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Mary L. Clark  
HAMILTON County Recorder IN  
Recorded as Presented  
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**ORDINANCE NO. 16-04-14, AS AMENDED**

**AN ORDINANCE TO AMEND THE CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT TO PERMIT THE CONSTRUCTION OF ACCESSORY BUILDINGS AND THE SPECIFIC USE OF A DRYLAND TRAINING FACILITY AS PER THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross-Reference No. 2013-59380*

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, its, territorial jurisdiction, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #14N-15-0002 as required by law concerning an application for an amendment to the Corporate Campus Planned Development District as filed by John and Tania Wingfield, and

WHEREAS, the Plan Commission at their March 17, 2014 meeting has sent its unfavorable recommendation to the Noblesville Common Council on the matter by a vote of 9 ayes, and 1 nay.

WHEREAS, after return of the Ordinance by the City Council to the Plan Commission at their May 19, 2014 meeting has sent a favorable recommendation to the Noblesville Common Council on the amended Ordinance by a vote of 7 ayes, and 3 nays.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance for said City is hereby amended as follows:

SECTION 1. That the subject real estate as described in attached Exhibit A and located at 14707 East 141<sup>st</sup> Street, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is currently zoned Corporate Campus Planned Development District with a designated land use of Industrial/Office and character overlay of View Corridor. This ordinance shall permit the construction of a new accessory structure to be used as a dryland training facility, and to permit the demolition and replacement of an existing storage structure. Said real estate is also known as Parcel Number 13-11-24-00-00-012.000.

SECTION 2. That the Site Plan marked Exhibit B is hereby adopted, knowingly not meeting all the standards of the Corporate Campus Planned Development District, with the incorporation of the following stipulations and waivers:

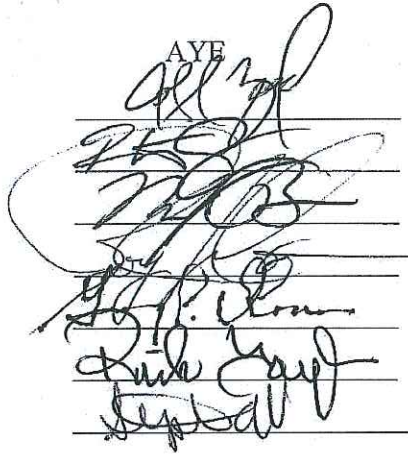
- 1) That the use of the property for the dryland training purposes and all other waivers approved by this Ordinance are only approved through December 31, 2024 and that the extension of said use beyond that date will require additional approval by the Common Council;
- 2) A ground sign would be permitted with a maximum size of 32 square feet with the leading edge of any such sign being a minimum of 50 feet from the centerline of 141<sup>st</sup> Street;
- 3) No construction or fill shall occur within the floodplain area;

- 4) Dedication of right-of-way along 141<sup>st</sup> Street meeting the minimum Thoroughfare Plan Requirements and the creation of a single-lot subdivision plat is required prior to the issuance of any building permit(s).
- 5) Sufficient parking to accommodate the dryland training center to be approved by the Noblesville Planning and Engineering Departments should additional parking be required beyond the parking indicated on Exhibit B.
- 6) Waivers granted in regards to the permitting a gravel parking area; relief from the architectural material standards for the construction of the two buildings; relief from the required number of parking spaces for said proposed use; relief from the required landscaping standards including parking lot, building, and perimeter site; and permitting the use of a dryland training facility as a part of the Corporate Campus Planned Development District, Land Use Category of Industrial/Office and Character Overlay of View Corridor as per the attached Exhibits B and C.
- 7) The western most drive and the parking area shall be paved.
- 8) Landscaping shall be required on the north side of the Dryland Diving Facility structure.

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 27th day of May, 2014.

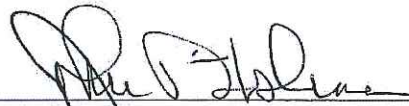
COMMON COUNCIL


AYE  


NAY

Jeff Zeckel \_\_\_\_\_  
Brian Ayer \_\_\_\_\_  
Mark Boice \_\_\_\_\_  
Roy Johnson \_\_\_\_\_  
Gregory P. O'Connor \_\_\_\_\_  
Rick Taylor \_\_\_\_\_  
Stephen C. Wood \_\_\_\_\_

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 27th day of May, 2014.

