

15.00
(1)

200300058880
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
06-19-2003 At 10:06 am.
ORDINANCE 15.00

ORDINANCE NO. 38-5-03

**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 the application for a change of zone district designation and planned development as filed by governmental use for parks and recreation and,

WHEREAS, the Plan Commission at their May 19th, 2003 meeting has sent its recommendation to the Noblesville Common Council in the following manner by a vote of 10 in favor and 0 opposed;

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 located at 19401 N. Allisonville Rd., in Noblesville, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from the FH and R2

classification to FH – R2 / GUO Flood Hazard – Residential / Government Use Overlay classification, and a preliminary development 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 is more particularly described as follows:

See attached Exhibit A (LEGAL DESCRIPTION)

SECTION 2. That the Preliminary Development Plan marked Exhibit 'B' has the following variations from the development standards, curbing the parking lot and drives, providing a landscaped parking island at a maximum every 100-FT, landscaping requirements for interior parking lot, landscaping requirements for perimeter parking lot, 25-FT landscaped buffer along Allisonville Road which would otherwise be applicable to the subject real estate as per exhibit C.

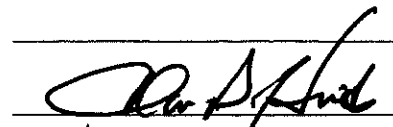
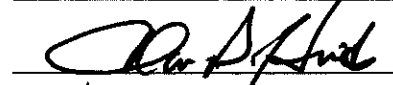
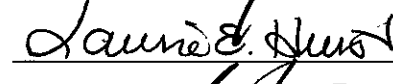




SECTION 3. PLANNED UNIT DEVELOPMENT STANDARDS. Whereas, the development standards established by this Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance of the City of Noblesville, Indiana; provided, however that unless a development standard, guideline, or requirement is 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. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 10th day of June, 2003.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

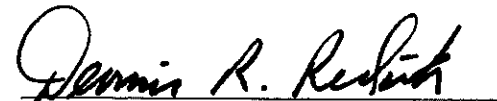
AYE

NAY

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

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

Indiana, this 10th day of June, 2003.


Dennis R. Redick, Mayor
City of Noblesville, IN

ATTEST:

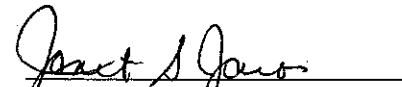

Janet Jaros, Clerk-Treasurer

EXHIBIT A

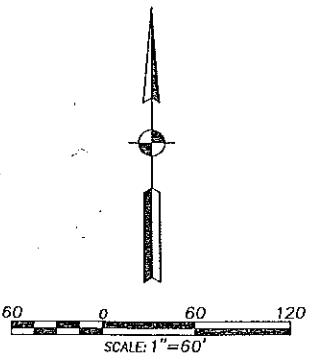
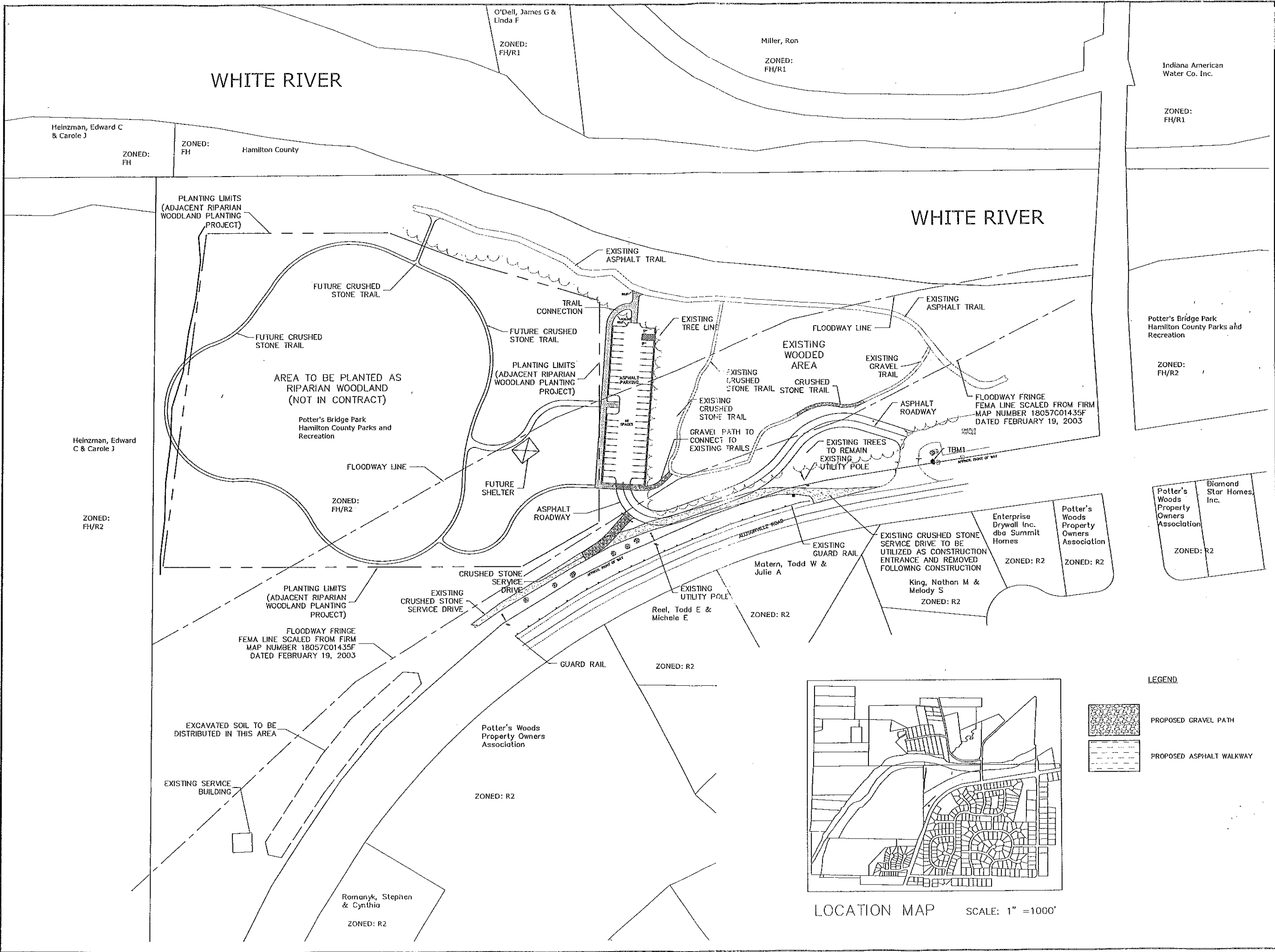
The east half of the southeast quarter of the Section 19, Township 19 North, Range 5 East lying south of White River in Hamilton County, State of Indiana.
Instrument No. 9504475

Also, all that part of the north half of the Northeast Quarter of Section 30, Township 19 North, Range 5 East lying north and west of the north and west right-of-way of Allisonville Road as said right-of-way is described in Deed Record 278, Page 590, as recorded in the Office of the Hamilton County Recorder.
Instrument No. 9504474

Also, part of the southwest quarter of the northeast quarter of Section 30, Township 19, Range 5 East in Noblesville Township, Hamilton County, Indiana, which parcel lies west of the Allisonville Road right-of-way and contains.18 acres more or less and is also known as Hamilton County Tax Parcel 10-07-30-00-00-006.000, hereinafter referred to as "Parcel 006." Instrument No. 9809846303

Containing in all 28 acres more or less

EXHIBIT B



CAUTION II
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, pits, vaults, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
 1-800-302-5544
 CALL TOLL FREE
 - INDIANA UNDERGROUND -

