



# Common Council

## Agenda Item

## Cover Sheet

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**MEETING DATE:** July 9, 2024

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

**ITEM or ORDINANCE:** #32-07-24

**PRESENTED BY:** Joyceann Yelton, David Klain

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

**ORDINANCE NO. 32-07-24**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE  
NO. 62-12-95 AND ORDINANCE NO. 23-08-20 AND ALL AMENDMENTS THERETO, A PART OF  
THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY,  
INDIANA**

*Document Cross Reference No. 2020058055*

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 23-08-20 and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Indiana Code § 36-7-4-600, et seq., as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP 0073-2024 as required by law concerning an amendment to a “Downtown Mixed-Use Overlay” district; all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation for adoption to the Council with a vote of 8 ayes, 0 nays, and 0 abstentions at their June 17, 2024 meeting, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, adopts this ordinance as an amendment to the Unified Development Ordinance and Ordinance No. 23-08-20 amending the “Downtown Mixed-Use Overlay” for the “Lofts on Tenth” as follows:

**SECTION 1.** The amendment includes a change of use from four single-family residences to two office/commercial/salon suites with one building located along Clinton Street containing six units and the other building located along Wayne Street containing eight units as per the attached Exhibit A - Development Plan and the Architectural Elevations per Exhibit B.

**SECTION 2.** The property is legally described as Lots 2, 3, 5, and 6 of the 10<sup>th</sup> Street Lofts Subdivision and addresses of 1031 & 1045 Wayne Street and 1032 & 1046 Clinton Street, respectively.

**SECTION 3.** Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance and/or Ordinance No. 23-08-20 is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance shall apply.

**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 ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

*Intentionally Left Blank*

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: Joyceann Yelton

Prepared by: Joyceann Yelton, Noblesville Planning Department, 16 S. Tenth Street, Noblesville, IN 46060 317-776-6325

**WAYNE STREET LOTS 2 & 3 IN THE 10TH STREET LOFTS**

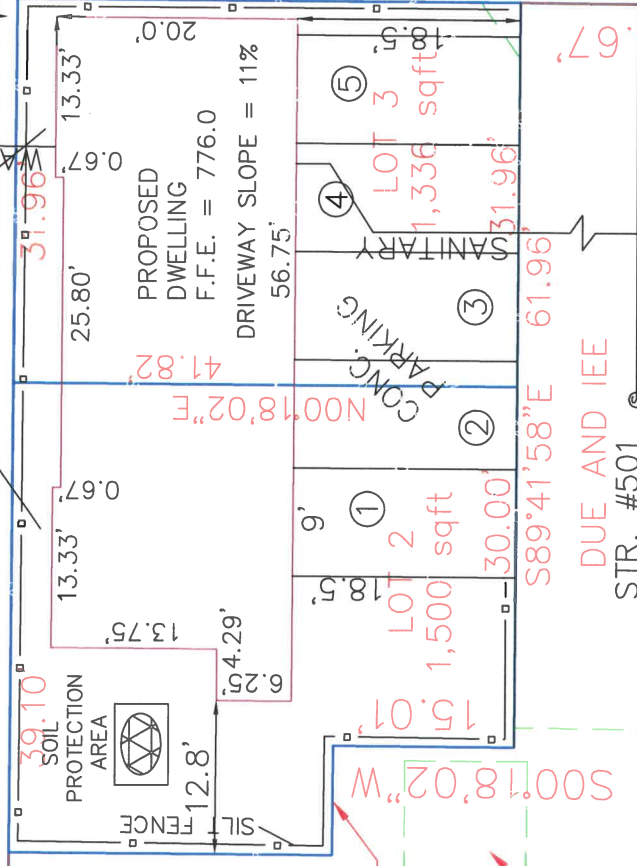
THE WITHIN SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.



