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NONE

200300083877
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
08-20-2003 At 10:59 am.
ORDINANCE 19.00

ORDINANCE # 50-7-03

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE.
A PART OF THE COMPREHENSIVE DEVELOPMENT 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 General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Plan Commission Application #03N-15-0760 as required by law concerning an application for a change of zoning request and preliminary development plan as filed by the Hamilton County Parks and Recreation Department and ,

WHEREAS, the Plan Commission at their July 21, 2003 meeting has sent its recommendation to the Noblesville Common Council in the manner by a vote of 11 in favor of adoption and 0 opposed.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance for said City is hereby amended as follows:

Section 1. That the subject real estate located at 19777 Morse Park Lane, in Noblesville, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is hereby rezoned from 'OS' Open Space classification to 'OS/GUO Open Space/Government Use Overlay classification and a preliminary develop-

ment plan is adopted as per Exhibit B and designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, and said real estate being more particularly described as in Exhibit A.

Section 2. That the Preliminary Development Plan marked Exhibit B has the following variations from the development standards of the current Unified Development Ordinance: 1. curbing the parking lot and drives; 2. providing a landscaped island every 100-FT in the proposed parking area; 3. interior parking lot landscaping; and 4. perimeter landscaping requirements for parking lots which would otherwise be applicable to the subject real estate. Hamilton County Parks and Recreation are seeking relief from the application of these standards at Morse Beach Park. (Exhibit C)

Section 3. PLANNED UNIT DEVELOPMENT STANDARDS. WHEREAS, the development standards established by this Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana provided however that unless a development standard, guideline, or requirement specified in the Unified Development Ordinance is varied, altered, or modified by this Ordinance and/or its Exhibits, then such development standard, guideline, or requirement as specified in the Unified Development Ordinance shall apply.

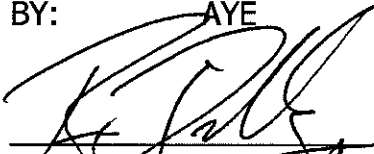

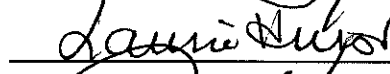

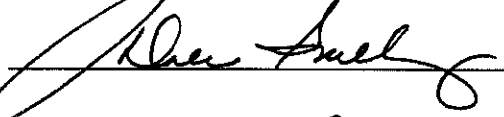

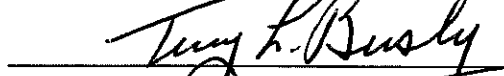
Section 4. This ordinance shall be in full force and effect from and upon its adoption in accordance with the law.

Section 5. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of August 2003.

COMMON COUNCIL
CITY OF NOBLESVILLE

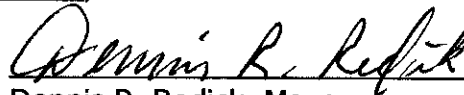
BY: AYE

NAY

	Rex Dillinger	_____
	Alan Hinds	_____
	Laurie Hurst	_____
	Jack Martin	_____
	Dale Snelling	_____
	James Snyder	_____
	Terry Busby	_____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,

Indiana this 30th day of August, 2003.


Dennis R. Redick, Mayor
City of Noblesville

ATTEST:


Janet Jaros, Clerk-Treasurer

Prepared by Mike Howard, Noblesville City Attorney

LEGAL DESCRIPTION

Part of the Southeast and the Southwest Quarters of Section 23 Township 19 North of Range 4 East in Hamilton County, Indiana, described as follows:

Commencing at a point on the South line of said Southeast Quarter Section, which point bears South 89 degrees 40 minutes 51 seconds East (assumed Bearing) 95.15 feet from the Southwest corner of said Southeast Quarter Section; thence along the West line of a 3.176 Acre tract conveyed to the Hamilton County Park and Recreation Board by deed recorded in Book 265, pages 81 thru 84 North 00 degrees 04 minutes 17 seconds East 619.93 feet; thence North 29 degrees 25 minutes 51 seconds West 175.32 feet to a point, which point is the Southeast corner of a 9.1 Acre tract conveyed to the Hamilton County Park and Recreation Board by deed recorded in Book 265, pages 81 thru 84; thence along the South line of said 9.1 Acre tract South 89 degrees 45 minutes 17 seconds West 50 feet to the Place of Beginning; thence South 03 minutes 48 minutes 41 seconds East 30.99 feet to a point on a curve having a radius of 535.81 feet, the radius point of which bears North 32 degrees 10 minutes 16 seconds West; thence Southwesterly along said curve to the right 108.14 feet to a point which bears South 20 degrees 36 minutes 27 seconds West from said radius point; thence South 69 degrees 23 minutes 33 seconds West 233.22 feet to a point on a curve having a radius of 223.93 feet, the radius point bears South 20 degrees 36 minutes 27 seconds East; thence Southwesterly along said curve to the left 118.60 feet to a point which bears North 50 degrees 57 minutes 08 seconds West from said radius point; thence South 18 degrees 42 minutes 11 seconds West 129.05 feet; thence South 11 degrees 27 minutes 32 seconds West 69.49 feet; thence South 21 degrees 58 minutes 30 seconds West 44.61 feet; thence South 90 degrees 00 minutes 00 seconds West 128 feet, more or less to the shore line of Morse Reservoir as said shore line would have been established December 30, 1960, plus accretion and minus erosion (with the water level thereof at an elevation of 810.0 feet above mean sea level); thence Northerly along said shore line to a point which bears North 89 degrees 45 minutes 17 seconds West from the point of beginning; thence along the South line of said 9.1 Acre tract South 89 degrees 45 minutes 17 seconds East 600 feet, more or less to the place of beginning, containing 3.01 Acres, more or less.

ALSO

Part of the Southeast and the Southwest Quarters of Section 23 Township 19 North of Range 4 East in Hamilton County, Indiana, described as follows:

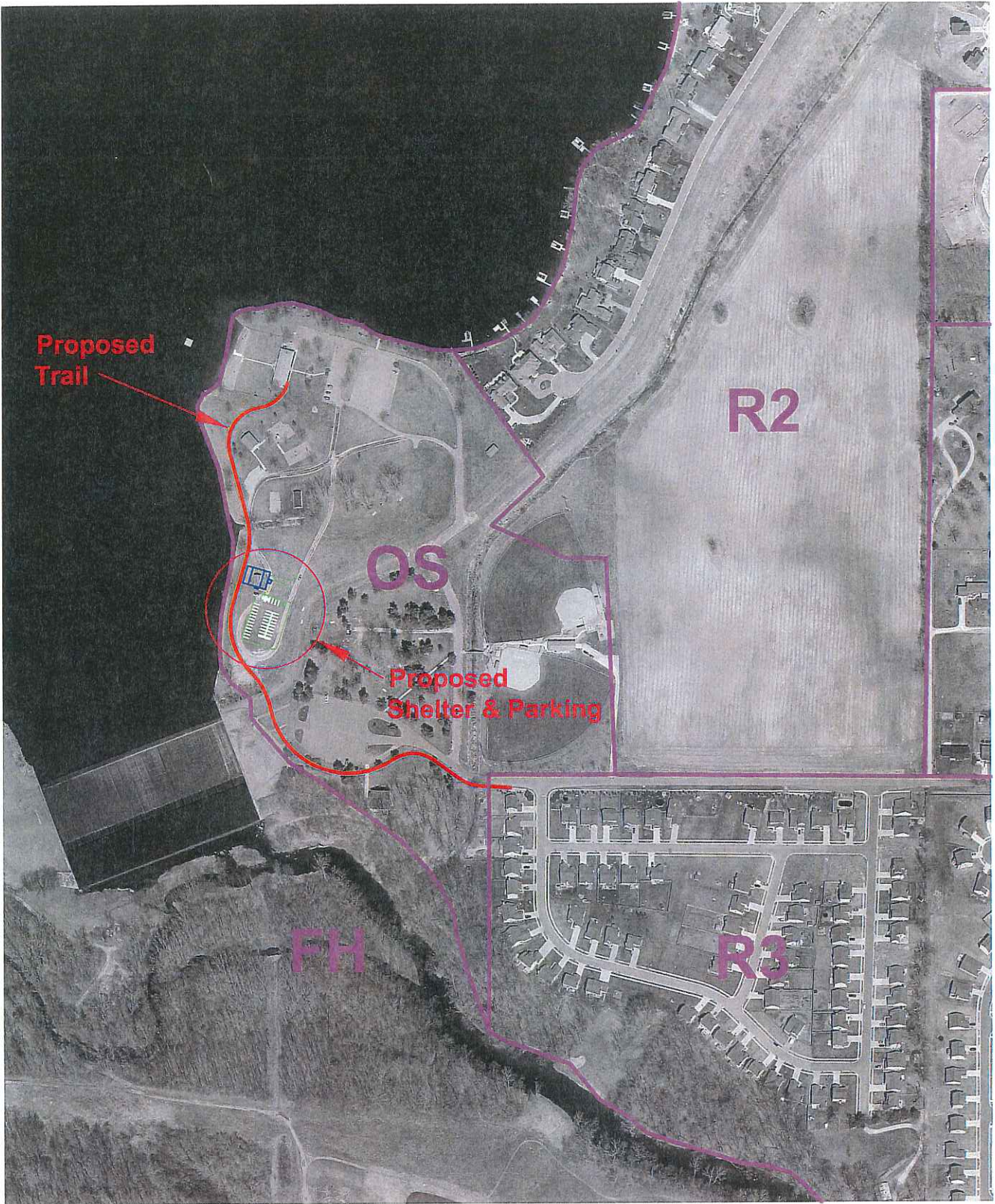
Beginning at a point on the South line of said Southeast Quarter Section, which point bears South 89 degrees 40 minutes 51 seconds East (assumed Bearing) 95.15 feet from the Southwest corner of said Southeast Quarter Section; thence along the West line of a 3.176 Acre tract conveyed to the Hamilton County Park and Recreation Board by deed recorded in Book 265, pages 81 thru 84 North 00 degrees 04 minutes 17 seconds East 619.93 feet; thence North 29 degrees 25 minutes 51 seconds West 76.90 feet to a point on a curve having a radius of 635.81 feet, the radius point of which bears North 36 degrees 52 minutes 57 seconds West; thence southwesterly along said curve to the right 154.48 feet to a point which bears South 22 degrees 57 minutes 41 seconds East from said radius point; thence South 22 degrees 57 minutes 41 seconds East 100.62 feet; thence South 69 degrees 23 minutes 33 seconds West 267.19 feet; thence South 00 degrees 00 minutes 00 seconds East 49.38 feet; thence South 38 degrees 25 minutes 19 seconds West 79.58 feet; thence South 90 degrees 00 minutes 00 seconds West 48.34 feet; thence South 47 degrees

DAILY ENTERED FOR TAXATION
Subject to final acceptance for transfer

28 minutes 16 seconds West 140.08 feet; thence South 05 degrees 05 minutes 43 seconds West 105.49 feet; thence South 32 degrees 00 minutes 22 seconds East 69.34 feet; thence South 49 degrees 41 minutes 13 seconds East 78.56 feet to a point on the South line of said Southwest Quarter Section; thence along said South line South 89 degrees 45 minutes 17 seconds East 400.00 feet to the Southeast corner of said Southwest Quarter Section; thence along the South line of said Southeast Quarter Section South 89 degrees 40 minutes 51 seconds East 95.15 feet to the place of beginning, containing 6.00 Acres, more or less.

