

2024024508 ORDINANCE \$25.00
07/10/2024 02:55:25P 8 PGS
Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented



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.

2510
②

SECTION 2. The property is legally described as Lots 2, 3, 5, and 6 of the 10th 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.

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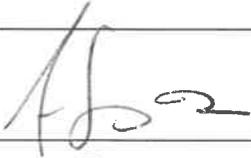
Approved on this 9th day of July, 2024 by the Common Council of

the City of Noblesville, Indiana:

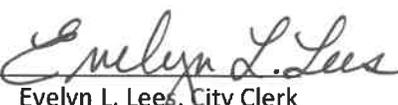
AYE

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 9th day of

July, 2024 at 8:13 P.M.

Evelyn L. Lees
Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen
Chris Jensen, Mayor

Date 7-9-24

MAYOR'S VETO

Chris Jensen, Mayor

Date _____

ATTEST:

Evelyn L. Lees
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

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.

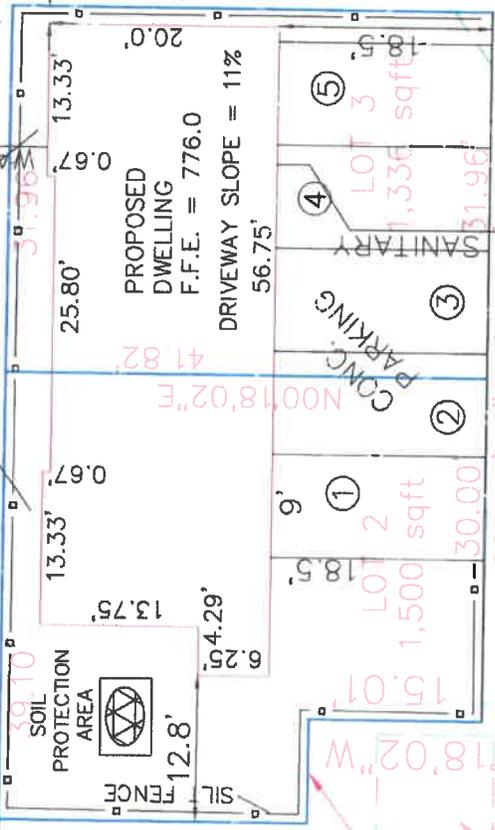
WAYNE STREET LOTS 2 & 3 IN THE 10TH STREET LOFTS
49.5' R/W



SCALE : 1" = 10'
 SITE PLAN
 JOB NO. 841421A

TBM
 UTILITY POLE
 CONCRETE ELEV. = 773.85
 WALKWAY

4' GREENSPACE
 5' SIDEWALK
 WATERLINE
 132.30'



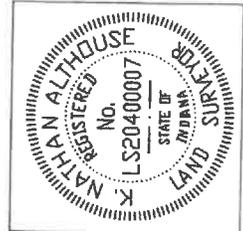
ALLEY 16.5' R/W

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

PAGE: 1 OF 2



STR. #3115
 TC = 775.75'

K. Nathan Althouse

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

STR. #501
 TC = 775.04'
 DUE AND IEE

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.

CAUTION II

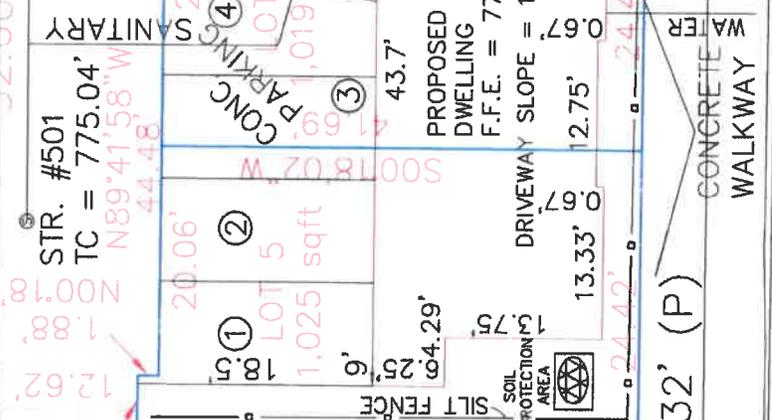
Miller Surveying, Inc. is a professional engineering firm. It is not a contractor. The drawings and specifications prepared by Miller Surveying, Inc. are for informational purposes only. They are not to be used for construction without the supervision of a licensed professional engineer. Miller Surveying, Inc. is not responsible for any errors or omissions in these drawings and specifications. The user of these drawings and specifications is advised to consult with a licensed professional engineer before using them for any purpose.

