

**COPY**

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Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
08-16-2004 At 02:55 pm.  
ORDINANCE 15.00

1500  
(4)

**ORDINANCE NO. 31-6-04**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A  
PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,  
HAMILTON COUNTY, INDIANA**

This is an ordinance (the "PUD Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "City's Development Ordinance"), 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 on Application 04J-15-0679 as required by law in regard to the application by Oakfield Development II, LLC for an amendment to Ordinance No. 15-3-01 to include the real estate described in the attached "Exhibit 1" (the "Real Estate") in the residential planned development described in Ordinance No. 15-3-01,

WHEREAS, the Plan Commission at its June 21, 2004 meeting sent its favorable recommendation to the Noblesville Common Council by a vote of 9 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 City's Development Ordinance for said City and the Official Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. The Real Estate is located generally on the east side of Willowview Road and north of 171<sup>st</sup> Street, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate hereby is rezoned from the I-1 classification to the R2/PD Residential Planned Development classification, as designated in the City's Development Ordinance.

SECTION 2. The preliminary development plan attached hereto as "Exhibit 2," the Development Guidelines attached hereto as "Exhibit 3" and the Architectural and Landscaping Guidelines attached hereto as "Exhibit 4" are adopted as part of this ordinance. The number of dwelling units shall not exceed 2.9 units per acre. The development plan shall include a minimum of 17% open space.

SECTION 3. This Planned Development Ordinance, its exhibits and the preliminary development plan approved by the Plan Commission (collectively, the "PD Standards") permit variations from the development standards, specifications, guidelines and/or requirements (collectively, the "Standards") contained in the City's Development Ordinance. The following variations are included: the preliminary development plan, the Development Guidelines and the Architectural and Landscaping Guidelines. The PD Standards supersede the Standards in the City's Development Ordinance to the extent the PD Standards vary, alter or modify the Standards in the City's Development Ordinance. The Standards in the City's Development Ordinance, however, shall apply to the extent that the PD Standards do not vary, alter or modify them.

SECTION 4. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 10th day of August, 2004.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

Laurie Hurst

Laurie Hurst

Dale Snelling

Dale Snelling

Alan Hinds

Alan Hinds

Terry Busby

Terry Busby

Mary Sue Rowland

Mary Sue Rowland

Brian Ayer

Brian Ayer

Kathie Stretch

Kathie Stretch

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 10th day of August, 2004.

John Ditslear  
John Ditslear, Mayor  
City of Noblesville, IN

ATTEST:

Janet Jaros  
Janet Jaros, Clerk-Treasurer

Prepared by: Steven D. Hardin, Esq., Attorney-At-Law, Bingham McHale LLP  
970 Logan Street, Noblesville, IN 46060

