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10/18/2024 01:25:39P 8 PGS
Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented



ORDINANCE NO. 63-10-24

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 FOR THE CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT, SPECIFICALLY WASHINGTON BUSINESS PARK, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An Ordinance to amend the Unified Development Ordinance No. 62-12-95 and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, 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 has conducted a public hearing on Application No. LEGP 0141-2024 as required by law concerning a "Special Consideration" for the use of an industrial/flex building to include a "Recreational Use (indoor/commercial)" located in the Washington Business Park, a part of the Corporate Campus Planned Development 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 ten (10) ayes, zero (0) nays, and zero (0) abstentions at the September 16, 2024 meeting, and

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 for the Corporate Campus Planned Development District, and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject property located at 9535, 9555, and 9575 E. 151st Street and Hamilton County Parcel No. 10-11-18-00-00-010.201, owned by YOO Direct Properties, LLC and legally described as Lot 5 in Washington Business Park subdivision which is located within the jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned "CCPD Corporate Campus Planned Development District" with a land use category of "Industrial/Office" and a subdistrict overlay of "Secondary Corridor".


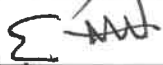




SECTION 2. The attached 'Exhibit A – Development Plan' indicates the area of said use. The Special Consideration of a "Recreational Use (indoor/commercial) as a wrestling academy is hereby approved.

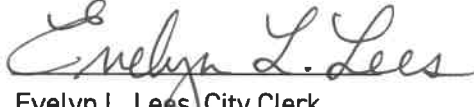
SECTION 3. Unless a development standard, guideline, specification, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, guidelines, specifications, and/or requirements shall apply.

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 hereby repealed and deemed to conform to the provisions of this amendment.

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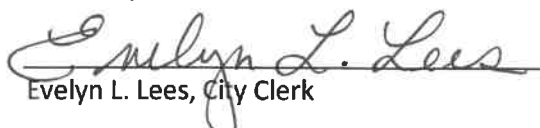
SECTION 5. Upon a motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 15th day of October, 2024.

AYE	COUNCIL MEMBER	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

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Presented by me to the Mayor of the City of Noblesville, Indiana, this 16th day of October, 2024 at 8:50 A.M.


 Evelyn L. Lees, City Clerk

Mayor's Approval



Chris Jensen, Mayor

10-16-24

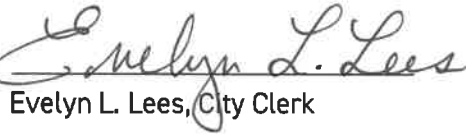
Date

Mayor's Veto

Chris Jensen, Mayor

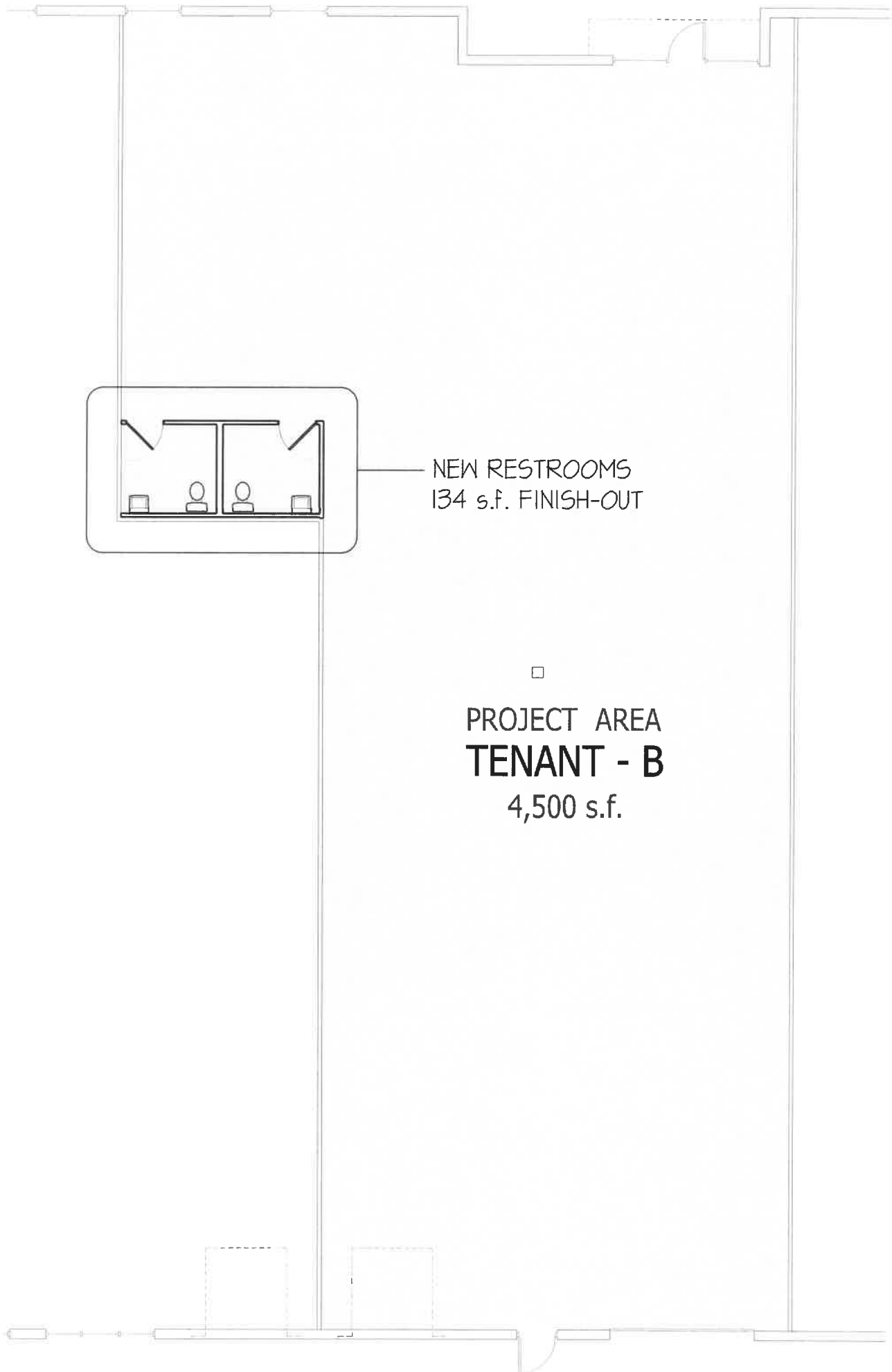
Date

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, Development Services Manager

This instrument prepared by: Joyceann Yelton, Development Services Manager, City of Noblesville Planning Department, 16 S. 10th Street, Noblesville, IN 46060 (317) 776-6325



NEW RESTROOMS
134 s.f. FINISH-OUT

□
PROJECT AREA
TENANT - B
4,500 s.f.

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 16th day of September, 2024 for a Special Consideration for a Recreational Use within the Corporate Campus Planned Development, a part of the Washington Business Park and a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

Request: #2 Application No. 0141-2024 Special Consideration for an Indoor Recreational Facility within the Washington Business Park, a part of the Corporate Campus Planned Development District and within a building addressed as 9535 & 9575 E. 151st Street. Submitted by YOO Direct Properties, LLC (Min Yoo, Rep)
Staff Reviewer - Amy Steffens

Plan Commission Action: 10 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,
Noblesville Plan Commission


Gretchen A. Hanes President


Joyceann Yelton Acting Secretary