2015057164 ORDINANCE $31.00
11/04/2015 02:31:51P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

31.00 9 2 pgs

ORDINANCE NO. 52-10-15

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA TO GRANT A WAIVER REGARDING FILL WITHIN THE FLOOD HAZARD "FH" DISTRICT

An Ordinance to amend the Unified Development Ordinance (the "UDO") for the City of Noblesville, Hamilton County, Indiana enacted by the City of Noblesville pursuant to its authority under Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and;

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to Application #002336-2015 concerning the waiver of the prohibition of fill within the Flood Hazard Zoning District for Federal Hill Commons at their meeting on October 19, 2015 and sent its favorable recommendation to the Common Council of the City of Noblesville (the "Common Council") 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 is hereby amended as follows:

Section 1. The subject real estate as illustrated and attached as "Exhibit A", and as situated between State Road 32 and Logan Street, west of State Road 19 and east of Nixon Street within the Federal Hill Planned Development (FeHiPD), all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County.

Section 2. The purpose of this ordinance is essential to the provisions in Article 8. Zoning Districts, Part G. Flood Hazard (FH) District, Section 8. Prohibited Uses within the City of Noblesville's Unified Development Ordinance ("UDO") which prohibits fill within the

Flood Hazard District. The UDO further prescribes that in order to acquire a waiver for this provision the applicant must provide an engineering analysis showing the limits of the floodway, floodway fringe, and 100-year elevation for the site.

Section 3. The UDO also states in Article 8. Zoning Districts, Part G. Flood Hazard (FH) District, Section 12. Permit and Data Standards and Requirements that the total cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the regulatory flood level more than 0.10 of one foot and will not increase flood damage or potential flood damage.' Said engineering analysis has been completed by a professional engineer (Exhibit B) and verifies that the construction of the park will have a net-zero (0.00) effect on the regulatory flood level.

Section 4. Upon passage of this ordinance and based upon its requisite information a waiver is granted to allow fill within the Flood Hazard District in Federal Hill Commons as prescribed by Exhibit B.

Section 5. This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

Section 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Noblesville Common Council on this 27th day of October, 2015.

This document prepared by Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060.

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060

COMMON COUNCIL

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 21st day of Oct, 2015.

John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

Janet S. Jaros, Clerk–Treasurer

Exhibit A

City of Noblesville GIS
Empowering Users, Serving Citizens
Address, Parcel No, Place, etc.
Help
About
More
Street
Aerial
Historic Aerial
Feedback
2015 Ortho
N 8th St
Logan St
W Logan St
Allen St
32
West Noblesville
Logan Street Subdivision

Exhibit B

September 23rd, 2015

Butler Fairman Seufert
CIVIL ENGINEERS

Headquarters:
8450 Westfield Blvd., Suite 300
Indianapolis, IN 46240-5920
T 317.713.4615
F 317.713.4616
E bfs@BFSEngr.com
www.BFSEngr.com

Branch Locations:
Fort Wayne
Jeffersonville
Lafayette
Merrillville
Plainfield

Founded 1961

ACEC INDIANA

Christy Langley, Director
Noblesville Planning Department
City Hall
16 South 10th Street
Noblesville, IN 46060

RE: Hydraulic Analysis for New Federal Hill Park Construction West of State Road 19. Noblesville, IN.

To Whom It May Concern:

Please find below our summary of hydraulic findings based on the impacts of the planned park development west of State Road 19.

It is our understanding that the City of Noblesville plans to construct a new park west of State Road 19 between Logan Street and Conner Street. To construct this new park, additional fill will be placed within the White River floodplain to raise the grade for various portions of construction. To study the potential impacts of this fill, a hydraulic analysis was completed utilizing HEC-RAS (v4.1) and the Indiana Department of Natural Resources (IDNR) approved permit model FW-26149.

