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200500060744
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-15-2005 At 11:04 am.
ORDINANCE 25.00

ORDINANCE NO. 65-8-05

Document Cross- Reference No. 200366164

AN ORDINANCE TO AMEND ORDINANCE # 59-12-02 AND AND ALL AMENDMENTS THERETO FOR THE NOBLE WEST PLANNED DEVELOPMENT NOBLESVILLE, HAMILTON COUNTY, INDIANA

An ordinance to amend Ordinance #59-12-02, and all amendments thereto and the requirements of the Unified Development Ordinance for property known as Parcel No. 10-10-16-00-00-008.001 of Noble West Planned Development, (recorded in the Hamilton County Recorder's Office #200300008624) as enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to the application #05N-15-1125 submitted by Clarian Health Partners and Hokanson Companies, in Noblesville, Hamilton County, Indiana , and

WHEREAS, the Commission has sent to the Common Council its decision of August 15, 2005 meeting, reflecting a vote of 10 ayes and 0 nays with a favorable recommendation for adoption of the amendment, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, as follows:

SECTION 1. That the subject real estate, Parcel No. 10-10-16-00-00-008.001, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, specifically be amended as per Exhibit A.

SECTION 2. The provisions of Ordinance #59-12-02 are amended to permit the construction of Phase 1 - Office as per Exhibit B, Landscaping Plan as per Exhibit C, and Building Elevations as per Exhibit D.

SECTION 3. That the attached Exhibits A, B, C , and D are hereby adopted, specifically for the construction of an Office building. All other standards, guidelines or other requirements adopted by the Council for Ordinance #59-12-02 and amendments thereto for the Noble West Planned Development shall remain unchanged and in full force and effect unless previously amended by the Council.

SECTION 4. This ordinance and exhibits shall permit the construction of Phase 1 for property owned by Clarian Health Partners, as per the development standards, specifications, guidelines, and/or requirements contained in the City of Noblesville's Unified Development Ordinance as of August 15, 2005. The adopted standards, specifications, guidelines, and/or requirements shall supersede the requirements of the City's Unified Development Ordinance to the extent the PD Standards vary, alter, or modify the Standards of the City's Unified Development Ordinance. The requirements in the City's Unified Development Ordinance, however, shall apply to the extent the PD Standards do not vary, alter, or modify said requirements.

SECTION 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 13th day of September, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

<u>[Signature]</u>	Brian Ayer	_____
<u>[Signature]</u>	Terry L. Busby	_____
<u>[Signature]</u>	Alan Hinds	_____
<u>[Signature]</u>	Laurie Jackson	_____
<u>[Signature]</u>	Mary Sue Rowland	_____
<u>[Signature]</u>	Dale Snelling	_____
<u>[Signature]</u>	Kathie Stretch	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 13th day of September, 2005.



