

21,000
⑥

200500051057
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
08-10-2005 At 10:03 am.
ORDINANCE 21.00

ORDINANCE NO. 53-7-05

Docket Cross-Reference No. 9610057 and No. 9621906

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 Application #05N-15-0937 for a change of zoning and adoption of a preliminary development plan filed by the Hamilton County Board of Commissioners; and,

WHEREAS, the Plan Commission has sent its recommendation to the Noblesville Common Council in the following manner a favorable recommendation for adoption by a vote 10 ayes and 0 nays, and

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 at the southwest corner of Pleasant Street and Clover Road, known as the Hamilton County Fairgrounds, all of which is located within the

zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, and described as per Exhibit A (approximately 43 acres) known as Parcel No. 11-11-06-00-00-005.000, No. 11-11-06-00-00-006.000, No. 11-11-06-00-00-007.000, No. 11-11-06-00-00-008.000, No. 11-11-06-00-00-011.001, and No. 11-11-06-00-00-011.002 is hereby rezoned from the I2 Industrial Classification to I2/GUO Industrial/Government Use Overlay including the adoption of the Preliminary Development Plan as Exhibit B.

SECTION 2. That Exhibit B – Preliminary Development Plan was adopted , specifically for the Hamilton County Animal Control Facility, with the granting of the following variations: (1) that the Hamilton County Household Hazardous Waste Facility has a zero front yard setback, (2) reduction of the required 48 parking spaces to 36 parking spaces for the Hamilton County Animal Control Facility, (3) the elimination of end caps within the parking area for the Hamilton County Animal Control Facility; and (4) the reduction of the building base landscaping for the Hamilton County Animal Facility, and

SECTION 3. This ordinance, exhibits including the adopted preliminary development plan shall permit the variations from the development standards, specifications, guidelines, and/or requirements contained in the City of Noblesville’s Unified Development Ordinance of July 18, 2005. The adopted standards, specifications, guidelines, and/or requirements shall supersede the requirements of the City’s Unified Development Ordinance to the extent the PD Standards vary, alter, or modify the Standards of the City’s Unified Development Ordinance. The requirements in the City’s Unified Development Ordinance, however, shall apply to the extent the PD Standards do not vary, alter, or modify said requirements.

SECTION 4. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 9th day of August, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

<u>Brian Ayer</u>	Brian Ayer	_____
<u>Terry L. Busby</u>	Terry L. Busby	_____
<u>Laurie Jackson</u>	Laurie Jackson	_____
<u>Alan Hinds</u>	Alan Hinds	_____
<u>Mary Sue Rowland</u>	Mary Sue Rowland	_____
<u>Dale Snelling</u>	Dale Snelling	_____
<u>Kathie Stretch</u>	Kathie Stretch	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 9th day of August, 2005.

John Ditslear
John Ditslear, Mayor
City of Noblesville

ATTEST:

Janet Jaros
Janet Jaros, Clerk-Treasurer

EXHIBIT A

HAMILTON COUNTY FAIRGROUNDS LEGAL DESCRIPTION

Part of the Northeast Quarter and part of the Southeast Quarter of Section 6, Township 18 North, Range 5 East, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