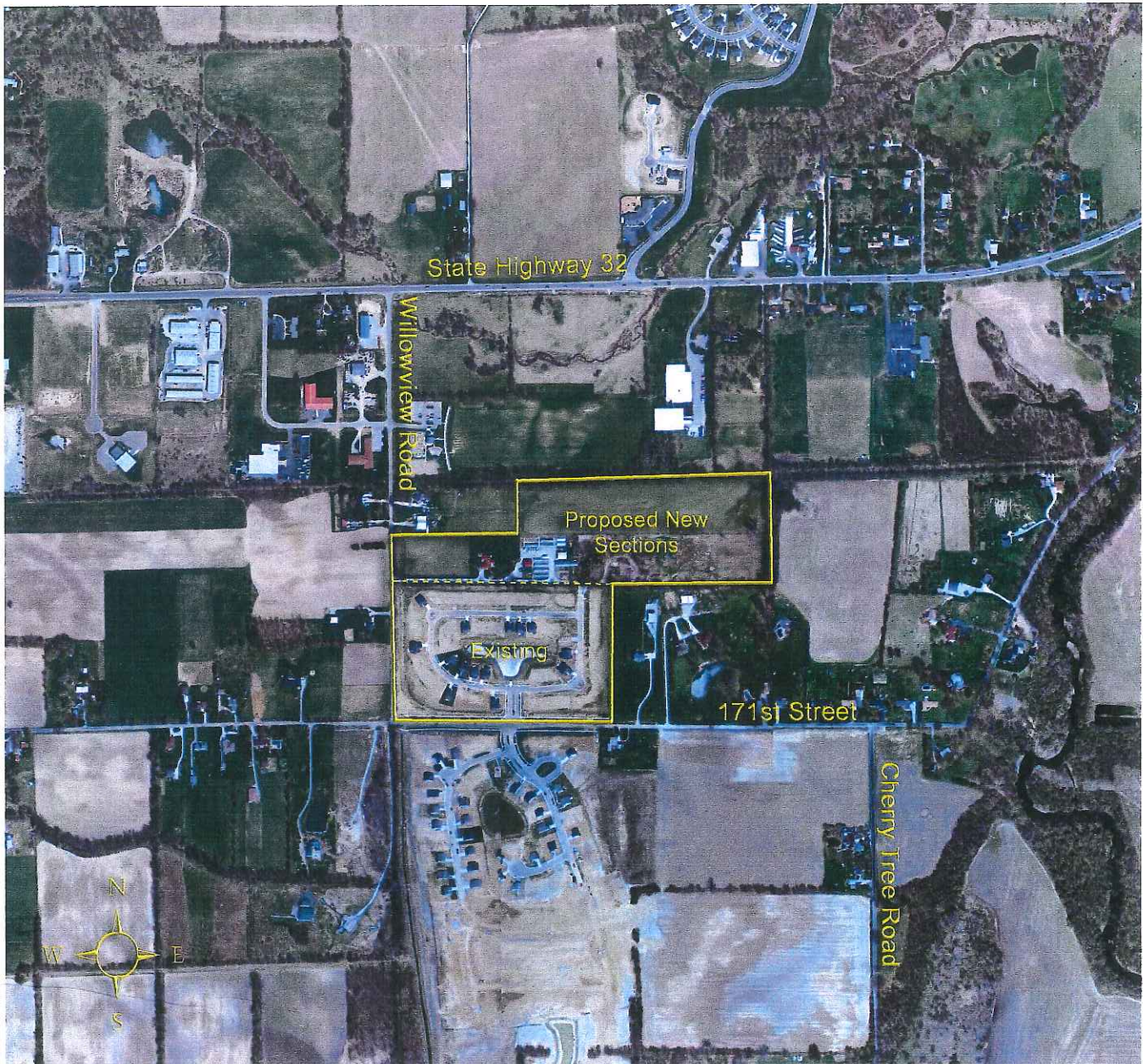
Exhibits are on file and may be viewed in the City of Noblesville  
Clerk-Treasurer's Office.

