

COPY

ORDINANCE NO. 4-1-10, AS AMENDED

Document Cross Reference No. 2009050786

**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 (the "Plan Commission") has conducted a public hearing as required by law in regard to the application for approval a Governmental Use Overlay District and Preliminary Development Plan (Noblesville Application No. 09J-15-1535) filed by the City of Westfield, Hamilton County, Indiana; and,

WHEREAS, the Plan Commission sent its unanimous recommendation for approval to the Noblesville Common Council by a vote of 11 ayes and 0 nays, on the 19th day of January, 2010;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville (the "City Council"), 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 the east side of N. River Avenue, on the southeast corner of the intersection of River Avenue and 160th Street, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from the I-2 Industrial classification to the "I-2/GUO Industrial/Governmental Use Overlay" classification, as designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, and said real estate is more particularly described in Exhibit A (the "Real Estate").

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SECTION 2. That the Real Estate shall be used and developed in accordance with the adopted Preliminary Development Plan incorporated herein and a reduced copy of which is attached hereto as Exhibit B; and the Description of Use incorporated herein and attached hereto as Exhibit C.

SECTION 3. Detailed Development Plans for the development of the Real Estate shall be submitted to and reviewed by the Plan Commission. Such Detailed Development Plans shall include proposals for hours of operation for any outdoor training activities related to the proposed Detailed Development Plans. This Section shall not apply to water utility installations and operations, and continued mining activities, earthmoving activities, and soil and aggregate treatment and stockpiling activities. The Plan Commission shall forward its recommendations pertaining to such Detailed Development Plans to the City Council for consideration. The City Council shall approve Detailed Development Plans, provided that: (a) such Detailed Development Plans are substantially consistent with the Preliminary Development Plan attached hereto as Exhibit B; (b) proposed uses are substantially consistent with the Description of Use attached hereto as Exhibit C; and (c) such Detailed Development Plans are designed to be compatible, to the extent reasonably possible, with surrounding land uses existing at the time this ordinance is adopted.

SECTION 4. The City of Westfield shall explore, in good faith, opportunities to collaborate with the City of Noblesville and other supporting or participating entities: (1) to plan, promote and provide public safety training, education and facilities on the Real Estate; and (2) to form an advisory body for providing input and oversight for such activities.


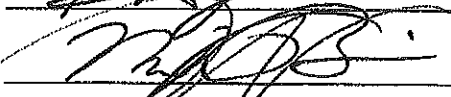

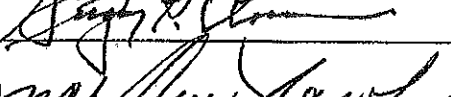
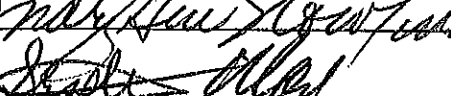
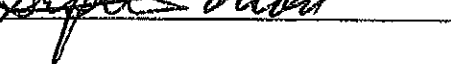
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Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9th day of Feb, 2010.

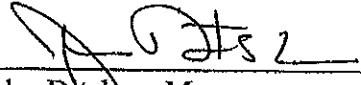
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

_____	Dale Snelling
	Brian Ayer
	Mark Boice
	Roy Johnson
	Greg O'Connor
	Mary Sue Rowland
	Stephen C. Wood

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 9th day of Feb, 2010.



John Ditslear, Mayor
City of Noblesville, IN

ATTEST:



