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ORDINANCE NO. 41-5-05

*Document Cross-Reference No. 8707662, No. 9845249, No. 9845247, No. 9845890, No. 9845248, No. 9845246,
No. 2002-15647, No. 2001-16768, BK 267 PG 155, 155A, and BK 269, Page 574*

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
AND ZONE MAP, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN OF
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 authority of Chapter 174 of
the Acts of the General Assembly 1947, as amended, and /

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public
hearing on Application #05N-15-0472 as required by law concerning an application for a
change of zoning request and preliminary development plan as filed by the City of
Noblesville, and

WHEREAS, the Plan Commission at their May 16, 2005 meeting has sent its favorable
recommendation to the Noblesville Common Council in the manner by a vote of 10 in favor
of adoption and 0 opposed.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of
Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance for said
City is hereby amended as follows:

SECTION 1. That the subject real estate located at 16 South Tenth Street in the City of
Noblesville, Hamilton County, Indiana is hereby rezoned from "DT" Downtown to "DT/GUO"
Downtown/Government Use Overlay classification and a preliminary development plan for the

construction of a Municipal Building (City Hall) addition is adopted as per Exhibit B as designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, and said real estate being more particularly described as in Exhibit A.

SECTION 2. That the Preliminary Development Plan marked Exhibit B has the following variations from the development standards of the current Unified Development Ordinance and is hereby adopted incorporating the following: (1) reduction of the minimum parking lot setback from the property line to 4-FT, (2) reduction of the minimum size of the parking islands, (3) reduction of number of parking islands per 100-FT linear feet, (4) increase in the floor area ratio (5) reduction of the front yard setbacks along Conner Street, 10th Street, and Maple Street, (6) reduction of the total square footage required for building base landscaping, (7) elimination of the 40-FT landscape buffer along Conner Street, (8) reduction of the minimum height of shrubs and trees, and (9) reduction of the parking lot landscaping.

SECTION 3. PLANNED UNIT DEVELOPMENT STANDARDS. WHEREAS, the development standards established by this Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana provided however that unless a development standard, guideline, or requirement specified in the Unified Development Ordinance is varied, altered, or modified by this Ordinance and/or its Exhibits, then such development standard, guideline, or requirement as specified in the Unified Development Ordinance shall apply.


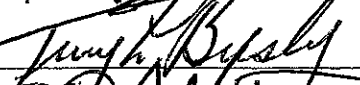
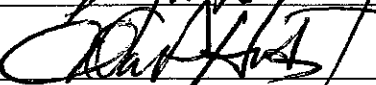
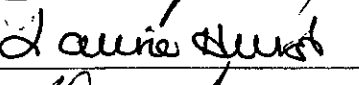
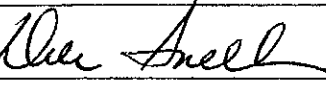
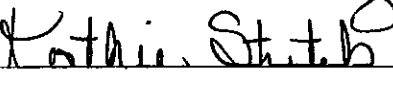
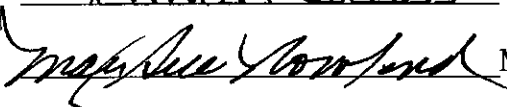
SECTION 4. This ordinance shall be in full force and effect from and upon its adoption in accordance with the law.

SECTION 5. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 14th day of June 2005.


COMMON COUNCIL
CITY OF NOBLESVILLE

BY: AYE

NAY

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

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,
Indiana this 14th day of June, 2005.


John Ditslear, Mayor
City of Noblesville

ATTEST:


Janet Jaros, Clerk-Treasurer

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE
CLERK-TREASURER'S OFFICE.

EXHIBIT A

LEGAL DESCRIPTION

Lots 3, 4, 5, 6 in the Original Plat of Noblesville, Indiana, Block 13 and Lots 6, 7, 8 and northern part of Lot 5 in Original Plat of Noblesville, Indiana, Block 23.



Master Planning
Landscape Architecture
Engineering
Interior Design
Technology Design

3575 Castle Creek Parkway
Suite 440
Indianapolis, Indiana 46250
307 EAST 10TH
Fax 317/442-1345
csm@cmshook.com
6765 North State Road 37
P.O. Box 2049
Mooresville, Indiana 47122
Tel 317/876-2000
Fax 317/876-2047

PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ANY BURIED UTILITIES PRIOR TO EXCAVATION.
2. ALL SURVEY, PROPERTY BOUNDARY, TOPOGRAPHIC AND EXISTING UTILITY INFORMATION PROVIDED BY PAUL CRIP, INC., INDIANAPOLIS, INDIANA. THE CLIENT ACCEPTS A SHOWN COPY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
3. ALL RAMP ON SIDEWALK INTERSECTIONS SHALL BE 5' RADIUS UNLESS OTHERWISE NOTED.
4. SEE SHEET L102 FOR LEGEND.
5. CONTRACTOR TO COORDINATE ALL DRIVE CLOSURES WITH OTHER.

