



Common Council

Agenda Item

Cover Sheet

MEETING DATE: July 9, 2024

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

ITEM or ORDINANCE: #30-07-24

PRESENTED BY: Joyceann Yelton, Mark Leach

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets

ORDINANCE NO. 30-07-24

**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 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 Indiana Code §36-7-4-600, et seq., as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on application number LEGP 0046-2024 (the “Petition”) at its May 20, 2024 meeting as required by law in regard to the application filed by JDF Greenfield LLC, an Indiana limited liability company (the “Developer”), for a request in change of zoning; and

WHEREAS, the Plan Commission, at its June 17, 2024 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 eight (8) in favor and zero (0) opposed.

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, that it hereby adopts this ordinance (the “Ordinance”) as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”) to read as follows:

Section 1. The subject real estate containing approximately 4.45 acres located generally southwest of the intersection of East 146th Street and Howe Road, Noblesville, Indiana, which real estate is more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the “Real Estate”), is hereby affirmed as **Corporate Campus Planned Development District** classification, and the Real Estate’s underlying subdistrict within the Corporate Campus Planned Development District is hereby affirmed as **146th Street Corridor Subdistrict Type**, as designated in the UDO.

Section 2. The Official Zoning Map, referred to in Article 7 of the UDO, shall be updated concurrently to reflect the following: the Real Estate shall be designated as **Commercial/Office Land Use Type** as set forth in the UDO’s Appendix D, Official Schedule of Uses – Corporate Campus Planned Development. A copy of the Zoning Map shall be located in the Office of the Clerk of the City of Noblesville.

Section 3. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

| AYE | | NAY | ABSTAIN |
|-----|------------------|-----|---------|
| | Mark Boice | | |
| | Michael J. Davis | | |
| | Evan Elliott | | |
| | David Johnson | | |
| | Darren Peterson | | |
| | Pete Schwartz | | |
| | Aaron Smith | | |
| | Todd Thurston | | |
| | Megan G. Wiles | | |

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2024 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 for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Mark R. Leach, Land Use Planner.

This instrument prepared by: Andrew B. Buroker, Senior Counsel, Faegre Drinker Biddle & Reath LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600.

EXHIBIT A

**REAL ESTATE
LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Hamilton, State of Indiana, and is described as follows:

A part of the West half of the Northeast quarter of Section 20, Township 18 North, Range 5 East of the Second Principal Meridian, particularly described as follows:

Beginning at the Northeast corner of the West half of the Northeast quarter of said Section 20, which is at the center of the public highway, and running thence North 89 degrees 45 minutes West along the North line of said Section 20, Township 18 North, Range 5 East, a distance of 481 feet to an iron pipe driven in the ground; thence South parallel with the East line of said Section 466 feet to an iron pipe driven in the ground; thence South 89 degrees 45 minutes East 481 feet to the East line of the West half of said Section, which is the center line of a county road; thence North along the East line of the West half of said Quarter section, and the center line of said road 466 feet to the place of beginning, containing 5.145 acres, more or less, in Hamilton County, Indiana.

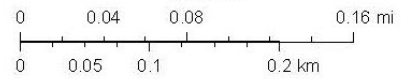
EXCEPTING those rights of way conveyed to the City of Noblesville in Warranty Deed recorded as Instrument No. 200600016496 and subsequently conveyed to the Noblesville Redevelopment Authority in Quit-Claim Deed recorded as Instrument No. 200643187, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the West half of the Northeast quarter of Section 20, Township 18 North, Range 5 East, Hamilton County, Indiana, and being part of the grantor's land, described as follows: Beginning at the Northeast corner of said half-quarter section; thence South 0 degrees 23 minutes 34 seconds East 466.00 feet along the East line of said half-quarter section to the Southeast corner of grantor's land; thence South 89 degrees 49 minutes 15 seconds West 60.00 feet along the South line of grantor's land to a point; thence South 0 degrees 23 minutes West 406.79 feet to a point; thence North 46 degrees 48 minutes 22 seconds West 84.20 feet to a point; thence Westerly 128.12 feet along an arc to the left having a radius of 5,900.00 feet and subtended by a long chord having a bearing of North 89 degrees 33 minutes 25 seconds West and a length 128.12 feet to a point on the North line of said half-quarter section; thence North 89 degrees 49 minutes 15 seconds East 249.10 feet along said North line to the point of beginning and containing 0.686 acres, more or less, inclusive of the presently existing right of way of Howe Road which contains 0.176 acres, more or less, for a net additional taking of 0.510 acres, more or less.



Real Estate

1:6,400



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 17th day of June, 2024 for a Change of Zoning in the Corporate Campus Planned Development District, a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

Request: **Application No. 0046-2024** Change of "Office/Flex" to "Commercial/Office", all a part of the Corporate Campus District for approximately 4.45 acres located south of E. 146th Street and west of Howe Road. Submitted by Lakewood, LLC (Owners), JDF Greenfield, LLC (Applicant), and Andrew Buroker, Attorney

Plan Commission Action: 0 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,
Noblesville Plan Commission

By:



Gretchen A. Hanes

President



Caleb P. Gutshall

Secretary