

15.00
③ 2.00
NONE

200600021120
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-20-2006 At 09:32 am.
ORDINANCE 15.00

ORDINANCE NO. 33-3-06

Document Cross- Reference No. 200400042554

**AN ORDINANCE TO AMEND ORDINANCE # 50-11-02 FOR CUMBERLAND POINTE
PLANNED DEVELOPMENT AND A SPECIFIC LAND FOR SAID REAL ESTATE
LOCATED IN NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend Ordinance #50-11-02, and all amendments thereto and the requirements of the Unified Development Ordinance for Lot #13 of Cumberland Pointe Planned Development, 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 #06N-15-0250 submitted by Central Indiana Options in Education, Inc., and

WHEREAS, the Commission has sent to the Common Council its decision of the March 20, 2006 meeting, reflecting a vote of 8 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. 10-11-17-00-04-003.000, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, specifically Lot 13 in the Replat of Parcel A in Cumberland Pointe Commercial Subdivision also

known as 9945 Endeavor Drive is the subject property, all of which is designated as Industrial/Office, and does not permit the use of a school within the classification as per Appendix D of the Unified Development Ordinance, and

WHEREAS, Central Indiana Options in Education, Inc. desires to open a charter school within the Corporate Campus of Noblesville, and

WHEREAS, the intent of prohibiting schools from Industrial/Office designated uses was to avoid tax exempt schools from detracting from the tax base, and

WHEREAS, Central Indiana Options will be leasing existing building space on the property in question and will not, therefore, detract from the property tax base.

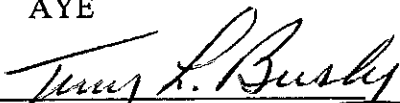
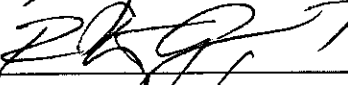

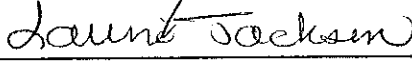
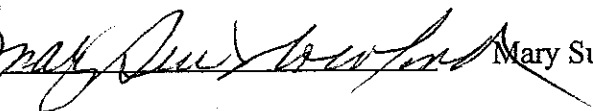
SECTION 2. All other standards, guidelines or other requirements adopted by the Council for Ordinance #50-11-02, and amendments thereto in regard to the Cumberland Pointe Planned Development shall remain unchanged and in full force and effect unless previously amended by the Council.

SECTION 3. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 28th day of March, 2006.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

	Terry L. Busby	_____
	Brian Ayer	_____
	Alan Hinds	_____
	Laurie Jackson	_____
	Mary Sue Rowland	_____

Dale Snelling

Dale Snelling

Kathie Stretch

Kathie Stretch

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

28th day of March, 2006.

John Ditslear
John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

Jancy Jaros
Jancy Jaros, Clerk Treasurer

**Central Indiana Options in Education, Inc.
Noblesville Campus
9945 Cumberland Pointe Blvd.
Parcel No. 10-11-17-00-04-003.000
Document Cross Reference No. 200400042554**

Special Use Amendment

Ordinance #33-3-06

Table of Contents

- A. Location Map
- B. Site Plans
- C. School Information
- D. Statement of Modification
- E. General Information on Changes to Service Facilities, Driveways, Paths and Off-Street Parking
- F. Proposed Ordinance



Back

www.randmcnally.com

Use the print feature in your browser to print this page.

