

ORDINANCE NO. 15-3-01

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 of the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of IND. CODE 36-7-4-100 *et seq.*

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 Adams & Marshall, Inc. and has approved the Preliminary Development Plan (the "Preliminary Plan") attached hereto as *Exhibit A*; and

WHEREAS, the Plan Commission has sent its recommendation to the Noblesville Common Council in the following manner: favorably by a vote of 8 to 4 for the proposition.

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 (the "Development Ordinance") for said City and the official Zone Map of said Ordinance are hereby amended as follows:

Section 1. That the Zone Map of the City of Noblesville is hereby amended to designate the land described on *Exhibit B* attached hereto and made a part hereof, comprising approximately 21.5 acres on the northeast side of 171st and Willowview Road, (the "Real Estate") to R-~~2~~ Planned Development from I-1 Industrial as defined in the Development Ordinance.

Section 2. That the permitted development of the Real estate shall include the permitted uses described in the Development Standards attached hereto as *Exhibit C* and incorporated into this Ordinance by reference (the "Development Standards"). All land uses developed within the Real estate and their respective characteristics shall conform to the Development Standards, and shall be subject to Detailed Development Plan approval by the Noblesville Plan Commission as provided in the Development Ordinance.

Section 3. Development of the Real Estate shall be by the provisions of the Development Ordinance except to the extent they conflict with the provisions of this Ordinance, in which case the provisions of this Ordinance shall apply. The approved Preliminary Development Plan, having met the requirements of the Development Ordinance, shall constitute the approved primary plat for the Real Estate. Any word used in this Ordinance which is not defined herein and which is defined in the Development Ordinance shall, for the purposes of this Ordinance, have the meaning defined therein, unless the context otherwise requires.

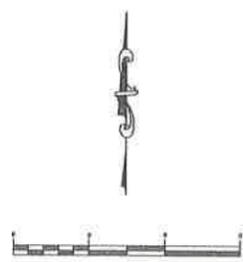
200100023168
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
04-27-2001 04:01 pm.
ORDINANCE 22.00

EXHIBIT "A"

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18, RANGE 4,
LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED
AS FOLLOWS:

BEGINNING AT THE IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST
QUARTER OF SECTION 2, TOWNSHIP 18, RANGE 4; THENCE SOUTH 88 DEGREES 50 MINUTES
50 SECONDS EAST (ASSUMED BEARING) 1213.53 FEET ON AND ALONG THE SOUTH LINE OF
SAID NORTHWEST QUARTER TO A MAG NAIL AT THE SOUTHWEST CORNER OF A 5.00 ACRE
TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 93-35077; THENCE NORTH 00
DEGREES 13 MINUTES 58 SECONDS EAST 767.82 FEET TO A 5/8 INCH IRON ROD WITH
YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHWEST CORNER OF SAID 5.00
ACRE TRACT; THENCE NORTH 88 DEGREES 38 MINUTES 40 SECONDS WEST 1216.18 FEET ON
AND ALONG THE NORTH LINE OF A 36.96 ACRE TRACT OF REAL ESTATE DESCRIBED IN
DEED RECORD 125, PAGE 404, TO A MAG NAIL AT THE NORTHWEST CORNER OF SAID 36.96
ACRE TRACT; THENCE SOUTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 772.17 FEET ON
AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING
CONTAINING 21.47 ACRES, MORE OR LESS.

WILLOW LAKE



- LEGEND**
- LAKE AREA
 - LOT AREA
 - COMMON AREA
 - EXISTING TREE LINE
 - STREETS
 - SIDEWALKS

PREPARED FOR:
Adams & Marshall, Inc.
 P.O. Box 80019 (46280)
 9011 North Meridian Street, Ste. 210
 Indianapolis, IN 46260
 (317) 844-8494

S:\388941.dwg\COLOR.dwg Mar 21, 2001 - 2:27pm

EXHIBIT "B"

Staepelwerth & Associates, Inc.
 CONSULTING ENGINEERS LAND SURVEYORS
 (317) 848-5925 FAX (317) 848-5812
 8942 HALLSVILLE RD. - FISHERS, INDIANA 46038

Exhibit "C"

Development Standards

A. Purpose

The purpose of this zoning designation is to permit the establishment of a planned community to be known as Willow Lake (the "Community").

B. Permitted Uses

1. The following uses are permitted:
 - a. Single family detached dwellings; and
 - b. Parks and recreation areas, including clubhouses, pools, ball fields, ball courts, playgrounds and other recreational spaces, and recreational buildings; and, in areas designated therefore on the Preliminary Plan, ancillary non-residential uses of a civic and/or institutional character.

C. Residential Development Density

1. The total number of dwelling units on the real estate shall not exceed ~~65~~ 62.

D. Area and Bulk Requirements

1. The following tables shall establish certain minimum developmental standards for the constructions of improvements in the Community, with references to an Area being to such Area as identified on the Development Plan.

Table

Minimum Lot Size	8,000 square feet
Minimum Lot Width	60 feet
Front Setback	25 feet
Side Setback	6 feet

Rear Setback

25 feet

Minimum Floor Area

1,350 square feet

In addition, incorporated commitments marked as Exhibit "D" with respect to architectural construction and landscape are incorporated into this Ordinance and made a part hereof to be recorded either separately or as an exhibit to this Ordinance. -

City Clerk
file

Section 4. Upon motion duly made and seconded, this Ordinance was PASSED by the Common Council of the City of Noblesville, Indiana, this 10th day of April, 2001, by a vote of 5 ayes, 2 nays and 0 abstentions.

COMMON COUNCIL FOR THE CITY OF NOBLESVILLE

AYE

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

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

NAY
[Signature]
[Signature]

Presented by me to the Mayor of the City of Noblesville, Indiana on the 10th day of April, 2001.

[Signature]
Janet S. Jaros, Clerk-Treasurer

Approved by me, Mayor of the City of Noblesville, Indiana, this 10th day of April, 2001.

[Signature]
Dennis R. Redick, Mayor



ATTEST:
[Signature]
Janet S. Jaros, Clerk-Treasurer

This Instrument was prepared by Gordon D. Byers, Attorney at Law, 949 Conner St., Suite 101 Noblesville, Indiana 46060 (317) 773-3221.