  
John Ditslear, Mayor  
City of Noblesville, Indiana

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. Bruce M. Bittner

Prepared by: Bruce M. Bittner, Church Church Hittle & Antrim, Two North Ninth Street, Noblesville, IN 46060 (317) 773-2190

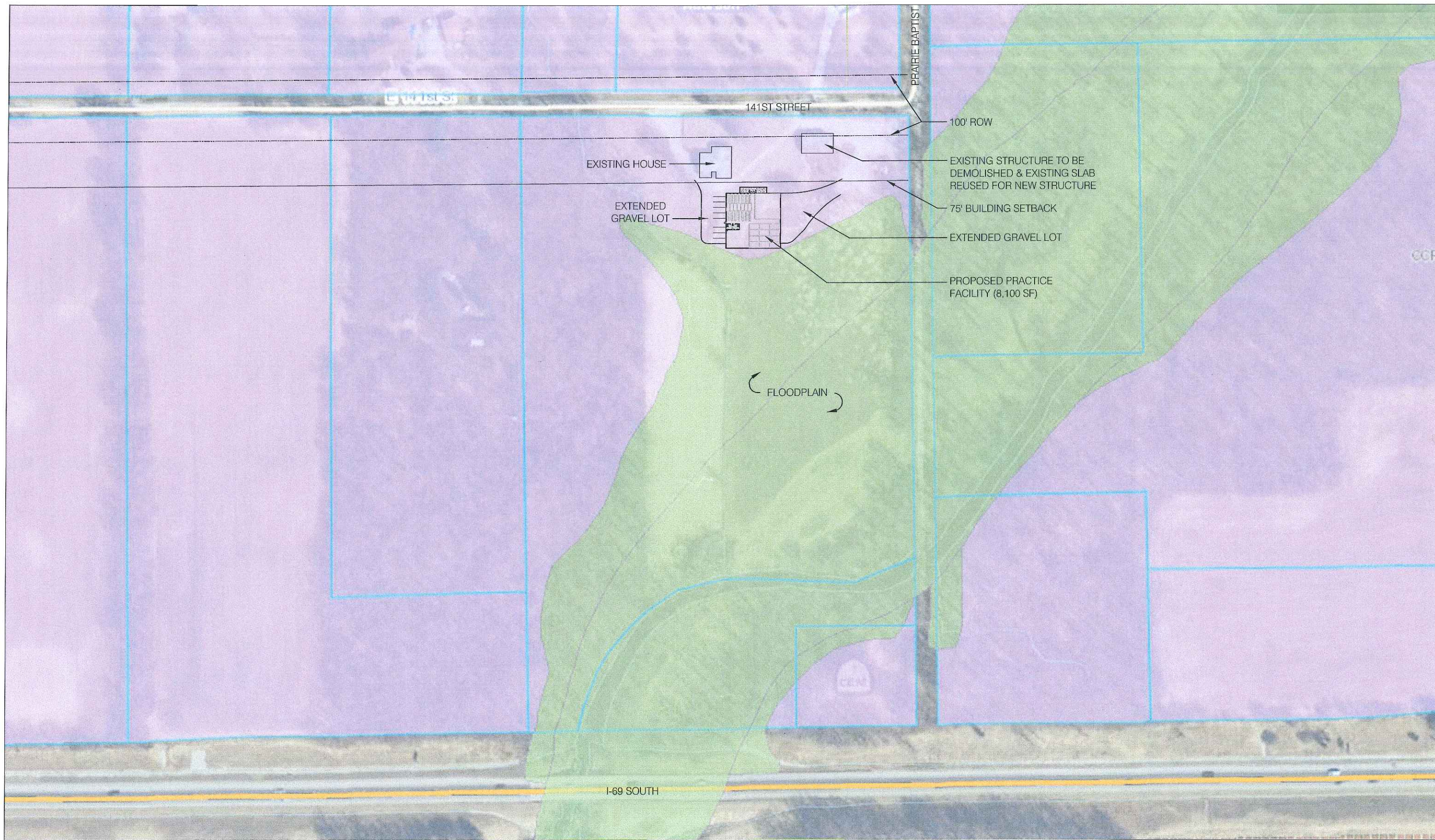


Planned Development Application  
Owners: John & Tania Wingfield  
Location: Intersection of Prairie Baptist Road and East 141<sup>st</sup> Street