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

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.



ADJACENT BUILDING
F.F.E. = 779.2



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

BM
STORM INLET
N. RIM = 772.50

CLINTON STREET

49.5' R/W

1032 & 1046 CLINTON STREET

K. Nathan Althoff

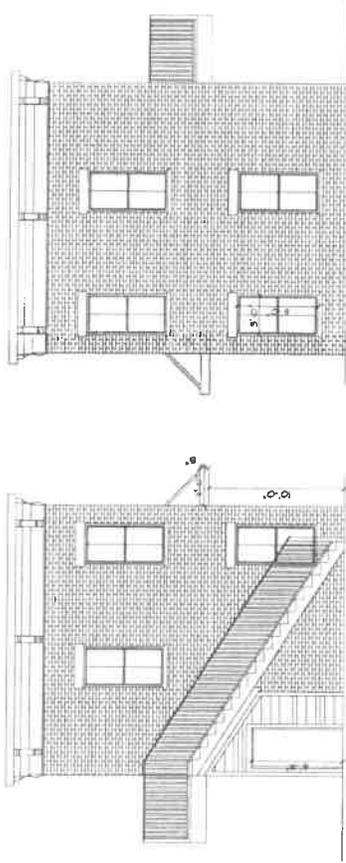
L.S. 20400007
DATE: MARCH 19, 2024
FOR: BRADY KLAIN

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

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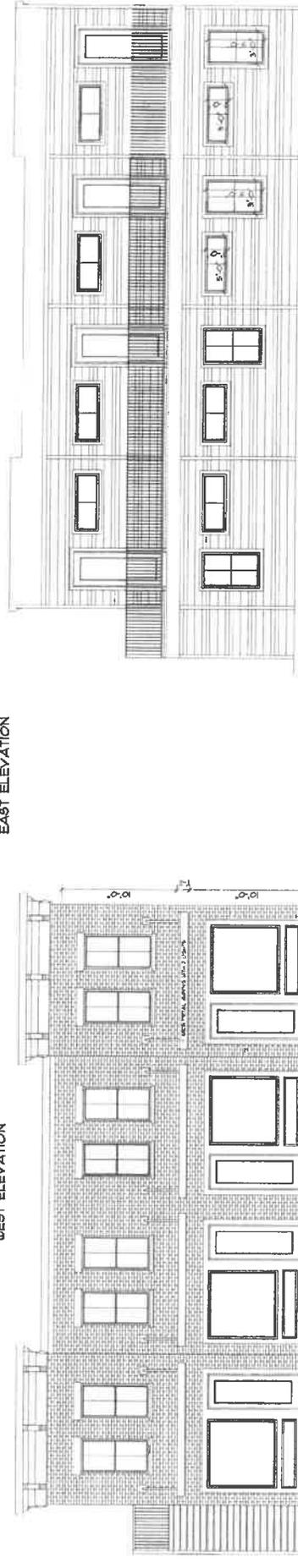
MILLER SURVEYING 948 CONNER ST. NOBLESVILLE, IN. PH. 773-2644
THIS SITE PLAN IS NOT COMPLETE AND/OR VALID WITHOUT BOTH PAGES.

