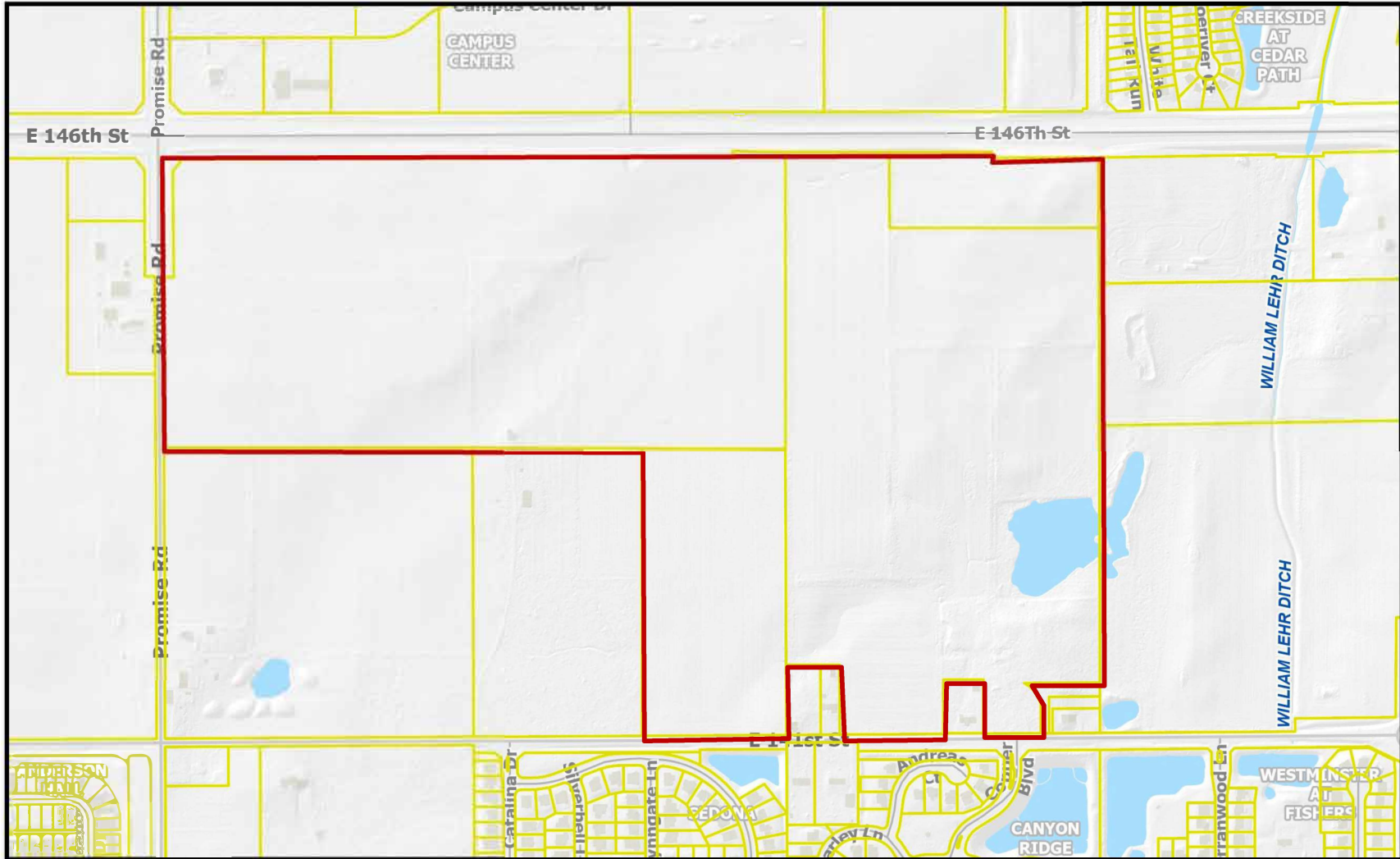


VICINITY MAP—BASTIAN SOLUTIONS



VICINITY MAP—BASTIAN SOLUTIONS



Narrative Statement

Bastian Solutions, Planned Development modification

Promise Road and East 146th Street

Bastian Solutions is a Toyota Industries subsidiary. Bastian recently announced plans to move its corporate headquarters and advanced manufacturing operations to a 162-acre site at the southeast corner of Promise Road and East 146th Street.

The property is currently zoned Corporate Campus Planned Development (CCPD). The Land Use Type is split between Office/Flex on the north portion of the property fronting 146th Street and Industrial/Office on the south section. This zoning petition seeks to change the Land Use Type on the north portion to Industrial/Office. The intent is to match the uses permitted in Industrial/Office to the intended manufacturing use.

ORDINANCE NO. ##-##-23

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF NOBLESVILLE, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An ordinance to amend the Unified Development Ordinance (the “**UDO**”) for the City of Noblesville, Hamilton County, Indiana enacted by the City of Noblesville pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

WHEREAS, the Advisory Plan Commission of the City of Noblesville (the “**Plan Commission**”) has conducted a public hearing on Application No. LEGP-00####-2023 at its March 20, 2023 meeting as required by law in regard to a change in zoning filed by Matthew S. Skelton concerning the property described in Exhibit A attached hereto (the “**Real Estate**”), all of which is located within the zoning jurisdiction of the City of Noblesville; and

WHEREAS, the Advisory Plan Commission has sent a _____ recommendation for adoption of said amendment with a vote of ____ # ____ AYES and ____ # ____ NAYS to the Common Council of the City of Noblesville, Hamilton County, Indiana (the “**Common Council**”);

NOW THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO, is hereby amended as follows:

Section 1. The Official Zoning Map, Corporate Campus Land Use & Subdistricts (the “**Zone Map**”) is hereby amended to change the Land Use Type for the Real Estate to Office/Flex, as designated in the UDO.