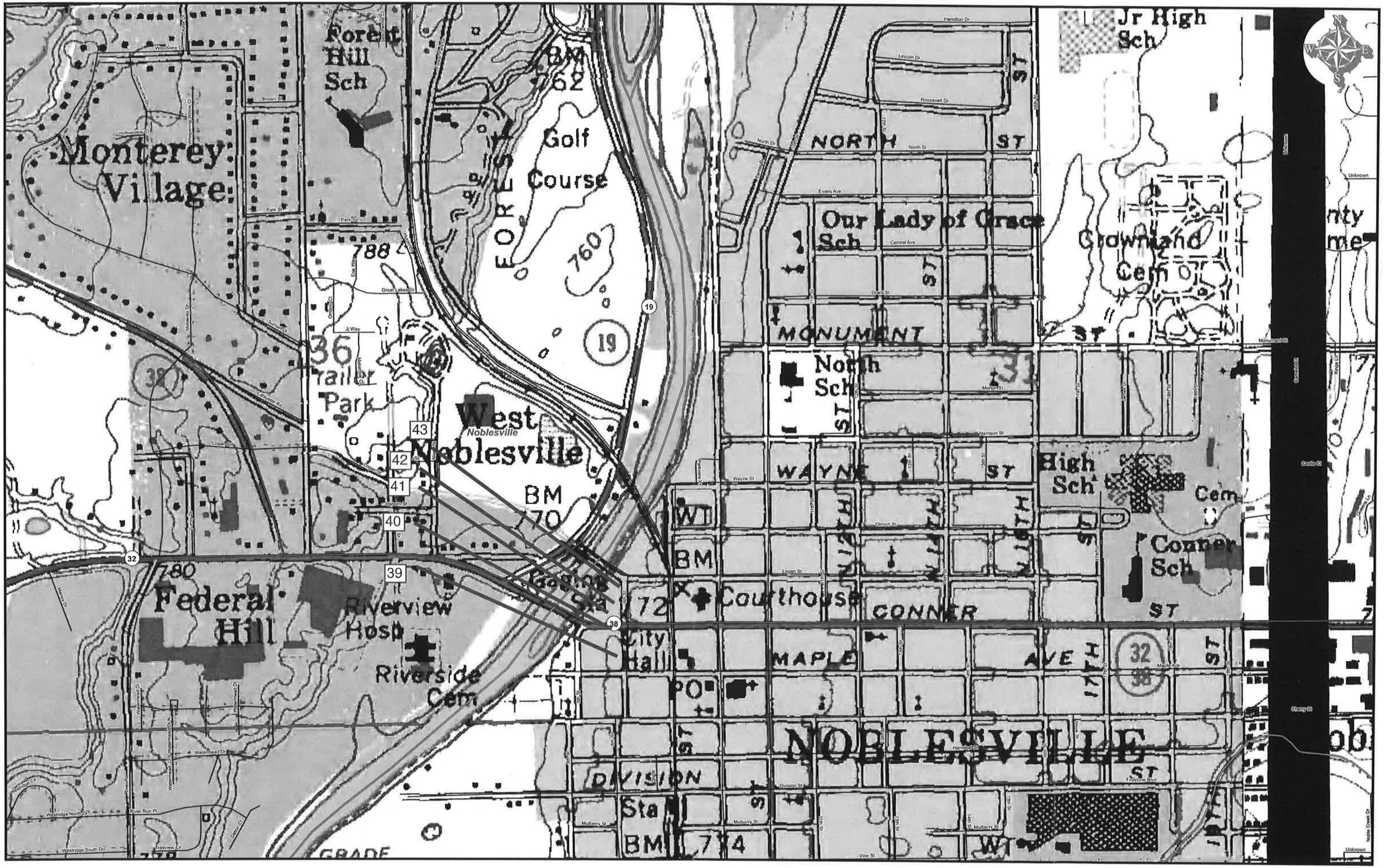
The above mentioned model contains cross sections and structures along the stretch of The White River between Conner Street and the Greenway Bridge. Cross sections that intersected areas within the proposed park had obstructions added to them to imitate proposed fill and buildings. In addition, these sections also contained the proposed Riverwalk geometry on the east river banks including boardwalks and retaining walls. Findings from the analysis may be seen below.

