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Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-15-2005 At 11:04 am.
ORDINANCE 22.00

ORDINANCE NO. 64-8-05

Document Cross- Reference No. 9300906, 200467464, 20044437, 20046689, 200526425, 200533757, 200533922,

AN ORDINANCE TO AMENDMENT ORDINANCE #28-8-97 AND THE ZONING COMMITMENTS CONCERNING DEVELOPMENT AND USE OF REAL ESTATE IN CHAPEL WOODS PLANNED DEVELOPMENT IN THE NOBLESVILLE, HAMILTON COUNTY, INDIANA

An ordinance to amend Ordinance #68-8-03, and all amendments thereto and the requirements of the Unified Development Ordinance Union Chapel Planned Development as enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to the application #05N-15-1122 submitted by Republic Development LLC, Chapel Woods LLC and Earl E. Matherly , and

WHEREAS, the Commission has sent to the Common Council its decision of August 15, 2005 meeting, reflecting a vote of 10 ayes and 0 nays with a favorable recommendation for adoption of the amendment, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, as follows:

SECTION 1. That the subject real estate, Parcel No. 10-11-09-00-00-015.000, 10-11-09-00-00-014.000, 10-11-09-00-00-014.003, 10-11-09-00-00-013.002, and 10-11-09-00-00-013.000, and more particularly described in Exhibit A all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, be amended.

SECTION 2. The provisions of Ordinance #62-8-03 be amended as per the attached Exhibit B, modifying the layout of the lots and streets with in the Chapel Woods Planned Development.

SECTION 3. That the attached Exhibit B is hereby adopted. All other standards, guidelines or other requirements adopted by the Council for Ordinance #62-8-03, amendments thereto concerning the Chapel Woods Planned Development shall remain unchanged and in full force and effect unless amended by the Council.


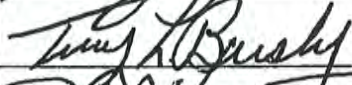
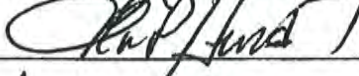
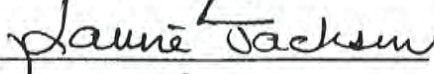
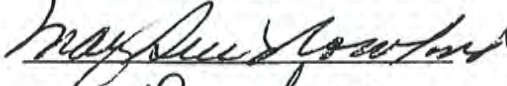
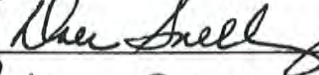
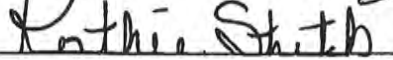
SECTION 4. This ordinance and exhibit shall permit the adopted layout as per Exhibit B and standards, specifications, guidelines, and/or requirements contained in the City of Noblesville's Unified Development Ordinance as of August 15, 2005. The adopted standards, specifications, guidelines, and/or requirements shall supersede the requirements of the City's Unified Development Ordinance to the extent the PD Standards vary, alter, or modify the Standards of the City's Unified Development Ordinance. The requirements in the City's Unified Development Ordinance, however, shall apply to the extent the PD Standards do not vary, alter, or modify said requirements.

SECTION 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 13th day of September, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

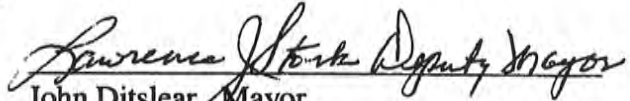
AYE

NAY

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

13th day of September, 2005.