SITE STATISTICS:

SITE SIZE	1.00 ACRES ±
EXISTING BUILDING SIZE	APPROX. 11,654 S.F.
NEW ADDITION SIZE	APPROX. 47,800 S.F.
NUMBER OF PARKING SPACES:	
CAR SPACES	66
HANDICAP SPACES	4
TOTAL CAR PARKING	70

DETAIL NOTES:

1. STANDARD HEAVY DUTY ASPHALT - SEE DETAIL 1/A103.
2. CONCRETE PAVING, 4" THICK - SEE DETAIL 4/A103.
3. CONCRETE PAVING, 6" THICK - SEE DETAIL 4/A103.
4. CONCRETE CURB - SEE DETAIL 3/A103.
5. INTERNAL CURB & WALK - SEE DETAIL 6/A103.
6. CONCRETE STOP - SEE DETAIL 3/A103.
7. HANDICAP STAIRS - SEE DETAIL 8/A103.
8. HANDICAP RAMP WITH TACTILE WARNING - SEE DETAIL 10/A103.
9. NEW STOP SIGN - REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 9 OF 11.
10. HANDICAP VAN PARKING SIGN - SEE DETAIL 8/A103.
11. HANDICAP CAR PARKING SIGN - SEE DETAIL 8/A103.
12. NEW CONCRETE LIGHT POLE BASE - REFER TO ELECTRICAL DRAWINGS.
13. 4" PAINTED STRIPING, TYPICAL.
14. STOP BAR - SEE DETAIL 15/A103.
15. 45° - 4" PAINTED STRIPING - SPACE 2' O.C.
16. 6" PIPE DOLLARD - SEE DETAIL 9/A103.
17. CONCRETE RAMP WITH HANDRAILS - SEE DETAIL 10/A103.
18. CONCRETE STAIRS WITH HANDRAILS - SEE DETAIL 10/A103.
19. DOWN SPOUT ROOF - SEE DETAIL 17/A103.
20. CONCRETE SEAWALL - SEE DETAIL 1/A103.
21. CONCRETE PAD FOR NEW TRANSFORMER, VERIFY PAD THICKNESS, SIZE AND LOCATION IN FIELD. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
22. CONCRETE PAD FOR NEW EMERGENCY GENERATOR, VERIFY PAD THICKNESS, SIZE AND LOCATION IN FIELD. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
23. STONE MULCH - SEE DETAIL 10/A103.
24. NEW FLAG POLE BASE - SEE DETAIL 10/A103.
25. RELOCATED BRICK FANERS - SEE DETAIL 14/A103.
26. NEW CONCRETE DRIVE APPROX. IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 9 OF 11.
27. NEW CONCRETE CURB/OUTLET IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 3 OF 11.
28. NEW HANDICAP RAMP LOCATED IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 10 OF 11.
29. NEW CONCRETE SIDEWALK LOCATED IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 8 OF 11.
30. NEW OTHER MONUMENT LOCATED IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 8 OF 11.
31. NEW MOUNTAIN CONCRETE CURB LOCATED IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 3 OF 11.
32. NEW ASPHALT PAVEMENT LOCATED IN R.O.W. REFER TO CITY OF INDIANAPOLIS STANDARD DETAILS - SHEET 3 OF 11.
33. CONCRETE PAD FOR NEW ELECTRICAL SWITCH GEAR, VERIFY PAD THICKNESS, SIZE AND LOCATION IN FIELD. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
34. NO PARKING SIGN - SEE DETAIL 20/A103.
35. CONCRETE BAND - SEE DETAIL 5/A103.