Janet Jaros, Clerk-Treasurer

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton

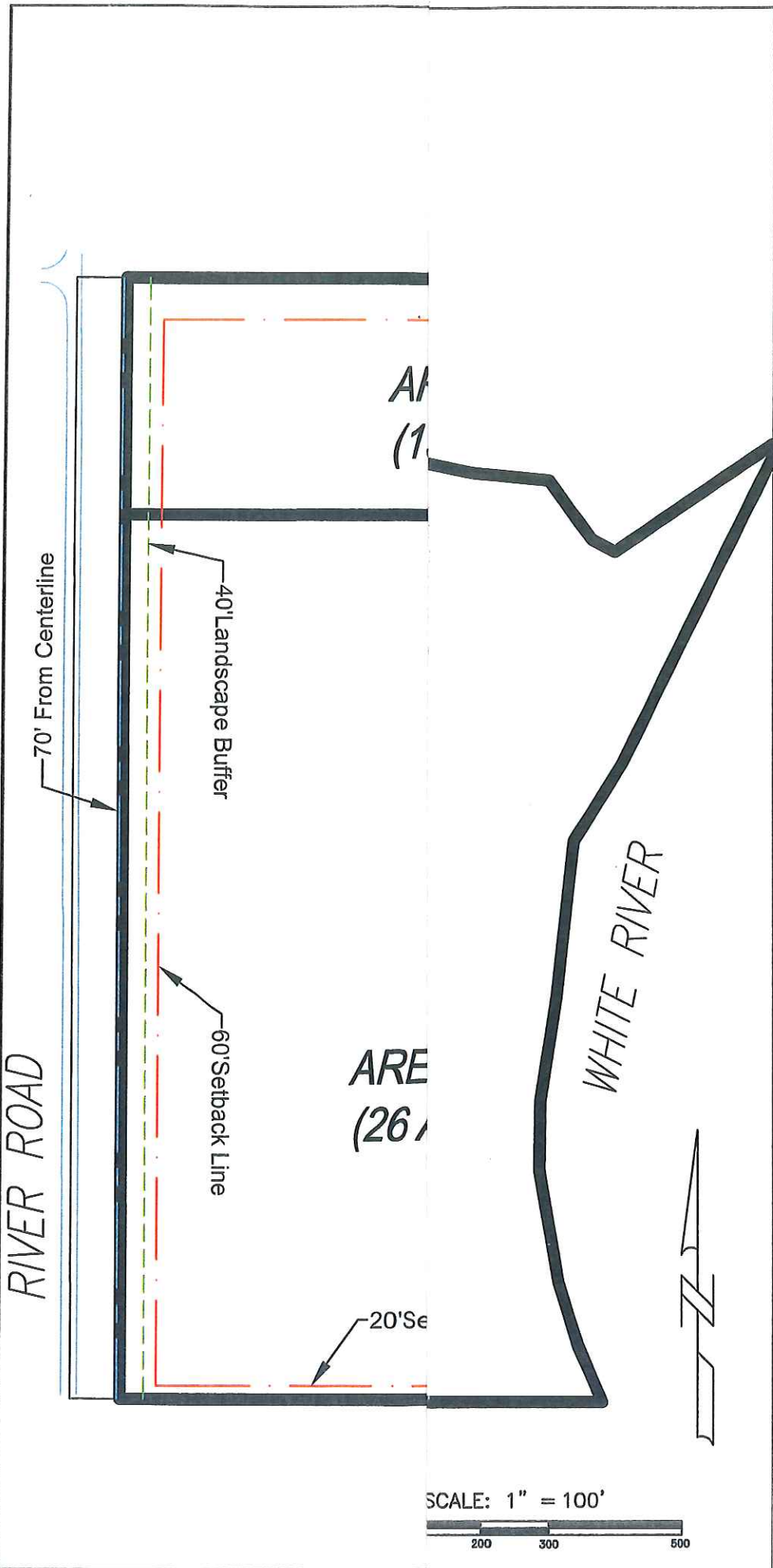
This instrument was prepared by Matthew S. Skelton, Esq., City of Westfield, Indiana, 2728 E. 171st Street, Westfield, Indiana 46074, (317) 804-3170.

EXHIBIT A
Legal Description

Part of the South half of Section 12, Township 18 North, Range 4 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, described as follows:

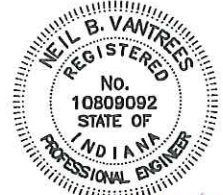
BEGINNING at the Southwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 4 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana; thence North 00 degrees 02 minutes 25 seconds West (basis of bearings is Indiana State Plane Coordinates, Indiana East Zone NAD83) 1650.00 feet on the West line of said Section 12 to the North line of the real estate described in Instrument No. 20000059082 in the Office of the Recorder, Hamilton County, Indiana; the following sixteen (16) courses are on the perimeter of the real estate described in said Instrument No. 20000059082; 1.) thence South 89 degrees 58 minutes 53 seconds East 1171.75 feet; 2.) thence South 50 degrees 38 minutes 01 second East 84.89 feet; 3.) thence South 25 degrees 48 minutes 13 seconds East 59.90 feet; 4.) thence South 01 degree 11 minutes 16 seconds East 86.75 feet; 5.) thence South 21 degrees 01 minute 30 seconds East 50.78 feet; 6.) thence South 49 degrees 26 minutes 32 seconds East 57.03 feet; 7.) thence South 79 degrees 59 minutes 24 seconds East 57.13 feet; 8.) thence North 84 degrees 45 minutes 55 seconds East 154.68 feet; 9.) thence North 87 degrees 27 minutes 12 seconds East 416.51 feet; 10.) thence North 89 degrees 14 minutes 44 seconds East 423.00 feet to a 5/8" diameter rebar with plastic cap stamped WEIHE ENGR 0012 ("capped rebar"); 11.) thence South 71 degrees 55 minutes 55 seconds East 55.00 feet to a "capped rebar"; 12.) thence South 78 degrees 19 minutes 55 seconds East 70.00 feet to a "capped rebar"; 13.) thence South 84 degrees 20 minutes 55 seconds East 114.00 feet to a "capped rebar"; 14.) thence South 36 degrees 05 minutes 55 seconds East 108.00 feet to a "capped rebar"; 15.) thence South 62 degrees 27 minutes 59 seconds East 38.87 feet to a "capped rebar"; 16.) thence North 56 degrees 18 minutes 19 seconds East, passing through a "capped rebar" at 200.00 feet, a distance of 300 feet to the White River; the following eight (8) courses are along the White River; 1.) thence South 26 degrees 26 minutes 53 seconds West 533.87 feet; 2.) thence South 32 degrees 19 minutes 16 seconds West 136.31 feet; 3.) thence South 06 degrees 17 minutes 18 seconds West 232.01 feet; 4.) thence South 08 degrees 55 minutes 22 seconds West 155.52 feet; 5.) thence South 00 degrees 45 minutes 33 seconds West 101.97 feet; 6.) thence South 09 degrees 45 minutes 06 seconds East 165.84 feet; 7.) thence South 17 degrees 24 minutes 27 seconds East 98.35 feet; 8.) thence South 23 degrees 34 minutes 19 seconds East 89.28 feet to the South line of the Southeast Quarter of said Section 12; thence North 89 degrees 58 minutes 53 seconds West 95.59 feet on the South line of said Southeast Quarter to the Southeast corner of the Southwest Quarter of said Section 12; thence North 89 degrees 58 minutes 53 seconds West 2593.04 feet on the South line of said Southeast Quarter to the **BEGINNING POINT**, containing 92.79 acres, more or less.

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Westfield Public Works
 2706 East 171st Street
 Westfield, Indiana 46074