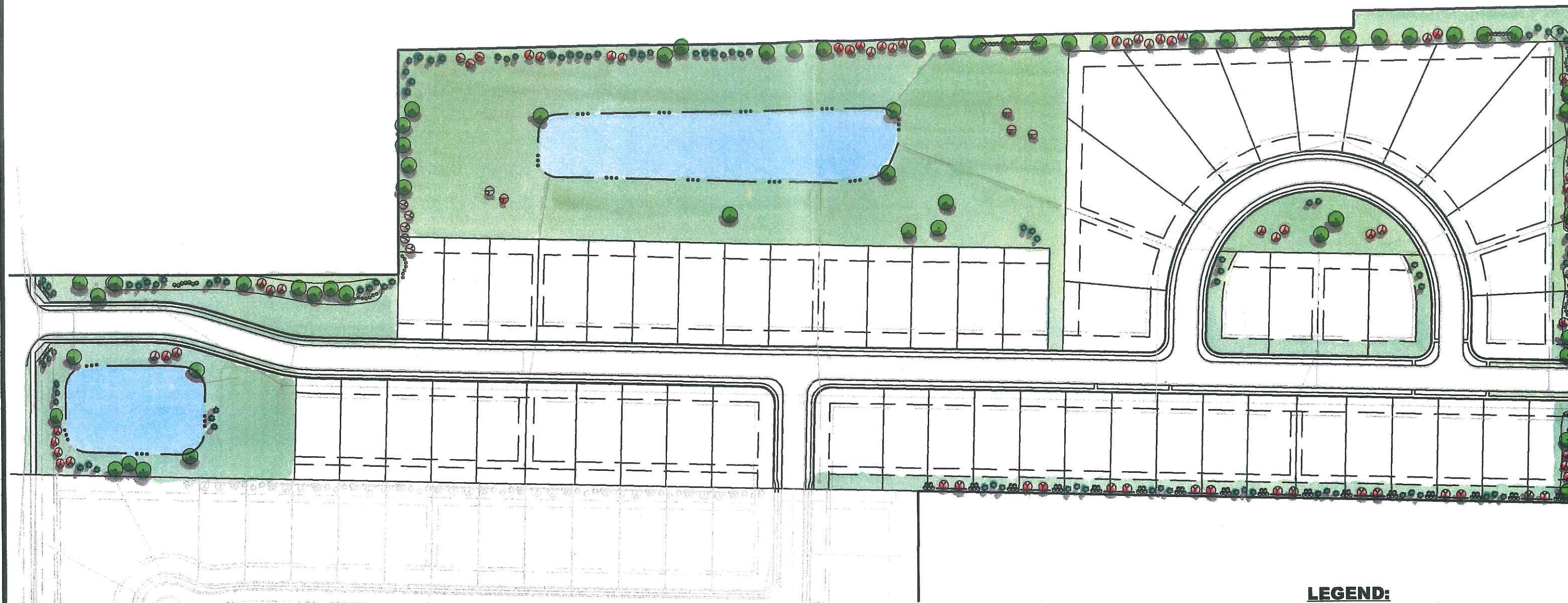
EXHIBIT 1  
LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 2, Township 18 North, Range 4 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter section; thence North 00 degrees 02 minutes 30 seconds East along the West line of said Northwest Quarter 772.17 feet to the POINT OF BEGINNING of this description; thence continuing North 00 degrees 02 minutes 30 seconds East along said West line 266.17 feet; thence North 89 degrees 46 minutes 21 seconds East 659.15 feet; thence North 00 degrees 02 minutes 30 seconds East parallel to the West line of said Northwest Quarter 247.34 feet; thence North 89 degrees 10 minutes 48 seconds East 1,410.98 feet; thence South 00 degrees 34 minutes 29 seconds West 585.21 feet; thence North 88 degrees 38 minutes 40 seconds West 2,065.05 feet to the place of beginning containing 22.218 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

## Site Location Map





**LEGEND:**

**TREES:**

- ⊕ SHADE TREE
- ⊙ ORNAMENTAL TREE
- ☼ EVERGREEN TREE

**SHRUBS:**

- ⊗ PROPOSED SHRUBS

**REVISED**

**APPROVED**

10-7-04  
SRA (AP)

**WILLOW LAKE PD ADMENDMENT  
LANDSCAPE PLAN**

Scale: N.T.S.



### EXHIBIT 3

#### WILLOW LAKE Development Standards

Maximum Number of Lots	57 <sup>1</sup>
Lot Type	Single Family
Minimum Lot Width at building setback line	60'
Minimum Lot Area	8,000 sf
Minimum Front Yard Setback	25'
Minimum side yard setback - measured from foundation	6'
Rear Setback	25'
Minimum Floor Area	1,500 <sup>2</sup> sf

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<sup>1</sup> The maximum density for the entire project, however, may not exceed 2.9 units per acre.