AREA OF NEW ASPHALT

KEYNOTES: REF. INDEX SHEET FOR COMPLETE LIST OF KEYNOTES

DIV. 02 SITEWORK

- 02511.A CONCRETE WHEEL STOPS
- 02551.A CONSTRUCTION JOINTS
- 02551.B CONTROL JOINTS
- 02780.A PAVERS
- 02821.A CHAIN LINK FENCE
- 02878.A EXTERIOR PAINTING
- 02900.A AGGREGATE

NOT FOR CONSTRUCTION

CERTIFIED

REVISIONS

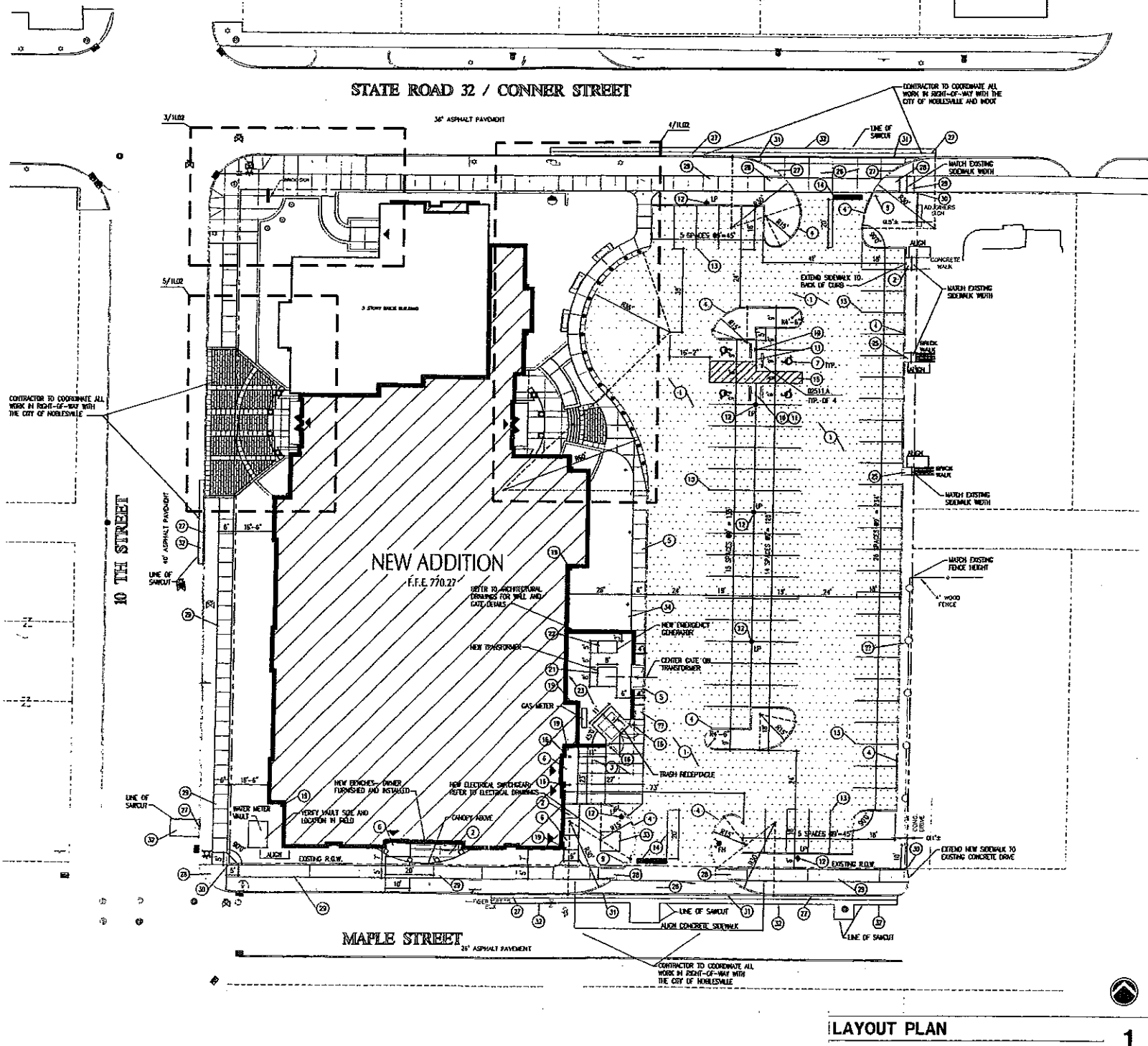
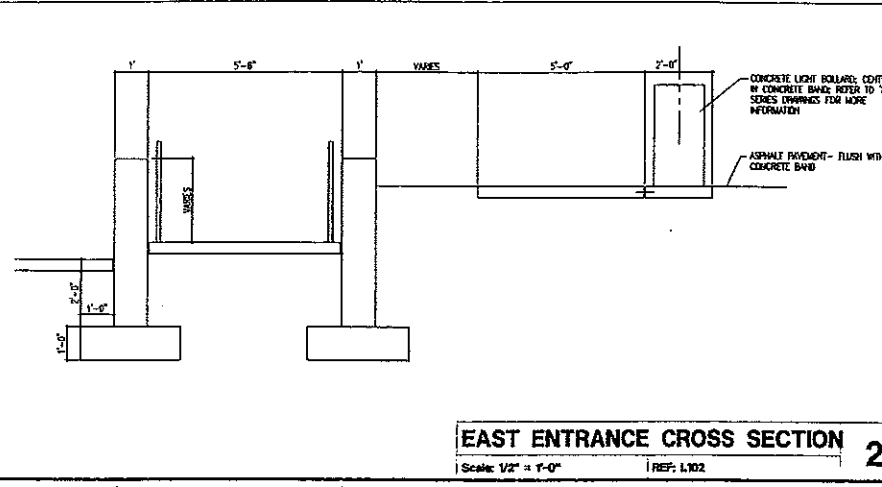