SCALE : 1" = 10'  
SITE PLAN  
JOB NO. B41421A

**49.5' R/W**  
TBM  
UTILITY POLE  
CONCRETE ELEV. = 773.85  
WALKWAY

4' GREENSPACE  
WATERLINE  
5' SIDEWALK  
S89°39'41"E 132.30'



**ALLEY 16.5' R/W**

**LEGEND**  
⑤ = PARKING SPACE

**DESCRIPTION**  
LOTS 2 & 3 IN THE 10TH STREET LOFTS AS PER PLAT OF SAID ADDITION RECORDED AS INST. #2021051506 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

**ZONING**  
ZONE: DT

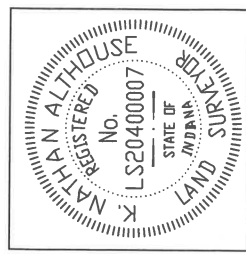
**811**  
Know what's below. Call before you dig.  
Call 811 or visit [www.in.gov/811](http://www.in.gov/811) to locate underground utilities. Digging without proper permits can be dangerous and illegal. Call before you dig.

**CAUTION!**  
THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS BASED UPON AVAILABLE RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY DIGGING OPERATIONS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION.

**1031 & 1045 WAYNE STREET**  
MILLER SURVEYING 948 CONNER ST. NOBLESVILLE, IN. Ph. 773-2644  
THIS SITE PLAN IS NOT COMPLETE AND/OR VALID WITHOUT BOTH PAGES.

STR. #3115  
TC = 775.75'

*K. Nathan Althouse*  
L.S. 20400007  
DATE: MARCH 19, 2024  
FOR: BRADY KLAIN



THE WITHIN SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

**CAUTION !!**

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE EXISTENCE, DEPTH, LOCATION, AND CONDITION OF UTILITIES ARE NOT GUARANTEED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, DEPTH, LOCATION, AND CONDITION OF UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR MUST CALL 811.

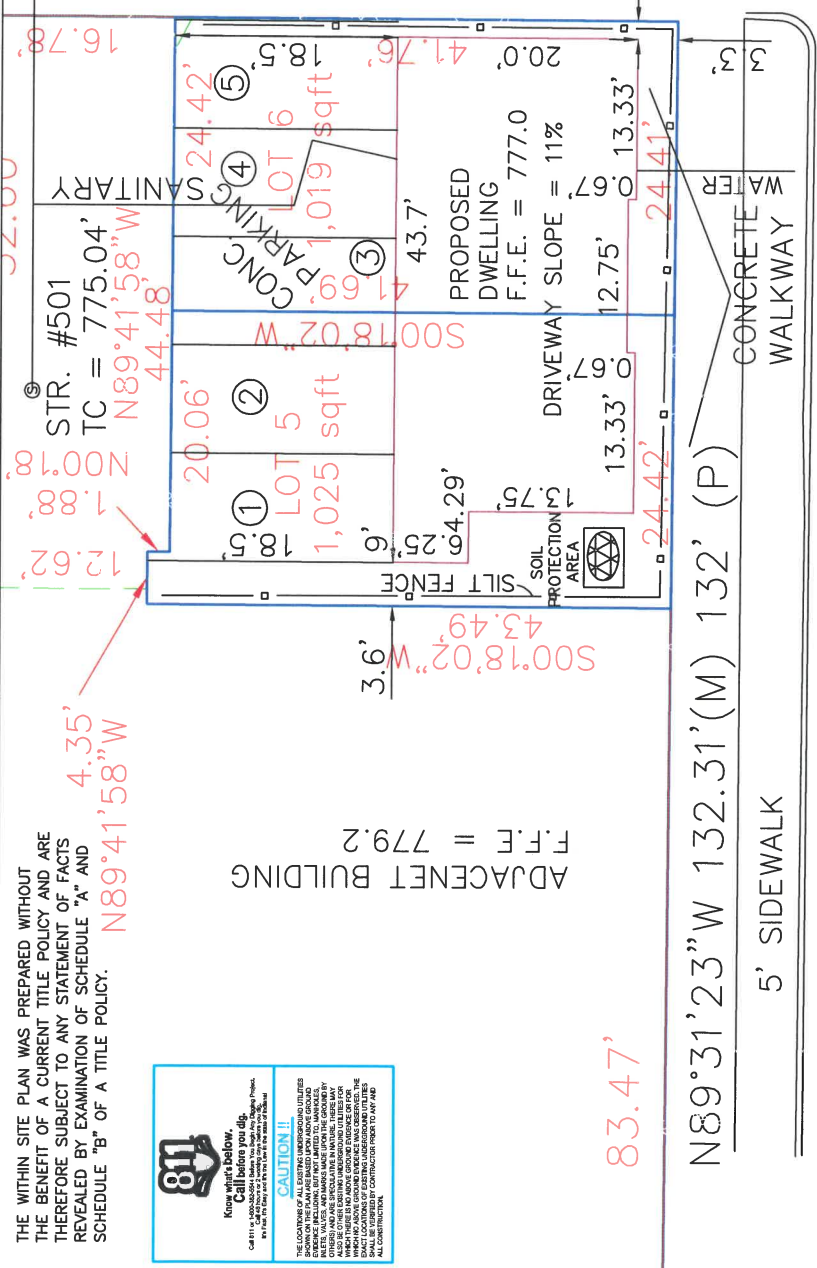
LOTS 5 & 6 IN THE 10TH STREET LOFTS  
STR. #3115  
TC = 775.75'



