

15⁰⁰ (4)

200400028055
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-29-2004 At 11:16 am.
ORDINANCE 15.00

ORDINANCE # 13-3-04

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE. 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.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #04J-15-0116 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 March 15, 2003 meeting has sent its recommendation to the Noblesville Common Council in the manner by a vote of 11 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 330-FT south of 169th Street and east of Hazel Dell Road, in Noblesville Township, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is hereby

rezoned from 'R1' Low Density Single-Family Residential to R1/GUO – Residential/Government Use Overlay classification and a preliminary development plan for the construction of the Noblesville #6 Fire Station is adopted as per Exhibit B and 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. two ingress/egress drive cuts along Hazel Dell Road; and 2. the maximum width of the southern ingress/egress is 52-FT.

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 27th day of April 2004.

COMMON COUNCIL
CITY OF NOBLESVILLE

BY: AYE

NAY

<u>Laurie Hurst</u>	Laurie Hurst	_____
<u>Terry H. Busby</u>	Terry Busby	_____
<u>Alan Hinds</u>	Alan Hinds	_____
<u>Brian Ayer</u>	Brian Ayer	_____
<u>Dale Snelling</u>	Dale Snelling	_____
<u>Kathie Stretch</u>	Kathie Stretch	_____
<u>Mary Sue Rowland</u>	Mary Sue Rowland	_____

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

John Ditslear
John Ditslear, Mayor
City of Noblesville

ATTEST:








Janet Jaros
Janet Jaros, Clerk-Treasurer

EXHIBIT A

LEGAL DESCRIPTION

A part of the South Half of the Southwest Quarter of Section 3, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning at a point on the West line of said South Half, South 00 degrees 00 Minutes 00 Seconds East 330.00 feet from the Northwest corner of said Half; thence North 89 Degrees 25 Minutes 50 Seconds East 415.00 feet parallel with the North line of said Half; thence South 00 Degrees 00 Minutes 00 Seconds West 435.00 feet; thence South 89 Degrees 25 Minutes 50 Seconds West 415.00 feet to the West line of said Half; thence North 00 Degrees 00 Minutes 00 Seconds East 435.00 feet along said West line to the Point of Beginning and containing 4.144 acres, more or less.

LANDSCAPING LEGEND	
	A SMALL SHADE TREE - FOREST PANSY REDBUD 'CERCIS CANADENSIS, FOREST PANSY' - 8' H. AND 2 1/2" TRUNK AT PLANTING, 25' SPREAD AT MATURITY.
	B LARGE SHADE TREE - RED MAPLE 'ACER RUBRUM' - 12' H. AND 3 1/2" TRUNK AT PLANTING, 35' SPREAD AT MATURITY.
	C SMALL EVERGREEN - ARBORVITAE-AMERICAN 'THUJA OCCIDENTALIS, AMERICAN' - 6' H. AND 2 1/2" TRUNK AT PLANTING, 15' SPREAD AT MATURITY.
	D 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.
	E SHADE TREE - AMERICAN MOUNTAINASH 'SORBUS AMERICANA' - 42" H. AT PLANTING, 10'-30" H. AT MATURITY, 15' SPREAD AT MATURITY.

LANDSCAPE BUFFERS:

NORTH - 35'
EAST - 25'
SOUTH - 25'
WEST (EXISTING) - 89'
WEST (PROPOSED) - 38'

PARKING LOT SETBACKS:

NORTH - 45'
EAST - 35'
WEST (EXISTING) - 99'
WEST (PROPOSED) - 48'

PARKING LOT SQ.FT.=

43,070 S.F.

5% = 2154 S.F.

