

1500
10/10/02



ORDINANCE NO. 24-06-02

Instrument
200200055099

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE #62-12-95 AND ALL AMENDMENTS THERETO, AND THE OFFICIAL ZONE MAP, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA AND ITS JURISDICTIONAL LIMITS

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 as required by law in regards to the change of zoning request and has sent its recommendation to the Common Council adopted on the 17TH day of JUNE, 2002.

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

Section 1. That the subject real estate located at 8600 East 196th Street all of which is within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from 'R1' Low Density Single Family Residential and 'OS' Open Space to 'R1/GUO' Low Density Single Family with a Government Use Overlay District, as designated in the Unified Development Ordinance for the City of Noblesville, and said real estate is more particularly described in attached Exhibit A.

Section 2. This Ordinance shall be in full force and effect from and upon its adoption in accordance with the law.

Section 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9th day of July, 2002.

200200055099
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
08-05-2002 09:26 am.
ORDINANCE 13.00

COMMON COUNCIL
CITY OF NOBLESVILLE

BY:

AYE

NAY

James Snyder James Snyder _____

Alan Hinds Alan Hinds _____

Laurie Hurst Laurie Hurst _____

Jack Martin Jack Martin _____

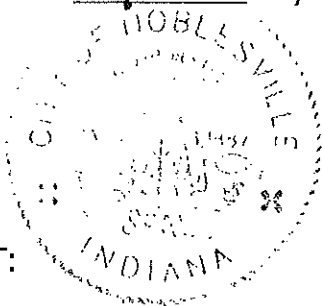
Jay McCoskey Jay McCoskey _____

Dale Snelling Dale Snelling _____

Rex Dillinger Rex Dillinger _____

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

Indiana this 9TH day of July, 2002.



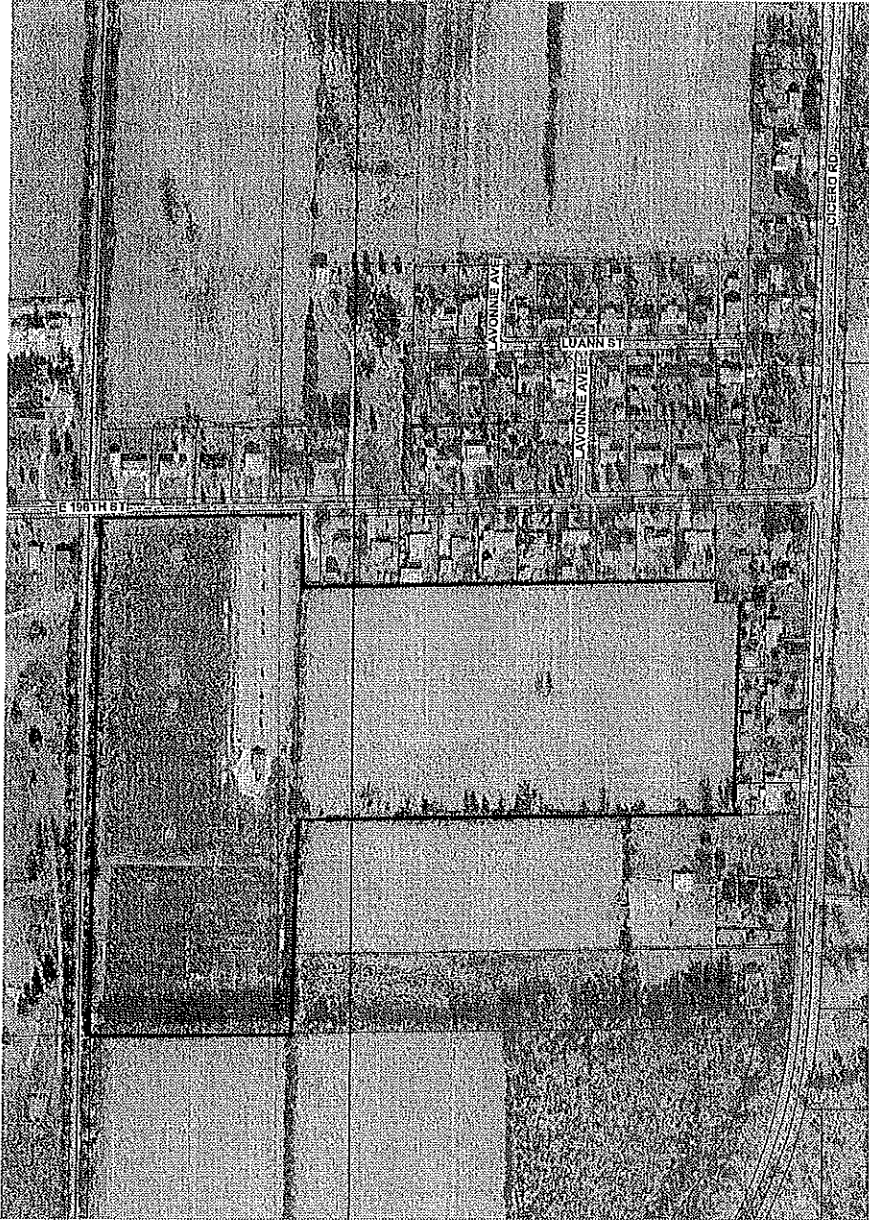
Dennis R. Redick
Dennis R. Redick, Mayor
City of Noblesville, Indiana