9945 Cumberland Pointe Blvd Noblesville, IN

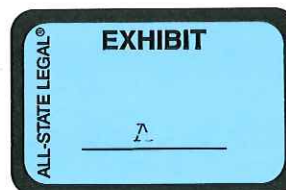


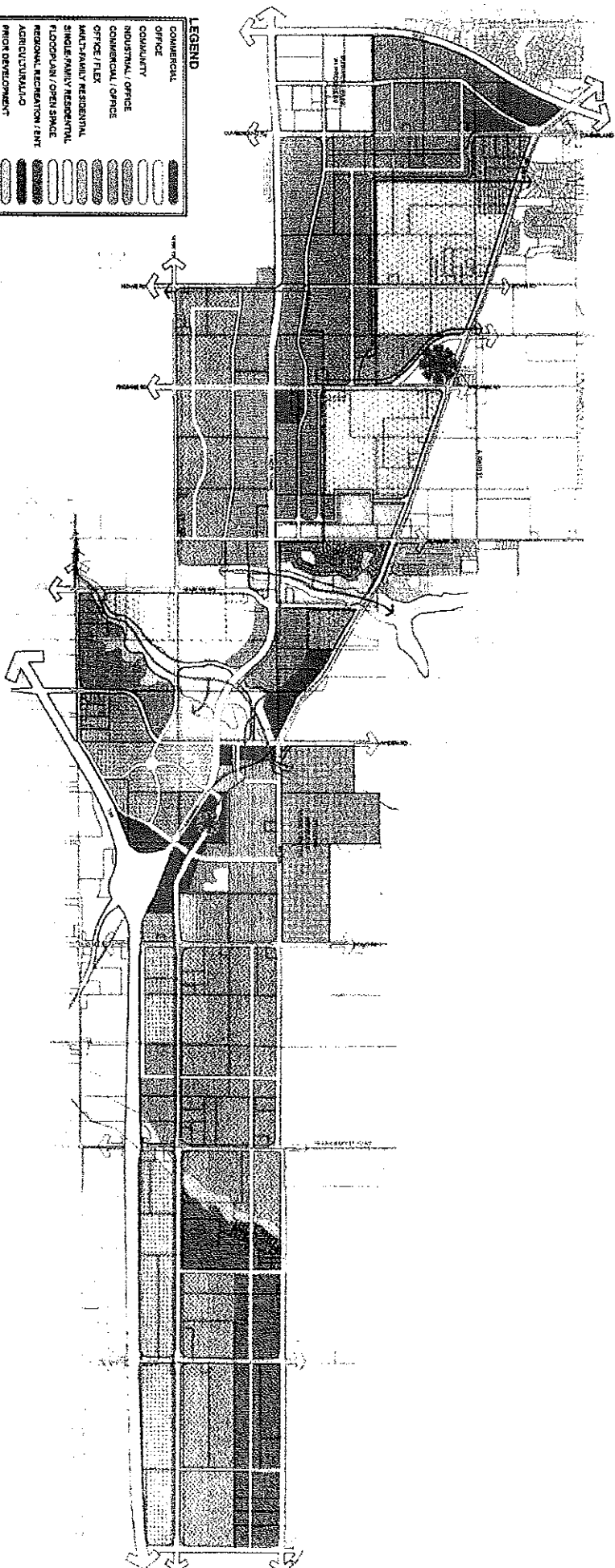
Find it in the 2006 Road Atlas

•page 36, grid section I-9

All rights reserved. Use subject to license.

© 2006 randmcnally.com inc





LAND USE AND SUBDISTRICTS

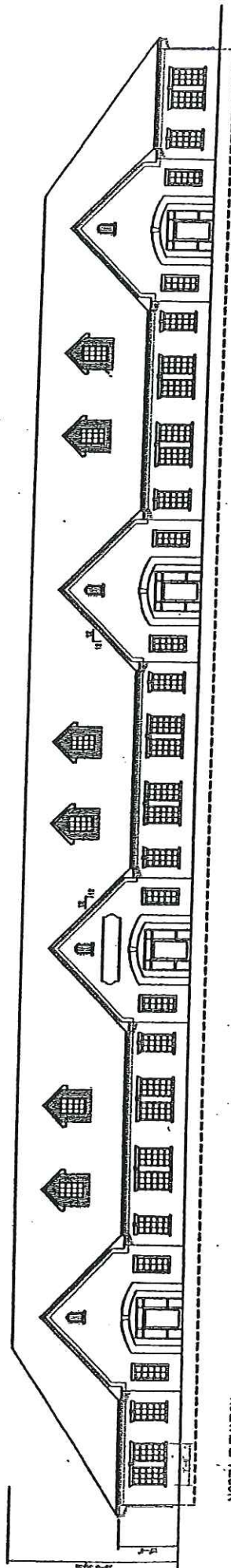
Corporate Campus Park District
Noblesville, Indiana

DATE: AUGUST 11, 2004
SCALE: 1" = 2000'
0 1000' 2000' 4000'
NORTH

CAMIROS

Planning, Zoning, Economic Development, and Transportation
411 East Main Street, Orange, New Jersey 07050
Phone: 908.279.0111

ALL-STATE LEGAL®
EXHIBIT
B



NORTH ELEVATION
1/8" = 1'-0"

Central Indiana Options in Education, Inc.

