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200500072431
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-03-2005 At 02:13 pm.
ORDINANCE 17.00

ORDINANCE NO. 81-10-05

AN ORDINANCE AMENDING THE CORPORATE CAMPUS PARK DISTRICT A PART
OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Docket Cross-Reference No. 9553796 and No. 9208142

An Ordinance amending the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "Unified Development Ordinance"); regarding the Corporate Campus Park District Standards; and

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") has conducted a public hearing on October 17, 2005 on Application No. 05N-15-1738 as required by law, with respect to an application for a change of zoning classification filed by Wayne S. Miller, Adaline M. Cornett and Eugene P. Cornett, as Trustee of the Eugene P. Cornett Living Trust; and

WHEREAS, The Plan Commission has sent its favorable recommendation to the Common Council of the City of Noblesville (the "Common Council") by a vote of 8 in favor; zero opposed and one abstention.

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

Section 1. The zoning classification of the subject Property, legally described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Property"), is hereby

rezoned according to the amended Corporate Campus Land Use Map (the "Land Use Map") attached hereto and incorporated herein by reference as Exhibit "B";

Section 2. The development standards for each of the four subareas as defined on the detailed Area Map attached hereto and incorporated herein by reference as Exhibit "C" are as follows:

Subarea 1: This subarea is a hybrid of the Commercial and Multi-Family Residential land use districts. The property could be developed as one, the other, or both of the land uses. Commercial uses shall be subject to the permitted uses of the Commercial land use classification as defined in Appendix D of the Unified Development Ordinance and to the development standards of the Secondary Corridor subdistrict as defined in Article 8, Part E, and Section 7 of the Unified Development Ordinance. Multi-Family Residential uses shall be subject to the permitted uses of the Multi-Family Residential land use classification as defined in Appendix D of the Unified Development Ordinance and to the development standards of the Mixed Residential subdistrict as defined in Article 8, Part E, and Section 7 of the Unified Development Ordinance. If any of this Subarea 1 develops as a for lease multi-family project, then the project shall be market rate.

Subarea 2: This subarea is a hybrid of the Office/Flex and Single-Family Residential land use districts. The property could be developed as one, the other, or both of the land uses. Office/Flex uses shall be subject to the permitted uses of the Office/Flex land use classification as defined in Appendix D of the Unified Development Ordinance and to the development standards of the 146th Street Corridor subdistrict as defined in Article 8, Part E, and Section 7 of the Unified Development Ordinance. Single-Family Residential uses

shall be subject to the permitted uses of the Single-Family Residential land use classification as defined in Appendix D of the Unified Development Ordinance and to the development standards of the Mixed Residential subdistrict as defined in Article 8, Part E, and Section 7 of the Unified Development Ordinance.

Subarea 3: This subarea is zoned according to the Commercial land use district. Commercial uses shall be subject to the permitted uses of the Commercial land use classification as defined in Appendix D of the Unified Development Ordinance and to the development standards of the 146th Street Corridor subdistrict as defined in Article 8, Part E, and Section 7 of the Unified Development Ordinance.


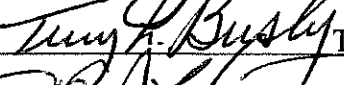
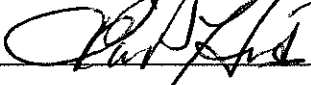
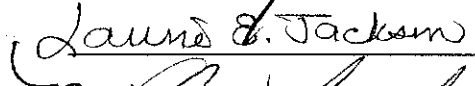
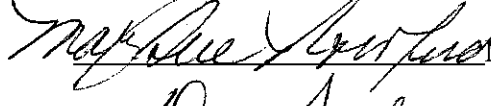


Subarea 4: This subsection is zoned according to the Office/Flex land use district. Office/Flex uses shall be subject to the permitted uses of the Office/Flex land use classification as defined in Appendix D of the Unified Development Ordinance and to the development standards of the 146th Street Corridor subdistrict as defined in Article 8, Part E, and Section 7 of the Unified Development Ordinance.

Section 3. Upon a motion duly made a seconded, this Ordinance was fully passed by members of the Noblesville Common Council on the 25th day of October, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE


AYE

NAY

 Brian Ayer _____
 Terry L. Busby _____
 Alan Hinds _____
 Laurie E. Jackson _____
 Mary Sue Rowland _____
 Dale Snelling _____
 Kathie Stretch _____

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

This 25th day of October ~~November~~, 2005.