ATTEST:

Jarret Jaros
Jarret Jaros, Clerk-Treasurer

Approved by: Mike Howard, Noblesville City Attorney

02N-14-0586



**NOBLESVILLE PLAN COMMISSION
STAFF REPORT**

JUNE 17, 2002

APPLICATION #	02N-14-0586										
APPLICANT(S):	Planning Staff										
REQUESTED ACTION:	A change of zoning from 'OS' Open Space and 'R1' Low Density Single Family Residential to 'R1/GUO' Residential with a Government Use Overlay District										
LOCATION:	8600 East 196 th Street										
TOTAL ACREAGE:	Approximately 30 acres										
EXISTING ZONING:	'OS' Open Space and 'R1' Low Density Single Family Residential										
ADJACENT ZONING:	NORTH: I1 Residential, Agricultural EAST: R1 Residential, Cicero Road (SR 19) SOUTH: R1 Residential, Agricultural WEST: R2/PD Vacant, Residential										
MASTER PLAN DESIGNATION:	Single Family Mixed Density										
PHYSICAL CHARACTERISTICS:	Soccer Fields										
UTILITIES	<table border="0"> <tr> <td><i>WATER</i></td> <td>Indiana American Water Corporation</td> </tr> <tr> <td><i>SEWER</i></td> <td>City of Noblesville</td> </tr> <tr> <td><i>GAS</i></td> <td>Vectren</td> </tr> <tr> <td><i>ELECTRIC</i></td> <td>Clnergy</td> </tr> <tr> <td><i>STORMWATER</i></td> <td>Noblesville Waste and Stormwater Utililty</td> </tr> </table>	<i>WATER</i>	Indiana American Water Corporation	<i>SEWER</i>	City of Noblesville	<i>GAS</i>	Vectren	<i>ELECTRIC</i>	Clnergy	<i>STORMWATER</i>	Noblesville Waste and Stormwater Utililty
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This property is the site of the Noblesville Soccer Club. The City of Noblesville is seeking a change of zoning of this property to 'R1/GUO' Residential with a Government Use Overlay District. The property is owned by the City of Noblesville. The designation of 'OS' Open Space no longer exists as a part of the Unified Development Ordinance. The 'GUO' was established to be used in cases where the government use was expressly not permitted or the government use could not meet the development standards of the underlying district. This application for a change of zoning request is to designate the soccer fields a zoning classification in which the use is permitted. At this time, there

are no proposed changes such as additions to the soccer fields. Any modification of the existing plan would require a public hearing before the Commission for a preliminary planned development amendment.

RECOMMENDATION

Staff would recommend the Plan Commission **approve** this application and forward it onto the Council with a **favorable recommendation** to change the zoning from 'R1' Low Density Single Family Residential and 'OS' Open Space to 'R1/GUO' Residential with A Government Use Overlay District.

The Plan Commission's role dealing with the Change of Zoning Request is to recommend either approval or denial of the proposed ordinance to the City Council requesting the change of zoning. The Council, being the legislative body, has the **FINAL VOTE** as to whether they will accept the Plan Commission's recommendation and change the zoning as proposed.

ATTACHMENTS

Aerial Photograph
Site Map
Ordinance

