

ORDINANCE NO. 3-1-04

16.00 2.00 NONE
(u)
AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA,
TO ESTABLISH A GOVERNMENT OVERLAY ZONE FOR THE
CITY OF NOBLESVILLE FIRE STATION 5
PRELIMINARY DEVELOPMENT PLAN

Document Cross Reference No. 9449430

This is an Ordinance (the "GUO Ordinance") amending the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended (the "Zoning Ordinance"):

WHEREAS, the Plan Commission of the City of Noblesville (the "Commission") has conducted a public hearing as required by law concerning the application for approval of a preliminary development plan and this GUO Ordinance filed by The City of Noblesville for approximately 2.35 acres, located at the Northeast Corner of State Road 37 and 191st Street known as 10170 East 191st Street, and located in the City of Noblesville, Hamilton County, Indiana (the "Real Estate"), which is further described as follows:

Block F in Section 1 of Meadows Glen, as per plat thereof recorded in Plat Cabinet 1, Slide 392 as Instrument no. 94-5072 and corrected by Instrument No. 94-13062 and corrected by Instrument No. 94-16057 and corrected by Instrument No. 94-30118 and corrected by Instrument No. 94-42477 on October, 6, 1994, in the Office of the Recorder of Hamilton County, Indiana.

WHEREAS, the Commission has sent to the Common Council of the City of Noblesville, Indiana (the "Common Council") a recommendation to approve this Ordinance which recommendation was adopted on the 20th day of January, 2004.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session that the Zoning Ordinance and the zone map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows:

SECTION 1. OVERALL CLASSIFICATION. The Real Estate is classified a Government Use Overlay ("GUO") with a base zoning of PB under the Zoning Map.

SECTION 2. USE OF THE REAL ESTATE. The Real Estate shall be used for Noblesville Fire Station 5 and such parking areas, and related uses as are reasonably necessary for said uses, all in substantial conformance with the Site Plan on file with the Director of Planning dated January 5, 2004. The Site Plan shall be developed in conformance with the additional conditions attached as Exhibit A.

SECTION 3. This Ordinance shall be specifically referenced to Document Cross Reference No. 9449430 and concerns Hamilton County tax parcel 11-07-29-00-01-008.000.

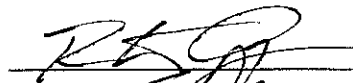
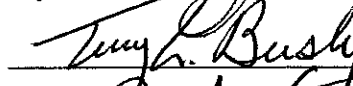

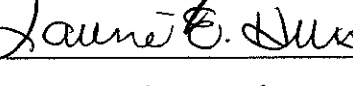

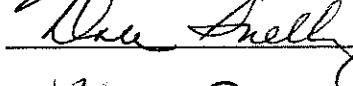
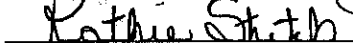
SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect upon passage, and shall be binding upon the City of Noblesville, the Noblesville Building Corporation, and/or any lessee, lessor, or successor in interest claiming title by or through them.

ALL OF WHICH IS ORDAINED by the Common Council of the City of Noblesville
this 27th day of January, 2004.

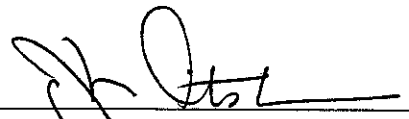
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

Aye

Nay

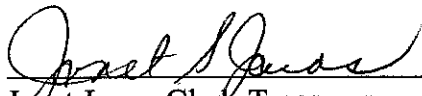
	Brian Ayer _____
	Terry L. Busby _____
	Alan Hinds _____
	Laurie E. Hurst _____
	Mary Sue Rowland _____
	Dale Snelling _____
	Kathie Stretch _____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,
Indiana, this 27th day of January, 2004.



John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:



Janet Jaros, Clerk-Treasurer
City of Noblesville, Indiana

EXHIBIT A



MEMO








TO: Noblesville Planning Department
FROM: Jim Cates
RE: Fire Station No.5
DATE: 1/5/03

PROJECT NO.: 20015460.3

The following are requirements for which we request relief in the design and site layout for new Fire Station No. 5, located at 10170 East 191st Street at the intersection of 191st Street and State Road 37.