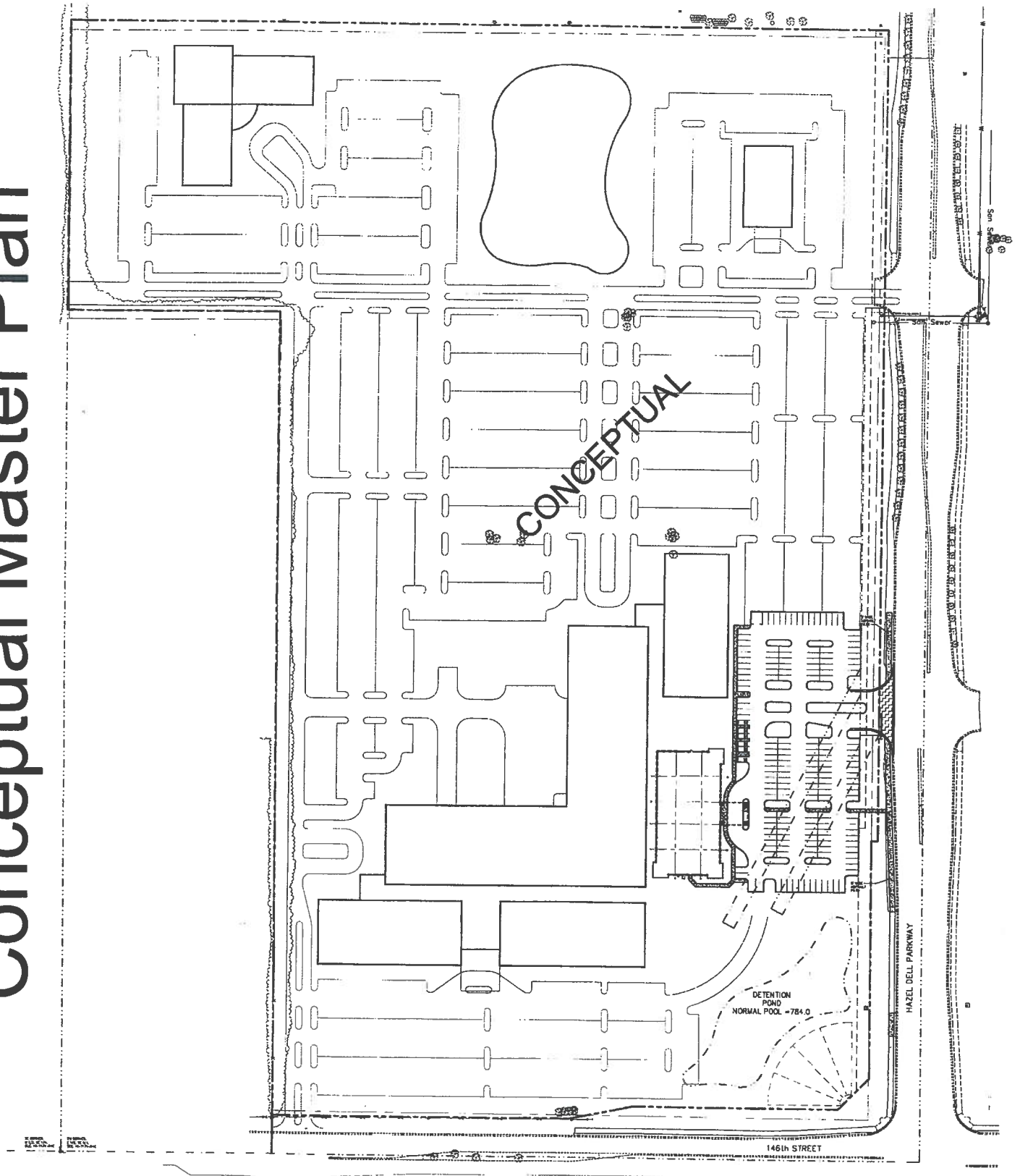
ATTEST

[Signature]
Janet Jaros, Clerk - Treasurer

[Signature]
John Ditslear, Mayor
City of Noblesville, Indiana

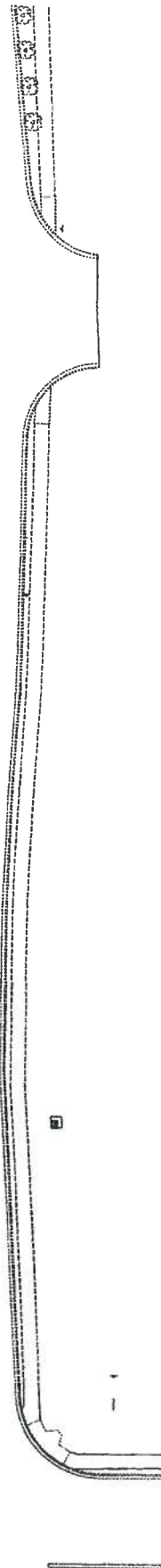
Conceptual Master Plan

EXHIBIT A

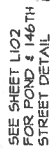


Hand-drawn diagram of a neuron. The diagram shows a cell body (soma) containing a nucleus. The cell body is surrounded by a rough endoplasmic reticulum. A long axon extends from the cell body, covered by a myelin sheath. The axon terminates in a terminal button. The diagram is labeled with 'Cell Body', 'Nucleus', 'Myelin Sheath', and 'Terminal Button'.

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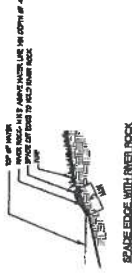
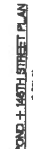
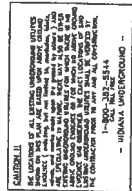
5

[illegible]

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AVAILABLE RECORDS. [REDACTED] INCLUDING, BUT NOT LIMITED TO, RECORDS, MAPS, AND SURVEILLANCE INFORMATION. THE INFORMATION IS NOT GUARANTEED TO BE COMPLETELY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

	SIMMONS ARCHITECTS, LLC ARCHITECTS PLANNERS	305 East New York Street Indianapolis, Indiana 46204 (317) 684-0030 fax (317) 684-5051	ENLARGE BUILDING BASE LANDSCAPE PLAN		HAZEL DELL MEDICAL OFFICE CENTER		HAZEL DELL ROAD AND 146TH STREET		NOBLESVILLE, INDIANA	
			SCALE DATE BY	PROPOSED BUILDING FORM DATE BY	DESIGNED BY DATE BY	DRAWN BY DATE BY				

