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Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 38-08-14

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, ZONE MAP, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. 2002-42094

This Ordinance (the St. Theodore Guerin High School PD Ordinance) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the "UDO") enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number 14N-15-1201 at its August 18, 2014, meeting as required by law concerning an application (the "Petition") filed by St. Theodore Guerin Catholic High School (the "Developer") concerning a change of zoning of certain property described in Exhibit "A" attached hereto (the "Real Estate") and the adoption of a preliminary development plan described in Exhibit "B" attached hereto and to be known, collectively with the attached Exhibits, as "St. Theodore Guerin High School Preliminary Development Plan"; and,

WHEREAS the Plan Commission has sent a favorable recommendation for adoption of said amendment with a vote of 10 ayes and 0 nays to the Common Council.

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 and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- A. The Official Zone Map of the City of Noblesville, a part of the Unified Development Ordinance, is hereby amended to change the zoning on the parcel legally described in "Exhibit A" from "SR" Low Density Single Family Suburban Residential to "SR/PD" Low Density Single Family Suburban Residential/Planned Development and known as the St. Theodore Guerin High School Planned Development.
- B. The Real Estate's underlying zoning district shall be as noted in Section 1.A above. Development in the Real Estate shall be governed entirely by (i) the provisions of this St. Theodore Guerin High School PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, except as modified, revised, supplemented or expressly made inapplicable by the terms of this St. Theodore Guerin High School PD Ordinance.

- C. All provisions and representations of the UDO that conflict with the provisions of this St. Theodore Guerin High School PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and are superseded by the terms of this St. Theodore Guerin High School PD Ordinance.

Section 2. This ordinance and its Exhibits permit waivers from the development standards, specifications, guidelines and/or requirements (collectively, the “Standards”) contained in the City’s Unified Development Ordinance. The adopted preliminary development plan supersedes the Standards in the City’s Unified Development Ordinance, for this specific use and Real Estate, to the extent the preliminary development plan varies, alters, or modifies the Standards in the City’s Unified Development Ordinance. The Standards in the approved Unified Development Ordinance, however, shall apply to the extent that the preliminary development plan does not vary, alter, or modify them. The Planned Development shall include the following waivers regarding the Preliminary Development Plan (Exhibit B):

- A. North Parking Lot
1. Reduce interior parking lot landscape requirements to terminations only. Termination islands will comply with UDO standards.
2. Provide perimeter landscaping per UDO at west side of northwest corner. Eliminate perimeter landscape requirements for remainder of parking lot.
- B. Tailgating Parking Lot
Reduce interior parking lot landscape requirements to terminations only. Termination islands will comply with UDO standards.
- C. Human Performance Center and Performing Arts Additions
1. Eliminate building base landscape requirements for south side of Human Performance Center expansion. East side will comply with UDO standards.
2. Eliminate building base landscape requirements for northeast and southeast side of Performing Arts Addition. Remainder of perimeter will comply with UDO standards.
- D. Concession/Restroom Building at Football Field and at Soccer/Lacrosse Field
Eliminate building base landscape requirements for this building.
- E. Height Restrictions
1. Increase the maximum building height for the Human Performance Center – Auxiliary Gymnasium to 37’-4” above the finished floor to match the existing competition gymnasium.
2. Increase the maximum building height to 44 feet above grade for the house portion of the Auditorium in the Performing Arts Addition and to 54 feet above grade for the fly loft (for the stage).
- F. Site Lighting
Increase the maximum lighting standard to 1.2 foot-candles for the east property line at the baseball field.




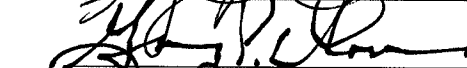

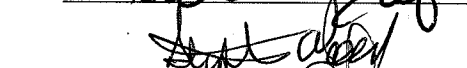
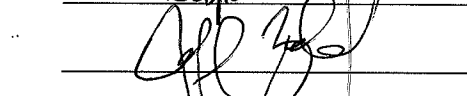
Section 3. This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

Section 4. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9th day of Sept, 2014.

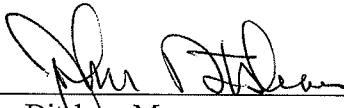
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

	Brian Ayer	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Conner	_____
	Rick L. Taylor	_____
	Stephen C. Wood	_____
	Jeff Zeckel	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 9th day of Sept, 2014.



John Ditslear, Mayor
City of Noblesville, IN

ATTEST:



Janet S. Jaros, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Andrew E. Wert.