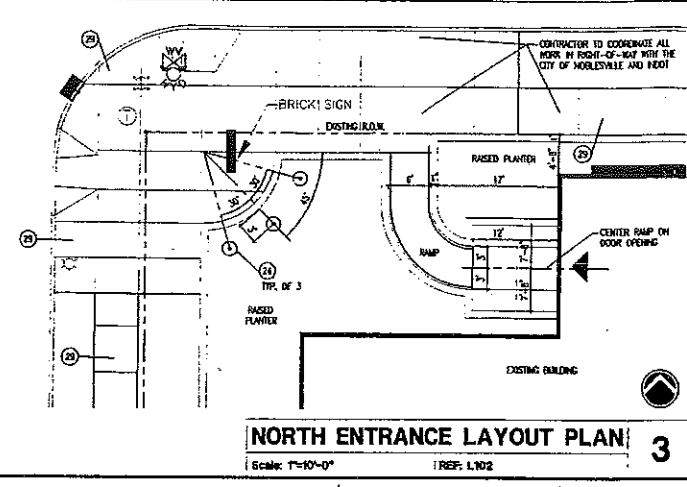
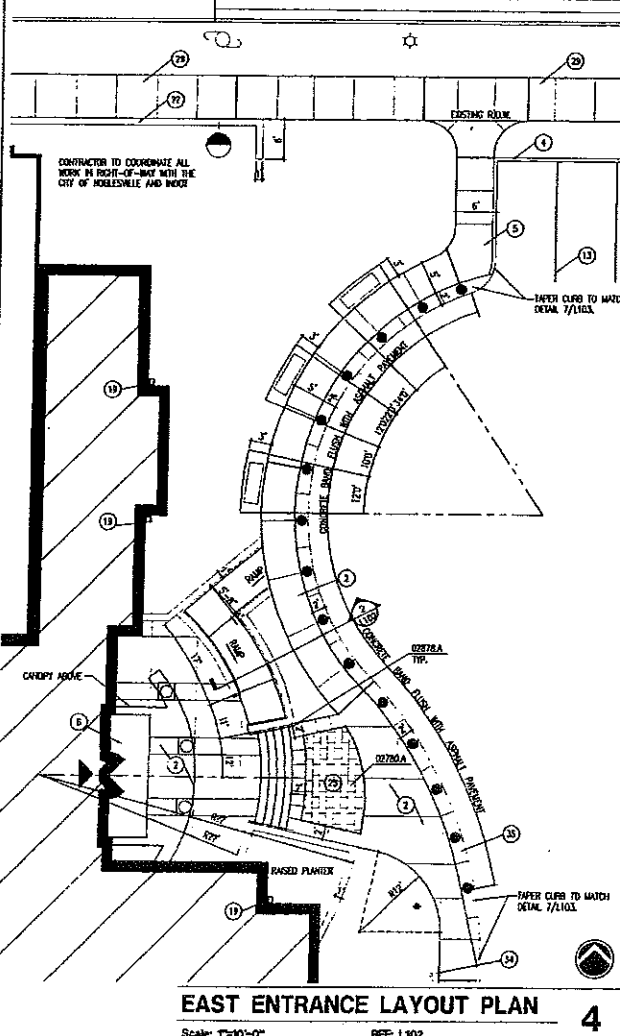
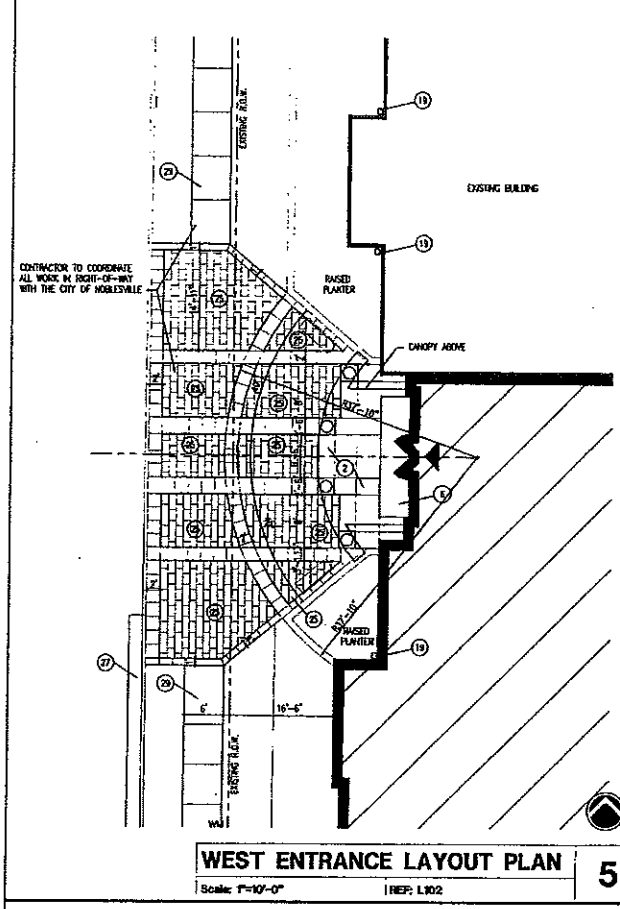
NOBLESVILLE CITY HALL EXPANSION
CITY OF NOBLESVILLE