SCALE : 1" = 10'  
SITE PLAN  
JOB NO. B41421B

**DESCRIPTION**  
LOTS 5 & 6 IN THE 10TH STREET LOFTS AS PER PLAT OF SAID ADDITION RECORDED AS INST. #2021051506 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

**LEGEND**  
⑤ = PARKING SPACE



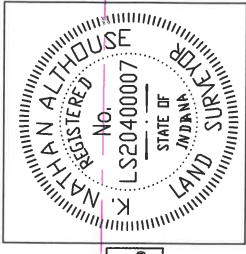
CLINTON STREET

49.5' R/W

1032 & 1046 CLINTON STREET

MILLER SURVEYING 948 CONNER ST. NOBLESVILLE, IN. Ph. 773-2644  
THIS SITE PLAN IS NOT COMPLETE AND/OR VALID WITHOUT BOTH PAGES.

PAGE: 1 OF 2



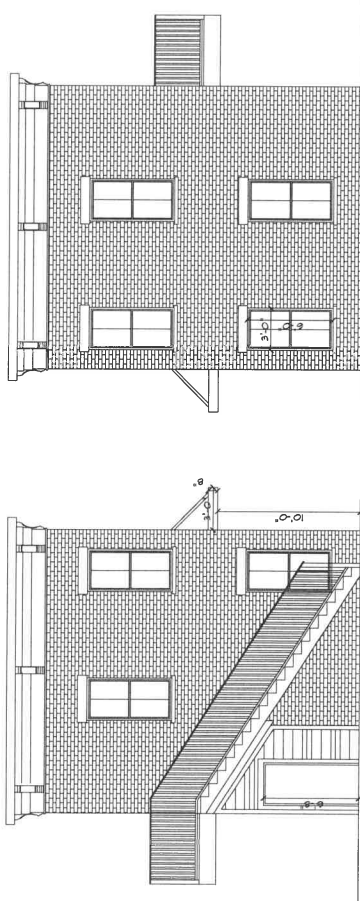
*N. Wether Althouse*

L.S. 20400007  
DATE: MARCH 19, 2024  
FOR: BRADY KLAHN

NOTE: THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

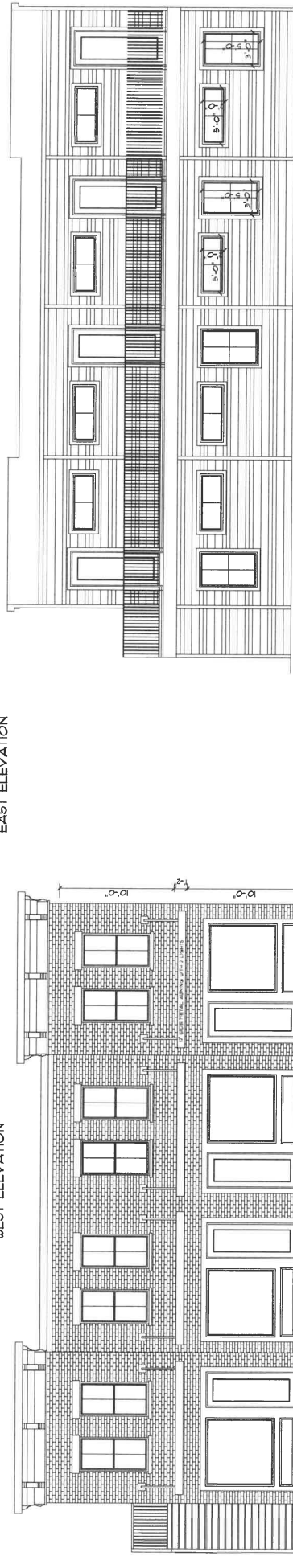
IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE ACCURACY OF THE BUILDING SIZE, LOCATION AND ELEVATIONS. THE PURPOSE OF THIS DRAWING IS ONLY FOR BUILDING PERMITS.