John Ditslear, Mayor
City of Noblesville, IN.

ATTEST:

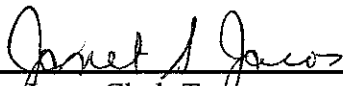

Janet Jaros, Clerk-Treasurer

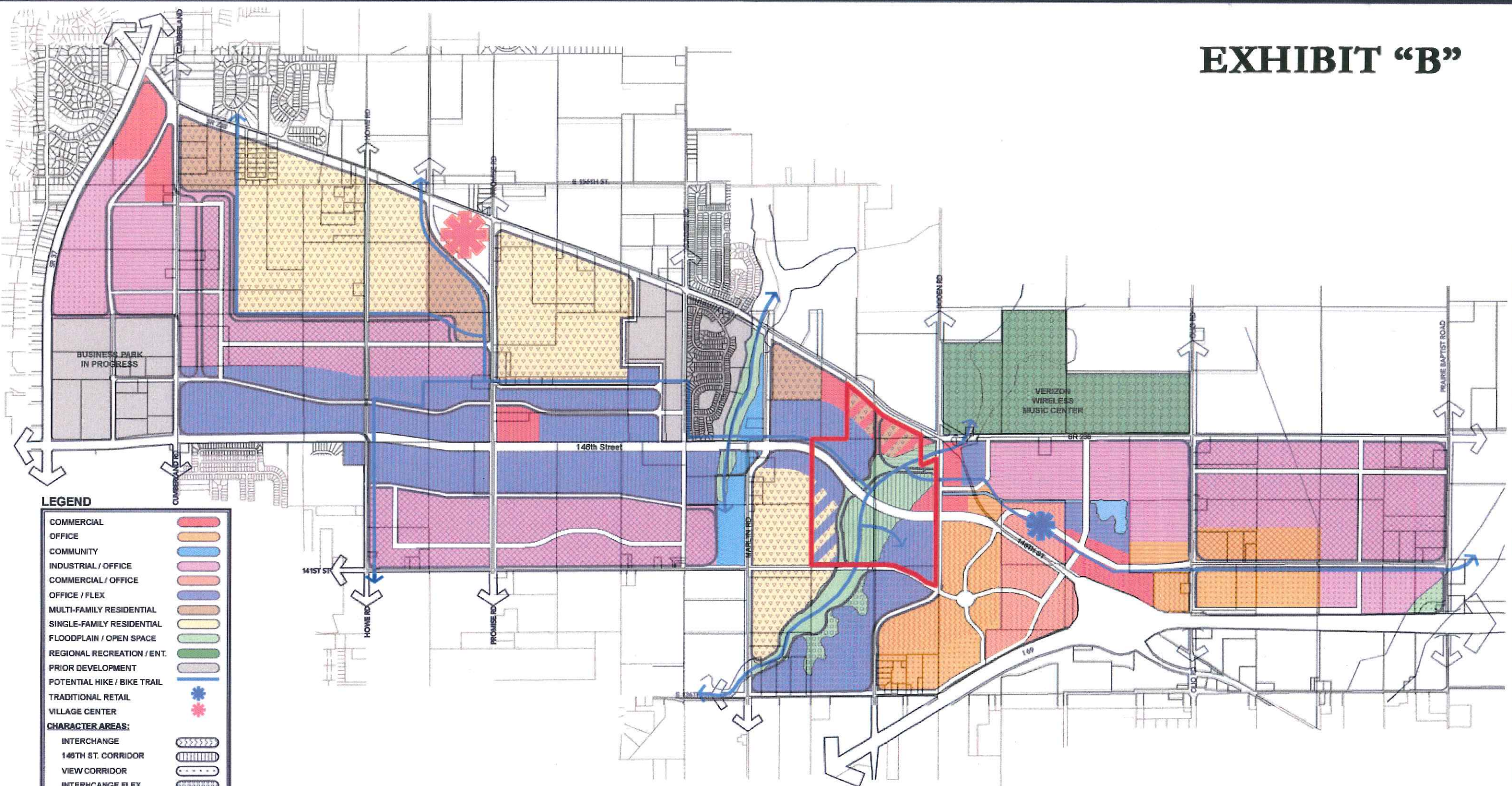
Exhibit "A"