SHEET NO.
L102
BUILDING LANDSCAPE PLAN

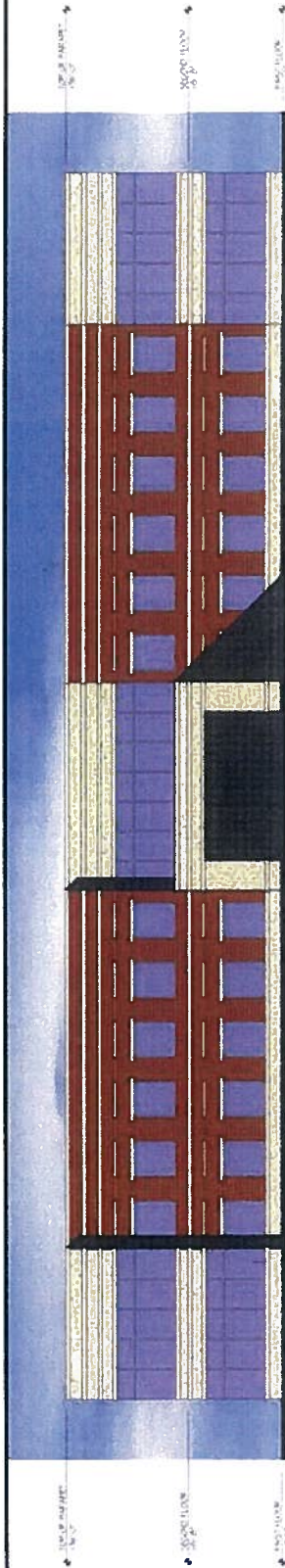


SEE SHEET L101 FOR PLANT LIST

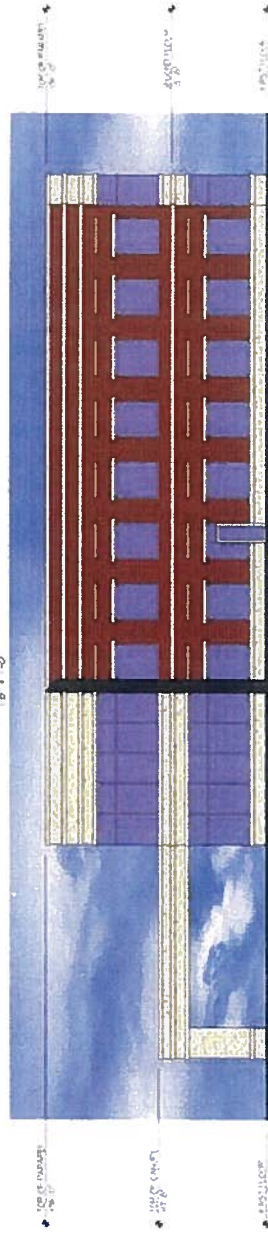
BUILDING FOUNDATION PLANNING

1020-0

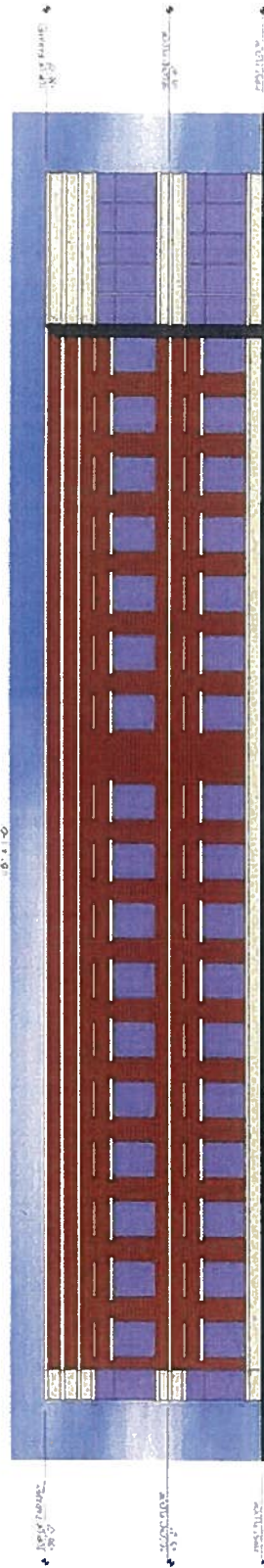
Building Elevations



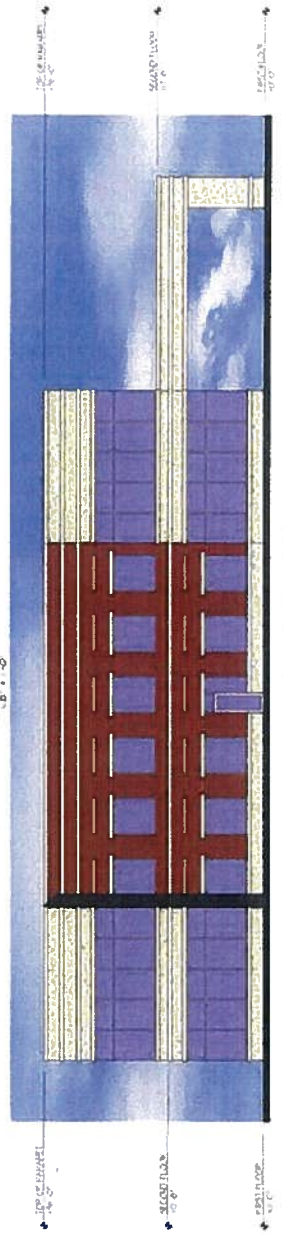
EAST ELEVATION



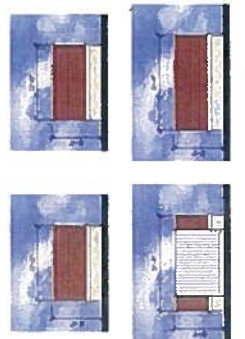
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



DIVESTER ELEVATIONS



3-D Rendering – Looking Southwest