ALSO

Beginning at a point in said South Half of Section 23, in the center line of a road formerly known as Schwitzer Lane, said beginning point being a perpendicular distance of 50 feet Northwest of the center line of a levee on the East side of Morse Reservoir known as the East Embankment; thence Northeasterly along the Southeasterly property line of Parcel 18 as transferred to The Shorewood Corporation by Indianapolis Water Company by deed recorded in the Office of the Recorder of Hamilton County, Indiana, October 22, 1970 in Book 239, Pages 257 and 258, said Southeasterly property line being parallel to and 50 feet Northwest of the center line of said East Embankment, a distance of 250 feet to a point; thence North 37 degrees, 30 minutes West to a point on the shore line of Morse Reservoir as said shore line would have been established December 30, 1960 plus accretion and minus erosion (with the water level thereof at an elevation of 810.0 feet above mean sea level); thence Westerly and Southerly along said meandering shore line to a point on the South property line of said Parcel 18; thence Easterly along said South property line which is parallel to the South line of said South Half of Section 23, to the place of beginning; containing 9.1 acres, more or less, also:



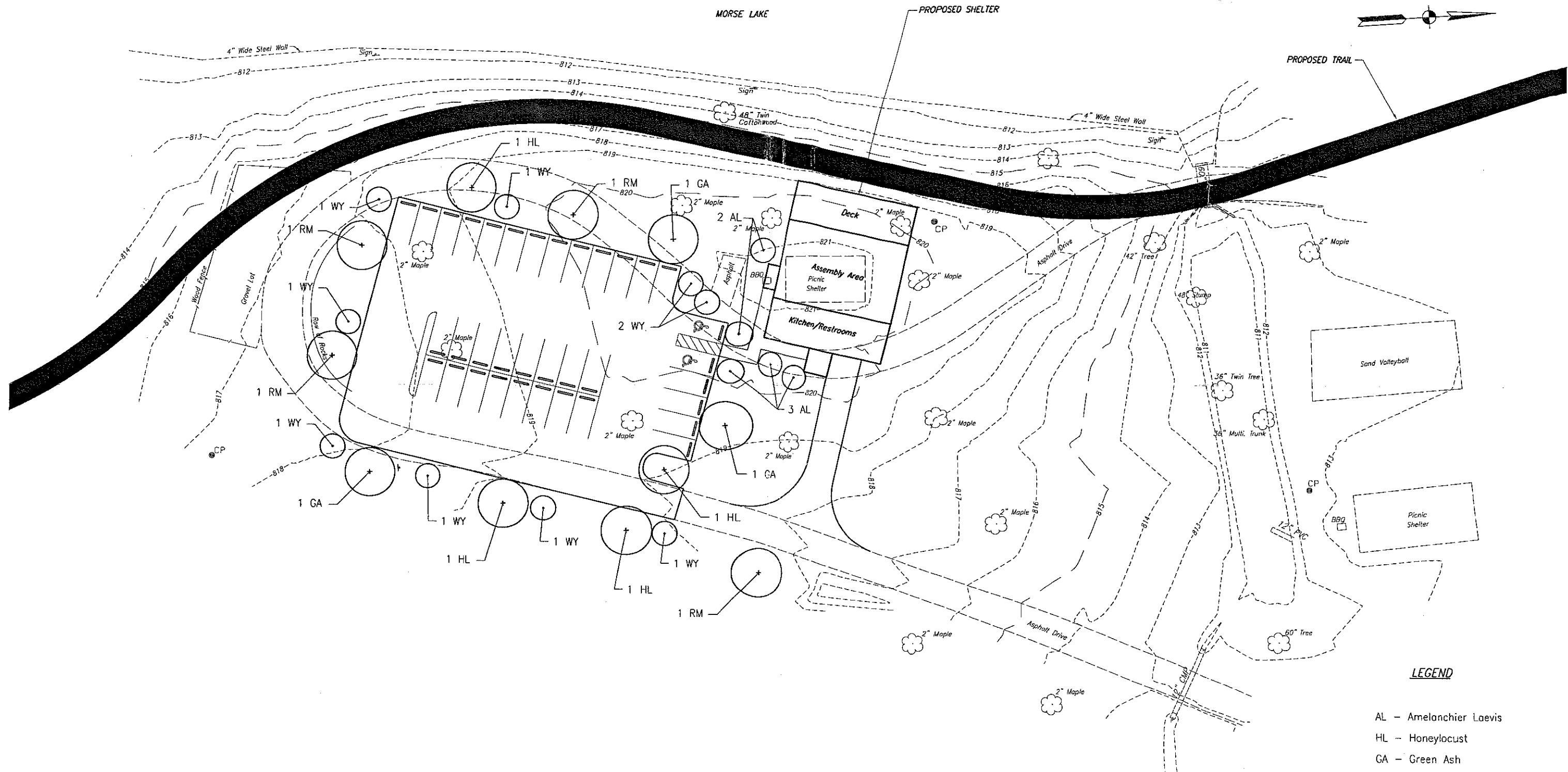
Scale = 1" = 1000'