PROJECT: 04034
DATE: MAY 9, 2005
DRAWN BY: BRP
CHECKED BY: BWR
DESIGNED BY: BRP

L102

LAYOUT PLAN



LANDSCAPE PLAN

L105

DESIGNED BY: CHS
DRAWN BY: JCK
DATE: MAY 9, 2005
PROJECT: 04034

NOBLESVILLE CITY HALL EXPANSION

CITY OF NOBLESVILLE

INDIANA

NOBLESVILLE

REVISIONS

CERTIFIED

NOT FOR CONSTRUCTION

THE CITY OF NOBLESVILLE

PLANNING & DEVELOPMENT DEPARTMENT

100 NORTH ZION ROAD, SUITE 200
NOBLESVILLE, IN 46060
TEL: 317.246.4400
FAX: 317.246.4401

LANDSCAPE ARCHITECT

THE CITY OF NOBLESVILLE

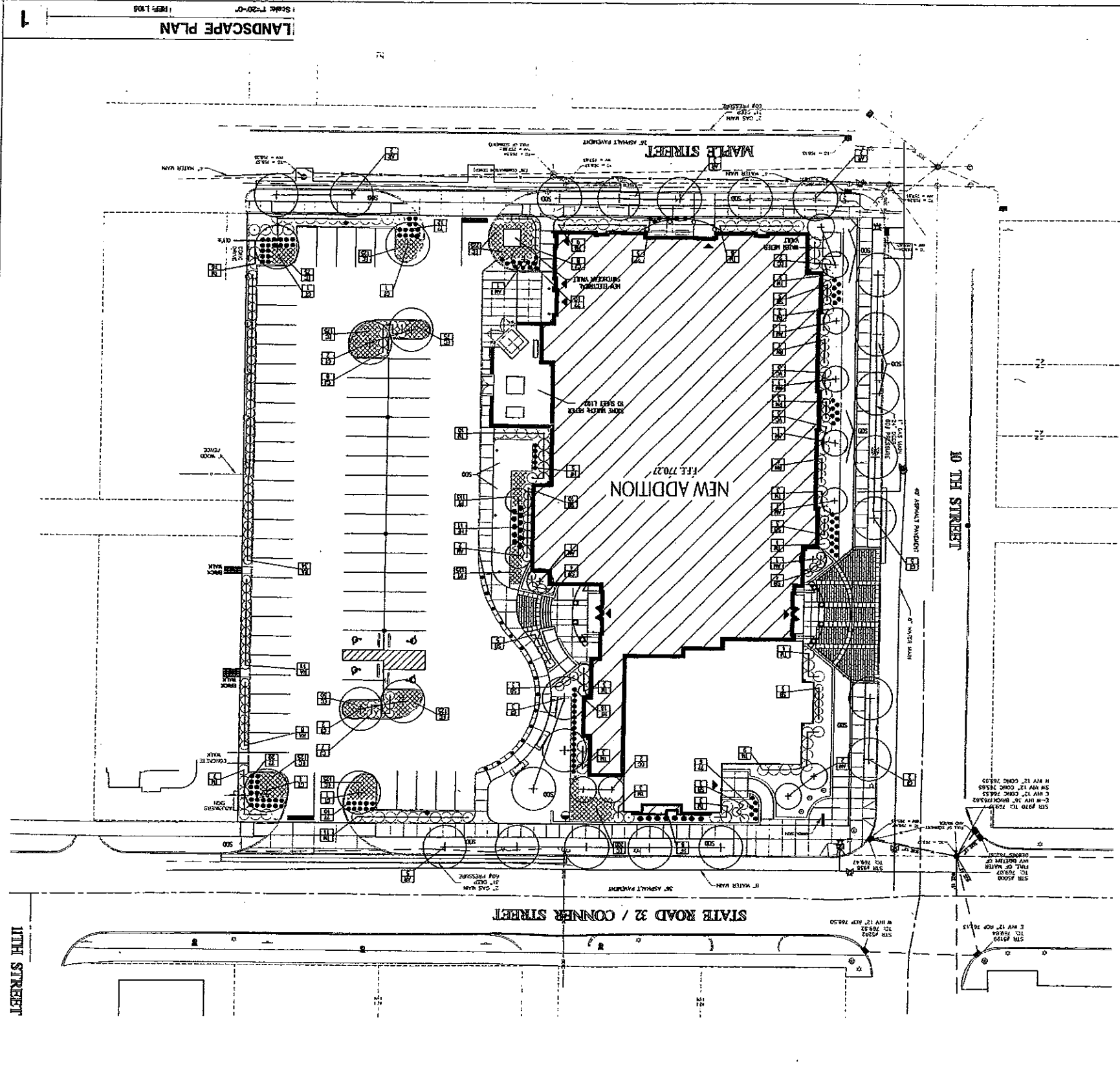
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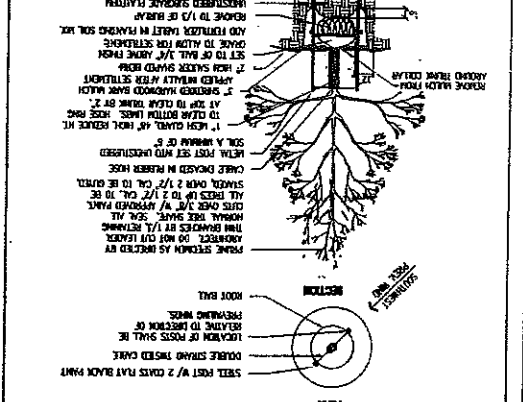
PLAN NOTES:

1. CONDUCTOR SHALL VERIFY UTILITY LOCATIONS BEFORE BEGINNING WORK. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NOBLESVILLE PLANNING & DEVELOPMENT DEPARTMENT'S PLANTING SPECIFICATIONS.
2. CONDUCTOR SHALL VERIFY UTILITY LOCATIONS BEFORE BEGINNING WORK. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NOBLESVILLE PLANNING & DEVELOPMENT DEPARTMENT'S PLANTING SPECIFICATIONS.
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4. ALL PLANT MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE BY THE CONDUCTOR. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NOBLESVILLE PLANNING & DEVELOPMENT DEPARTMENT'S PLANTING SPECIFICATIONS.
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6. ALL PLANT LOCATIONS SHALL BE STAKED BEFORE BEGINNING WORK. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NOBLESVILLE PLANNING & DEVELOPMENT DEPARTMENT'S PLANTING SPECIFICATIONS.
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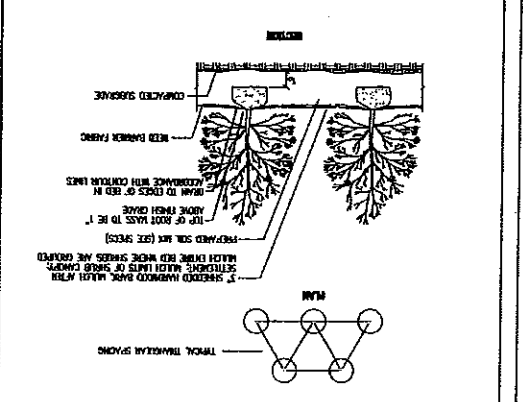
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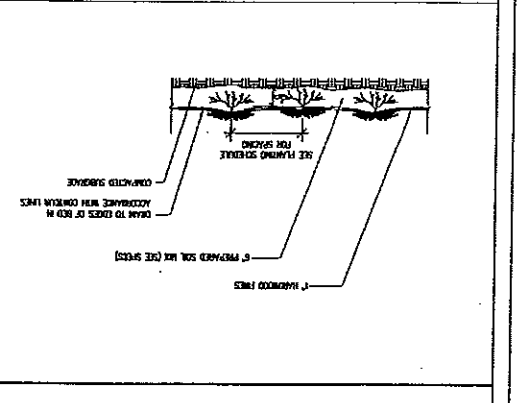
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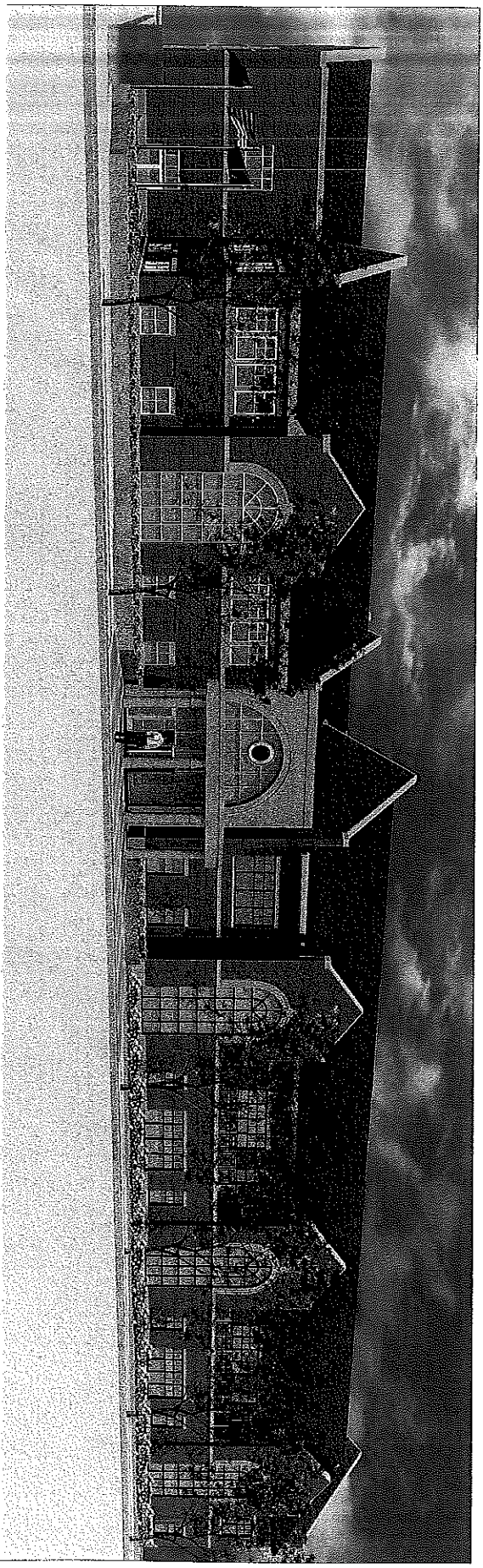