ISLANDS PROVIDED=

448 S.F.
430 S.F.
460 S.F.
376 S.F.
312 S.F.
428 S.F.

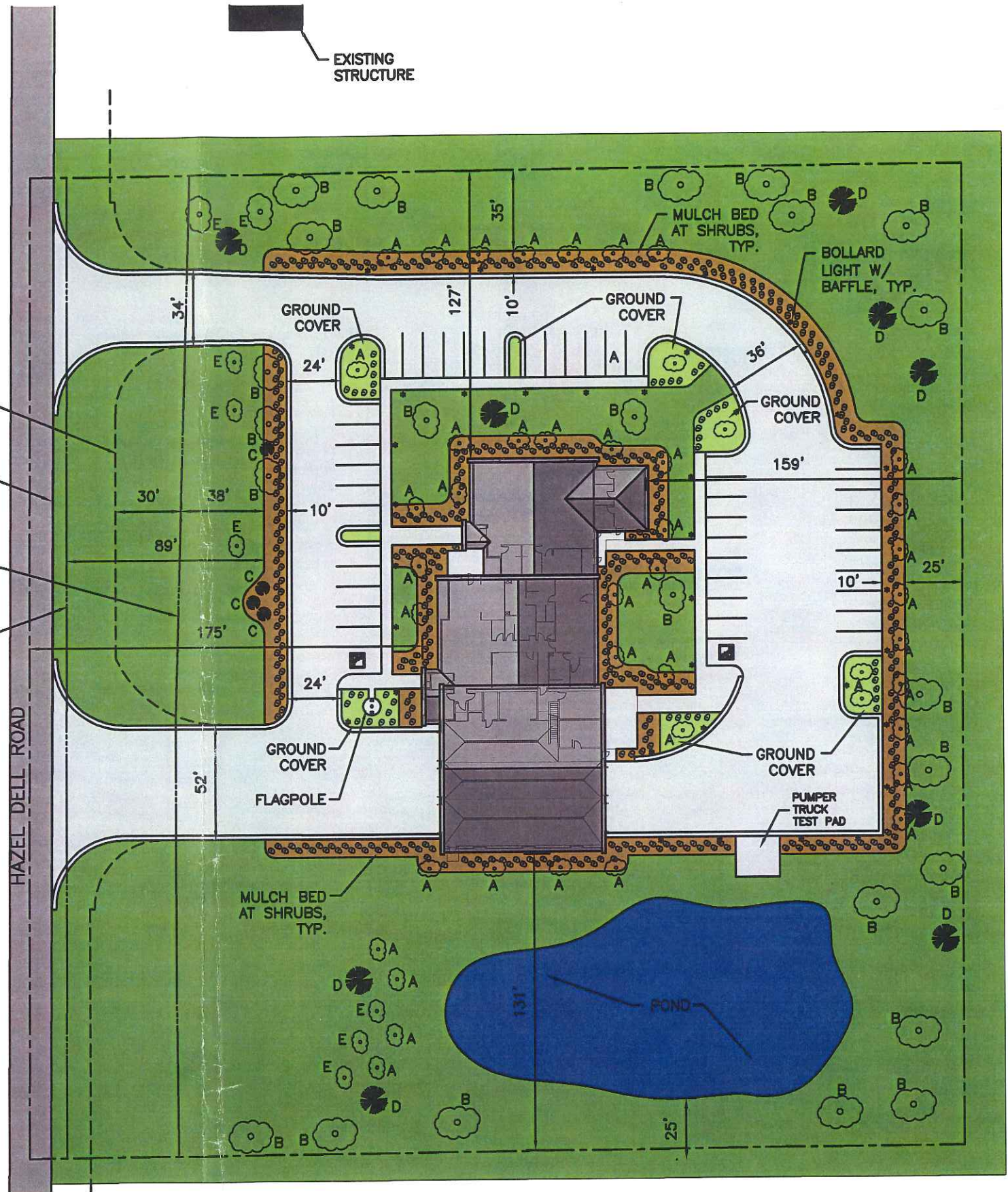
TOTAL 2454 S.F.