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MAY 05 2003

Location of Planned Development
Zoning of Adjacent Properties

NOBLESVILLE DEPARTMENT OF
PLANNING AND DEVELOPMENT



LEGEND

- AL - Amelanchier Laevis
- HL - Honeylocust
- GA - Green Ash
- RM - Red Maple
- WY - Wardii Yen

LANDSCAPE PLAN

DESIGNED: NCH DRAWN: JGP
 CHECKED: GRW CHECKED: NCH

**HAMILTON COUNTY
 PARKS DEPARTMENT**

**EXHIBIT B
 LANDSCAPE PLAN**

HORIZONTAL SCALE	BRIDGE FILE
1" = 40'	
VERTICAL SCALE	DESIGNATION
1" = 40'	
SURVEY BOOK	SHEETS
ELECTRONIC	of
CONTRACT	PROJECT

Exhibit C
Morse Park and Beach
Shelter, Parking Lot and Trail
Hamilton County Parks and Recreation Department (HCPR)

Legal Description of Property

The legal descriptions and warranty deeds for the parcels that comprise Morse Park and Beach are attached as Exhibit A.

Exceptions From the Requirements of the Base Zone

The intent with this Preliminary Planned Development filing is to apply a Governmental Utilization Overlay district to the parcels owned by the Hamilton County parks and Recreation Department and comprising Morse Park and Beach. As we understand, for this project, waivers to zoning requirements are requested for the following:

- Required concrete rigid or roll type curb (Article 10.4.D.1)
 - This waiver is required because of the existing standards utilized for park drives by HCPR. HCPR does not currently provide curbs for new park drives. HCPR will operate and maintain all improvements associated with drive and parking lot improvements for this project.

- Required parking lot landscaping (Article 12.5.D.1)
 - This waiver is required because the additional paved area required to provide the interior landscaping is not cost effective for this project. HCPR will provide sufficient perimeter parking landscaping (See Landscape Plan in Exhibit B).

Proposed Planned Development

The proposed project includes a 2500 square foot enclosed shelter with parking lot and multi-use trail. The shelter is designed for a maximum occupancy of 100 persons. The parking lot consists of 35 spaces (including 2 handicap assessable). The trail is a 10' wide bituminous path, beginning at the south entrance to the park and terminating at the bathhouse. No Construction in a Floodway permits are required for this project. This development meets the objectives of adopted land use policies by expanding the existing recreational use of this property.

Statement of Present and Proposed Ownership of all Land within the Project

The Hamilton County Parks and Recreation Department owns this land. It will remain under present ownership and continue to be maintained as a county park.

Development Schedule

Construction is estimated to begin in August 2003 and to be completed by October 2003.