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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 04-01-19, AS AMENDED

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

This is an Ordinance (the "Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), 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 (the "Plan Commission") conducted a public hearing as required by law regarding application number 0124-2018 (the "Petition"), filed by Jackson Development, LLC, an Indiana limited liability company, for a request in change of zoning; and

WHEREAS, the Plan Commission, at its January 22, 2019, meeting, sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana (the "City Council"), by a vote of nine (9) in favor and zero (0) opposed.

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, that the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") are hereby amended as follows:

Section 1. That the subject real estate containing approximately thirty-eight (38) acres located generally at the northeast corner of E. 146th Street and Promise Road, Noblesville, Indiana, which real estate is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Real Estate"), is hereby affirmed as **Corporate Campus Planned Development District** zoning district, and the Real Estate's underlying subdistrict within the Corporate Campus Planned Development District is hereby affirmed as **146th Street Corridor Subdistrict**.






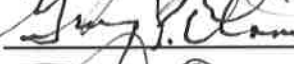

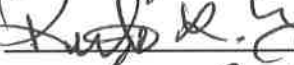

Section 2. That the Official Zoning Map for the City of Noblesville, referred to in Article 7 of the UDO, shall be updated concurrently to reflect the following: (i) Area A, which is approximately sixteen (16) acres in size and is depicted on **Exhibit B**, attached hereto and incorporated herein by this reference, shall be designated as the "Commercial" Land Use Type as set forth in the UDO's Appendix D, Official Schedule of Uses – Corporate Campus Planned Development; and (ii) Area B, which is approximately twenty-two (22) acres in size and is depicted on **Exhibit B**, shall be designated as the "Office/Flex Uses" Land Use Type as set forth in the UDO's Appendix D, Official Schedule of Uses – Corporate Campus Planned Development. A copy of the Official Zoning Map shall be located in the Office of the Clerk of the City of Noblesville.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the City Council this 12th day of February, 2019.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

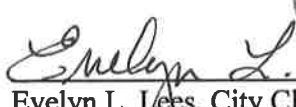
	Christopher Jensen	_____
	Brian Ayer	_____
	Wil Hampton	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
	Darren Peterson	_____
	Rick L. Taylor	_____
	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 12th day of February, 2019.

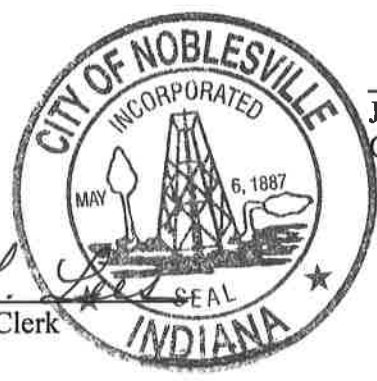


John Ditslear, Mayor
City of Noblesville, IN

ATTEST:



Evelyn L. Lees, City Clerk



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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Esq. | Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

EXHIBIT A
REAL ESTATE

Parcel 1:

A SURVEY OF A PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST (ASSUMED BEARING) 411.98 FT. ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS EAST 756.19 FEET, THENCE NORTH 00 DEGREES 31 MINUTES 51 SECONDS WEST 172.24 FEET, THENCE SOUTH 89 DEGREES 43 MINUTES 01 SECONDS EAST 2066.71 FEET TO A POINT 165 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE SOUTH 00 DEGREES 17 MINUTES 47 SECONDS WEST 583.42 FEET PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST 1493.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS WEST 1325.50 FEET TO THE PLACE OF BEGINNING. CONTAINING 35.00 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO THE CITY OF NOBLESVILLE OF HAMILTON COUNTY BY WARRANTY DEED RECORDED FEBRUARY 28, 2006 AS INSTRUMENT 200600010102 RE-RECORDED MARCH 22, 2006 AS INSTRUMENT 200600015365 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 411.98 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE NORTHWEST CORNER OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 19 MINUTES 59 SECONDS EAST 50.00 FEET ALONG THE NORTH LINE OF THE GRANTOR'S LAND TO POINT "713" ON SAID PLAT; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 362.19 FEET TO POINT "704" ON SAID PLAT; THENCE SOUTH 45 DEGREES 21 MINUTES 47 SECONDS EAST 70.93 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION DESIGNATED AS POINT "706" ON SAID PLAT; THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 100.10 FEET

ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.502 ACRES, MORE OR LESS.

Parcel 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST, SAID POINT OF BEGINNING BEING NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST (ASSUMED BEARING) 411.98 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS EAST 175.51 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST 754.42 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST 172.24 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 41 SECONDS WEST 756.19 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
REAL ESTATE DEPICTION



NOBLESVILLE PLAN COMMISSION

NOBLESVILLE, INDIANA

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 22nd day of January 2019 for Application No. LEGP 0124-2018 for the adoption of a text amendment to an adopted Planned Development Ordinance regarding a subdistrict change, a part of the Unified Development Ordinance, all a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

Request: **Application No. 0124-2018** Public Hearing for a Change of Subdistrict (zoning) from "Office/Flex" to "Commercial" a part of the Corporate Campus Planned Development District for approximately 17 acres and located north of 146th Street and east of Promise Road all within the City of Noblesville. Submitted by Spartz Farms, LLC (Owners) and Jackson Development LLC (Applicants)

Plan Commission Action: 9 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,
Noblesville Plan Commission

By: Cutchen Attner
President

Sarah Reed
Sarah Reed AICP Secretary