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ORDINANCE NO. 74-10-03

200300118633
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-19-2003 At 03:21 pm.
17.00

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA,
TO ESTABLISH A GOVERNMENT OVERLAY ZONE FOR THE
HAMILTON COUNTY CORRECTION CENTER, AND APPROVING
PRELIMINARY DEVELOPMENT PLAN

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 Board of Commissioners of Hamilton County for approximately thirty-five (35) acres, located between Cumberland Road and State Road 37 at approximately 18100 Cumberland Road, legally described in Exhibit A hereto, and located in the City of Noblesville, Hamilton County, Indiana (the "Real Estate"); and

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 October 2003.

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 the Hamilton County Jail, the Hamilton County Juvenile Detention Center, the Hamilton County Community Corrections Center, offices for the Hamilton County Sheriff, and such storage facilities, parking areas, and related uses as are reasonably said uses. All of the above uses shall be substantially enclosed within a security fence because of the detention needs of the Hamilton County Sheriff.

The Real Estate may also include the existing and/or an expanded animal control facility, which facility shall be outside of the secured fencing of the detention uses described above.

SECTION 3. BUILDING HEIGHTS. Any buildings constructed on the Real Estate shall not exceed forty-five feet (45') in height, other than the existing or a replaced radio tower.

SECTION 4. BUILDING EXTERIORS. Any new buildings or expansions to existing buildings on the Real Estate shall be masonry in appearance and colored with earth tones. However, in the event a second story is placed upon the animal control building, that second story may have vinyl siding, colored in earth tones appropriate and compatible with other buildings on the Real Estate.

SECTION 5. LANDSCAPING. Because of the need for the secure area of the Real Estate to be as visible as possible for security purposes, the landscaping requirements within the secure area shall be as follows:

- a. Base building landscape areas will be a minimum of ten feet (10') in width and will incorporate shrubs with a minimum height of twenty-four inches (24") planting. Shrubs shall be planted in alternating rows three feet (3')

apart on center and comprised of shrubs spaced nine feet (9') on center.

- b. Parking lot islands will be grass only and shall be a minimum of eight feet (8') by nine and one-half feet (9 ½') with an end radius of four feet (4') or one hundred and forty-nine (149) square feet. Parking islands will be dispensed to define aisles and limit unbroken rows of parking to a maximum of one hundred feet (100') in length. Interior parking lot green space will be provided to meet the minimum requirements of a Class C parking lot or ten percent (10%).
- c. Landscaping in non-secure areas will comply with the underlying PB Ordinance.
- d. Overall, the site will consist of no more than seventy-five percent (75%) of developed impervious surface, and twenty-five percent (25%) of green space or landscaped areas.

SECTION 6. CURBING. All public and employee parking lots will be curbed.

Surface roads within the Real Estate will not be curbed.

SECTION 7. ENTRANCES. The project is anticipated to include three (3) entrances as defined on the site plan. The most northern entrance will be at the approximate location of the existing Senior Citizens Center. The entrance will be used jointly for the Senior Citizens Center and employee parking. There shall be a new entrance constructed directly west of the main entrance of the Hamilton County Jail and shall be of the dimensions set out in the site plan. The third entrance shall be the present entrance to serve the non-secure animal control facility. In the event the animal control facility is located to a location away from the Real Estate, the third or most

southern entrance will be closed.

SECTION 8. SIGNAGE. The site will include a ground sign at the main entrance no more than six feet (6') in height and not greater than sixty (60) square feet. Ground signs may be located at the other two entrances consistent with the entrance sign requirements in a PB Zone. Building identification signs will be on the exterior of each building with letters less than nineteen feet (19') in height either carved into or securely attached to the building and letters will not exceed one inch (1") in thickness. All other requirements of signage in a PB District shall be met.

SECTION 9. BUILDING SETBACKS. Front yard building setbacks for both Cumberland Road and State Road 37 shall be not less than thirty feet (30') and side yard setbacks for the southern and northern boundaries shall be no less than twenty feet (20').