1. Minimum distance between structures is to be 100 feet. In our proposed site layout, there is 60 feet between the new fire station and the adjacent residence to the east. The fire station is located to the east side of the property for two reasons: 1) we believed it best to provide the drive on the west side of the building for equipment returning to the fire station, rather than being next to the neighbor's house; 2) we wanted to be as close as possible to the top of the hill of 191st Street so traffic could see equipment exiting the station and joining traffic. We propose trees and shrubs along this edge to buffer the fire station from the neighboring lot.
2. Maximum drive width is to be 30 feet, or 36 feet if markings for ingress and egress are provided. The proposed drive at the apron in front of the equipment bays is 51 feet wide to allow quick exit from the three adjacent bays. It would not be appropriate to provide lane markings.
3. Only one drive cut is permitted per street frontage. The proposed site layout includes two drive cuts off 191st Street, one for exiting from the equipment bays and one for return of equipment around to the rear of the building. We believe that this arrangement is preferable to the option of a return drive off of Canal Way with equipment returning to the station through the neighborhood.
4. A 25-foot landscape buffer is required along the south, east and north property lines. The proposed site layout includes a 38-foot buffer on the east, but the parking lot encroaches into the buffer on the north and south. The south side has a 32-foot landscape island, but only 20 feet is within the property line. The north side has a 10-foot buffer. We propose trees and shrubs along these edges to buffer the parking lots from the neighborhood.
5. A 20-foot parking lot setback is required at the north property line. The proposed layout provides a 10-foot setback. We propose trees and shrubs along this edge to buffer the parking lot from the neighborhood.
6. Only 10 – 11 parking spaces are required. We have proposed 20 parking spaces to allow for shift change (7 firefighters per shift, 14 spaces required at shift change) and a few extra for public use. All of the Noblesville fire stations are currently utilized as polling places, and we want to provide a reasonable accommodation for parking during elections.

If you have any questions or comments, please contact me at (317) 780-7327.

LANDSCAPING LEGEND	
	SMALL SHADE TREE - FOREST PANSY REDBUD 'CERCIS CANADENSIS, FOREST PANSY' - 8' H. AND 2 1/2" TRUNK AT PLANTING, 25' SPREAD AT MATURITY.
	LARGE SHADE TREE - RED MAPLE 'ACER RUBRUM' - 12' H. AND 3 1/2" TRUNK AT PLANTING, 35' SPREAD AT MATURITY.
	SMALL EVERGREEN - ARBORVITAE-AMERICAN 'THUJA OCCIDENTALIS, AMERICAN' - 6' H. AND 2 1/2" TRUNK AT PLANTING, 15' SPREAD AT MATURITY.
	LARGE EVERGREEN - EASTERN WHITE PINE 'PINUS STROBUS' - 8' H. AND 2 1/2" TRUNK AT PLANTING, 15' SPREAD AT MATURITY.
	GROUND COVER - PERIWINKLE 'VINCA MINOR'
	SHRUB - BURNING BUSH 'EUONYMUS ALATA' - 24" H. AT PLANTING, 4' H. AT MATURITY MIN. 1' SPREAD AT PLANTING.
	SHADE TREE - AMERICAN MOUNTAINASH 'SORBUS AMERICANA' - 42" H. AT PLANTING, 10'-30' H. AT MATURITY, 15' SPREAD AT MATURITY.