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**Legal Description:**

Beginning at the Northeast corner of the Southeast Quarter of Section Twenty-four (24), Township (18) North, Range Five (5) East, Hamilton County, Indiana, marked by a stone; thence South on and along the East section line of said Quarter Section, Seven Hundred Thirty-nine point four (739.4) feet to the center line of Mud Creek; thence right 58 degrees 11 minutes on and along said center line, Ninety-four point seven (94.7) feet; thence right 33 degrees 39 minutes on and along said center line Two Hundred Thirty-one point one (231.1) feet; thence left 21 degrees 38 minutes on and along said center line, Eighty-four point six (84.6) feet; thence left 20 degrees 50 minutes on and along said center line, Eighty-four point six (84.6) feet; thence left 20 degrees 50 minutes on and along said center line, One Hundred Twenty point three (120.3) feet; thence left 23 degrees and Four minutes (4') on and along said center line; One Hundred Fifty-five point seven (155.7) feet to a point on the North right of way line of Interstate I-69; thence right 63 degrees 24 minutes on and along said right of way line One Hundred point three (100.3) feet to a point on a fence line marked by an iron pin; thence right 90 degrees 14 minutes on and along said fence line, One Thousand Thirty-three point eight (1033.8) feet to a point on the North section line of said Quarter Section marked by an iron pin; thence right 90 degrees 29 minutes on and along said section line Six Hundred Fifty-five point seven (655.7) feet to the Point of Beginning containing 12.81 acres.