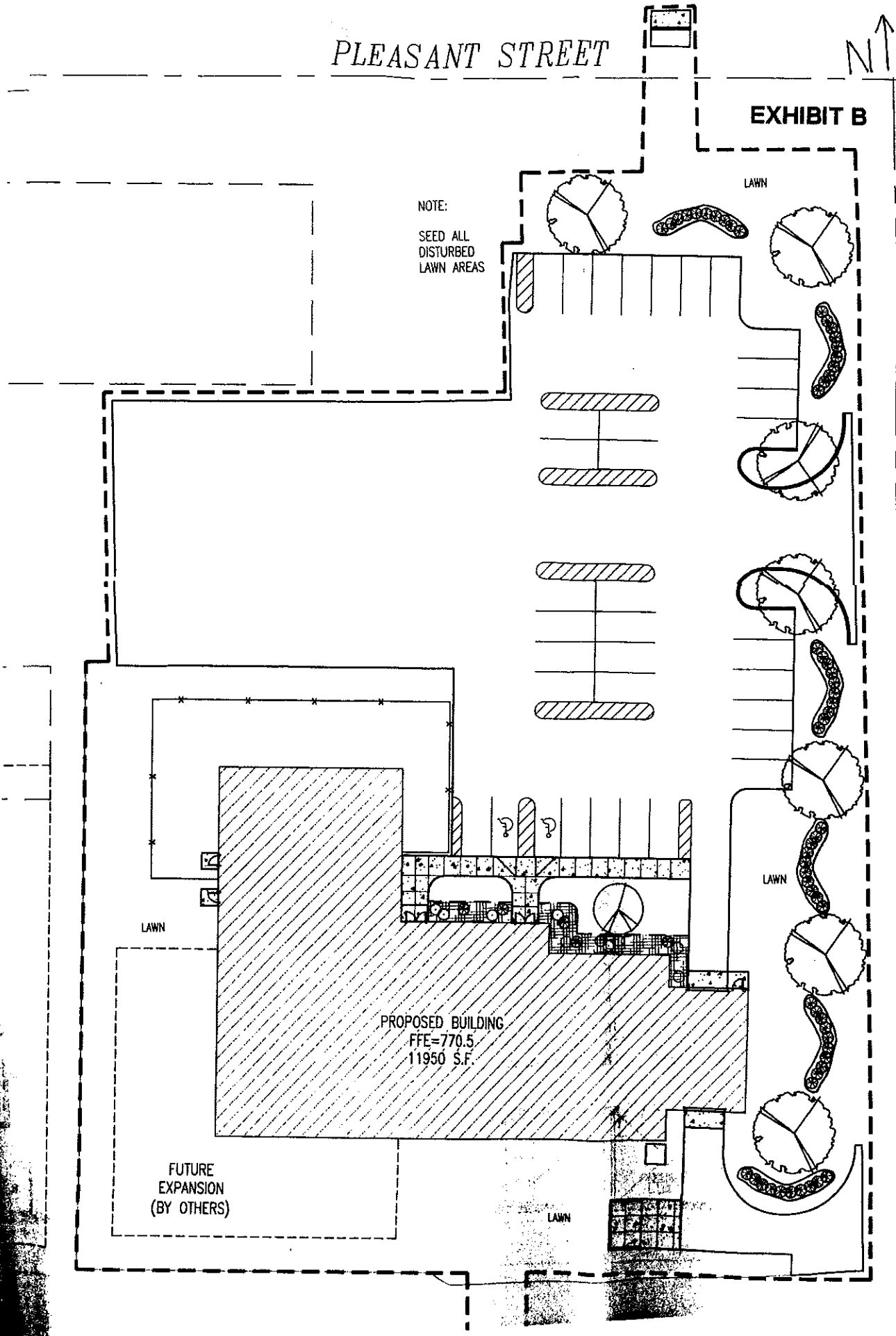
Commencing at the Southwest corner of the Northeast Quarter of said Section 6; thence South 89 degrees 47 minutes 44 seconds East (assumed bearing) along the South line of said Northeast Quarter 528.00 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minutes 57 seconds East parallel with the West line of said Northeast Quarter 684.37 feet; thence South 89 degrees 30 minutes 42 seconds East 1235.46 feet; thence South 00 degrees 00 minutes 35 seconds East 997.26 feet; thence South 89 degrees 47 minutes 44 seconds East parallel with the North line of said Southeast Quarter 49.29 feet; thence South 00 degrees 07 minutes 59 seconds West 474.97 feet; thence North 89 degrees 47 minutes 44 seconds West parallel with the North line of said Southeast Quarter 1080.44 feet to the Eastern line of Lakecrest Addition to the City of Noblesville, the plot of which is recorded in Plat Book 2, Page 187 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 17 minutes 43 seconds West along said Eastern line 10.24 feet; thence North 89 degrees 40 minutes 37 seconds West 209.08 feet; thence North 00 degrees 23 minutes 43 seconds East parallel with the West line of said Southeast Quarter 783.30 feet to the POINT OF BEGINNING, containing 42.386 acres₁ more or less.

