	
Partial Reimbursement of Irving Land Acquisition paid 9/09/09	<u>800</u>	
Construction Fund, 2010 Bonds	5,763	5,763

**PHASE III BOND BUDGET**

Construction Fund	\$5,700
Cap I (12 months) through August 2011	550
DSRF	320
Underwriter Discount	40
Issuance and Contingency	<u>162</u>
Total Bond	\$6,835

**PHASE IV**

	<u>USES</u>	<u>SOURCES</u>
Cash after Phase II in Stony Creek Fund		2,207
Cash from INDOT		<u>1,800</u>
AVAILABLE		4,007
EXPENSES		
Utility Relocation	260	
CI	250	
Contingency	250	
Construction	<u>3,000</u>	
TOTAL	3,760	<u>3,760</u>
Cash Remaining in Stony Creek Fund to Phase V		247

**PHASE V**

	<u>USES</u>	<u>SOURCES</u>
Cash in Stony Creek Fund		247
Irving Reimbursement into Stony Creek		800
Excess Increment 2010		2,234
Eligible Area 2 Impact Fees (2010 Study)		<u>1,176</u>
TOTAL CASH		4,457
Excess 2011 Increment (if needed)		576
Phase V Expenses		
Construction	3,447	
Design Remaining	250	
Contingency	150	
CI	310	
Utility Relocation	<u>300</u>	
	4,457	



## STONY CREEK TIF ANNUAL PAYMENTS

Revenue		\$2,761
Debt		
Refunding Bonds	430	
2009 Bonds	755	
2010 Bonds	<u>300 (50%)</u>	
	\$1,485	<u>\$1,830</u>
Excess Increment		1,276
Pass through		700

Recommendation Accepted April 2010: Pass through 2011 \$600,000