PROPOSED
HAZEL DELL
LOCATION

EXISTING
HAZEL DELL
LOCATION

PROPOSED
HAZEL DELL
RIGHT OF WAY

EXISTING
HAZEL DELL
RIGHT OF WAY



THE ADOPTION OF THIS PLAN DOES NOT INCLUDE THE LANDSCAPING AS DEPICTED ON THIS DRAWING

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

NEW FIRE STATION - NO. 6
196TH STREET AND HAZEL DELL ROAD

2/27/04



600 SOUTH MERIDIAN STREET
INDIANAPOLIS, INDIANA 46205-6800
PHONE 857-0800
FAX 857-0807
WEB www.warmstrong.com



SOUTHWEST VIEW FROM HAZEL DELL



NORTHEAST VIEW

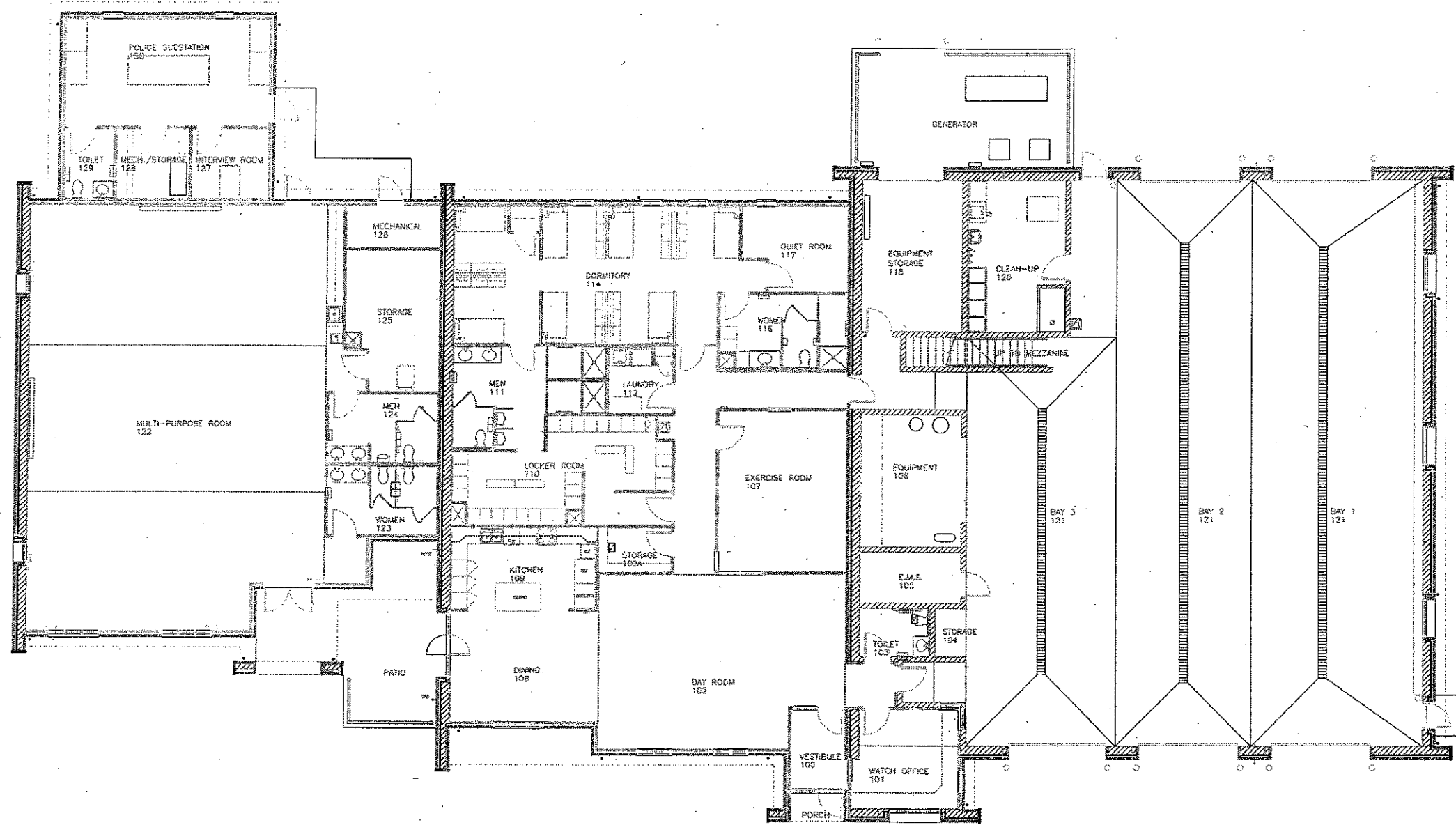
NOBLESVILLE FIRE DEPARTMENT
135 SOUTH 9TH STREET
NOBLESVILLE, INDIANA 46060

NEW FIRE STATION - NO. 6
196TH STREET AND HAZEL DELL ROAD

2/29/04



300 SOUTH MERIDIAN STREET
INDIANAPOLIS, INDIANA 46225-2308
PHONE: 317.768.0461
FAX: 317.768.0057
WEB: www.rwarmstrong.com



ROOM NAME	SIZE	SQUARE FOOTAGE
100 VESTIBULE	9 x 7	62
101 WATCH OFFICE	12 x 12	143
102 DAY ROOM	6 x 30	180
102A STORAGE	6 x 9	54
103 RESTROOM	6 x 9	54
104 STORAGE	6 x 9	54
105 E.M.S.	12 x 6	72
106 EQUIPMENT	12 x 16	192
107 EXERCISE ROOM	16 x 20	320
108 DINING	18 x 14	252
109 KITCHEN	10 x 8	80
110 MEN LOCKERS	14 x 27	378
111 MEN	13 x 19	247
112 LAUNDRY	8 x 8	64
112A STORAGE	2 x 3	6
113 LINEN	3 x 4	12
114 DORMITORY	35 x 17	595
115 WOMEN	9 x 16	144
117 QUIET ROOM	13 x 11	143
118 EQUIPMENT STORAGE	12 x 19	228
120 CLEAN-UP	12 x 19	228
121 BAY 1	15 x 51	765
121 BAY 2	16 x 70	1120
121 BAY 3	17 x 70	1190
122 MULTIPURPOSE ROOM	38 x 55	2090
123 WOMEN	9 x 13	117
124 MEN	9 x 13	117
125 STORAGE	18 x 12	216
126 MECHANICAL	5 x 12	60
127 INTERVIEW ROOM	9 x 9	81
128 MECH./STORAGE	9 x 9	81
128 RESTROOM	6 x 9	54
130 POLICE SUBSTATION	13 x 25	325
		10,198 SQ. FT.
M201 MEZZANINE	27 x 21, 17 x 45	1,116 SQ. FT.
CIRCULATION, WALL THICKNESS, ETC.		1,194
TOTAL BUILDING SQ. FT.		13,208

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

NEW FIRE STATION - NO. 6
169TH STREET AND HAZEL DELL ROAD

2/29/04



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