REVISIONS			
#	DATE	BY	NOTES

Potter's Woods Property Owners Association
 ZONED: R2

Diamond Star Homes, Inc.
 ZONED: R2

Enterprise Drywall Inc. dba Summit Homes
 ZONED: R2

Potter's Woods Property Owners Association
 ZONED: R2

Matern, Todd W & Julie A
 ZONED: R2


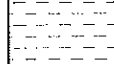
Reel, Todd E & Michele E
 ZONED: R2

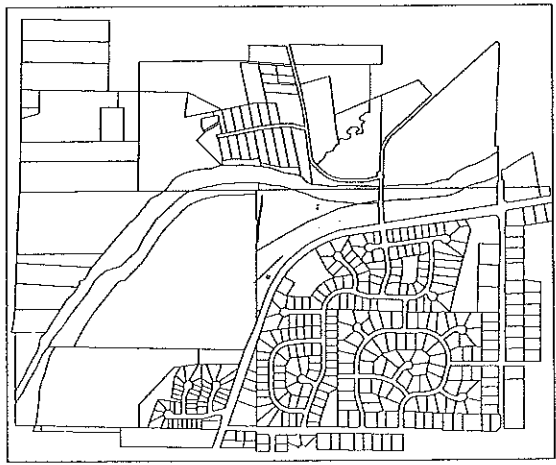
King, Nathan M & Melody S
 ZONED: R2

Potter's Woods Property Owners Association
 ZONED: R2

FLOODWAY FRINGE FEMA LINE SCALED FROM FIRM MAP NUMBER 18057C01435F DATED FEBRUARY 19, 2003

LEGEND

-  PROPOSED GRAVEL PATH
-  PROPOSED ASPHALT WALKWAY



LOCATION MAP SCALE: 1" = 1000'

CERTIFIED BY: _____
 DATE: _____

GER
 CONGDON ENGINEERING ASSOCIATES, INC.
 3000 DELAWARE BLVD., SUITE 1005
 COLLEGE PARK PYRAMUS, BUILDING
 INDIANAPOLIS, INDIANA 46205
 (317) 878-0064
 FAX: (317) 878-0114

CIVIL SURVEYING RESIDENTIAL MULTI-USE TRAILS
 STRUCTURAL CONSTRUCTION ENGINEERING
 LANDSCAPE ARCHITECTURE SITE DEVELOPMENT PLANNING