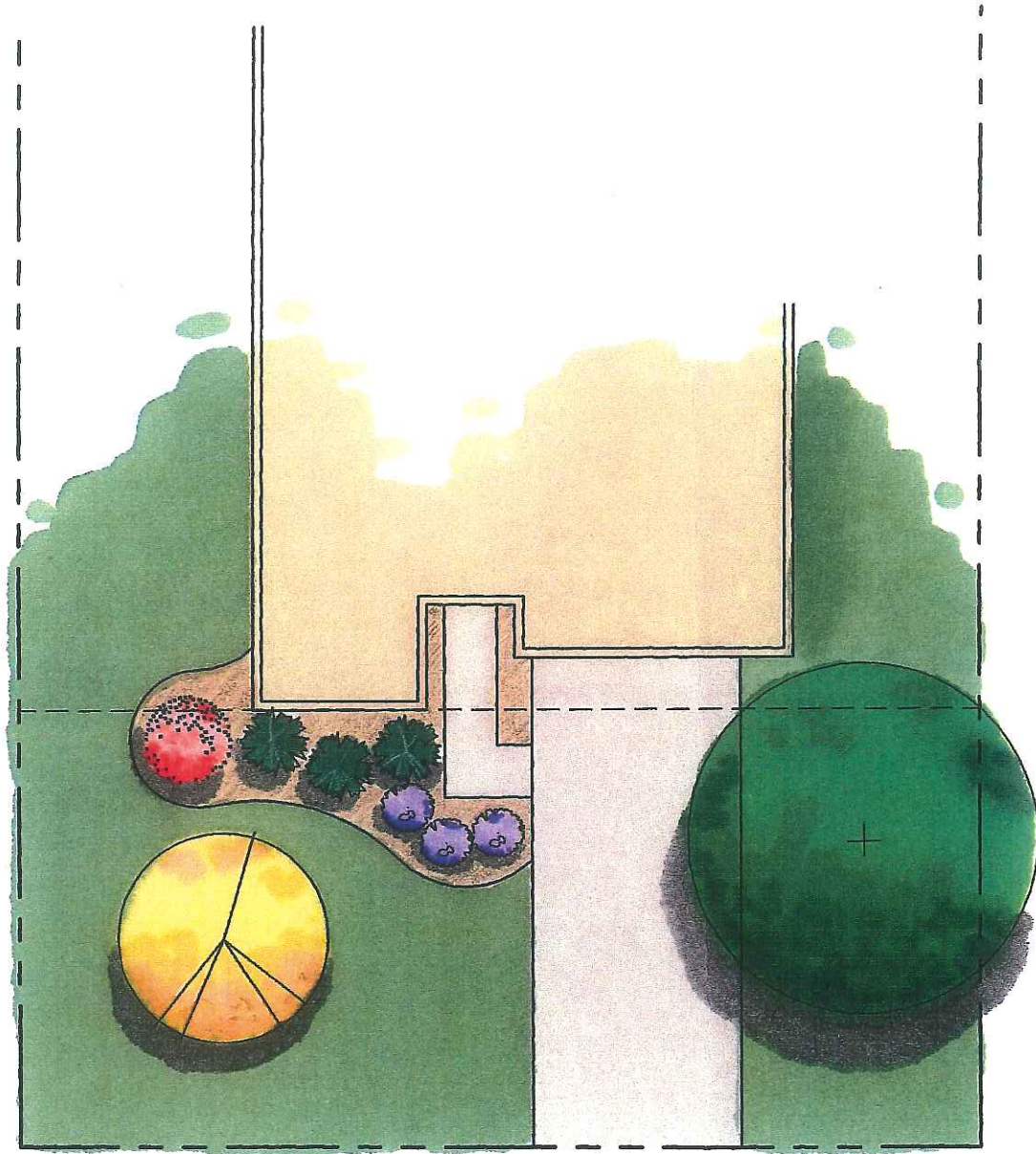
<sup>2</sup> Up to 20% of the homes may be below 1,500 square feet, however, those homes must be at least 1,350 square feet.

## EXHIBIT 4

### Willow Lake Architectural and Landscaping Guidelines

1. Building Materials. The homes shall be built in accordance with the elevations approved by the City as part of Ordinance No. 15-3-01.
2. Landscaping. The landscaping surrounding each improvement shall be as shown on the attached "Exhibit A."
3. Landscaping Perimeter. The perimeter and common areas landscaping shall be as shown on the attached "Exhibit B." The south property line, as shown, also will include 40 feet sections of fencing with evergreens dispersed between the breaks.
4. Construction of Improvements. No two (2) improvements (homes) in similar nature shall be built next to each other. The homes shall vary from homes on either side of it in one or more of the following factors:
  - a. front elevation
  - b. reverse floor plan
  - c. dormers
  - d. window shapes
  - e. brick color
  - f. siding color

# Willow Lake Typical Lot Landscaping



## **LEGEND:**

### **TREES:**



SHADE TREE



ORNAMENTAL TREE

### **SHRUBS:**



PROPOSED SHRUBS

Scale: 1" = 10'-0"

Date: 4/26/04