Commencing at the southeast corner of the southeast quarter of Section 15, Township 18 North, Range 5 East; thence north 63 degrees 22 minutes 43 seconds west (assumed bearing) on and along the centerline of State Road 238, 406.00 feet to the place of beginning of this tract; thence south 00 degrees 12 minutes 43 seconds east 760 feet to the centerline of Sand Creek; thence north 63 degrees 54 minutes 54 seconds east on and along the center of Sand Creek 400.20 feet to the east line of the northeast quarter of Section 22, Township 18 North, Range 5 East; thence south 00 degrees 06 minutes 05 seconds west 2266.12 feet to the southeast corner of said northeast quarter; thence south 89 degrees 10 minutes 40 seconds west on and along the south line of said northeast quarter 2652.17 feet to the southwest corner thereof; thence north 00 degrees 03 minutes 30 seconds west on and along the west line of said northeast quarter 2662.82 feet to the northwest corner thereof; thence north 89 degrees 03 minutes 49 seconds east on and along the north line of said northeast quarter 766.36 feet; thence north 00 degrees 05 minutes 54 seconds east parallel with the east line of the southeast quarter of said Section 15, 1280.74 feet to the center line of State Road 238, said point being on a 2 degree 00 minute curve to the right, the radius point of which curve bears south 33 degrees 23 minutes 40 seconds west from said point; thence southeasterly on and along said curve 500.79 feet to its point of tangency which bears north 43 degrees 24 minutes 37 seconds east from said radius point; thence south 46 degrees 35 minutes 23 seconds east on and along said centerline 393.40 feet to the point of curvature of a 4 degree 30 minute curve to the left; thence southeasterly on and along said centerline on said curve 373.09 feet to its point of tangency; thence south 63 degrees 22 minutes 43 seconds east on and along said centerline 610.43 feet to the place of beginning; containing 182.19 acres, more or less. Subject to all legal easements and rights of way.

Also known as:

The northeast quarter of Section 22, Township 18 North, Range 5 East containing 160 acres. Also all that part of 116 acres off the east side of the southeast quarter of Section 15, Township 18 North, Range 5 East that lies south of the Noblesville-Greenfield Road. EXCEPT the following described tract: A part of the southeast quarter of Section 15, Township 18 North, Range 5 East and a part of the northeast quarter of Section 22, Township 18 North, Range 5 East, described as follows: Begin at the southeast corner of the southeast quarter of Section 15, Township 18 North, Range 5 East; thence north 26 degrees 49 minutes west on and along the centerline of State Road 238, 406.0 feet to a point; thence left 116 degrees 49 minutes 739.0 feet to center of open ditch, said ditch known as Sand Creek; thence northeasterly following the center line of said Sand Creek 404.0 feet to where it intersects the east line of said northeast quarter of Section 22, Township 18 North, Range 5 East; thence north on and along said east line 402.1 feet to place of beginning. Containing 69/100 acre out of the southeast quarter of Section 15, and containing 4.06 acres out of the northeast quarter of Section 22, Township 18 North, Range 5 East, making a total of 4.75 acres, more or less.

EXHIBIT "B"



LEGEND

COMMERCIAL	
OFFICE	
COMMUNITY	
INDUSTRIAL / OFFICE	
COMMERCIAL / OFFICE	
OFFICE / FLEX	
MULTI-FAMILY RESIDENTIAL	
SINGLE-FAMILY RESIDENTIAL	
FLOODPLAIN / OPEN SPACE	
REGIONAL RECREATION / ENT.	
PRIOR DEVELOPMENT	
POTENTIAL HIKE / BIKE TRAIL	
TRADITIONAL RETAIL	
VILLAGE CENTER	
CHARACTER AREAS:	
INTERCHANGE	
146TH ST. CORRIDOR	
VIEW CORRIDOR	
INTERCHANGE FLEX	
SECONDARY CORRIDOR	
INTERNAL	
MIXED RESIDENTIAL	
REGIONAL REC. / ENT.	