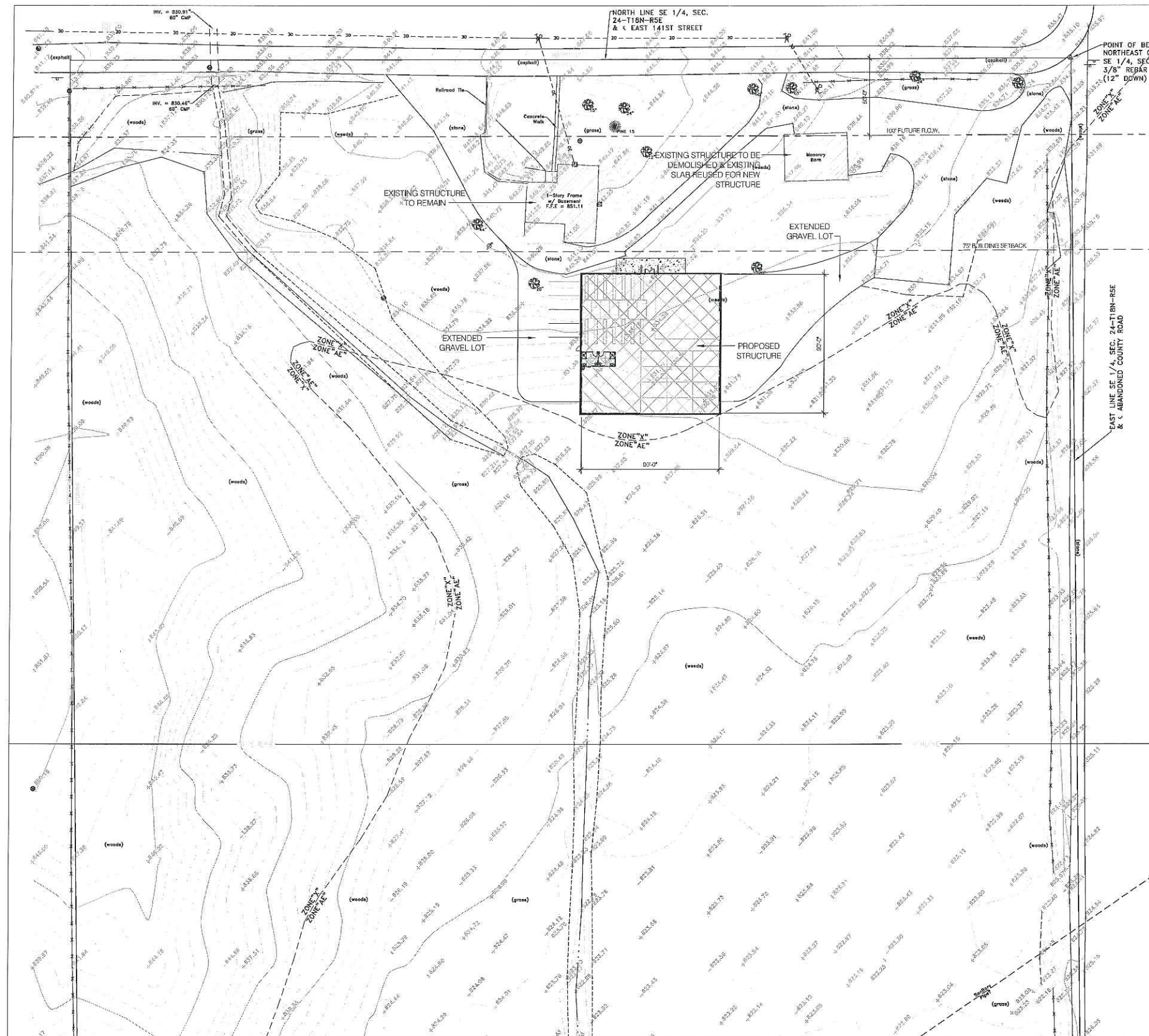
# OVERALL CONCEPTUAL SITE PLAN

April 29, 2014

1" = 150'



**BROWNING  
DAY MULLINS  
DIERDORF  
ARCHITECTS**



# BROWNING DAY MULLINS DIERDORF ARCHITECTS

Browning Day Mullins Dierdorf Architects  
ARCHITECTS  
Landscape Architecture  
Planning

626 North Illinois Street  
Indianapolis, Indiana 46204  
P: 317.635.5030  
F: 317.634.5009  
E: www.bdmco.com

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Indiana Diving Academy

Snelling Engineering, LLC  