The proposed fill does not affect backwater levels within the study reach. The portion of floodplain that fill will be placed in is an ineffective flow area that does not contribute to backwater levels upstream. In order for flow to become effective, flood waters will need to enter the west overbank and overtop both Logan and Conner Street, which currently does not occur based on the hydraulic models. Upon analyzing this information, we feel the proposed park construction will not have negative impacts upstream. Output from our model and additional appendices are provided for your information. If you have any questions, please do not hesitate to contact us.

Sincerely,

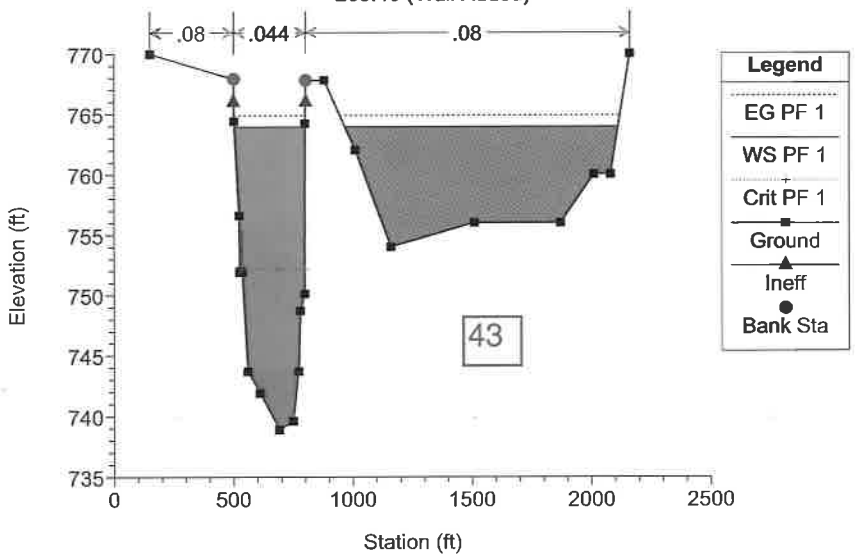
Bryan Wright, P.E.
Butler, Fairman, and Seufert Inc.

cc. John Beery, City Engineer


Forest Hill Sch
Monterey Village
BM 762
Golf Course
FORE
760
788
19
Our Lady of Grace Sch
NORTH ST
Jr High Sch
Crownland Cem
MONUMENT ST
North Sch
36
Trailer Park
43
West Noblesville
Noblesville
42
41
40
39
38
32
BM 770
780
Federal Hill
Riverview Hosp
Riverside Cem
BM
Courthouse
CONNER ST
High Sch
Cem
Conner Sch
City Hall
MAPLE AVE
PO
WAYNE ST
NOBLESVILLE
DIVISION
Sta
BM 714
GRADE

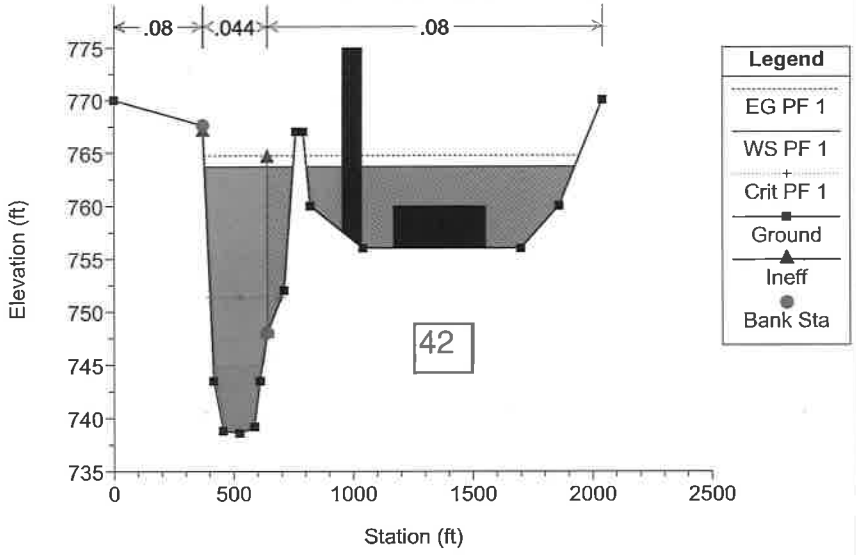
RiverWalkProposed with Park Obstruction Plan: Imported Plan 01 9/23/2015