PLEASANT STREET



EXHIBIT B

NOTE:
SEED ALL
DISTURBED
LAWN AREAS



LAWN

LAWN

LAWN

LAWN

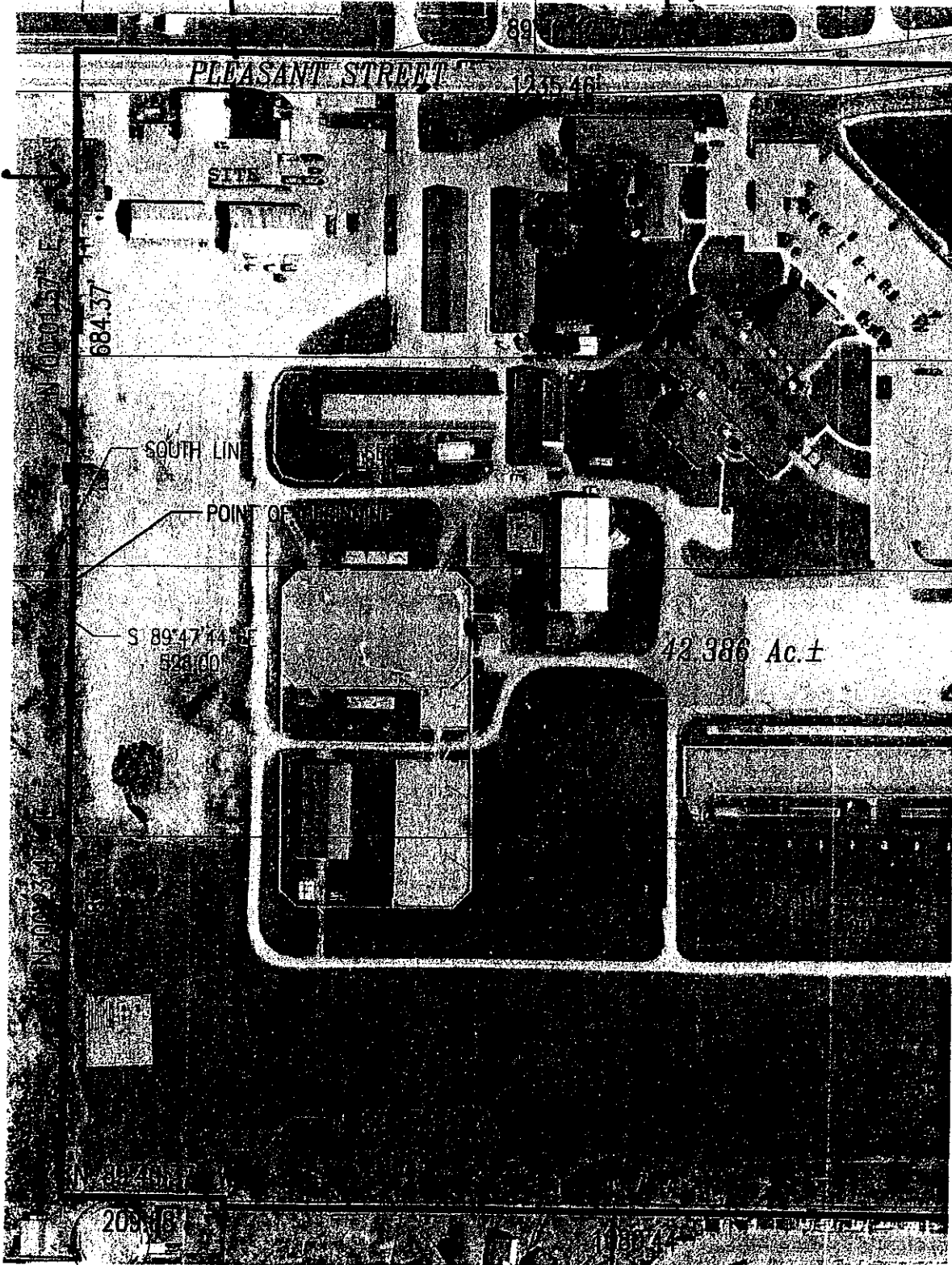
PROPOSED BUILDING
FFE=770.5
11950 S.F.

FUTURE
EXPANSION
(BY OTHERS)

Household Hazardous Waste Facility

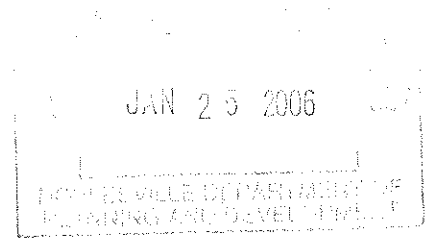
N ↑

Emergency Management





7172 Graham Road
 Indianapolis, IN 46250
 317-842-6777
 FAX: 317-841-4798
 www.cripe.biz



TRANSMITTAL

Date: 1/23/06	PIC Job #: 050403-20000
---------------	-------------------------

To: City of Noblesville Department of Planning & Development 14701 Cumberland Road, Suite 300 Noblesville, IN 46060 Attn: JoyceAnn Yelton	Re: Hamilton County Household Waste Facility
---	--

We are sending you the following items via: **US Mail**

Shop Drawings	Prints	Plans	Samples	Specifications
Copy of Letter	Change Order	X Attached	Report	Other

Copies	Date	Description
1	1/23/06	DETAILED PLANNED DEVELOPMENT APPLICATION
1	1/23/06	DETAILED PLANNED DEVELOPMENT CHECKLIST
1	1/23/06	CHECK # 70571 IN THE AMOUNT OF \$290.00

THESE ARE TRANSMITTED as checked below:

X	For Approval	Submit	Approved as Submitted	Copies for Approval
	For Your Use	Return	Approved as Noted	Copies for Distribution
	As Requested	Not Approved	Reviewed for Compliance	Signature Requested
	Resubmit	Corrected Prints	For Review and Comment	

Remarks: Please don't hesitate to contact me if you have any questions. Thanks!

c: File Signed: Danielle Pearson, Permits Coordinator

Transmittal Only:

Notice: The drawing/computer files listed above are the property of Paul I. Cripe, Inc. and are transmitted for reproduction use only. Any modification or reuse of the documents without written permission from Paul I. Cripe, Inc. is prohibited. Any person or entity using these documents for any purpose other than the project for which they were originally intended, with or without permission from Paul I. Cripe, Inc., by their use agrees to indemnify and hold harmless Paul I. Cripe, Inc. from any loss, including, but not limited to attorney's fees occurring from their use.