Civil Engineering

13295 Illinois Street  
Suite 142  
Carmel, IN 46032  
P: 317.663.3200  
F: 317.663.3208  
E: www.snellingeng.com

Church, Church, Hittle & Antrim  
Attorneys at Law

10765 Linton Road  
Suite 201  
Fishers, IN 46038  
P: 317.773.2130  
F: 317.572.1629  
E: www.cchajaw.com

CERTIFICATION

NOT FOR  
CONSTRUCTION

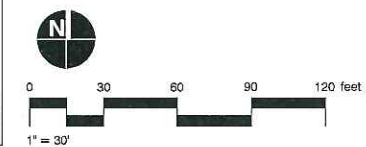
JOHN WINGFIELD DIVING  
DRYLAND FACILITY

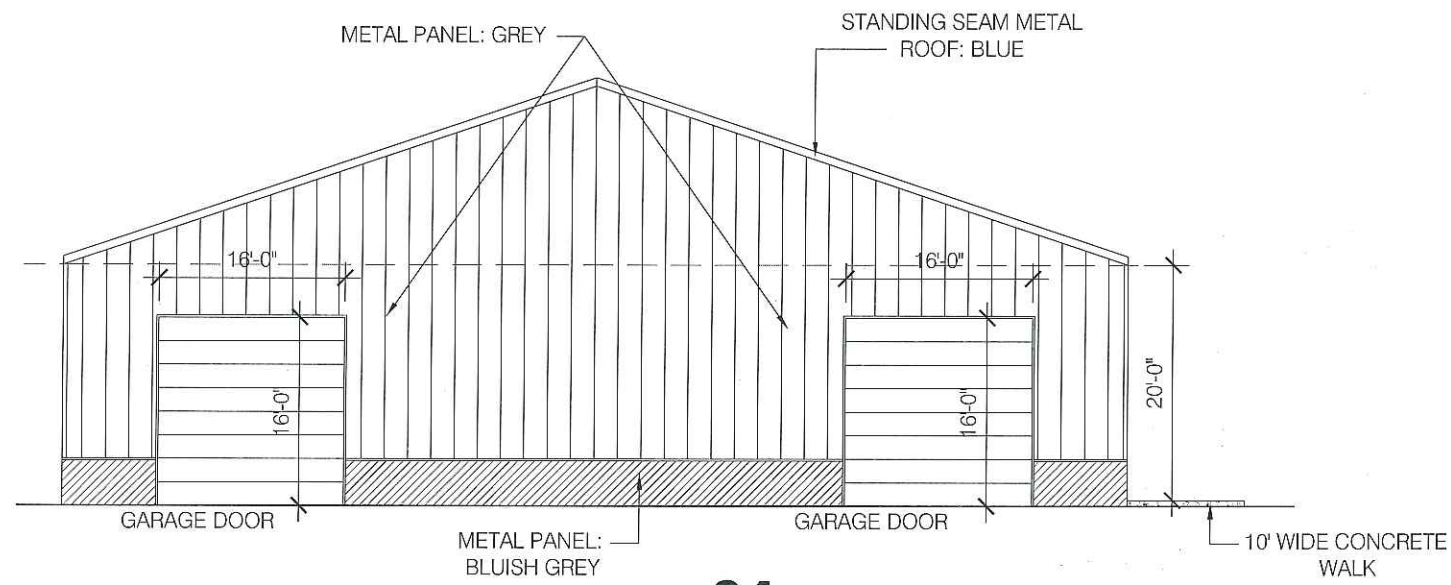
141st ST. / PRAIRIE BAPTIST RC  
NOBLESVILLE, IN 46060