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

Section 3. Upon motion duly made and seconded; this ordinance was fully passed by the members of the Common Council this _____ day of _____, 2023.

Approved on this _____ day of _____, 2023 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Brian Ayer		
	Mark Boice		
	Michael J. Davis		
	Gregory P. O'Connor		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Dan Spartz		
	Megan G. Wiles		

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2023 at _____ .M.

 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Matthew S. Skelton*

Prepared by Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana, 46060, (317.773.2190).

EXHIBIT A

Legal Description

Part of the Northeast and Northwest Quarters of Section 21, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence North 89 degrees 32 minutes 18 seconds East 714.95 feet along the south line of the West Half of said Northeast Quarter to the southwest corner of Parcel 2 as described in Instrument Number 2021090720, on file in the Office of the Recorder of Hamilton County, Indiana, which is the POINT OF BEGINNING (assumed basis of bearings); thence North 00 degrees 22 minutes 32 seconds West 1,240.00 feet along the west line of said Parcel 2 to the south line of Parcel 1 as described in said Instrument Number 2021090720, the following six (6) courses are along the south and west lines thereof; 1)thence South 89 degrees 32 minutes 18 seconds West 718.35 feet; 2)thence South 89 degrees 23 minutes 49 seconds West 1,322.60 feet; 3)thence North 00 degrees 29 minutes 15 seconds West 734.15 feet; 4)thence North 89 degrees 30 minutes 45 seconds East 60.00 feet; 5)thence North 00 degrees 29 minutes 15 seconds West 450.00 feet; 6)thence North 38 degrees 11 minutes 56 seconds East 63.59 feet to the south right-of-way line of 146th Street, the following nine (9) courses are along said south line; 1)thence North 89 degrees 43 minutes 13 seconds East 1,203.50 feet; 2)thence North 89 degrees 41 minutes 44 seconds East 22.13 feet; 3)thence North 89 degrees 38 minutes 09 seconds East 27.28 feet; 4)thence North 89 degrees 37 minutes 02 seconds East 1,075.00 feet; 5)thence North 00 degrees 22 minutes 58 seconds West 20.00 feet; 6)thence North 89 degrees 37 minutes 02 seconds East 1,100.00 feet; 7)thence South 00 degrees 22 minutes 58 seconds East 25.00 feet; 8)thence North 89 degrees 37 minutes 02 seconds East 383.20 feet; 9)thence North 89 degrees 25 minutes 02 seconds East 70.66 feet to the east line of said Northeast Quarter; thence South 00 degrees 17 minutes 53 seconds East 2,210.50 feet along said east line to the northeast corner of Parcel III as described in Instrument Number 2007020112, on file in the Office of said Recorder, the following five (5) courses are along the north, west and south lines thereof; 1)thence South 89 degrees 25 minutes 20 seconds West 311.79 feet; 2)thence Southeasterly 16.98 feet along a non-tangent curve to the left having a radius of 100.00 feet and subtended by a long chord having a bearing of South 41 degrees 14 minutes 26 seconds East and a length of 16.96 feet; 3)thence Southeasterly 119.34 feet along a reverse curve to the right having a radius of 150.00 feet and subtended by a long chord having a bearing of South 23 degrees 18 minutes 45 seconds East and a length of 116.22 feet; 4)thence South 00 degrees 31 minutes 12 seconds East 95.00 feet; 5)thence North 89 degrees 28 minutes 48 seconds East 40.00 feet to the west line of Parcel II as described in said Instrument Number 2007020112; thence South 00 degrees 21 minutes 05 seconds East 30.00 feet along said west line to the south line of the East Half of said Northeast Quarter; thence South 89 degrees 25 minutes 20 seconds West 279.16 feet along said south line to the southeast corner of Hamilton's Acre Minor Plat, recorded as Instrument Number 8914451 in the Office of said Recorder, the

following three (3) courses are along the east, north and west lines thereof; 1)thence North 00 degrees 40 minutes 25 seconds West 247.00 feet; 2)thence South 89 degrees 25 minutes 20 seconds West 169.00 feet; 3)thence South 00 degrees 40 minutes 25 seconds East 247.00 feet to said south line; thence South 89 degrees 25 minutes 20 seconds West 438.06 feet along said south line to the southeast corner of the parcel conveyed to Mason in Instrument Number 8750386, on file in the Office of said Recorder; thence North 00 degrees 22 minutes 32 seconds West 312.00 feet along the east line of said Mason parcel to the northeast corner thereof; thence South 89 degrees 25 minutes 20 seconds West 223.79 feet along the north line of said Mason parcel and the parcel conveyed to Crabtree in Instrument Number 9709727664, on file in the Office of said Recorder to the west line of the East Half of said Northeast Quarter; thence South 00 degrees 22 minutes 32 seconds East 312.00 feet along said west line to the southwest corner of said Half-Quarter Section; thence South 89 degrees 32 minutes 18 seconds West 610.00 feet along the south line of the West Half of said Northeast Quarter to the POINT OF BEGINNING. Containing 162.851 acres, more or less.