**POTTERS BRIDGE PARK
 PARKING LOT EXPANSION
 HAMILTON CO. PARKS & REC. DEPT**

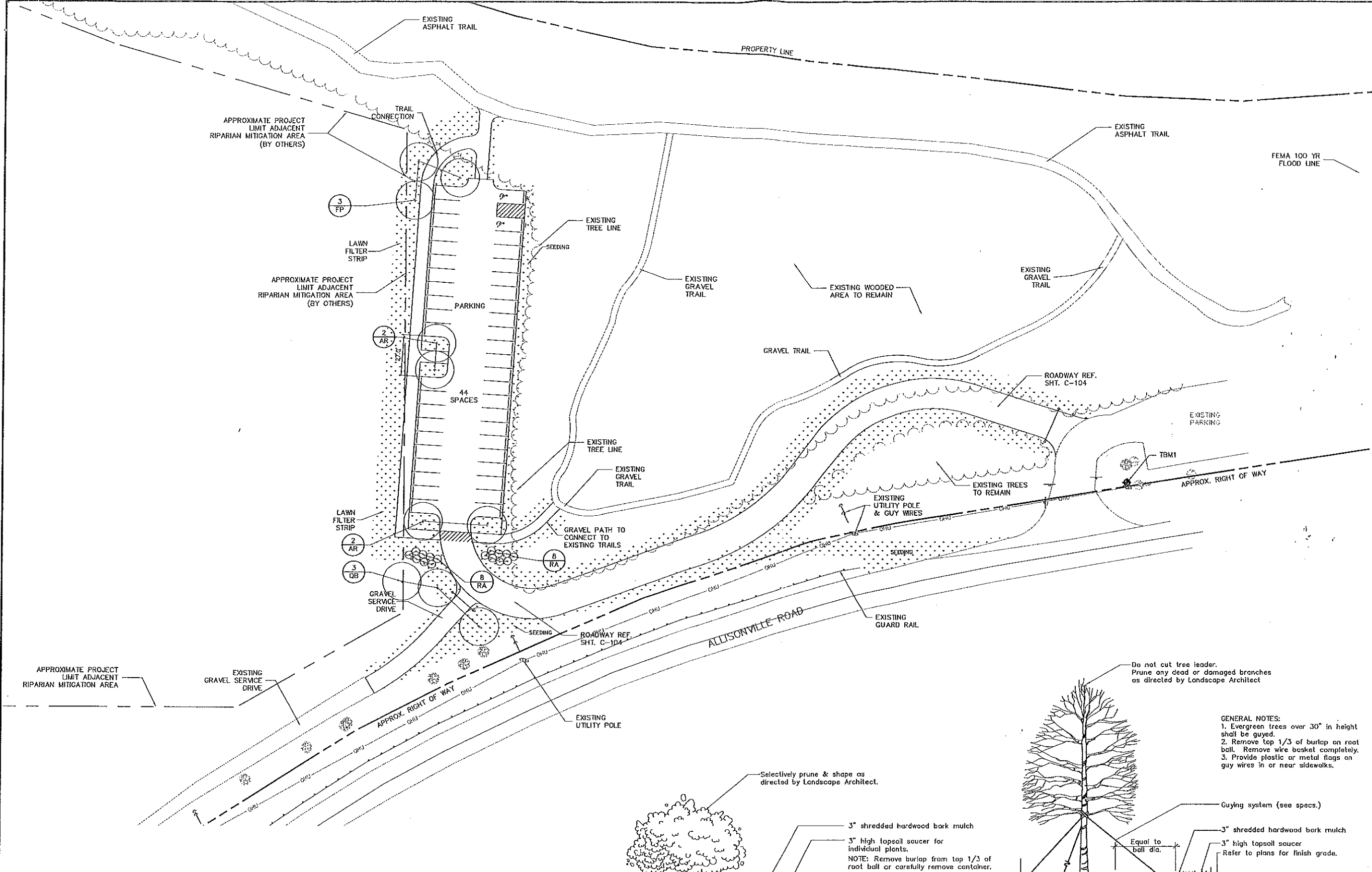
**SKETCH PLAN
 EXHIBIT B**

Project No: 02-144	Date: 04/03/03	Drawn: MAR	Approved: DRD
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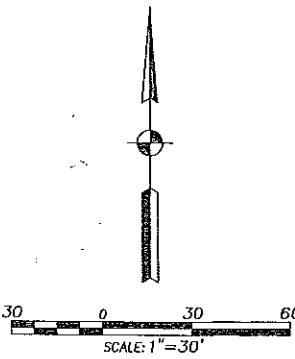
CAD Files:
Filename

Sheet Number
C100

DIRECTOR: G. V. CANNON
 PLANNING DIVISION
 HAMILTON COUNTY, INDIANA



**PRELIMINARY
NOT FOR
CONSTRUCTION**



CAUTION II
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and markers made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
1-800-382-8544
CALL TOLL FREE
- INDIANA UNDERGROUND -

REVISIONS			
#	DATE	BY	NOTES

CERTIFIED BY: _____
DATE: _____

CEA
3500 DEPAW BLVD., SUITE 1055
COLLEGE PARK PRASADS, BLDG 105
INDIANAPOLIS, INDIANA 46226
(317) 878-0084
FAX: (317) 878-0114

CONGDON ENGINEERING ASSOCIATES, INC.
CIVIL SURVEYING STRUCTURAL LANDSCAPE ARCHITECTURE
RESIDENTIAL MULTI-USE TRAILS CONSTRUCTION ENGINEERING SITE DEVELOPMENT PLANNING