Project No.: 14012  
Drawn By: D. BRALEY  
Checked By: T. OAKLEY  
Scale: As Shown  
Issue Date: 03.03.2014  
Revision # - Date of Issue:

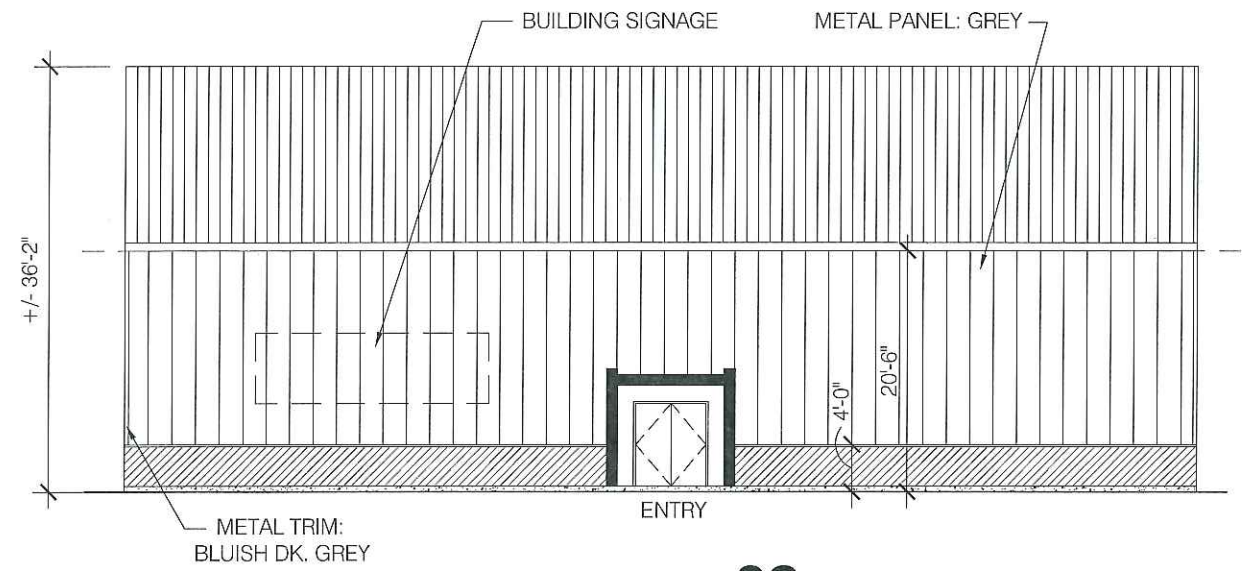
SITE PLAN

L1.00

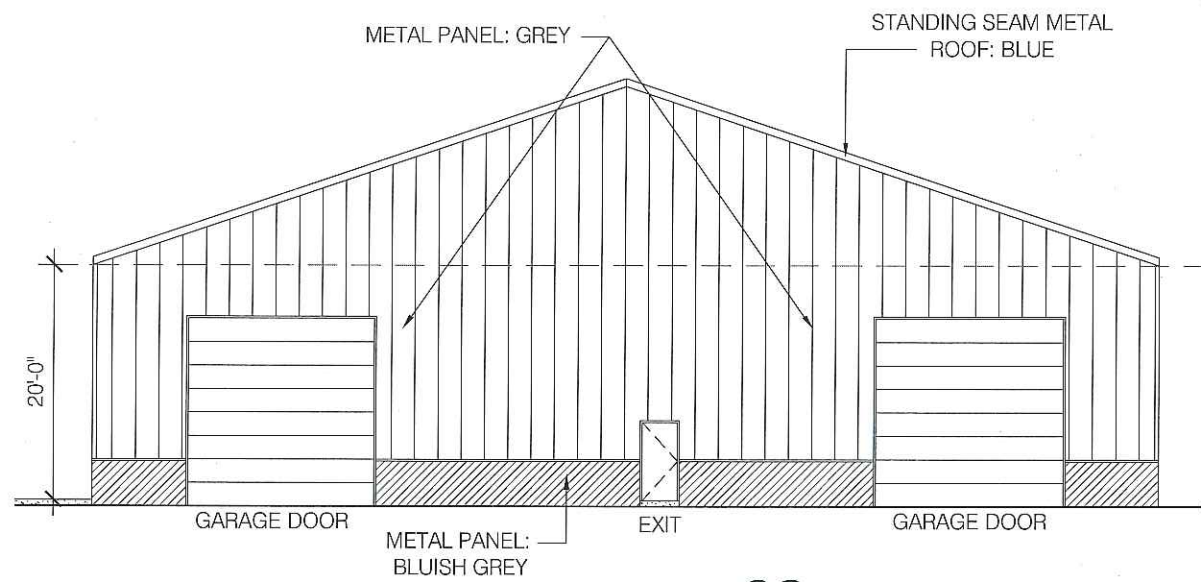




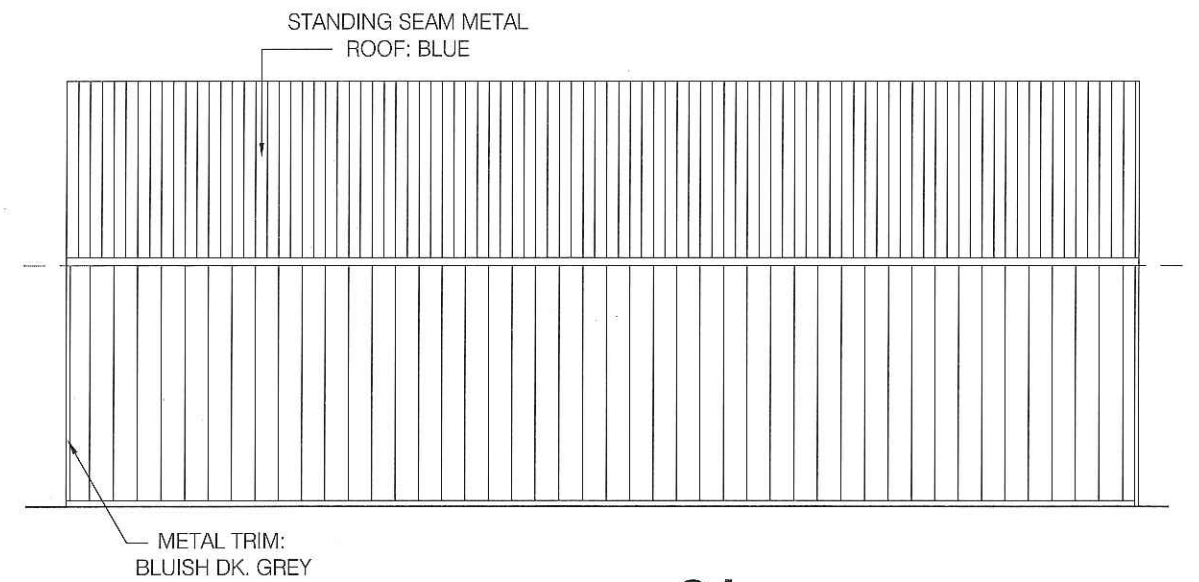
**04** EAST ELEVATION



**02** NORTH ELEVATION



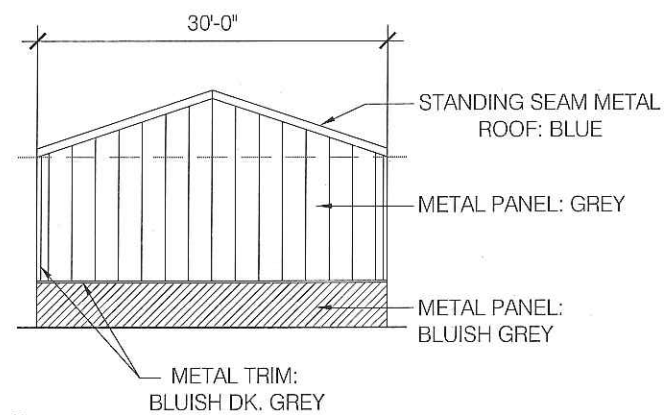