Mission

The Options Charter Schools provide a caring community to those students who are seeking an alternative to the traditional high school program. Our focus is on the educational success and health and wellness of each student. Our goal is to develop responsible individuals who are skilled problem solvers and caring, productive citizens.

History

Central Indiana Options in Education, Inc. was formed in the fall of 2001 for the purpose of opening one of Indiana's first charter schools. Options Charter School – Carmel opened as an alternative to the traditional public high school in the fall of 2002. In its 3 ½ years of operation, Options Carmel has graduated 78 students.

Sponsored by Ball State University, Options – Carmel's current student roster includes 130 students. While the majority of these students live in the Carmel Clay School District, Options-Carmel draws students from each of Hamilton County's High Schools and has a waiting list of over 120.

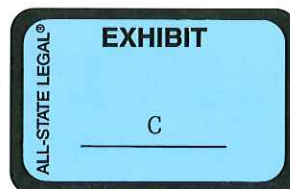
The corporation's Board of Directors currently consists of five members. This Board will be expanded to nine members with new additions specifically targeted at community connections within the Noblesville area.

With the school successfully meeting its mission, and the waiting list increasing each year, Central Indiana Options in Education applied to Ball State University to open a second Hamilton County school for the fall of 2006. This application was accepted in October of 2005.

Need

Society as a whole must foster success in its youth and encourage them to graduate from high school. This success will translate to responsible citizenship, jobs, relationships and successful families. The Options Charter School - Noblesville plans to meet this need by providing educational services for students who are not achieving in the traditional schools of Marion, Hamilton and Madison Counties.

The statistics show that the districts within Hamilton County alone have reported an average dropout rate of 2% each year over the past several years. As these numbers accumulate each year, nearly 9% of students who enter high school are not leaving with a diploma. For a variety of reasons these young people have disengaged from the learning process and have been unsuccessful in the traditional high schools.



Research tells us that the prospects for students without a high school education are dim. According to a 2003 employment policy foundation report, the median annual salary of workers with no high school diploma hovered at under \$21,000 between 1992 and 2002

(www.educationpays.org/rreport.asp). The problem of low pay for high school dropouts will only increase as our economy moves away from unskilled labor and advances toward high-tech, high skilled jobs. Students that drop out of school are likely to remain in their local communities, working minimum wage jobs and seeking public assistance.

Students in danger of dropping out are not the only young people in need in the Hamilton County area. As the population has grown, local schools have become increasingly large. Students who are struggling, or perhaps just don't fit in, are easily lost in the crowd. Without the individual attention they need, students who might otherwise graduate and attend college are falling through the cracks, often barely getting by. These underachieving young people, often labeled "at risk," deserve another option for success.

With the opening of Options – Carmel, in the fall of 2002, we believed that we could meet the needs of all the surrounding communities by offering an option, a charter high school that could reconnect these prospective dropouts and underachieving young people to school. We have been successful with the majority of students we have been able to serve. Of the 78 students eligible for graduation over the last 3 years, 77 successfully completed the ISTEP+ GQE.

The Educational Program

In addition to housing the corporate headquarters, the Cumberland Pointe site will be the home base for students attending Options Charter School Noblesville. Like Options Charter School – Carmel, Options – Noblesville will be categorized as an alternative high school. Alternative high schools are frequently located away from the traditional programs within school districts. Our model requires that the school is designed more like a business than a school. Multiple components of the curricula, move the students from a project based classroom, into programs which interact and become involved in the community as a whole.

Academic Goals:

1. Options students will demonstrate proficiency with English and math standards. This goal will be measured by 95 percent of all students who are otherwise eligible for an Indiana High School Diploma meeting GQE testing requirements.
2. Of the student group which tests (NWEA MAP) in both the fall and spring of the school year, the mean scores will rise a minimum of five RIT points in each tested area.
3. 80% of all Options students will graduate with a Basic or Core 40 diploma; and of those students who do not complete the requirements for a diploma, 50% will demonstrate the academic skills needed to earn a Graduation Equivalency Diploma (GED) by June of 2011.
4. All students involved in the Core Academic component of the curriculum will develop and maintain an electronic portfolio that includes authentic products, surveys, self-assessments, teacher observations, and traditional assessments, based on Indiana Academic Standards.
5. One year after obtaining a diploma or GED, 80% of all students completing the Options program will be involved in a secondary education program, or have been consistently employed for a period of not less than six months.