SECTION 10. All other terms and conditions of the PB Zone, not specifically referred to herein, shall be in full force and effect upon the Real Estate unless modified by the Noblesville Plan Commission.

SECTION 11. This Ordinance shall be specifically referenced to Document Cross Reference No. _____ and concern the following Hamilton County tax parcels: 11-07-32-00-00-029.000, 11-07-32-00-00-029.001, 11-07-32-00-00-029.002 and 11-07-32-00-00-029.003.

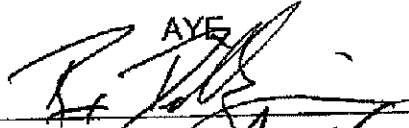
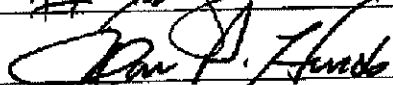

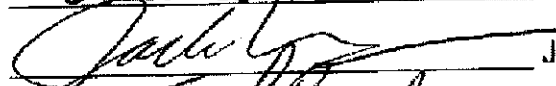
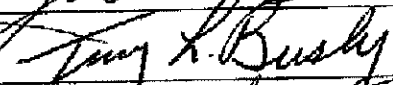
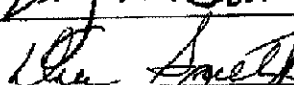
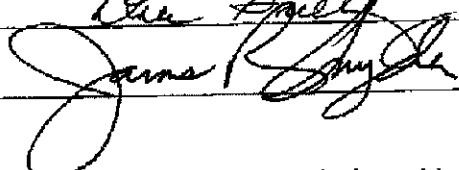
SECTION 12. EFFECTIVENESS. This Ordinance shall be in full force and effect upon passage, and shall be binding upon the Board of Commissioners of Hamilton County and/or any lessee, lessor or successor in interest claiming title by or through said Board.

ALL OF WHICH IS ORDAINED by the Common Council of the City of Noblesville
this 11th day of November, 2003.

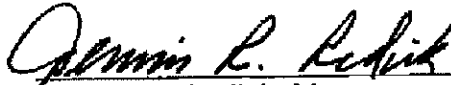
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