263.46 (Trail Added)



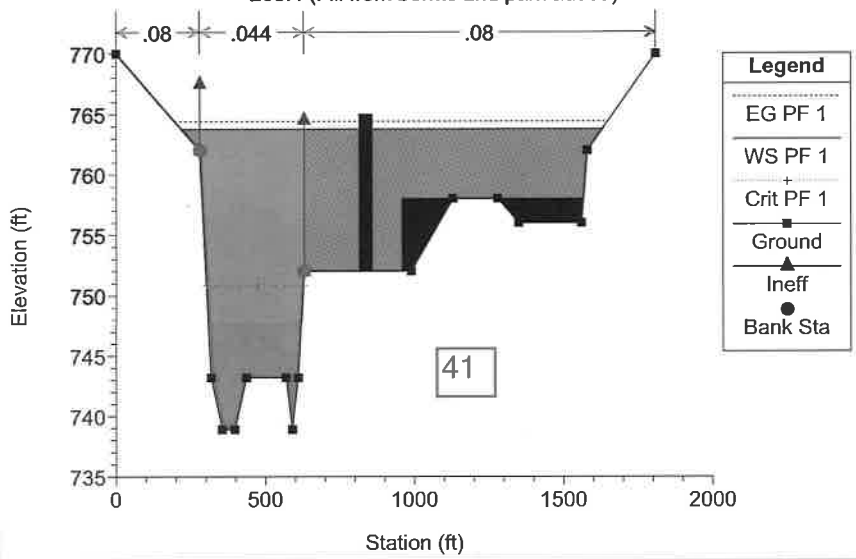
RiverWalkProposed with Park Obstruction Plan: Imported Plan 01 9/23/2015

263.44 (Bank and Berm Fill Added)



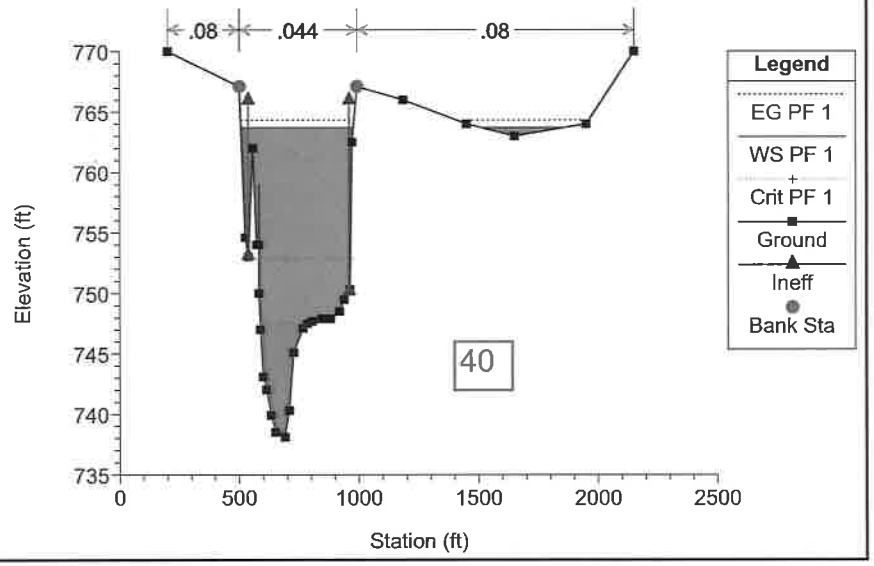
RiverWalkProposed with Park Obstruction Plan: Imported Plan 01 9/23/2015

263.4 (Fill from berms and park added)