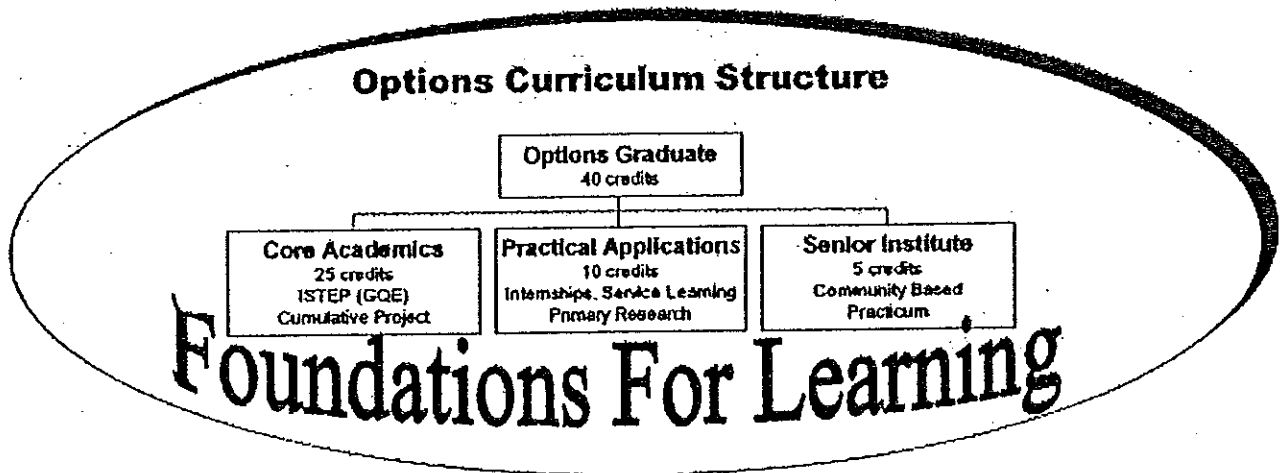
Non-Academic Goals:

1. Ninety percent of parents responding to a charter school parent survey conducted at the end of each school year will rate their overall satisfaction with the school as "satisfactory" or "very satisfactory".
2. Options will show a yearly retention rate of students at an 80% or better level.

3. The majority of students who have attended Options for more than one year will show a positive perception of school culture and self-worth as measured by approved surveys.

Educational Programming

In addition to a small, personalized learning community, Options creates a unique curricular structure for academic and personal growth. The educational program is divided into four distinct, yet inter-related components that build upon each other: Foundations for Learning, Core Academics, Practical Applications, and Senior Institute.



Component: Foundations for Learning

GOAL: Students will further their understanding of the developmental assets and integrate them into their minds and hearts.

The process of building a community of learners will begin upon entry into the Options program. Students and parents will be introduced to the 40 Developmental Assets that have been identified by the Search Institute as the building blocks for healthy development in young people. *(see attachment)* The students and their parents will become familiar with the connections between the developmental assets and academic success. Asset building will be the foundation for the continued personal growth and development of each student. Although this is a school requirement, no credits will be issued for this on-going component.

Component: Core Academics

GOAL: Students will demonstrate core academic proficiencies.

All coursework at this level will adhere to the academic standards adopted by the State of Indiana. The coursework will be traditional in its content, but non-traditional in its teaching and assessment methods. Students will be instrumental in designing and implementing the strategies that drive their own learning. Students will be exposed to laboratory assignments, experiential and project based learning, technology portfolios and practical demonstration. Students must complete 25 credits, pass the Graduation Qualifying Exam (GQE), and complete a cumulative project, before advancing to the next level. Students will remain at this level until they have met all three requirements.

Requirement 1: Students must complete 25 credits in the core academic areas.

Students will attend classes in core academic courses geared to teach skills based on Indiana's Academic Standards. These twenty-five credit hours will be included as follows: English (8), math (4), science (4), social studies (4), physical education (2), health (1), computer applications (1), self-study practical or fine arts (1). Students will demonstrate proficiency in these standards both to the classroom teacher and the review board before credit is issued. If a student fails to demonstrate proficiency at 80% or higher, the review board will submit to the teacher of record a listing of the knowledge and skills to be reinforced and/or retaught. The process will repeat itself as many times as needed until the student has completed these 25 credits.