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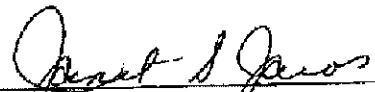
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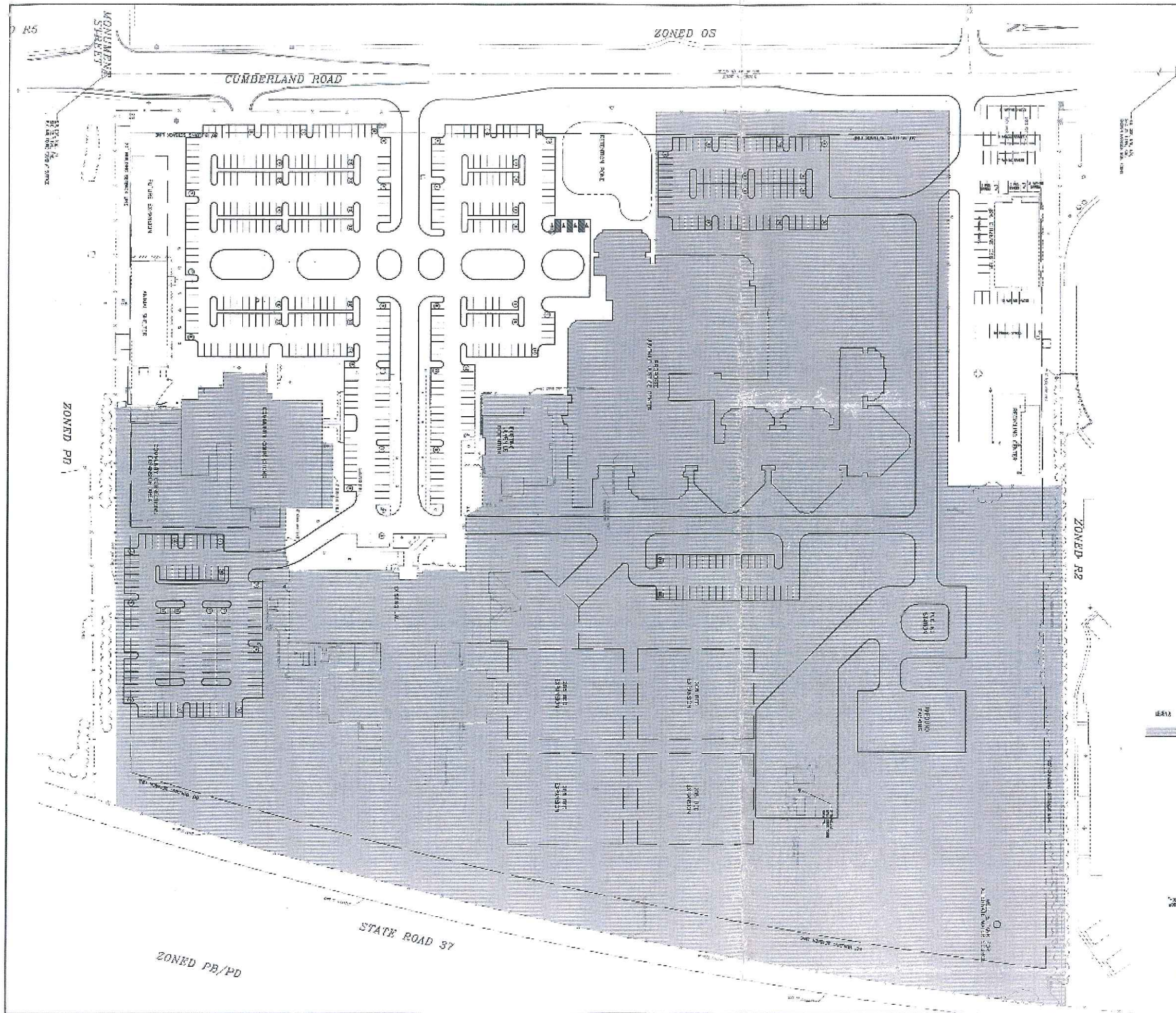
	_____	Rex Dillinger	_____
	_____	Alan Hinds	_____
	_____	Laurie E. Hurst	_____
	_____	Jack Martin	_____
	_____	Terry Busby	_____
	_____	Dale Snelling	_____
	_____	James Snyder	_____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton
County, Indiana, this 11th day of November, 2003.


Dennis R. Redick, Mayor
City of Noblesville, Indiana

ATTEST:


Janet Jaros, Clerk-Treasurer
City of Noblesville, Indiana



**APPROVED
REVISED**

RECEIVED
OCT 28 2003
NOBLESVILLE DEPARTMENT OF
PLANNING AND DEVELOPMENT

LEGEND
EXISTING PAV
EXISTING PAV

1-800-382-6844
1-800-428-6200
FOR CITY OF NOBLESVILLE

NOTES
1. ALL DIMENSIONS ARE IN FEET.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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<p>CRIP</p> <p>7172 GRAHAM ROAD INDIANAPOLIS, INDIANA 46250 (317) 542-6777 FAX (317) 261-4796 E-Mail: info@crip.org</p>	
<p>SITE PLAN - OPTION 2</p> <p>JUVENILE SERVICES CENTER</p> <p>HAMILTON CO. BOARD OF COMMISSIONERS</p> <p>ONE HAMILTON SQUARE NOBLESVILLE, IN 46050</p>	
<p>DATE: 10/28/03</p> <p>BY: [Signature]</p>	<p>SCALE: 1" = 40'</p> <p>C202</p> <p>NOV 16/03</p> <p>300/61 20000</p>