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Zoning

2008014619 ORDINANCE \$19.00  
03/20/2008 11:14:24A 4 PGS  
Jennifer J Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

## ORDINANCE NO. 9-2-08

### **AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, THE OFFICIAL ZONING MAP AND THE ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross-Reference Number 2004-68182*

An Ordinance to amend the Unified Development Ordinance No. 62-12-95 and the Official Zoning Map 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 at their February 19, 2008 meeting conducted a public hearing on Application No. 08J-15-0049 as required by law concerning the change of zoning, amendment to zoning map, and the adoption of a Preliminary Development Plan and has sent a favorable recommendation for adoption of said amendments with a vote of 7 ayes, 2 nays, and 1 abstention to the Common Council.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, Official Zoning Map, and the adoption of a Preliminary Development Plan are hereby amended as follows:

SECTION 1. That the subject real estate is located at 1685 Westfield Road, Noblesville Township, Hamilton County, Indiana, all of which is located in the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from PB Planned Business for that portion of the property that is not located within a Flood Hazard District to PB/PD Planned Business Planned Development said real estate being more particularly described in attached Exhibit A and the adoption of a Preliminary Development Plan as per attached Exhibit B including the following variations:

1. Reduction of the Peripheral Landscape Buffer along Westfield Road to a minimum of 30-FT; and
2. The parking requirement established at a maximum of 3 to 1 ratio.

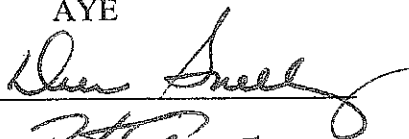
SECTION 2. This ordinance shall be in full force and effect upon its adoption and publication in accordance with the law.

Upon a motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 11th day of March, 2008.

COMMON COUNCIL

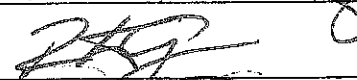
AYE

NAY



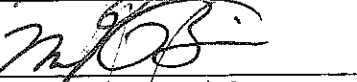
Dale Snelling

\_\_\_\_\_




Brian Ayer

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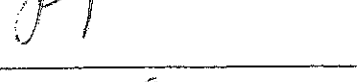
Mark Boice

\_\_\_\_\_



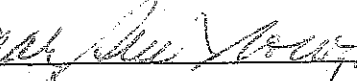
Roy Johnson

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Gregory P. O'Connor

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Mary Sue Rowland


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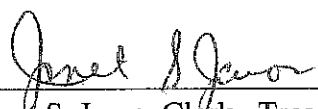
Stephen C. Wood

\_\_\_\_\_

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,  
this 11<sup>th</sup> day of March, 2008.

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

ATTEST:

  
\_\_\_\_\_  
Janet S. Jaros, Clerk - Treasurer

Exhibits are on file and may be viewed in the City of Noblesville  
Clerk-Treasurer's Office.

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.

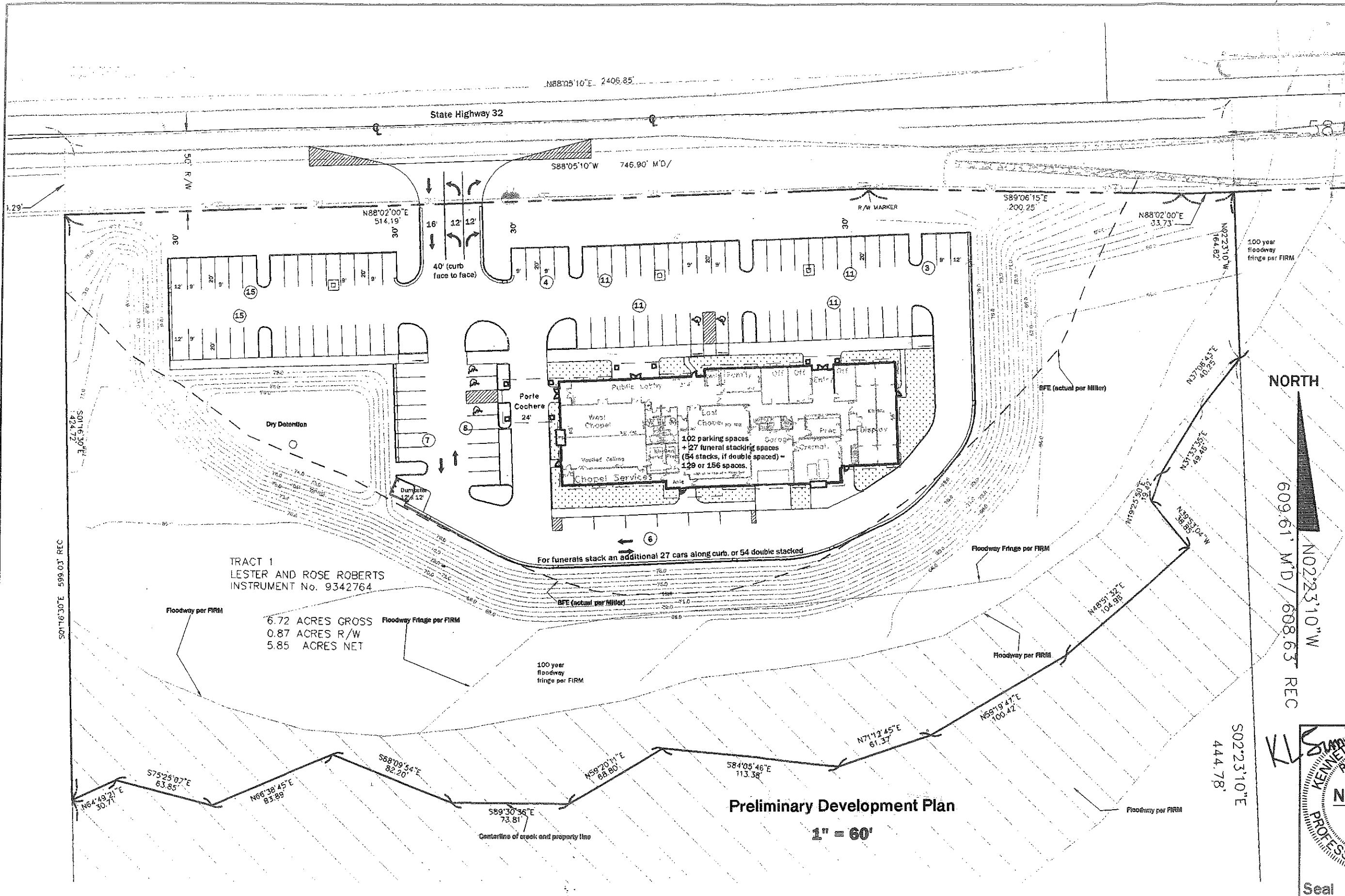
Joyceann Yelton  
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

