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Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
04-24-2003 At 02:18 pm.  
ORDINANCE 17.00

**ORDINANCE NO. 16-3-03**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, 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 for a change of zone district designation filed by Noblesville Schools; and,

WHEREAS, the Plan Commission at their MARCH 17, 2003 meeting has sent its recommendation to the Noblesville Common Council in the following manner; favorably by a vote of 11 in favor and 0 opposed;

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 said City and the Official Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. That the subject real estate located along Conner Street being the site of the Noblesville Middle School, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from the R1 Low Density Single-Family Residenital Classification to R1/Governmental Overlay District classification, and a

preliminary development plan is adopted as per Exhibit A and designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, and said real estate is more particularly described as follows: Exhibit B

SECTION 2. That the Preliminary Development Plan marked Exhibit 'A' has variations from the development standards granted in regard to the number of parking spaces for said use being provided; the percentage, location, and spacing of the landscape parking islands; the building base landscaping; the landscape buffer to be located between the institutional use and residential uses; and the exterior parking lot landscaping.

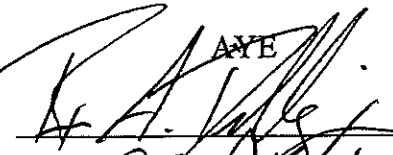
SECTION 3. PLANNED UNIT DEVELOPMENT STANDARDS. Whereas, the development standards established by this PUD Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance of the City of Noblesville, Indiana; provided, however that unless a development standard, guideline, or requirement is specified in the Unified Development Ordinance is varied, altered, or modified by this PUD Ordinance and/or its exhibits, then such development standard, guideline, or requirement as specified in the Unified Development Ordinance shall apply.

SECTION 4. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 15<sup>th</sup> day of April, 2003.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

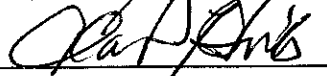
AYE

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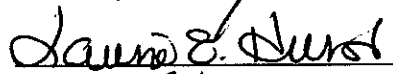
Rex Dillinger

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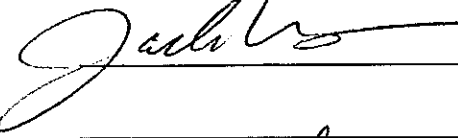
Alan Hinds

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Laurie E. Hurst

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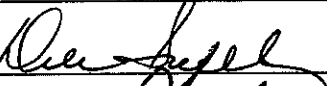


Jack Martin

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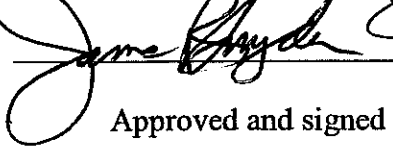
Jay McCoskey

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Dale Snelling

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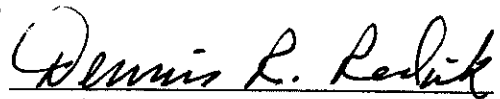


James R. Snyder

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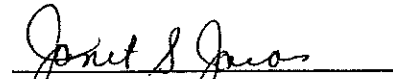
Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,

this 15<sup>TH</sup> day of April, 2003.