**POTTERS BRIDGE PARK
PARKING LOT EXPANSION
HAMILTON CO. PARKS & REC. DEPT**

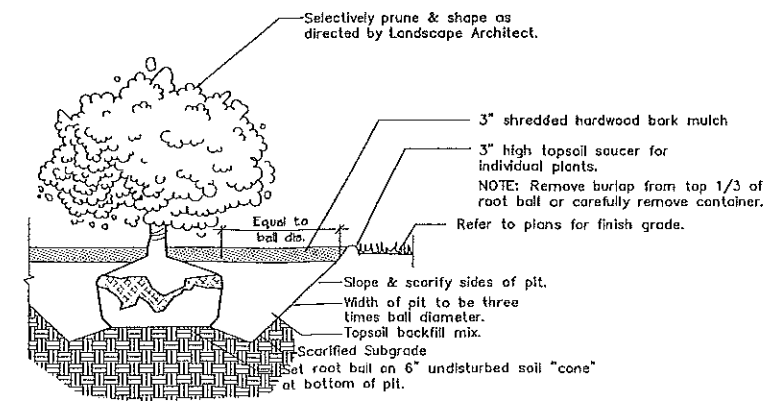
**LANDSCAPE PLAN
NOT IN CONTRACT**

Project No.: 02-144	Date: 04/04/03	Drawn: JSM	Approve: DRD
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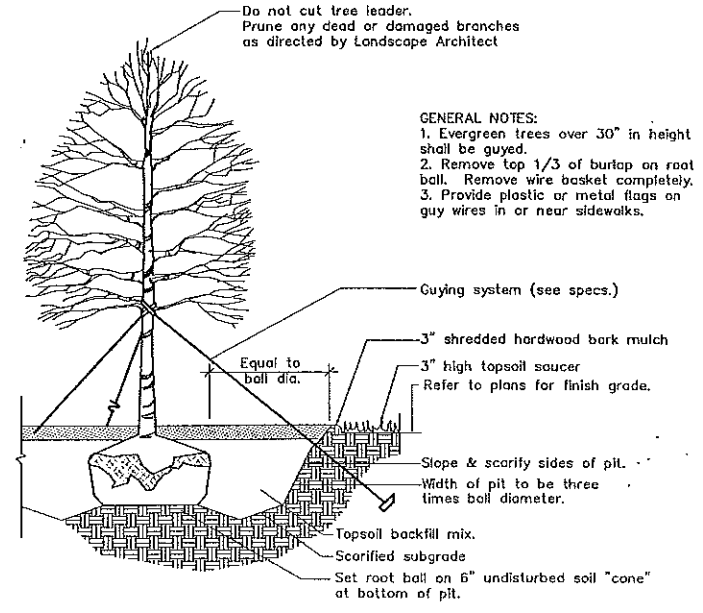
CAD Files: F:\name
Sheet Number
C103

PLANTING SCHEDULE							
TYPE	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CONDITION	REMARKS
TREES	BB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	3 1/2" CAL	B & B	
	AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	4	2 1/2" CAL	B & B	
	FP	FRAXINUS PENNSYLVANICA	GREEN ASH	3	3 1/2" CAL	B & B	
SHRUB	RA	RHUS AROMATICA	FRAGRANT SUMAC	16	24" HT.	B & B	3' O.C.

LANDSCAPE PLANTING NOTES: SEE SHEET C900 FOR PLANTING SPECS.



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

**Exhibit C
Potter's Bridge Park
Parking Lot Expansion
Hamilton County Parks and Recreation Department (HCPR)**

Legal Description of Property:

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

Statement listing the 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 Potters Bridge Park. As we understand, for this project, waivers to zoning requirements are requested for the following:

- Required concrete rigid or roll type curb along parking lots and drives. (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 landscaping for interior parking lot areas. (Article 12.5)
 - Article 12.5.D.5 exempts recreational areas from interior parking lot requirements.
 - Existing natural setting and wooded areas provide adequate plant material. Development plan is responsive to the natural setting.
- Required landscaping for perimeter of parking areas. (Article 12.5)
 - HCPR will provide perimeter landscaping following construction. Perimeter landscaping will meet zoning requirements upon completion.
- 25 Ft. Landscape buffer along Allisonville Road. (Article 12.6)
 - Topography of the site provides adequate screening of parking area.
 - Existing trees are being preserved in the buffer area.
 - Shrubs and trees will be planted by HCPR in accordance with the perimeter landscape requirements for the parking area.

Explanation of the Proposed Planned Development:

The project is a 44-space parking lot at Potters Bridge Park. Owned and maintained by HCPR. The parking lot will only be used during peak park use periods. The parking area and drive will be gated at the entrance from the existing park drive. The project will also include connections to the existing trail network. Parts of the parking lot are in the White River floodway and will require DNR approval for construction in a floodway. The Construction in a Floodway permit has been filed and is currently in the public notice phase. It is anticipated that technical review of the floodway permit will begin near the end of April. 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 of the parking lot will begin immediately following approval of all permits. It is currently estimated that construction will start in June 2003. Construction is anticipated to be complete in August 2003. Future improvements will include a crushed stone trail and picnic shelter west of the parking lot that is currently being developed as a riparian mitigation project by the Hamilton County Highway Department.