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Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE NO. 38-07-24

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-85 AND ORDINANCE NO. 28-8-97 FOR THE PRAIRIE LAKES PLANNED DEVELOPMENT DISTRICT INCLUDING THE ZONING COMMITMENTS CONCERNING THE DEVELOPMENT OF REAL ESTATE IN SAID DEVELOPMENT FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. 200300030027

An Ordinance to amend the Unified Development Ordinance No. 28-8-97 and Zoning Commitments for the Prairie Lakes Planned Development as evidenced in the Zoning Commitments Concerning the development and use of said real estate (Instrument No. 200300030027) in the Hamilton County Recorder's Office and 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 0114-2024 as required by law and submitted by Milk Crate Development, LLC.

WHEREAS, the Plan Commission of the City of Noblesville sent to the Common Council a favorable recommendation for adoption by with a vote of 6 ayes, 0 nays, and 0 abstentions at the July 15, 2024 meeting, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session hereby amends the Zoning Commitments for Prairie Lakes Planned Development as follows:

SECTION 1. That the subject property located along Mundy Drive, Hamilton County Parcel No. 18-11-19-00-39-003.000 , owned by NOC Marsh LLC and legally described as Lot 3R in Prairie Lakes subdivision which is located within the jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned "PB/PD Planned Business Planned Development" is hereby subject to

the following amendment to the original Zoning Commitments recorded in the Hamilton County Recorder's Office on the 28th day of March 2003 and all amendments thereto:

Item **8. Use Restrictions** of the adopted "Zoning Commitments" shall be amended as follows:

Third Paragraph shall read: "Further, no more than one (1) gasoline station and no more than five (5) drive-through food restaurants shall be permitted within this entire development and including 2 additional for this specific property. However, other drive-through facilities may be used incidental to other allowed uses in the development (e.g. banks, cleaners).

SECTION 2. All remaining paragraphs as per the original Zoning Commitments or as amended shall remain in full force and effect.

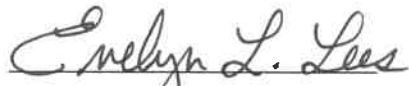
SECTION 3. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are hereby repealed and deemed to conform to the provisions of this amendment.

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SECTION 5. Upon a motion duly made and seconded; this Ordinance was fully passed by

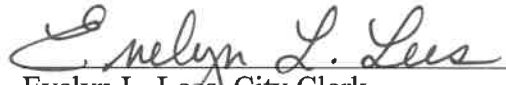
the members of the Common Council this 23rd day of July, 2024.

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 23rd day of July, 2024 at 8:14 P.M.


Evelyn L. Lees, City Clerk

Mayor's Approval



Chris Jensen, Mayor

7-23-24

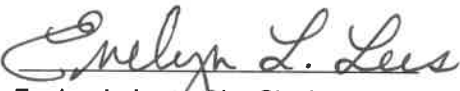
Date

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