Dennis R. Redick, Mayor  
City of Noblesville, IN

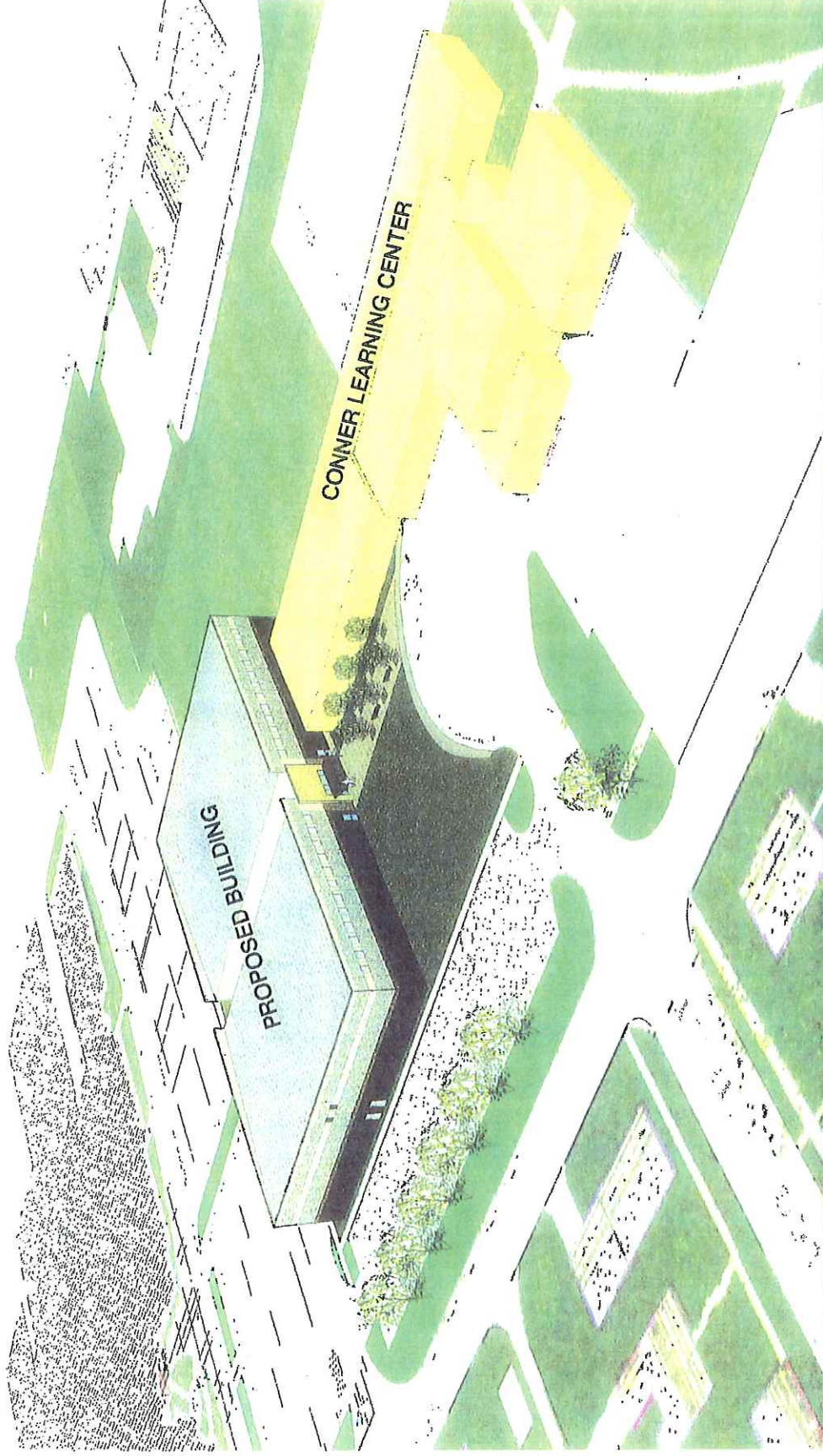
ATTEST:



Janet Jaros, Clerk-Treasurer

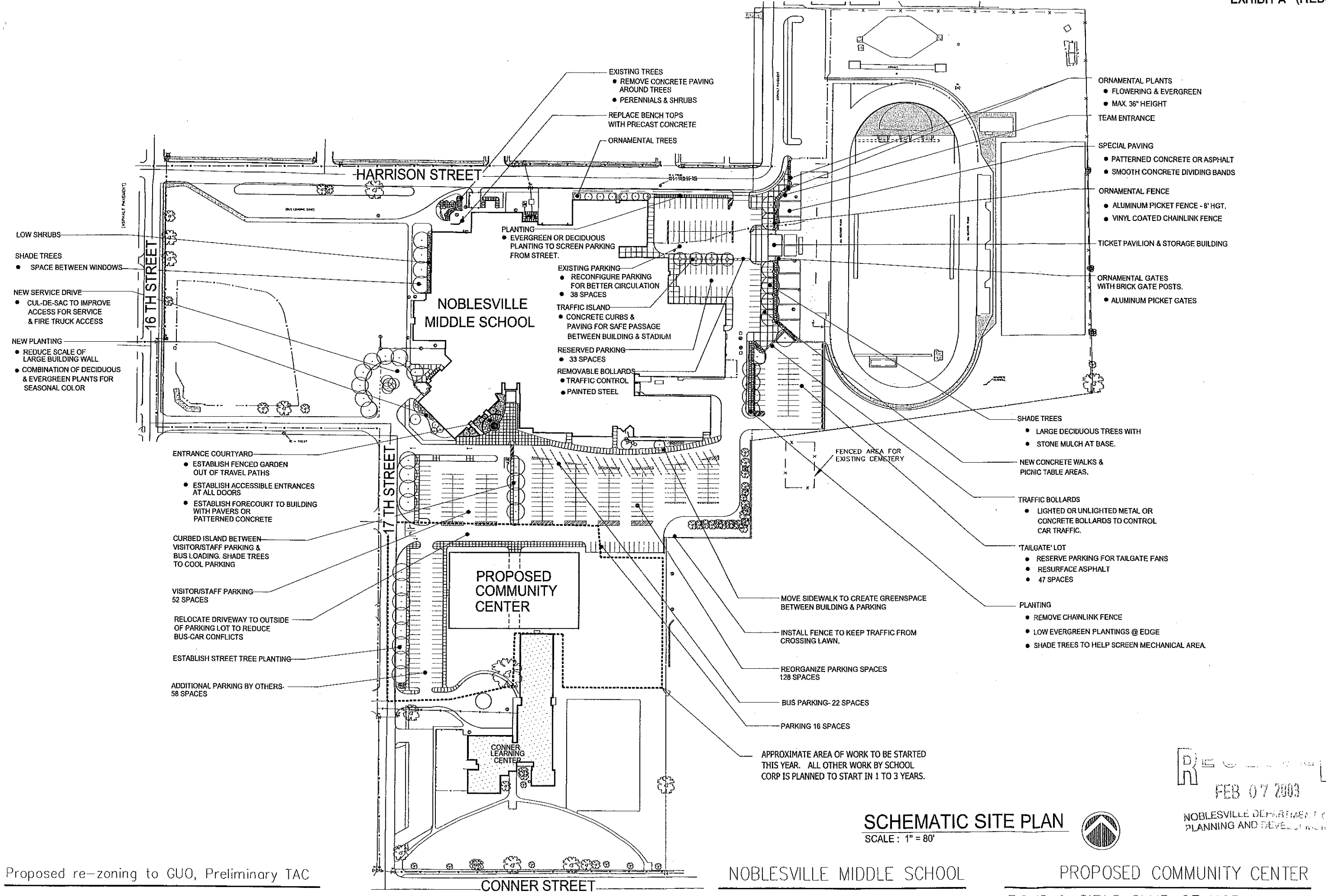
Prepared by:

Douglas D. Church, Attorney-At-Law  
CHURCH, CHURCH, HITTLE & ANTRIM  
938 Conner Street, P.O. Box 10  
Noblesville, IN 46061



## Boys' & Girls' Club of Noblesville Proposed Community Center

January 21, 2003 • ARCHITECTURAL ALLIANCE, INC.



Proposed re-zoning to GU0, Preliminary TAC  
 FEBRUARY 7, 2003

NOBLESVILLE MIDDLE SCHOOL  
 NOBLESVILLE SCHOOLS

PROPOSED COMMUNITY CENTER  
 BOYS & GIRLS CLUB OF NOBLESVILLE

**SCHEMATIC SITE PLAN**  
 SCALE: 1" = 80'



**RECEIVED**  
 FEB 07 2003  
 NOBLESVILLE DEPARTMENT OF  
 PLANNING AND DEVELOPMENT

## EXHIBIT B

A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS WEST (ASSUMED BEARING) 923.40 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 04 MINUTES 06 SECONDS EAST 355.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01 DEGREE 04 MINUTES 06 SECONDS EAST 715.20 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 82 DEGREES 01 MINUTE 01 SECOND WEST 640.29 FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER) 1164.10 FEET FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER AND SOUTH 89 DEGREES 31 MINUTES 06 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER) 1112.00 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 187.23 FEET, MORE OR LESS, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING ON THE NORTH LINE OF E. A. B. SUBDIVISION (RECORDED AS INSTRUMENT NO. 9232004 IN PLAT CABINET 1, SLIDE 257 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA); THENCE NORTH 89 DEGREES 30 MINUTES 49 SECONDS WEST 161.05 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHWEST CORNER OF SAID E. A. B. SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 620.03 FEET ON AND ALONG THE WEST LINE OF SAID E. A. B. SUBDIVISION TO THE SOUTHWEST CORNER OF LOT NO. 2 IN SAID E. A. B. SUBDIVISION; THENCE NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST 500.86 FEET TO A CUT "T" AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CONNER STREET AND THE EAST RIGHT-OF-WAY LINE OF 17TH STREET (40 FOOT RIGHT-OF-WAY), AS SAID RIGHT-OF-WAY LINES WERE ESTABLISHED BY THE PLAT OF GASCHO HEIGHTS; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 813.08 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER AND ON AND ALONG THE WEST RIGHT-OF-WAY LINE OF 17TH STREET TO A 5/8 INCH IRON ROD WITH A YELLOW CAP

STAMPED MILLER SURVEYING ON THE SOUTH LINE OF A 12.73 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD 258, PAGE 122; THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS WEST 450.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ON AND ALONG A SOUTH BOUNDARY LINE OF SAID 12.93 ACRE TRACT TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 471.00 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF PLEASANT ACRES ADDITION (RECORDED IN DEED RECORD 136, PAGE 117 AND 118 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), SAID SOUTHWEST CORNER BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 691.00 FEET FROM THE RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 06 SECONDS EAST 1112.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ON AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET (50 FOOT RIGHT-OF-WAY) TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID PLEASANT ACRES ADDITION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 336.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER AND ON AND ALONG THE EAST LINE OF PLEASANT ACRES ADDITION TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 355.00 FEET FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 06 SECONDS EAST 350.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED MILLER SURVEYING ON THE EAST LINE OF A 4.001 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD 153, PAGE 24; THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST 270.77 FEET TO THE POINT OF BEGINNING; CONTAINING 33.0434 ACRES, MORE OR LESS.