Phone: (317) 896-5452
 Fax: (317) 896-0202



APPROVED BY: *Neil B. Vantres*
 DATE: 11/30/09

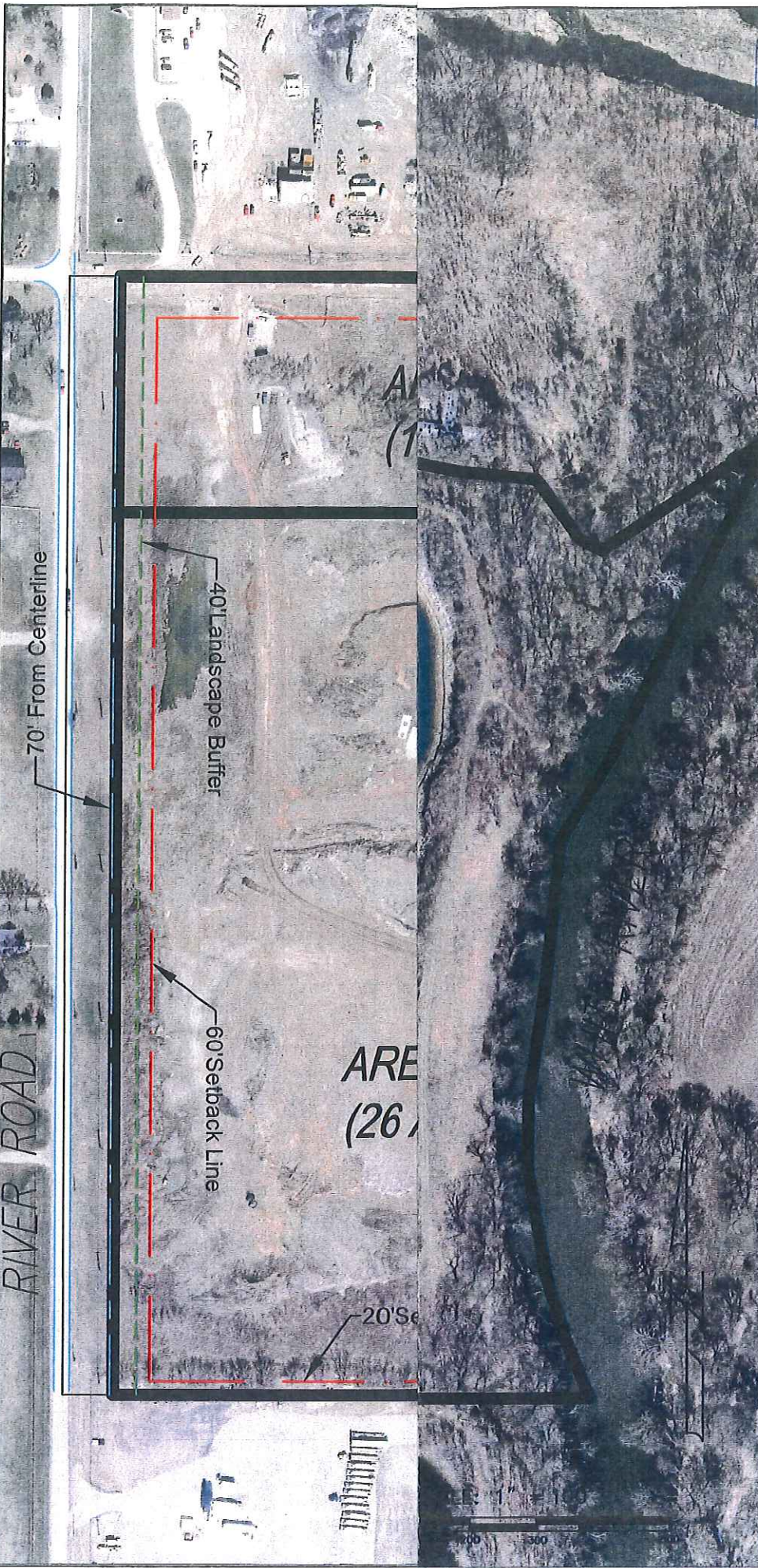
PRELIMINARY DEVELOPMENT PLAN
 PUBLIC SAFETY TRAINING CENTER
 NOBLESVILLE, INDIANA

	INITIALS	DATE
Drawn By:	RJK	11-09-09
Checked By:	NEV	11-09-09
Designed By:	RJK	11-02-09
Checked By:	NEV	11-04-09

Rev. No.	DATE	DESCRIPTION
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 1 of 1
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RECEIVED
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 NOBLESVILLE DEPARTMENT OF DEVELOPMENT
 Westfield Public Works
 2706 East 171st Street
 Westfield, Indiana 46074
 Phone: (317) 896-5452
 Fax: (317) 896-0202



APPROVED BY: _____
 DATE: _____

PRELIMINARY DEVELOPMENT PLAN
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Checked By:	NEV	11-04-09

Rev. No.	DATE	DESCRIPTION
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 Vertical Scale: N/A
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EXHIBIT C

Description of Use

The City of Westfield respectfully submits this request for approval of a Governmental Use Overlay District for property it owns on the southeast corner of River Avenue and 160th Street in Noblesville Township, Hamilton County. The Real Estate consists of approximately 90 acres +/- and is located along the western bank of the White River. It has been mined for sand and gravel for several decades. Much of the Real Estate is covered by a large body of water resulting from the mining operations. As the mining operations have begun to wind down on the property, unique and exciting opportunities for the creative reuse of the Real Estate as described herein have developed.

