

ORDINANCE NO.

40-8-96

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE, A PART OF
THE MASTER 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 the application for a change of zone district designation filed by Estridge Development Company, Inc., for Palmer Realty, F.L.P.; and

WHEREAS, the Plan Commission has sent its recommendation to the Noblesville Common Council in the following manner:

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 Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. That the common location of the subject real estate is as follows: approximately 86.436 acres located on the west side of Little Chicago Road and north of State Road 32 in the northwest quadrant of the intersection of those said thoroughfares in Noblesville Township; that said real estate, all of which is located in the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from an R-1 classification to a VCPD Village Center Planned Development District classification, as designated in said City of Noblesville, Indiana, Unified Development Ordinance, and said real estate is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. Development of the property shall include single family and multi-family residential uses, business, public, semi-public, and special uses, in accordance with a development plan to be approved by the Noblesville Plan Commission. The land uses and development standards for the property within the VCPD Village Center Planned Development District shall be as permitted by Ordinance, subject to the following further conditions, to-wit:

A. Proposed curb cuts providing access to Little Chicago Road and State Road 32 shall be reviewed by the Noblesville Plan Commission at the detailed plan review stage; and

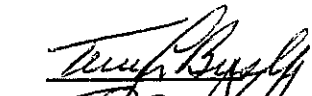

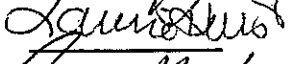

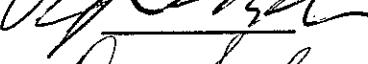
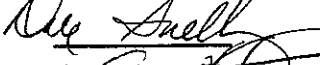

B. The owners shall waive any right to remonstrate against annexation of the property by the City of Noblesville ("City"), upon receiving sanitary sewer availability for the entire property from the City.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 11th day of November, 1996.

COMMON COUNCIL, CITY OF NOBLESVILLE

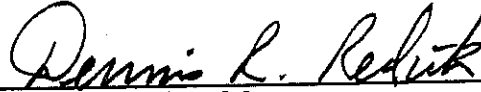
AYE

NAY

	Terry L. Busby	_____
	Alan Hinds	_____
	Laurie Hurst	_____
	Jack Martin	_____
	Rick B. Moore	_____
	Dale Snelling	_____
	C. Murphy White	_____

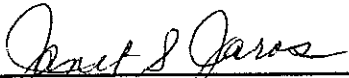
APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

11th day of NOVEMBER, 1996.



Dennis R. Redick, Mayor
City of Noblesville, Indiana

ATTEST:



Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

This instrument prepared by:

Michael J. Kias, Esq.
STEWART & IRWIN, P.C.
Two Market Square Center
Suite 1100
251 East Ohio Street
Indianapolis, Indiana 46204
Phone: (317) 639-5454

BRANT PROPERTY DESCRIPTION

Part of the Southeast Quarter of Section 33, Township 19 North, Range 4 East in Noblesville Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 89 degrees 50 minutes 41 seconds East along the South line thereof 663.08 feet to a point on the West line of the East Half of the West Half of said Quarter Section; thence North 00 degrees 23 minutes 34 seconds East along the said West line 49.32 feet to the POINT OF BEGINNING of this description; thence continuing North 00 degrees 23 minutes 34 seconds East along said West line 1855.08 feet to the Southwest corner of Pebble Brook, Section One-A, recorded as Instrument #87-24459 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 28 minutes 05 seconds East along the southern boundary of said Pebble Brook, Section One-A 663.36 feet to a point on the East line of aforesaid West Half Section; thence South 00 degrees 23 minutes 59 seconds West along said East line to a point on the North line of the South Half of said Quarter Section 574.40 feet; thence North 89 degrees 39 minutes 24 seconds East along said North line 1326.67 feet to a point on the East line of aforesaid Southeast Quarter Section; thence South 00 degrees 24 minutes 25 seconds West along said East line 1239.52 feet; thence North 89 degrees 35 minutes 35 seconds West 16.50 feet; thence South 51 degrees 27 minutes 56 seconds West 80.87 feet to the point of curvature of a non-tangent curve concave northerly, the radius point of said curve being North 00 degrees 19 minutes 47 seconds West 122,725.99 feet from said point; thence westerly along said curve 433.76 feet to a point, the radius point of said curve being North 00 degrees 07 minutes 38 seconds West 122,725.99 feet from said point; thence South 89 degrees 39 minutes 24 seconds East 1476.37 feet to the place of beginning, containing 67.436 acres, more or less,