Requirement 2: Students must pass the Graduation Qualifying Exam (GQE)

Students will be given the GQE with the same requirements and expectations of all Indiana high school students. Those students who do not pass the GQE on their first try will be given additional instruction. This instruction will be individualized and focused on the areas of weakness as assessed through the GQE itself and any additional diagnostic resources available. The student will remain in the Core Academic Level of the Options Charter School until this requirement is met.

Requirement 3: Students will satisfactorily create and present a cumulative project

As a culminating experience, a cumulative project will be completed and presented to the review board. This project must incorporate skills from each of the core academic areas. The review board will again assess the student's proficiency as it relates to incorporating core academic skills and knowledge into this project. Using high standards and expectations for quality student work, the review board may declare this project completed upon the first presentation, or it may submit a request for improvements or additions to the content. The student must resubmit the project as requested by the review board until the board accepts the project and in essence, verifies the student's proficiency in the core academic areas. Even though requirement one and two may be completed, students will not move to the Practical Applications portion of the curriculum until this project is satisfactorily completed.

Component: Practical Applications

GOAL: Students will extend their knowledge and skills beyond the classroom.

Students are required to complete projects in three areas: internships, service learning and primary research. Students will be responsible, with teacher guidance, to construct the project; establish contacts; meet deadlines and obligations of the school, teacher and on-site supervisor; and create and maintain a portfolio that represents their learning. Students will remain at this level until they have successfully completed 10 credits with no more than one (1) credit assigned to each project and not more than five (5) assignments attempted in any given semester. On-site supervisors will provide weekly progress reports summarizing the student's proficiencies and deficiencies.

Component: Senior Institute

GOAL: Students will integrate personal and professional skills.

In order to qualify for the Senior Institute students must have completed 35 credits, passed the GQE, been a full-time student at Options the previous semester, and be on track for graduation at the end of the semester. Students in the Senior Institute will be fully integrated into the community and complete a practicum that will last the entire term.

Each content area teacher will contribute to the Senior Institute practicum; all prior learning will be integrated in this component of the educational program. The practicum will address a problem or conflict, or will make a significant contribution to the community. Students will report progress each morning to their advisors and spend the remainder of their day in the community. They will demonstrate their learning through exhibitions four times during the semester. The first and last exhibitions will be presented to the Senior Institute Advisory Council.

Statement of Modification

Central Indiana Options in Education, Inc. (hereinafter "Options"), seeks to rent existing building space at 9945 Cumberland Pointe Blvd., which is owned by Braun & Sullivan, LLP, in order to operate their Noblesville campus. The proposed location would not only serve as the Noblesville campus for the school, but would also act as the corporate headquarters for Options. The available building space of the proposed location presents a significant advantage to the school as it will allow the school to lease sufficient space to serve the needs of the school and its students. Additionally, It is believed that the proximity of the proposed location to I-69 and other community resources would be beneficial to the school and its students.

The building sits within the corporate campus with a designated Industrial/Office use. While secondary schools are a prohibited use at this location, Options believes that the prohibition was intended to prevent tax exempt secondary schools from detracting from the property tax base. Since Options would only be renting from the owner, however, the existence of the Noblesville campus at this location would not relieve the owner of paying property taxes and would not have any impact on the tax base. Moreover, it is not believed that the operation of a charter school at the proposed location would act as a deterrent to any of the permitted uses. For these reasons, Options believes that amending the Corporate Campus to allow the operation of charter school within areas designated Industrial/Office would still meet the objectives of the land use policies previously adopted by the City of Noblesville.



General Information on Changes to Service Facilities, Driveways, Paths and Off-Street Parking

Central Indiana Options in Education, Inc. (hereinafter “Options”), desires to rent building space for its Noblesville campus in the existing building located 9945 Cumberland Pointe Blvd. Since the building already exists, it is not believed that the location of the campus at this location will have any impact on service facilities. Options also does not intend to make any changes to the driveways, sidewalks or paths. With respect to parking, it is not believed that the location of the school at this location will have any impact on parking. A parking lot surrounds the building and Options has been allocated sufficient number of spaces to accommodate the students (those who drive) and faculty (please see attached parking plan). While Options will operate one small school bus, as depicted in the photograph below, this school bus will not create the congestion associated with multiple school bus traffic found at traditional schools.