John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

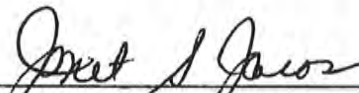

Janet Jaros, Clerk - Treasurer

EXHIBIT A

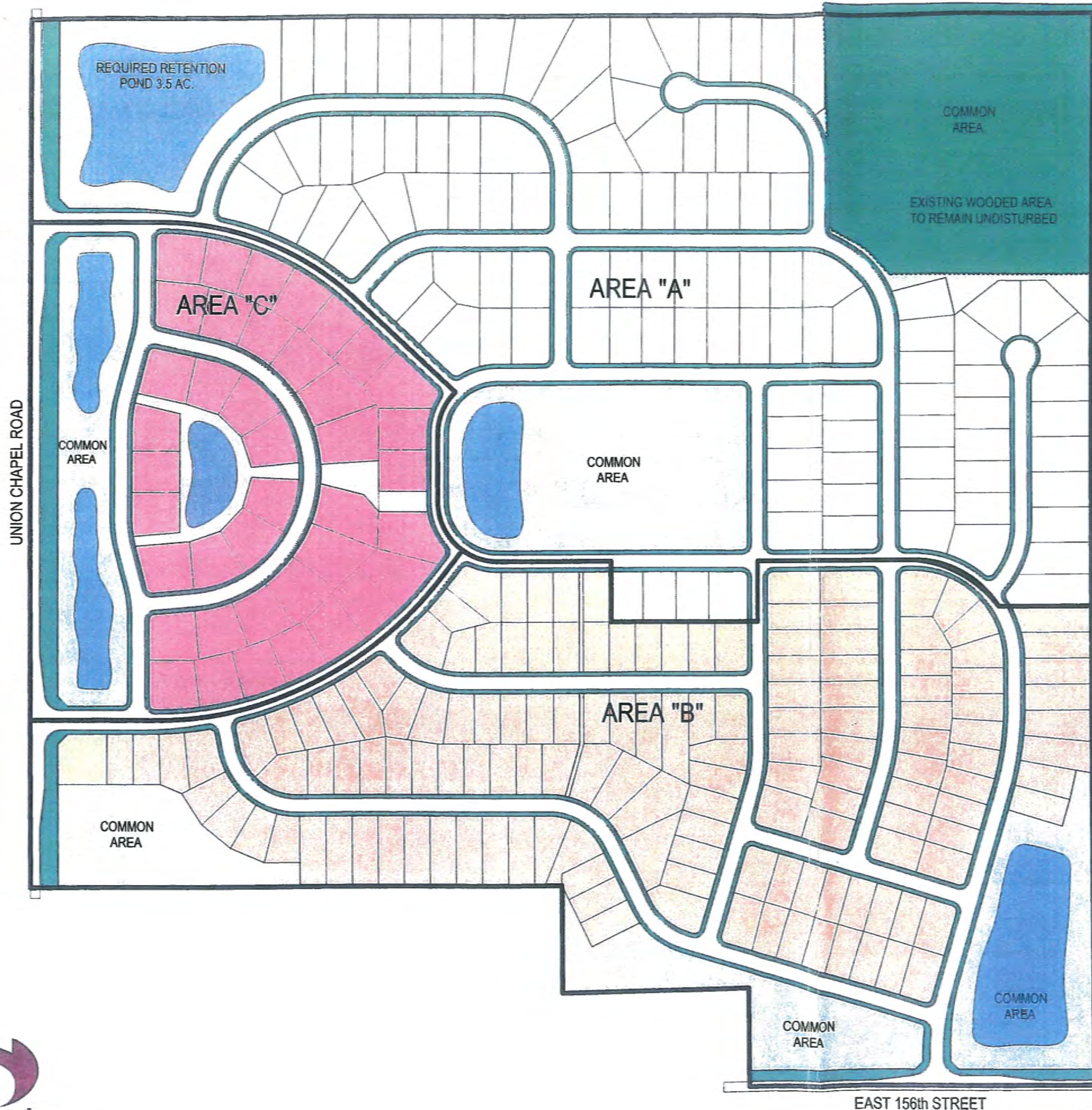
LAND DESCRIPTION (BASED ON SURVEY) CHAPEL WOODS SUBDIVISION – NOBLESVILLE, INDIANA.

A part of the Southwest Quarter of Section 9, Township 18 North, Range 5 East, Noblesville Township, Hamilton County, Indiana described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 15 minutes 15 seconds West along the west line of said Southwest Quarter a distance of 500.00 feet to the **Point of Beginning**; thence continuing North 00 degrees 15 minutes 15 seconds West along said west line a distance of 2161.07 feet; to the northwest corner of said Southwest Quarter; thence North 89 degrees 29 minutes 01 seconds East along the north line of said Southwest Quarter a distance of 2658.98 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 13 minutes 24 seconds East along the east line of said Southwest Quarter a distance of 2663.20 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 31 minutes 46 seconds West along the south line of said Southwest Quarter a distance of 868.09 feet to the southeast corner of a tract of land described in Instrument #9909929785 in the Office of the Recorder of Hamilton County, Indiana; thence next 2 courses being along the east and north lines of said tract of land; (1) thence North 00 degrees 21 minutes 04 seconds West a distance of 244.03 feet; (2) thence South 88 degrees 17 minutes 15 seconds West a distance of 460.35 feet to the west line of the east half of said Southwest Quarter; (3) thence North 00 degrees 14 minutes 19 seconds West along said west line a distance of 265.95 feet; thence South 89 degrees 31 minutes 46 seconds West parallel with the south line of said Southwest Quarter a distance of 1328.90 feet to the **Point of Beginning**, containing 144.677 acres, more or less.

Chapel Woods

Proposed Lot Layout Plan



Area = 143.7 Ac. +/-

Area "A" - 110 Lots

Area "B" - 145 Lots

Area "C" - 40 Lots - 80 Units

TOTAL = 335 Units

DATE: Aug 3, 2005



$$\begin{aligned}
 \text{Density} &= \text{Lots/net area} \\
 &= \text{Lots}/(\text{total area} - \text{ex. R/W} - \text{req'd retention}) \\
 &= 335/(143.7 - 1.4 - 3.5) \\
 &= 2.4 \text{ units/acre}
 \end{aligned}$$