Prepared by: Andrew E. Wert, City of Noblesville
16 South 10th Street, Suite 150, Noblesville, Indiana 46060 | (317) 776-6325

EXHIBIT "A"

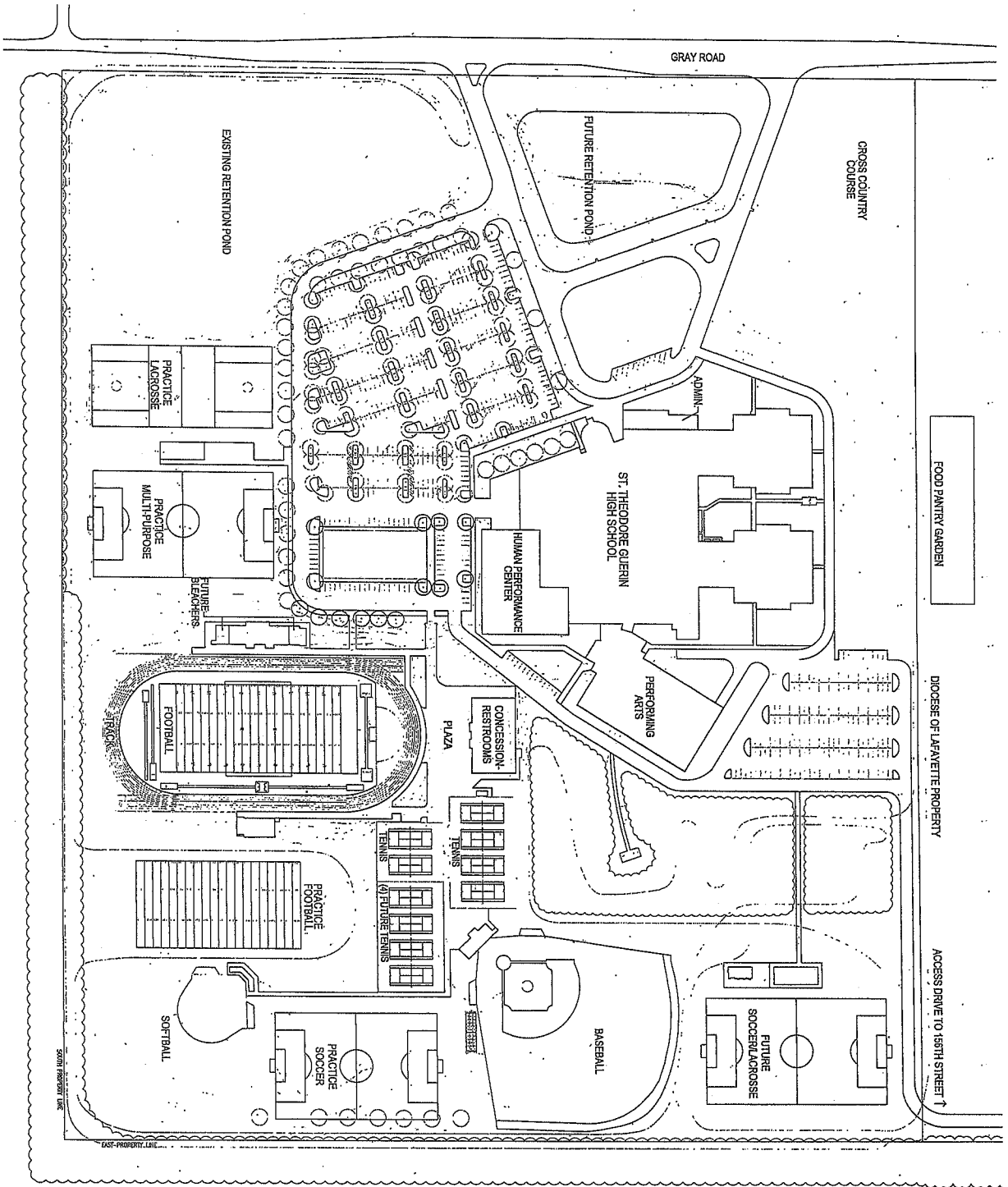
Legal description

A part of the West Half of the East Half of the Northwest Quarter and a part of the West Half of the Northwest Quarter of Section 16, Township 18 North, Range 4 East, all in Hamilton County, Indiana.

Beginning at the Southwest Corner of the Northwest Quarter of said Section and bearing South 89 Degrees 47 Minutes 16 Seconds East and running on and along the South Line of the Northwest Quarter 45.00 feet to a point on the East Right of Way Line of Gray Road, said point being the point of beginning of this description: thence North 00 Degrees 04 Minutes 00 Seconds West running on and along said East Right of Way line 1,558.54 feet; thence leaving said East Right of Way line North 89 Degrees 56 Minutes 00 Seconds East 1,963.46 feet to a point on the East Line of the West Half of the East Half of said Section; thence South 00 Degrees 02 Minutes 25 Seconds East 1,563.53 feet to a point on the South Line of the Northwest Quarter; thence running on and along said South line North 89 Degrees 47 Minutes 16 Seconds West 1,962.75 feet to the point of beginning.

Said survey containing 70.35 acres more or less.

EXHIBIT "B"



SITE PLAN

1" = 80'



SITE PLAN	
DRAWN BY: XXX	CONSULT. NO.: 21046.00
CHECKED BY: XXX	DATE: JUNE 27, 2014
G1.1	REVISIONS NO. DATE

FANNING-HOWEY
317.848.0966 www.fhai.com

Master Plan
for
**Guerin Catholic
High School**
Noblesville, Indiana

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