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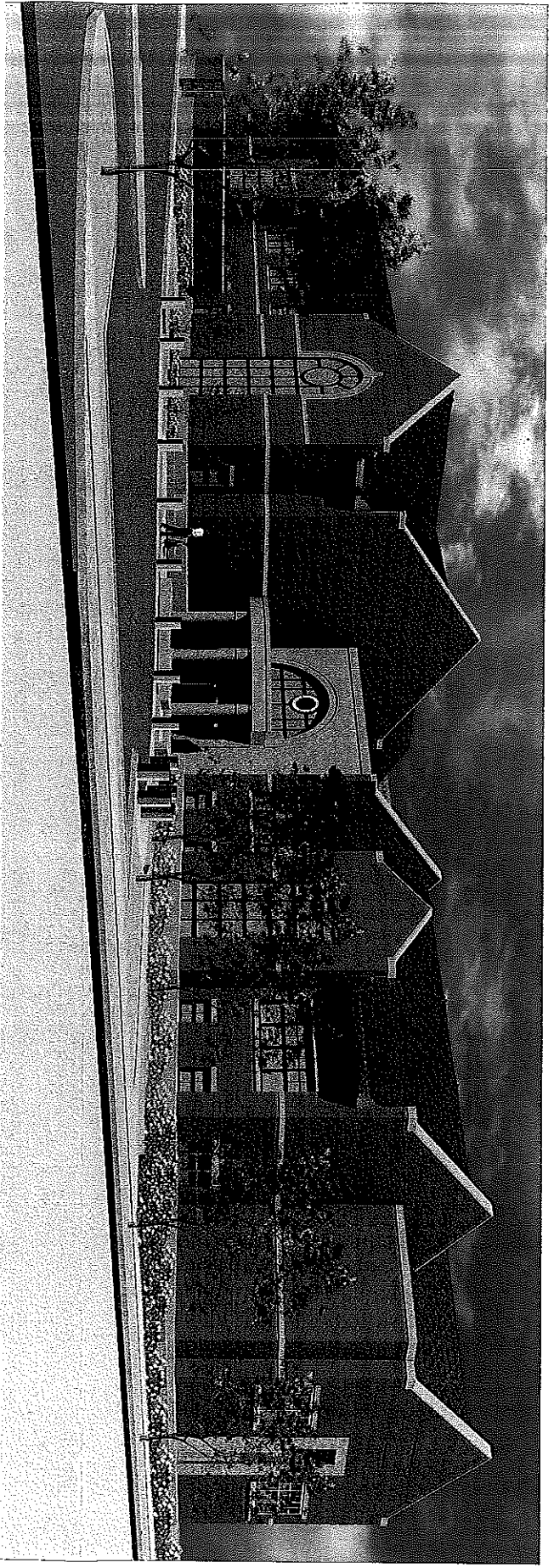


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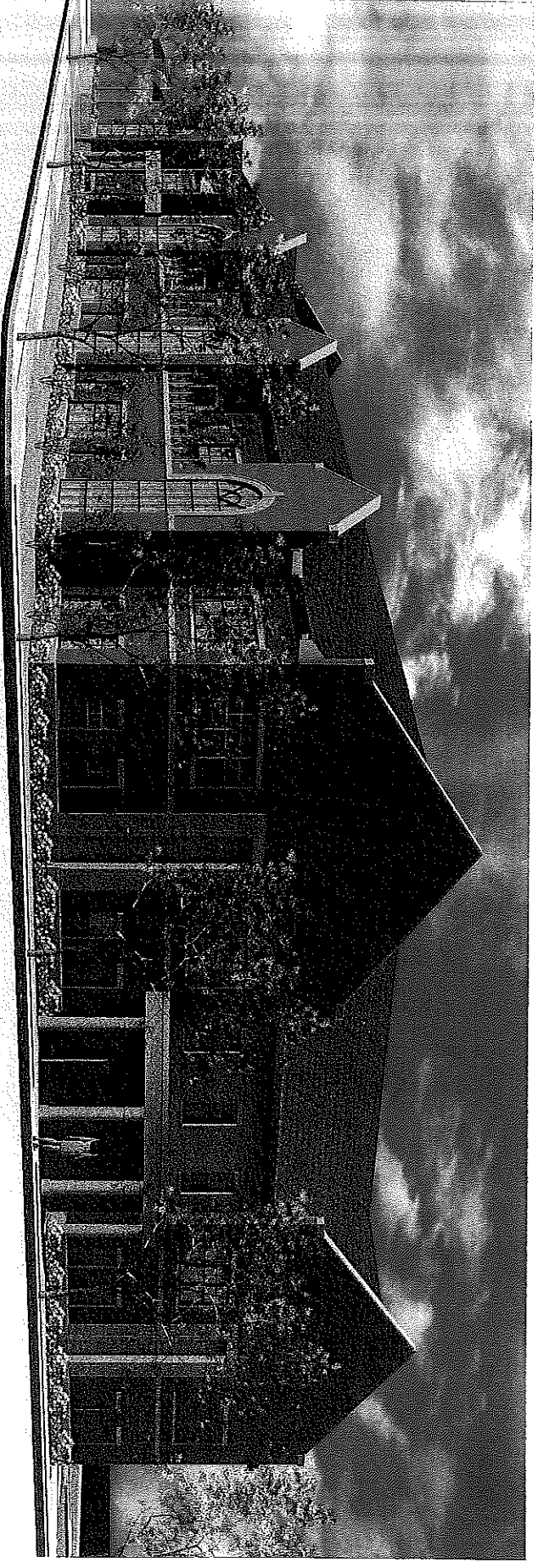




VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



NOBLESVILLE CITY HALL EXPANSION

CITY OF NOBLESVILLE

OMS Project # 04034

MAY 10, 2005