**03** WEST ELEVATION



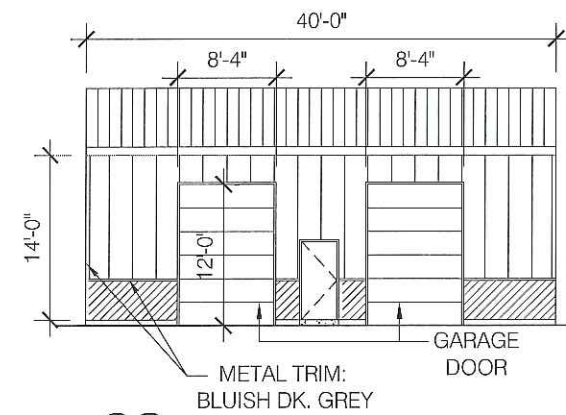
**01** SOUTH ELEVATION

# PROPOSED DRYLAND BUILDING ELEVATIONS

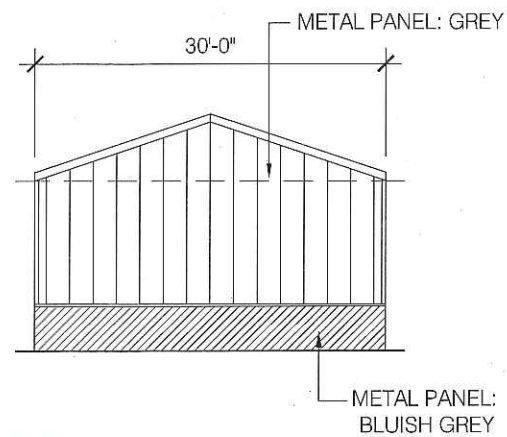




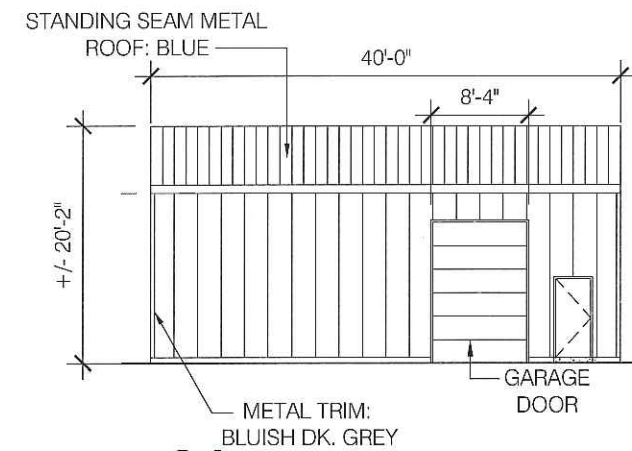
**04** EAST ELEVATION



**02** NORTH ELEVATION

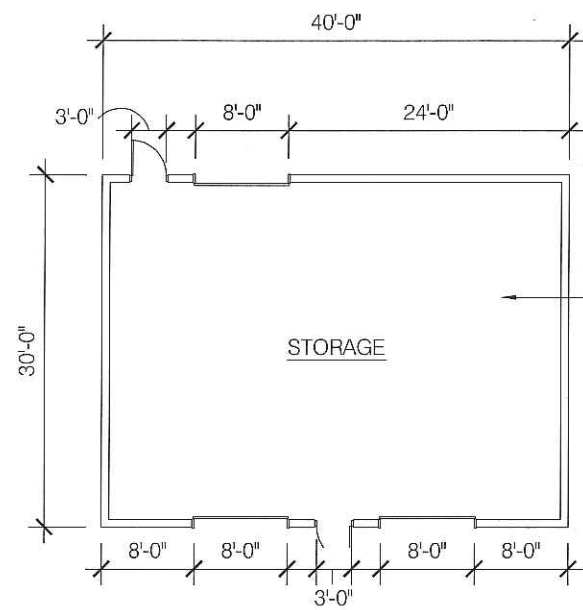


