

14.00
③

Instrument
200300063926

ORDINANCE NO. 44-6-03

**AN ORDINANCE TO AMEND ORDINANCE NO. 25-5-00,
AN ORDINANCE WHICH AMENDED THE UNIFIED DEVELOPMENT
ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend Ordinance No. 25-5-00, an Ordinance which was recorded as Instrument No. 200100004501 in the Office of the Recorder of Hamilton County, Indiana, and which amended 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 subject real estate, Lot Number 140 and Lot Number 141 on Leewood Court in The Highlands at Stoney Creek Section 3A in Noblesville, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, was rezoned to the R1-PD classification, and a preliminary development plan was adopted, per Ordinance No. 25-5-00; and,

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to the application for an Amended Planned Development District Application as filed by Centex Homes for the development known as The Highlands at Stoney Creek; and,

WHEREAS, the Plan Commission at its June 16, 2003 meeting has sent its recommendation to the Noblesville Common Council regarding Plan Commission Docket No. 03N-15-0763 in the following manner by a vote of eight (8) in favor and three (3) opposed.

200300063926
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
07-02-2003 At 02:32 pm.
ORDINANCE 14.00

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that Ordinance No. 25-5-00 is hereby amended as follows:

SECTION 1. That the Preliminary Development Plan marked as Exhibit 'A' attached to Ordinance 25-5-00, as amended by Plan Commission Docket No. 03N-15-0763, has the following **variations** from the development standards, which would otherwise be applicable to the subject real estate:

- A. Ordinance No. 25-5-00, Section V.B., provides for a 30-foot wide Perimeter Yard in lieu of the 50-foot wide Perimeter Yard provided for in Article 8, Part E, Section 4.F.2 of the Unified Development Ordinance and such 30-foot wide Perimeter Yard is hereby reaffirmed.
- B. A driveway encroachment for Lots 140 and 141 into the Perimeter Yard and into the Landscape Buffer shown on the Plat.

and such variations are hereby approved subject to the following **condition**:

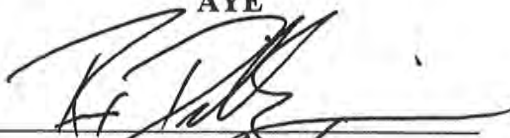

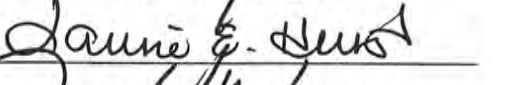
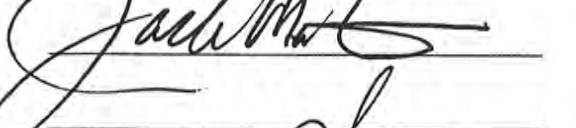
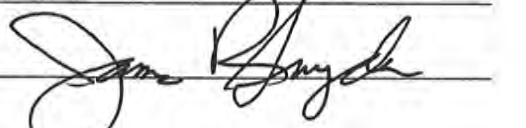
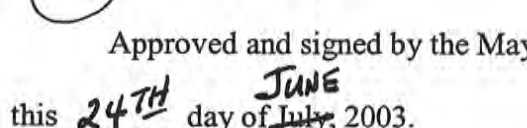
- A. Seven (7) 6-8 foot tall evergreen trees shall be planted near the east edge of the driveway on both Lots 140 and 141.

SECTION 2. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this ^{24th}~~15th~~ day of ^{June}~~July~~, 2003.

(Signature Page Follows)

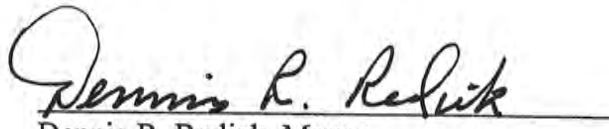
AYE

NAY

Rex Dillinger _____
 Alan Hinds _____
 Laurie E. Hurst _____
 Jack Martin _____
 Dale Snelling _____
 James R. Snyder _____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,
 this 24TH day of JUNE, 2003.


 Dennis R. Redick, Mayor
 City of Noblesville, Indiana

ATTEST:


 Jane Jaros, Clerk-Treasurer

Prepared by: Tammy K. Haney, Bose McKinney & Evans LLP, 600 East 96th Street, Suite 500,
 Indianapolis, Indiana, 46240, 317-684-5300.

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE
 CLERK-TREASURER'S OFFICE.