RiverWalkProposed with Park Obstruction Plan: Imported Plan 01 9/23/2015

263.39



Hydraulic Analysis Output (No Fill in Park)

HEC-RAS Plan: Imported Pla River: RIVER-1 Reach: Reach-1 Profile: PF 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	54	PF 1	46000.00	741.70	768.64		768.80	0.000270	4.57	21089.42	1957.42	0.16
Reach-1	53	PF 1	46000.00	741.30	768.36		768.57	0.000307	5.02	18912.35	1784.54	0.18
Reach-1	52	PF 1	46000.00	738.40	767.80		768.11	0.000394	5.05	14092.88	1441.46	0.19
Reach-1	51	PF 1	46000.00	738.20	767.48		767.78	0.000436	5.96	16091.72	1532.08	0.21
Reach-1	50	PF 1	46000.00	739.00	766.55		766.80	0.000321	5.00	17747.72	1825.16	0.18
Reach-1	49	PF 1	46000.00	738.00	766.02	751.55	766.52	0.000531	6.09	9546.80	629.22	0.23
Reach-1	48	PF 1	46000.00	736.60	765.16	752.71	766.35	0.001215	8.76	5250.27	290.92	0.32
Reach-1	47.5		Bridge									
Reach-1	47	PF 1	46000.00	736.60	764.48	752.71	765.74	0.001329	9.03	5092.16	288.97	0.34
Reach-1	46	PF 1	46000.00	738.00	764.52	751.48	765.49	0.000945	7.88	5839.24	586.53	0.29
Reach-1	45	PF 1	46000.00	738.60	764.16	751.37	765.23	0.001100	8.31	5533.97	1495.94	0.31
Reach-1	44	PF 1	46000.00	738.90	764.13	752.15	765.04	0.001080	7.69	5981.85	1447.88	0.30
Reach-1	43.5		Bridge									
Reach-1	43	PF 1	46000.00	738.90	763.94	752.15	764.87	0.001111	7.76	5925.86	1441.60	0.31
Reach-1	42	PF 1	46000.00	738.60	763.68	751.35	764.74	0.001035	8.23	5590.43	1493.43	0.31
Reach-1	41	PF 1	46000.00	738.90	763.78	750.83	764.41	0.000660	6.41	7177.21	1413.26	0.25
Reach-1	40	PF 1	46000.00	738.10	763.71	752.87	764.33	0.000829	6.30	7299.85	826.52	0.27
Reach-1	39.5		Bridge									
Reach-1	39	PF 1	46000.00	738.10	763.45	752.89	764.12	0.000908	6.60	6967.80	691.65	0.28
Reach-1	38	PF 1	46000.00	738.90	763.38	750.83	764.04	0.000705	6.54	7037.91	1387.89	0.26
Reach-1	37	PF 1	46000.00	737.80	762.71		763.16	0.000564	6.16	12972.07	1335.73	0.23
Reach-1	36	PF 1	46000.00	734.30	762.26		762.59	0.000398	5.20	14980.38	1479.69	0.20
Reach-1	35	PF 1	46000.00	741.50	760.90	754.31	762.37	0.002369	9.74	4733.89	1564.85	0.44
Reach-1	34.5		Bridge									
Reach-1	34	PF 1	46000.00	741.50	760.29	754.31	761.89	0.002700	10.15	4535.43	1560.80	0.47
Reach-1	33	PF 1	46000.00	734.30	760.80		761.19	0.000522	5.68	13024.94	1480.02	0.22
Reach-1	32	PF 1	46000.00	737.60	759.20	752.72	759.78	0.000999	7.53	11050.90	1363.92	0.31

Hydraulic Analysis Output (Fill in Park)

HEC-RAS Plan: Imported Pla River: RIVER-1 Reach: Reach-1 Profile: PF 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
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Reach-1	36	PF 1	46000.00	734.30	762.26		762.59	0.000398	5.20	14980.38	1479.69	0.20
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Reach-1	34	PF 1	46000.00	741.50	760.29	754.31	761.89	0.002700	10.15	4535.43	1560.80	0.47
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