ALSO,

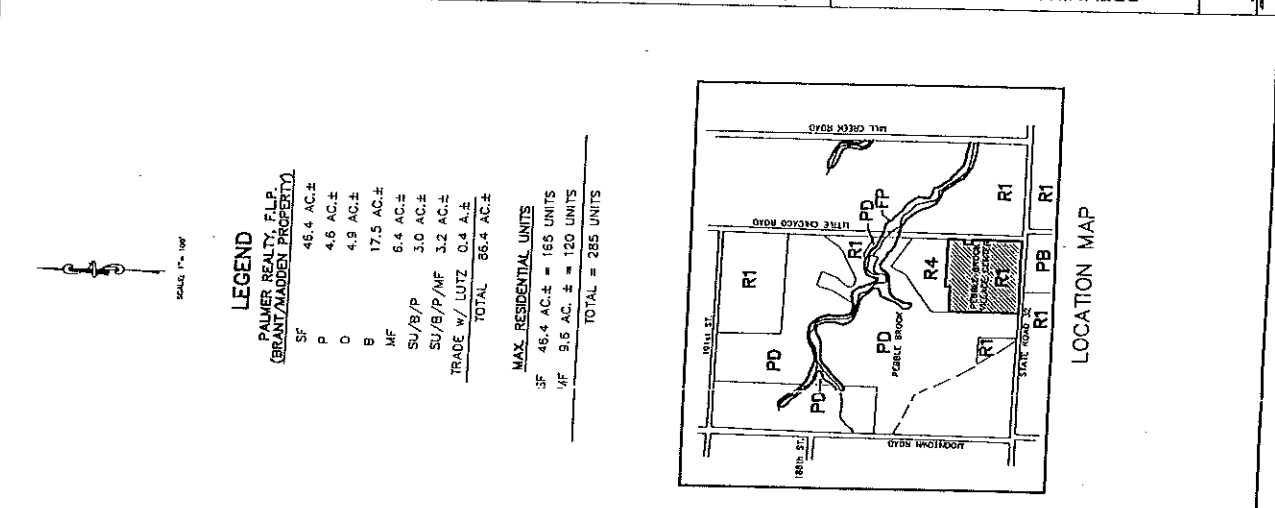
MADDEN PROPERTY DESCRIPTION

The South Half of the Northeast Quarter of the Southeast Quarter of Section 33, Pike Township 19 North, Range 4 East, in Hamilton County, Indiana, EXCEPT:

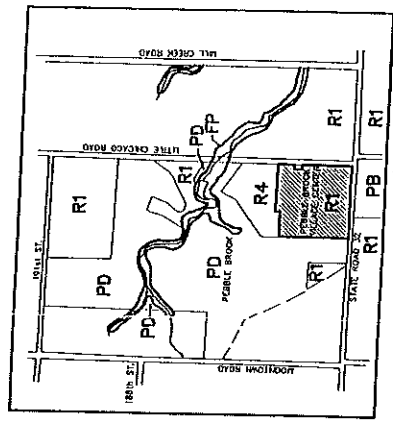
Begin at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 33, Township 19 North, Range 4 East, run thence North along this East line 333.4 feet to a point; thence West parallel of the South line of this tract 136.0 feet to an iron stake; thence South parallel to the East loine of this tract 333.4 feet to an iron stake; thence East 136.0 feet to the place of beginning, containing 19 acres, more or less.

METES/23970BMP
JULY 29, 1996

PRELIMINARY SITE PLAN



- LEGEND**
 PALMER REALTY, F.L.P.
 (GRANT/MADDEN PROPERTY)
- SF 46.4 AC.±
 - P 4.6 AC.±
 - O 4.9 AC.±
 - B 17.5 AC.±
 - MF 6.4 AC.±
 - SU/B/P 3.0 AC.±
 - SU/B/P/MF 3.2 AC.±
 - TRADE W/ LUTZ 0.4 A.±
 - TOTAL 86.4 AC.±**
- MAX. RESIDENTIAL UNITS**
- SF 46.4 AC.± = 165 UNITS
 - MF 6.4 AC.± = 120 UNITS
 - TOTAL = 285 UNITS**



LOCATION MAP