EXHIBIT A

LINE S.W. 1/4
C. 3-T18N-R5E

N.E. COR. S.W. 1/4
SEC. 3-T18N-R5E

THE HIGHLANDS
AT STONY
CREEK

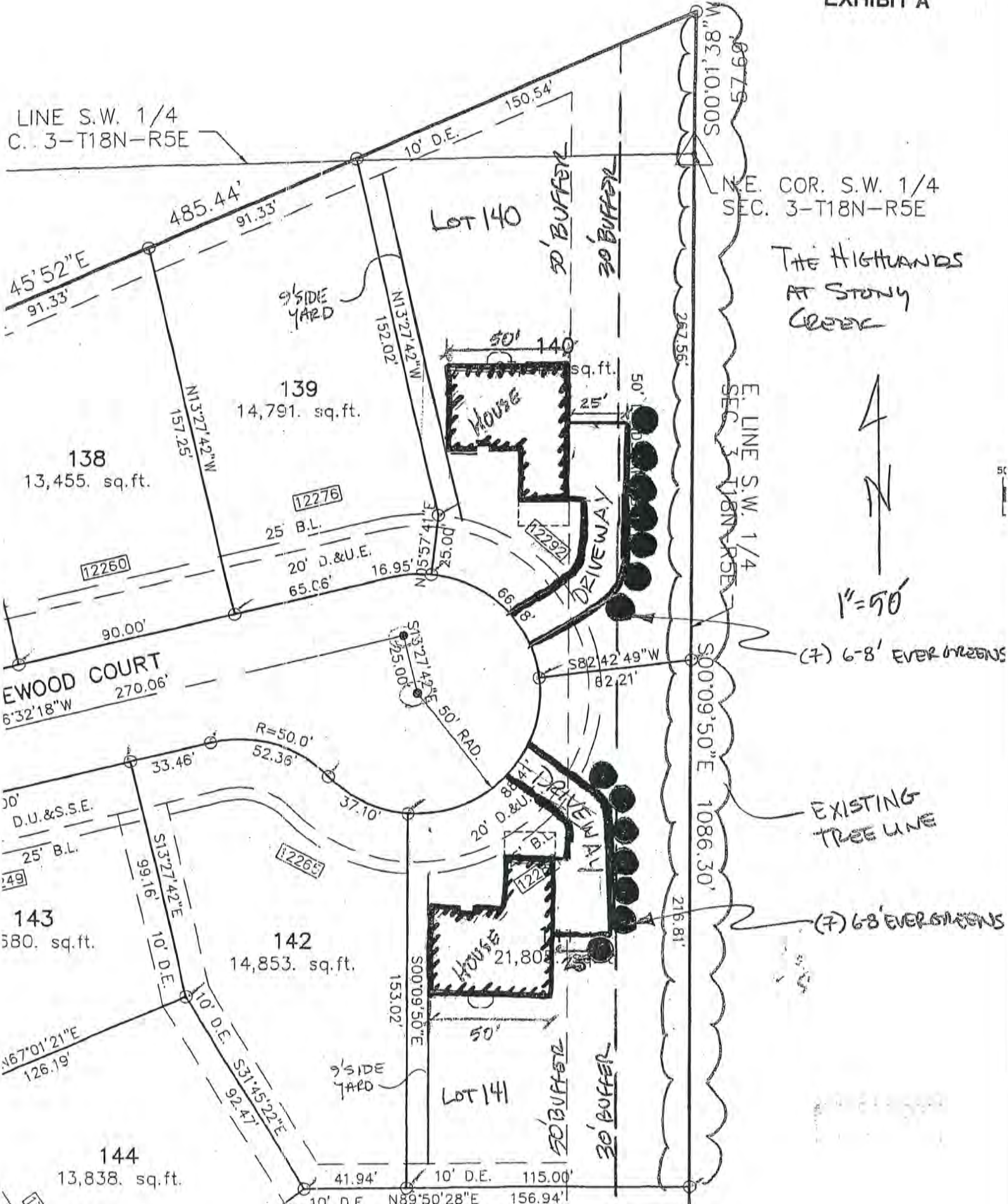


1"=50'

(7) 6-8' EVERGREENS

EXISTING
TREE LINE

(7) 6-8' EVERGREENS



THE HIGHLANDS AT STONY CREEK



THE HIGHLANDS AT STONY CREEK Sec. 3A

