


2011007016 ORDER \$17.00
01/31/2011 11:52:38A 4 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented



17.00
④

ORDINANCE NO. 2-1-11

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE FOR
THE CITY OF NOBLESVILLE, INDIANA AND ITS OFFICIAL ZONING MAP**

Cross Reference Instrument Nos. 11-07-31-00-00-010.000, 11-07-31-00-00-009.000

This ordinance 2-1-11 ("Ordinance") is an ordinance amending the Unified Development Ordinance of the City of Noblesville, as amended ("Zoning Ordinance") which Zoning Ordinance includes the Official Zoning Map referred to in Article 7 of the Zoning Ordinance, as amended;

WHEREAS, the City of Noblesville Plan-Commission has considered this application under docket number 10N-15-1732 ("Application") and conducted a public hearing on Monday, December 20, 2010 as required by law in regard to the petition for amendment to the Zoning Ordinance in order to rezone 54.3 acres more or less from "R1" district (Low Density Single-Family Residential)" to "R1/GUO" district (Residential/Government Use Overlay)"; and,

WHEREAS, the Plan Commission has sent a favorable recommendation to the Common Council in the following manner: vote of 10 ayes and 0 nays;

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Unified Development Ordinance of the City of Noblesville, as amended, and the Office Zoning Map of said ordinance are hereby amended as follows:

SECTION 1. That the legal description of the subject real estate containing 54.3 acres, more or less, is attached as an Exhibit "A" ("Real Estate") attached hereto and incorporated herein by reference.

SECTION 2. That the Real Estate is now rezoned to a "R1/GUO" district (Residential/Government Use Overlay) as designated in said Unified Development Ordinance of the City of Noblesville, as amended, and the adoption of a partial Preliminary Development Plan as per "Exhibit B" and the Official Zoning Map of said ordinance subject to the conditions and restrictions set forth in this Ordinance.

SECTION 3. That the rezoning of said Real Estate is further subject to the following specific conditions and/or exceptions, as set forth below:

VARIATIONS

1. Reduction of required building base landscaping.
2. Allowance for two curb cuts along each roadway (Cumberland Road and Field Drive)
3. Reduction of the length of a parking space to 19 feet for 90-degree angled spaces.
4. Parking permitted within the required front yard setback.

SECTION 4. That this Ordinance shall be in full force and effect from and after its adoption in accordance with law.

Adopted this 25th day of January, 2011, by the Common Council of the City of Noblesville, Hamilton County, Indiana.

Intentionally Left Blank

COMMON COUNCIL, CITY OF NOBLESVILLE

AYE

NAY

[Signature]

Mark Boice,
President

[Signature]

Brian Ayer

[Signature]

Mary Sue Rowland

[Signature]

Stephen C. Wood

[Signature]

Dale Snelling

[Signature]

Roy Johnson

[Signature]

Greg O'Connor

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,

Indiana, this 25th day of January, 2011.

[Signature]

John Dinslear, Mayor
City of Noblesville, Indiana

ATTEST:

[Signature]

Janet Jaros, Clerk-Treasurer
City of Noblesville, Indiana
Hamilton County, Indiana

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

Prepared by: Douglas D. Church, Esq. Church Church Hittle & Antrim, 10765 Lantern Road,
Suite 201, Fishers, Indiana 46038