WAYNE STREET



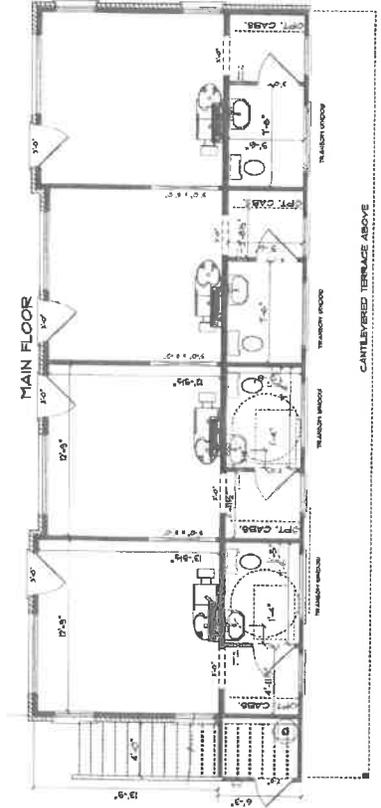
WEST ELEVATION

EAST ELEVATION

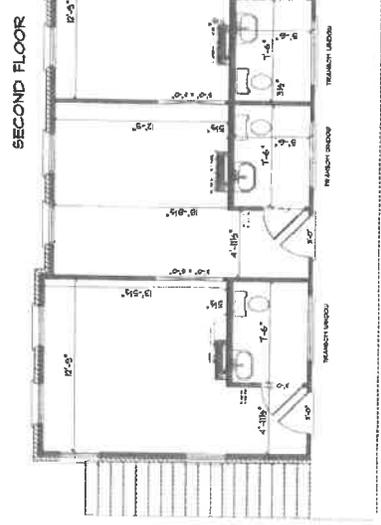


FRONT SOUTH ELEVATION

REAR SOUTH ELEVATION

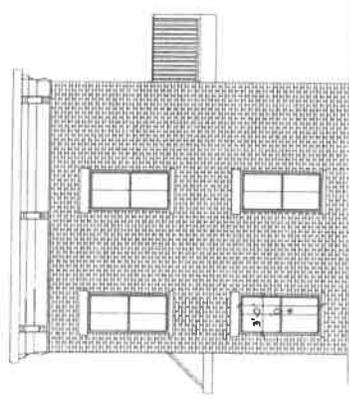


MAIN FLOOR



SECOND FLOOR

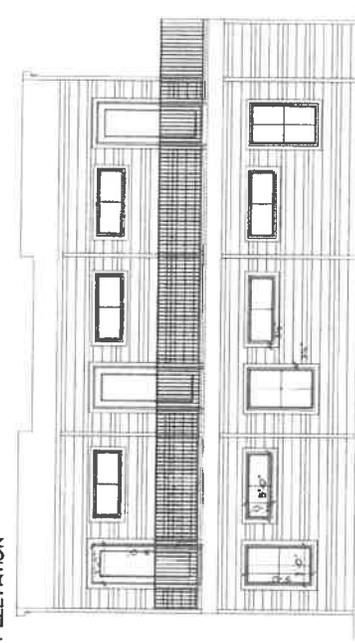
CLINTON STREET



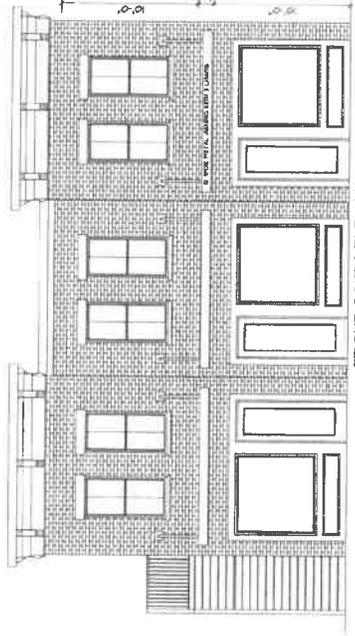
EAST ELEVATION



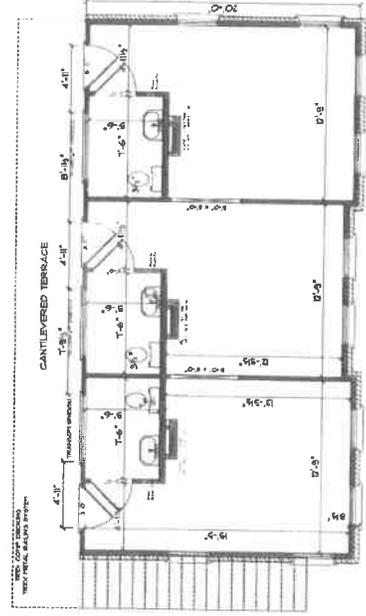
WEST ELEVATION



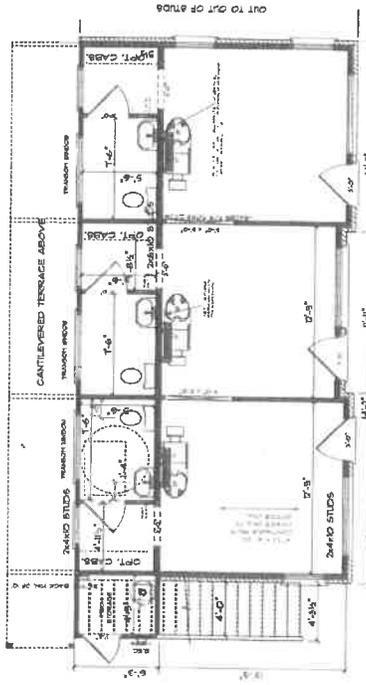
REAR NORTH ELEVATION



FRONT SOUTH ELEVATION



SECOND FLOOR
CLINTON STREET



MAIN FLOOR
CLINTON STREET