## EXHIBIT A

PART OF THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE BOAT SPIKE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 88 DEGREES 05 MINUTES 10 SECONDS EAST (ASSUMED BEARING) 677.75 FEET TO THE NORTHWEST CORNER OF A 10.44 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9342764 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON THE WEST LINE OF SAID 10.44 ACRE TRACT SOUTH 01 DEGREES 16 MINUTES 30 SECONDS EAST 424.72 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TO THE APPROXIMATE CENTERLINE OF A CREEK; THENCE ON SAID APPROXIMATE CENTERLINE OF A CREEK THE FOLLOWING 14 COURSES: 1) NORTH 64 DEGREES 49 MINUTES 21 SECONDS EAST 30.71 FEET; 2) THENCE SOUTH 75 DEGREES 25 MINUTES 07 SECONDS EAST 63.85 FEET; 3) THENCE NORTH 66 DEGREES 38 MINUTES 45 SECONDS EAST 83.89 FEET; 4) THENCE SOUTH 68 DEGREES 09 MINUTES 54 SECONDS EAST 82.20 FEET; 5) THENCE SOUTH 89 DEGREES 30 MINUTES 36 SECONDS EAST 73.81 FEET; 6) THENCE NORTH 59 DEGREES 20 MINUTES 11 SECONDS EAST 68.80 FEET; 7) THENCE SOUTH 84 DEGREES 05 MINUTES 46 SECONDS EAST 113.38 FEET; 8) THENCE NORTH 71 DEGREES 12 MINUTES 45 SECONDS EAST 61.37 FEET; 9) THENCE NORTH 59 DEGREES 19 MINUTES 47 SECONDS EAST 100.42 FEET; 10) THENCE NORTH 48 DEGREES 51 MINUTES 32 SECONDS EAST 104.96 FEET; 11) THENCE NORTH 39 DEGREES 53 MINUTES 04 SECONDS WEST 38.85 FEET; 12) THENCE NORTH 19 DEGREES 25 MINUTES 50 SECONDS EAST 19.42 FEET; 13) THENCE NORTH 31 DEGREES 33 MINUTES 35 SECONDS EAST 49.46 FEET; 14) THENCE NORTH 37 DEGREES 06 MINUTES 43 SECONDS EAST 40.25 FEET TO THE EAST LINE OF SAID 10.44 ACRE TRACT OF REAL ESTATE; THENCE ON SAID EAST LINE NORTH 02 DEGREES 23 MINUTES 10 SECONDS WEST 164.82 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID NORTH LINE SOUTH 88 DEGREES 05 MINUTES 10 SECONDS WEST 746.90 FEET TO THE POINT OF BEGINNING, CONTAINING 6.72 ACRES, MORE OR LESS.

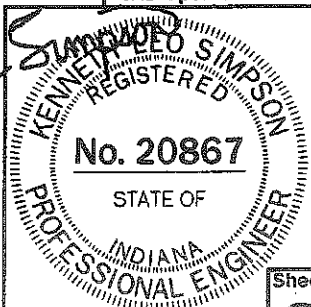


**Randall & Roberts Funeral Home**  
State Road 32 West  
Noblesville, IN

**Engineer Associates, Inc.**  
10514 Chestnut Hill Circle  
Fishers, Indiana 46037  
Telephone 317-841-3113  
Fax 317-841-9300  
KLSimpson@insightBB.com  
Kenneth Leo Simpson, P.E.

Drawn: KLS  
Drawing Date: 12/2/07  
Revision Date:

**Dates**  
**Plot Information:**  
File Name: RanRob  
Plot Date:  
CAD Operator: KLS



Sheet number  
**C2**

07-19





**City of Noblesville**  
**08J-15-0048**

**Exhibit B**

WESTFIELD RD

**Site**

WILLOWVIEW RD

WILLOW POND DR

TROPHY LN

MCKENNA WAY

WILLIS DR

GRIGGS DR

RIVERWALK.COM