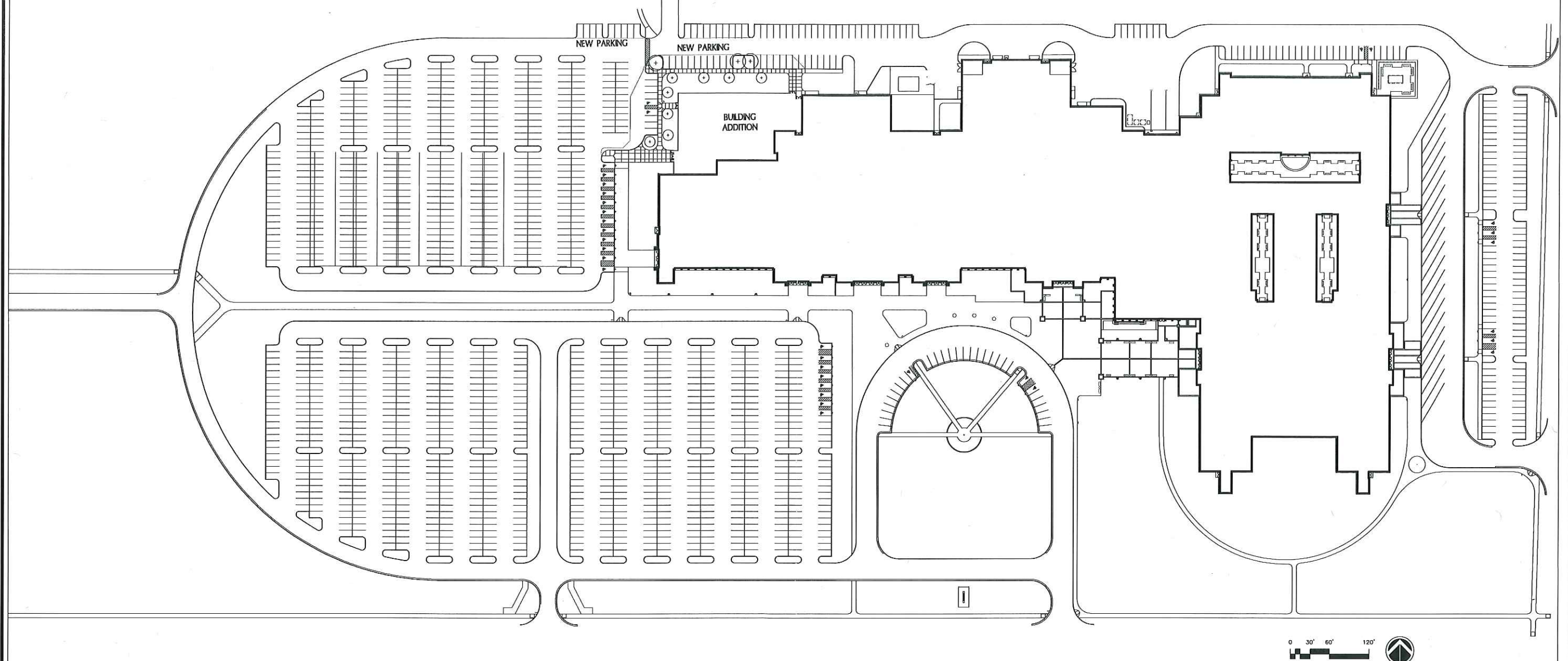
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the document,
unless required by law.

Douglas D. Church

EXHIBIT "A"
LEGAL DESCRIPTION FOR REAL ESTATE

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE HARRISON MARKER AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 88 DEGREES 50 MINUTES 35 SECONDS WEST (ASSUMED BEARING) 870.34 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A MAG NAIL AT THE NORTHEAST CORNER OF A 10.000 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD 308 PAGE 387; THENCE SOUTH 01 DEGREE 09 MINUTES 25 SECONDS WEST 1273.00 FEET ALONG THE EAST LINE OF SAID 10.000 ACRE TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHEAST CORNER OF A 0.55 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9632446; THENCE NORTH 88 DEGREES 50 MINUTES 35 SECONDS WEST 317.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHWEST CORNER OF SAID 0.55 ACRE TRACT; THENCE SOUTH 00 DEGREE 34 MINUTES 26 SECONDS WEST 75.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID 0.55 ACRE TRACT; THENCE SOUTH 88 DEGREES 50 MINUTES 35 SECONDS EAST 336.03 FEET ALONG THE SOUTH LINE OF SAID 0.55 ACRE TRACT AND SAID SOUTH LINE EXTENDED EASTERLY TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHEAST CORNER OF A 10.00 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 8825058; THENCE SOUTH 00 DEGREE 40 MINUTES 11 SECONDS WEST 1296.42 FEET MORE OR LESS TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT (SAID MAG NAIL BEING SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST 1751.48 FEET FROM THE RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER); THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST 897.96 FEET TO THE HARRISON MARKER AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREE 06 MINUTES 41 SECONDS WEST 2653.24 FEET TO THE POINT OF BEGINNING CONTAINING 54.31 ACRES MORE OR LESS.



NOBLESVILLE SCHOOLS
NOBLESVILLE HIGH SCHOOL

PARTIAL DEVELOPMENT PLAN

OMS Project # 10040
DECEMBER 15, 2010



MASTER PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
TECHNOLOGY DESIGN