LAND USE AND SUBDISTRICTS

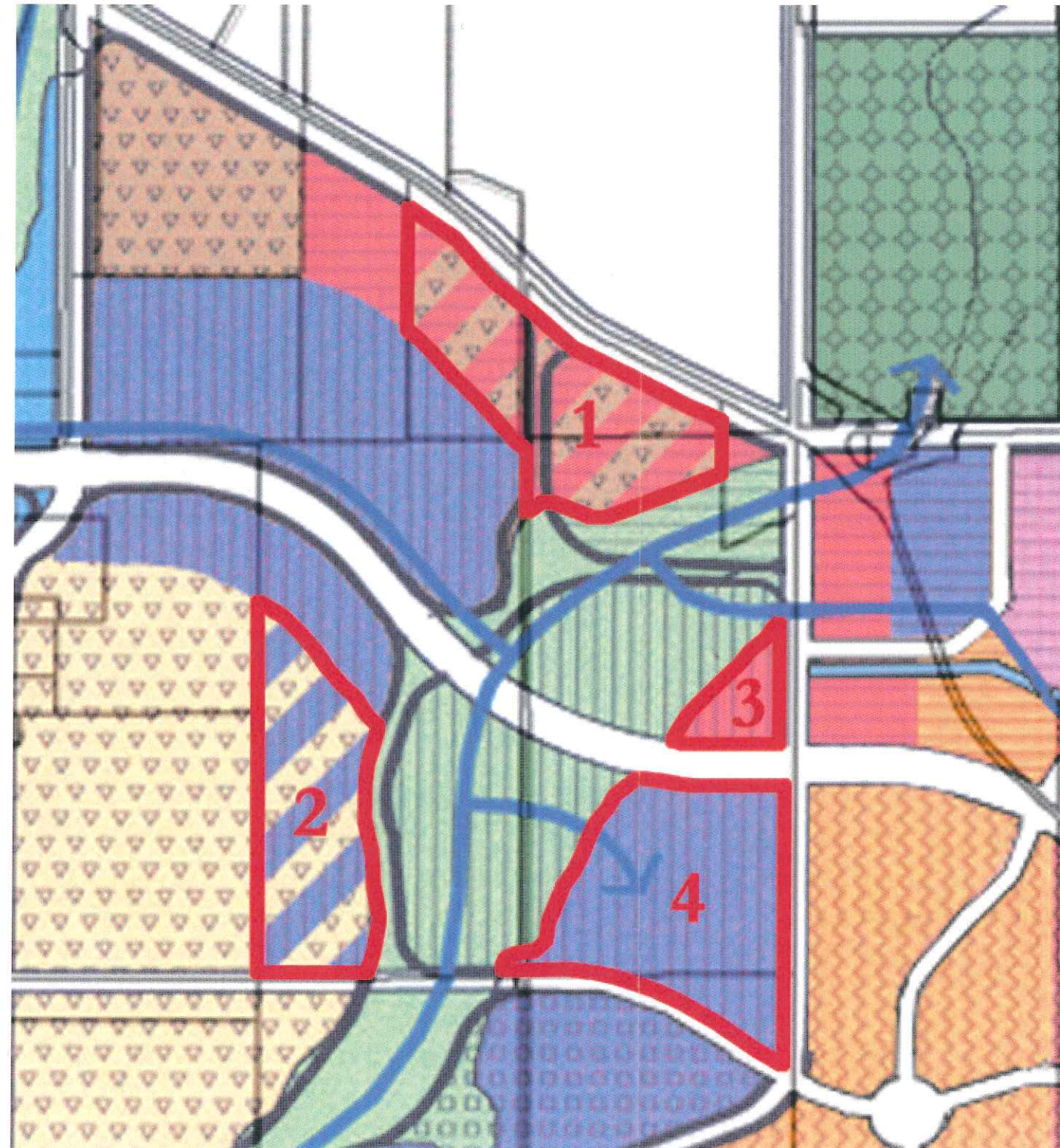
Corporate Campus Park District
Noblesville, Indiana

DATE: JUNE 4, 2004
SCALE: 1" = 2000'

CAMIROS
Planning, Zoning, Economic Development, Landscape Architecture
411 South Wells Street, Chicago, Illinois 60607 Phone (312) 922-9211

EXHIBIT "C" AREA MAP

- 1 Subarea 1**
- 2 Subarea 2**
- 3 Subarea 3**
- 4 Subarea 4**



LEGEND

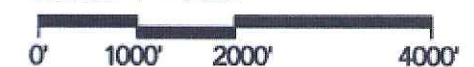
COMMERCIAL	
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