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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented
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ORDINANCE NO. 11-04-17, AS AMENDED

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO AND ORDINANCE NO. 58-11-15 REGARDING "THE RETREAT AT MILL GROVE PLANNED DEVELOPMENT", ALL A PART OF THE COMPREHENSIVE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross-Reference No. 2016003777

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (*the UDO*) and the adopted Planned Development Ordinance No. 58-11-15 (*The Retreat at Mill Grove Planned Development*), both 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 April 17, 2017 meeting conducted a public hearing on Application No. 000021-2017 (LEGP) as required by law concerning the amendments to *The Retreat at Mill Grove Planned Development* filed by Fischer Homes Indianapolis, LP and has sent a favorable recommendation for adoption of the amendment to the City Council by a vote of six (6) ayes, three (3) nays, and zero abstentions.

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 and *The Retreat at Mill Grove Planned Development Ordinance No. 58-11-15* are hereby amended as follows:

SECTION 1. That the subject real estate is within the jurisdiction of the City of Noblesville, Hamilton County, Indiana,

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SECTION 2. That Ordinance No. 58-11-15, Section 4. Preliminary Development Plan and Section 5. Bulk Standards shall be amended as per attached **Exhibit A** and as follows:

Section 4. Preliminary Development Plan shall include the following sentence:

A reduction of the total number of residential lots shall be reduced to 61 from the original 63 proposed. The reduction of lots shall occur from the remaining unplatted lots to be known as The Retreat at Mill Grove, Section 2; and

Section 5. Bulk Standards shall be amended to include the following:

5.5 Sixty (60) percent (37 lots) of the total sixty-one residential lots may have a maximum lot coverage of fifty (50) percent with the remaining twenty-four (24) lots having a maximum lot coverage of forty (40) percent.

SECTION 3. All remaining sections of Ordinance No. 58-11-15 remain unchanged and in full force and effect. This ordinance constitutes Amendment No. 1 to the original adopted Ordinance No. 58-11-15

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinance or part thereof in conflict herewith are repealed and deemed to conform to the provisions of these amendments.

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SECTION 5. Upon a motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9th day of May, 2017.

COMMON COUNCIL

AYE

NAY

<u>[Signature]</u>	Brian Ayer	_____
<u>[Signature]</u>	Mark Boice	_____
<u>[Signature]</u>	Wil Hampton	_____
<u>[Signature]</u>	Christopher Jensen	_____
<u>[Signature]</u>	Roy Johnson	_____
<u>[Signature]</u>	Gregory P. O'Connor	_____
<u>[Signature]</u>	Mary Sue Rowland	_____
<u>[Signature]</u>	Rick Taylor	_____
<u>[Signature]</u>	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 9th day of May, 2017.

[Signature]

John Ditslear, Mayor
City of Noblesville, Indiana



ATTEST:
[Signature]
Evelyn L. Lees, City Clerk

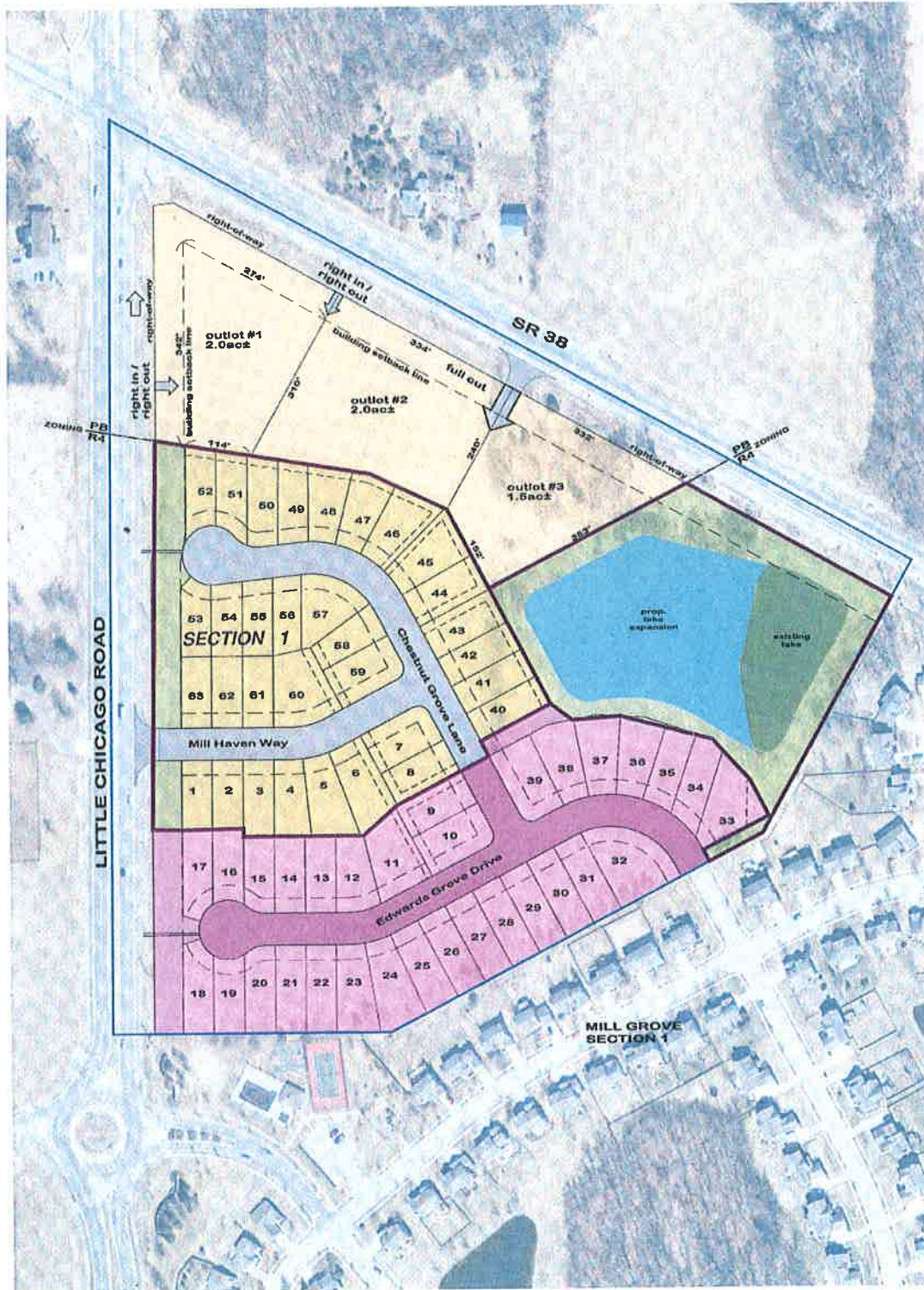
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law: Joyceann Yelton

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

The Retreat at Mill Grove

noblesville, indiana

EXHIBIT A



- Secondary Plat for Section 1
 - Reduction of two lots in area
- Total residential lots - 61



STOEPPELWERTH

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