WAYNE STREET



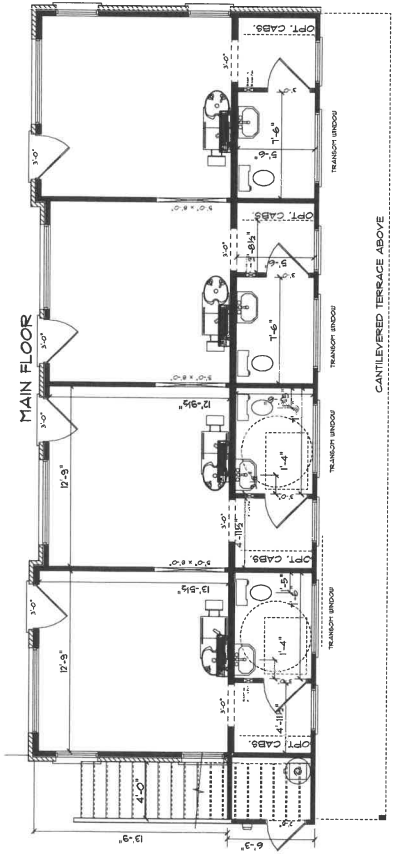
WEST ELEVATION

EAST ELEVATION



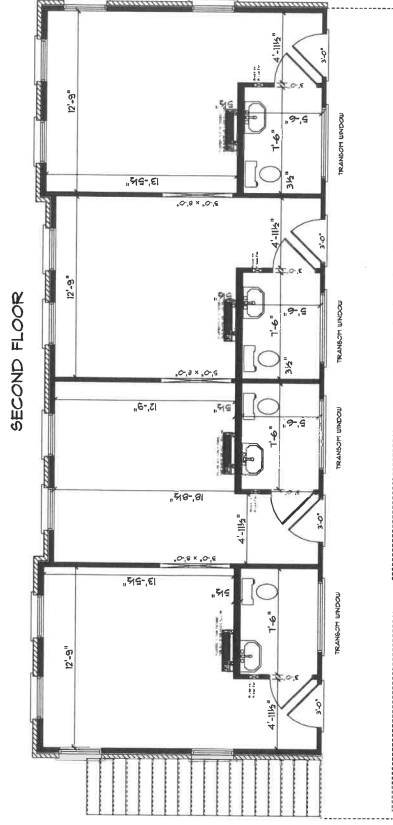
FRONT SOUTH ELEVATION

REAR SOUTH ELEVATION



SECOND FLOOR

CANTILEVERED TERRACE ABOVE

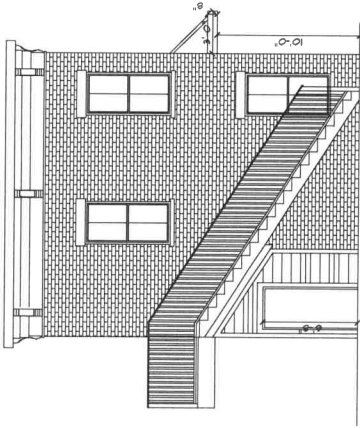


MAIN FLOOR

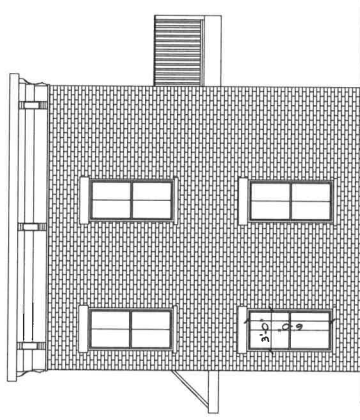
CANTILEVERED TERRACE



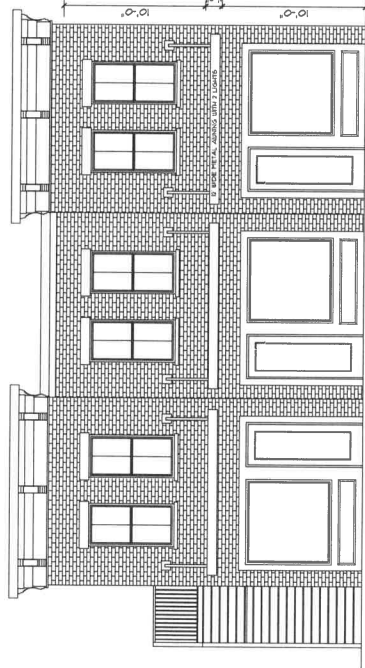
CLINTON STREET



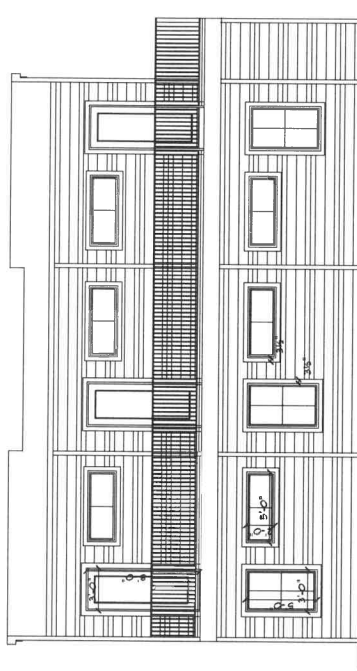
WEST ELEVATION



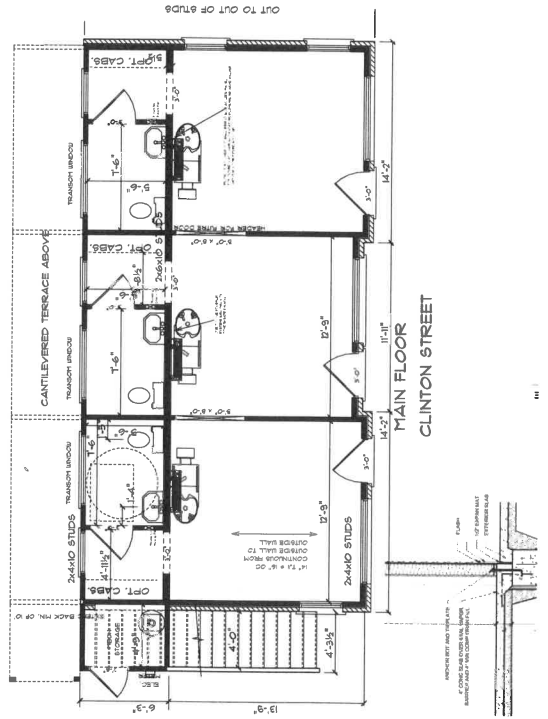
EAST ELEVATION



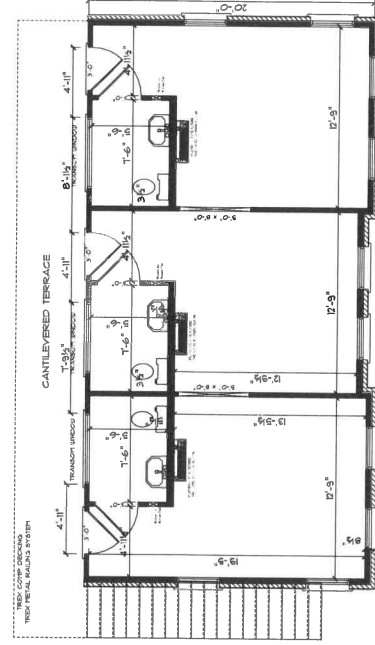
FRONT SOUTH ELEVATION



REAR NORTH ELEVATION



MAIN FLOOR  
CLINTON STREET



SECOND FLOOR  
CLINTON STREET

# 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 **17<sup>th</sup> day of June, 2024** for an amended development plan and ordinance, a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

**Request:**      **Application No. 0073-2024**      Adoption of an amended development plan for the "Lofts on Tenth", a Downtown Mixed-Use District to allow for the construction of office/commercial/salon suites in two buildings on the remaining four lots located at 1031 & 1045 Wayne Street and 1032 and 1046 Clinton Street. Submitted by Xanderco (Owners) and David B. Klain, Applicant      *Staff Reviewer - Joyceann Yelton*

**Plan Commission Action:** 8 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,  
Noblesville Plan Commission

By: Gretchen A. Hanes  
Gretchen A. Hanes      President

Caleb P. Gutshall  
Caleb P. Gutshall      Secretary