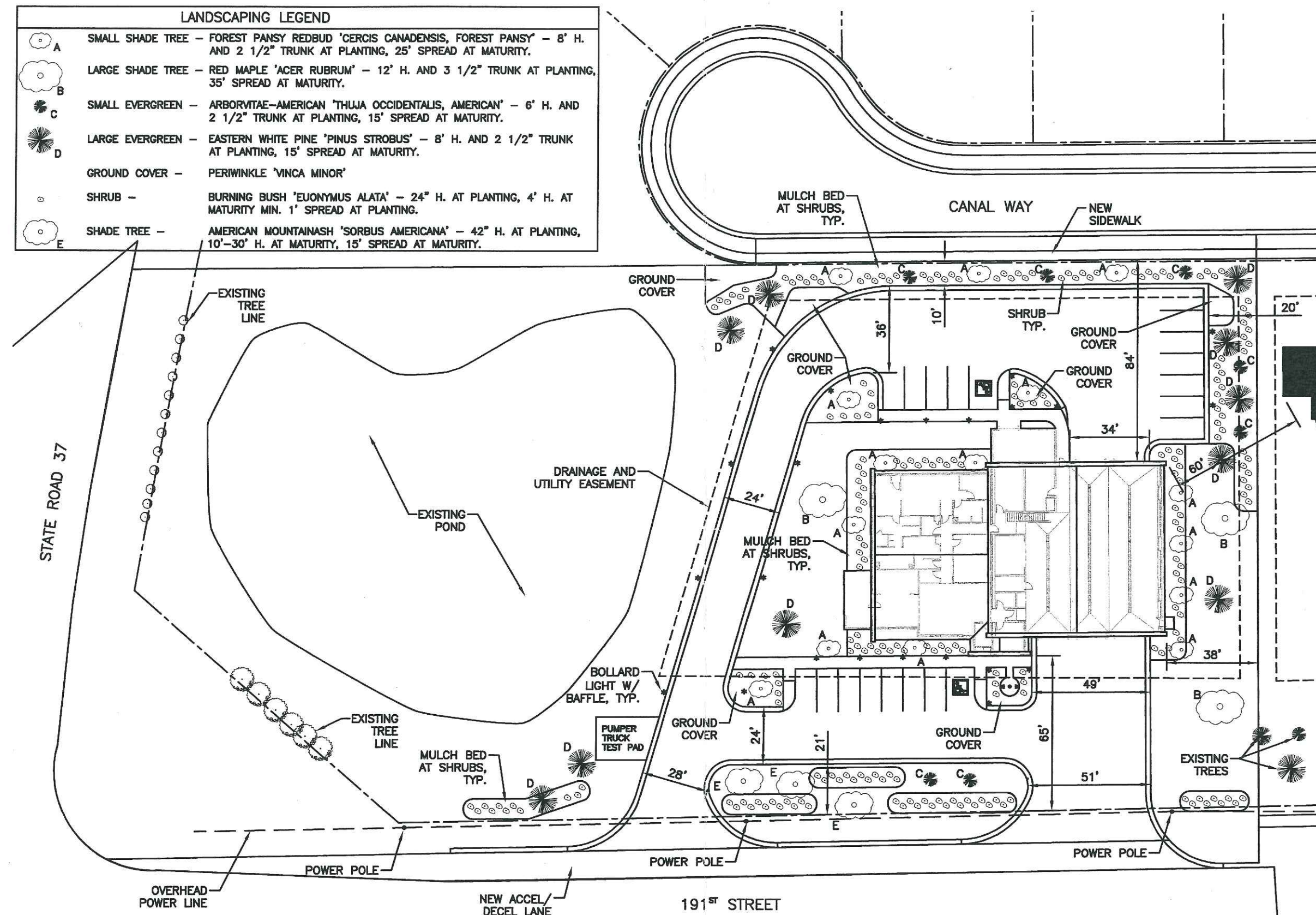
APPROVED
1-20-04
Fritz

LANDSCAPE BUFFERS:
NORTH - 10'
EAST - 38'
SOUTH - 21'

PARKING LOT SETBACKS:
NORTH - 10'
EAST - 20'
SOUTH - 21'

PARKING LOT SQ.FT.=
24,480 S.F.
5% = 1224 S.F.

ISLANDS PROVIDED=
469 S.F.
222 S.F.
345 S.F.
236 S.F.
TOTAL 1272 S.F.



NOBLESVILLE FIRE DEPARTMENT
135 SOUTH 9TH STREET
NOBLESVILLE, INDIANA 46060

NEW FIRE STATION - NO. 5
191ST STREET AND STATE ROAD 37

1/23/04



800 SOUTH MICHIGAN STREET
NOMANPOLA, INDIANA 46060-4800
PHONE 812/708-0111
FAX 812/708-0117
WEB www.noblesvillefire.com