

19.00  
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⑥ NONE

Hamilton  
2/15/06

200600008953  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
02-23-2006 At 11:37 am.  
ORDINANCE 19.00

**ORDINANCE NO. 7-1-06**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CITY OF NOBLESVILLE AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN**

**WHEREAS**, Noblesville Schools wishes to construct a new elementary school, a part of the Noble West Planned Development, to be located along the west side of Hazel Dell Parkway between 146<sup>th</sup> Street and 156<sup>th</sup> Street containing approximately 19.2 acres in the City of Noblesville, Hamilton County, Indiana ("Real Estate"); and

**WHEREAS**, the Zoning Classification of the Real Estate, more specifically described in Exhibit "A", attached herein and made a part of this Ordinance, is R-1 and is part of the Noble West Planned Development; and

**WHEREAS**, the Noble West Planned Development did designate the Real Estate as a school site; and

**WHEREAS**, the proposed Preliminary Development Plan does not meet all the development requirements of the R-1 Zoning District; and

**WHEREAS**, a Zoning District can be amended to a Government Use Overlay District ("GUO") for governmental use to allow for variations from existing standards of said zoning district if the criterion set forth in Article 8, Section 6.D.2. is met.

**WHEREAS**, the Council believes that Noblesville Schools has met those criterion and it is in the best interest of the City of Noblesville to amend the current R-1 Zoning District for the Real Estate to a GUO District and to approve the Preliminary Development Plan subject to certain conditions contained in this Ordinance.

**NOW, THEREFORE, BE IT HEREBY ORDAINED** that the Zoning District for the Real Estate is amended to a GUO district; and

**IT IS HEREBY FURTHER ORDAINED** that the Preliminary Development Plan shall be approved subject to the following conditions:



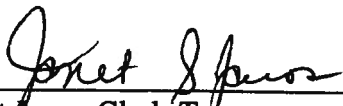
APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

14th day of February, 2006.



A handwritten signature in black ink, appearing to read "John Ditslear", written over a horizontal line.

John Ditslear, Mayor  
City of Noblesville, Indiana

ATTEST:   
Janet Varos, Clerk-Treasurer

The word "ATTEST:" is followed by a handwritten signature in black ink, appearing to read "Janet Varos", written over a horizontal line. Below the line is the printed name "Janet Varos, Clerk-Treasurer".

EXHIBIT "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER A DISTANCE OF 550.76 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT BEING 70.00 FEET (MEASURED PERPENDICULAR) FROM SAID EAST LINE OF SAID QUARTER SECTION TO A 5/8" REBAR WITH A YELLOW CAP STAMPED "SCHNEIDER FIRM #0001" (HEREAFTER REFERRED TO AS "REBAR") AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH SAID EAST LINE A DISTANCE OF 564.09 FEET TO A REBAR AT A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 62.84 FEET TO A REBAR AT A POINT WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 471.79 FEET TO A REBAR AT A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 773.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 220.18 FEET TO A POINT WHICH BEARS SOUTH 16 DEGREES 19 MINUTES 13 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 73 DEGREES 40 MINUTES 47 SECONDS WEST A DISTANCE OF 229.51 FEET TO A REBAR AT A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 627.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 16 DEGREE 19 MINUTES 13 SECONDS WEST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 173.16 FEET TO A REBAR AT A POINT WHICH BEARS NORTH 00 DEGREES 29 MINUTES 49 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 13 MINUTES 40 SECONDS EAST A DISTANCE OF 616.07 FEET TO A REBAR; THENCE NORTH 01 DEGREES 25 MINUTES 40 SECONDS WEST A DISTANCE OF 69.32 FEET TO A REBAR; THENCE NORTH 10 DEGREES 11 MINUTES 20 SECONDS WEST A DISTANCE OF 77.24 FEET TO A REBAR; THENCE NORTH 00 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 41.26 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER A DISTANCE OF 339.76 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID QUARTER A DISTANCE OF 188.40 FEET TO A 5/8" REBAR WITH AN ALUMINUM CAP FOUND STAMPED "AMER CONS ENGR INDPLS"; THENCE SOUTH 28 DEGREES 24 MINUTES 00 SECONDS EAST A DISTANCE OF 145.29 FEET TO A 5/8" REBAR WITH AN ALUMINUM CAP FOUND STAMPED "AMER CONS ENGR INDPLES"; THENCE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 157.94 FEET TO A

CONCRETE NAIL; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS WEST PARALLEL WITH SAID EAST LINE A DISTANCE OF 316.00 FEET TO A MAG NAIL FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 77.29 FEET TO A MAG NAIL FOUND; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 216.83 FEET TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED "AMER CONS ENGR INDPLS" FOUND; THENCE SOUTH 26 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 111.17 FEET TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED "AMER CONS ENGR INDPLS" FOUND; THENCE NORTH 89 DEGREES 12 MINUTES 28 SECONDS EAST A DISTANCE OF 135.51 FEET TO A POINT BEING 0.2 FEET NORTH AND 0.6 FEET WEST OF A 5/8" REBAR WITH ALUMINUM CAP STAMPED "AMER CONS ENGR INDPLS" FOUND; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 15.79 FEET TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED "AMER CONS ENGR INDPLS" FOUND; THENCE SOUTH 79 DEGREES 39 MINUTES 55 SECONDS EAST A DISTANCE OF 334.91 FEET TO THE POINT OF BEGINNING, CONTAINING 19.27 ACRES, MORE OR LESS.