**03** WEST ELEVATION



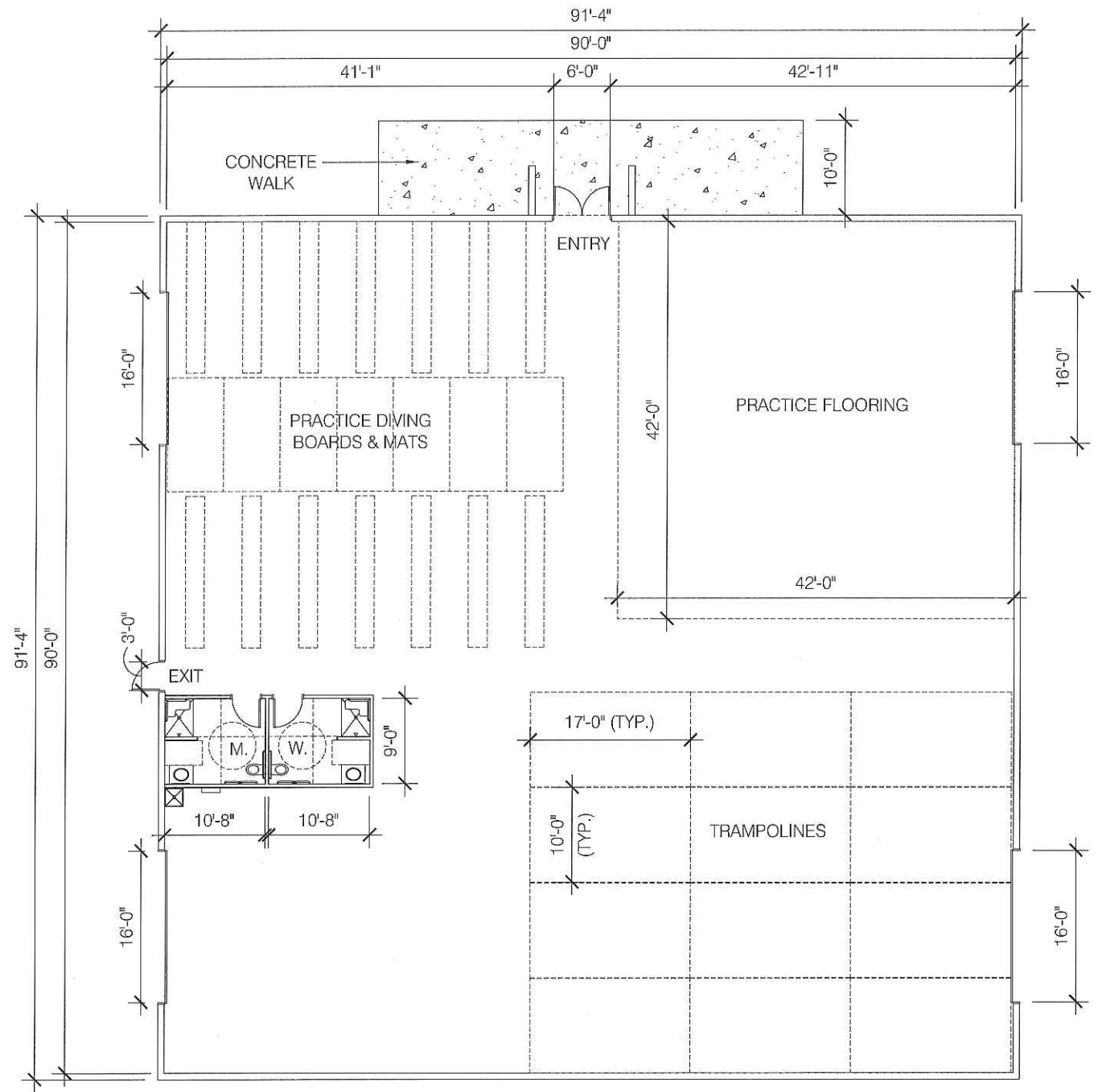
**01** SOUTH ELEVATION

# PROPOSED STORAGE BUILDING ELEVATIONS



**02** STORAGE BUILDING FLOOR PLAN

EXISTING STRUCTURE TO BE DEMOLISHED & EXISTING SLAB REUSED FOR NEW STRUCTURE



**01** DRYLAND FLOOR PLAN

# PROPOSED DRYLAND BUILDING PLAN & NEW STORAGE