The City of Westfield in cooperation with other municipal and governmental entities desire to develop the Real Estate as a public safety training facility. As proposed, the Real Estate will include three distinct areas:

1. Area A – Public Safety Training Center. This 25-acre +/- area fronts on River Avenue and, as planned, would feature world-class training facilities for police and fire personnel with a single road cut access on River Avenue. Development of this Public Safety Training Center (the “Center”) is planned to be a collaborative effort of police and fire departments and other agencies across Hamilton County and beyond. The vision is for the Center to become a premier public safety training facility in Central Indiana, attracting police and fire departments from across the state and beyond for much needed training programs. The design of the Center will allow emergency training for numerous types of events through simulated activities. The Center will include at least three basic components:
 - a. Fire Training – A portion of Area A will be devoted to a fire training building with classrooms, training rooms and office space; parking facilities; outdoor enclosed storage area; indoor storage facilities; helipad (helicopter landing site); hazardous material and weapons of mass destruction training facilities; disaster training facilities; and other similar uses.

- b. Police Training – A portion of Area A will be devoted to a police training building with classrooms, training rooms and office space; parking facilities; outdoor enclosed storage area; indoor storage facilities; indoor and outdoor target practice range (range rules and hours of operation shall be filed with the City of Noblesville); and other similar uses.
 - c. Public Safety Training Village (the “Village”) – A portion of Area A will be designed to simulate different neighborhood and urban environments for fire and police training activities. The Village will feature a small internal street network of varying widths and street patterns. Many of the simulations and training activities will occur in the Village. The Village likely will include several stackable training modules, building simulators, and other training props used to simulate a variety of emergency scenarios. These items will be moved, re-positioned, and re-configured as needed. This area is also planned to include a five-story technical rescue tower and observation area, boat ramps, parking areas and related storage facilities.
2. Area B -- This 14-acre +/- area fronts on River Avenue at its intersection with 160th Street. Most immediately, this area is planned for continued mining activities, earthmoving activities, and soil and aggregate treatment and stockpiling activities. Once these activities cease on the property, this area is planned to include the same uses outlined in Area A. Additionally, this area is planned to include a dormitory/hotel facility for visiting public safety trainees and trainers, storage facilities and additional training and classroom facilities. As contemplated, up to two road cut accesses along 160th Street (the north boundary of Area B) would be installed.
3. Area C -- This 51-acre +/- area includes the remainder of the property and fronts along the White River. The majority of this area is covered by water. There is no plan at this time to construct any buildings or to remove or fill the man-made water body in this area. The water body will be used periodically for scuba training exercises and water rescue scenarios in connection with the Public Safety Training Center.

In addition to the uses outlined above, water utility infrastructure (including but not limited to wells, water mains and related water utility structures) will be installed at various locations throughout the Real Estate. As the Real Estate develops, all site development standards, landscaping standards, lighting standards, and signage standards of the Noblesville UDO not inconsistent with this proposal will be followed. In the event any future variations of these standards become necessary or desired, it is understood that such variations would require additional approval(s) from the City of Noblesville.

Sign Standards

1. One (1) Designation Sign along River Road identifying the facility at a maximum size of 32-SF, 6-FT in height, and located 10-FT beyond the right-of-way/drive. A landscaped bed radiating a minimum of 5-FT around the sign shall be required.
2. Individual ground signs (internal to the development) identifying the specific areas at a maximum size of 12-SF, 4-FT in height and located 5-FT beyond the edge of pavement. Requires a landscape bed of a minimum of 3-FT radiating around the sign.
3. Directional signage at a maximum of 4-SF and 4-FT in height. All internal to the site.
4. One wall sign identifying the building fronting a public or private street and/or access drive. No wall elevation shall contain more than one wall sign. The maximum size of 20% of the wall area unless the building wall contains 50% of windows/doors at which the sign would be a maximum of 40% of the wall area.
5. Directory sign, internal to the site and not legible from adjacent streets or real estate, being a ground sign not exceeding 4-FT height and a maximum size of 16-SF.
6. One sign detailing the participants of the overall project. The sign would be located internal to the site. Maximum size 12-SF, 4-FT Height.
7. Any signage on the stackable training modules would be excluded from the requirement of obtaining any sign permits.