



## PLAN COMMISSION STAFF REPORT

---

ITEM NO: 2

APPLICATION NO: LEGP-000141-2024

MEETING DATE: September 16, 2024

SUBJECT: Special Consideration

PETITIONER(S): Yoo Direct Properties, LLC, Owner  
Min Yoo, Applicant

SUMMARY: Special consideration request to permit an indoor commercial recreation use in the industrial/office land use type in the Corporate Campus Planned Development zoning district

LOCATION: 9535, 9555, 9575 E. 151<sup>st</sup> Street

RECOMMENDATION: Approval

PREPARED BY: Amy Steffens, AICP  
Senior Planner  
[asteffens@noblesville.in.gov](mailto:asteffens@noblesville.in.gov)  
317-776-6325

---

## **Planning Terms**

***Special Consideration*** – A use requiring specific approval by the Plan Commission and the Common Council because of its unique or unusual nature accompanied with special conditions.

## **Procedure**

The application was filed for a public hearing at the September 16, 2024 Plan Commission meeting. Prior to the public hearing before the Commission, a published legal notice was advertised in the newspapers and notice of the meeting sent to the surrounding property owners. The Plan Commission will conduct the public hearing and either recommend approval, denial, or approval with modifications or conditions of the application to the Common Council.

## **Correspondence**

None.

## **Background Information**

The subject site is a 2.27-acre parcel in Washington Business Park. The site fronts onto North Pointe Boulevard to the west, with access taken from 151<sup>st</sup> Street to the north. A 23,976-square foot multi-tenant industrial/commercial building was constructed in 2023. Tenants include a functional and aesthetic medical practice and a warehouse.

## **Summary**

The property is located within the Corporate Campus Planned Development District with a designated land use of *industrial/office* and a subdistrict overlay of *view corridor*. The purpose of the Corporate Campus is to encourage economic development activity and high quality, well-integrated developments expanding employment opportunities for the city of Noblesville. Permitted uses in this land use type include an array of office and institutional uses (i.e. offices, health care practitioners, animal hospitals) and industrial uses (i.e. laboratory, manufacturing, distribution facilities, research facilities).

Proposed is a 4,500-square foot indoor commercial recreation use within the last vacant tenant space of the existing commercial building. *Indoor commercial recreation* is a special consideration use in the industrial/office land use type. Specifically, the tenant would be Contenders Wrestling Academy, a youth wrestling club for children ages four to 18. Hours of operation would be Monday through Friday from 5 pm to 9 pm, and on the weekends by appointment only. No special events, such as tournaments, are proposed to be held on-site.

The future land use map in the Comprehensive Plan designates Innovation/Flex Mixed Use for this site. "This typology allows for low-intensity production and office/retail use that is compatible to the surrounding neighborhood and commercial development."

Because of the modest size of the proposed indoor commercial recreation use and the limited anticipated hours of operation, the use would be compatible to the surrounding commercial and industrial users and to the intent of the Innovation/Flex Mixed Use designation. Because the use would operate during the adjacent user's off-hours, traffic on-site and along East 151<sup>st</sup> Street is not likely to be impacted. If recommended for approval, staff recommends that a condition be added that special events shall receive a temporary use permit per UDO §9.G.3.

## History

<i>Item</i>	<i>Description</i>
<b><i>Surrounding Land Uses</i></b>	<b><i>North</i></b> – CCPD, electrical supply business <b><i>South</i></b> – PB, Noblesville Business Park <b><i>East</i></b> – CCPD, under-construction industrial user <b><i>West</i></b> – CCPD, under-construction industrial user
<b><i>Comprehensive Master Plan and Future Land Use</i></b>	The future land use map in the Comprehensive Plan designates Innovation/Flex Mixed Use for this site. "This typology allows for low-intensity production and office/retail use that is compatible to the surrounding neighborhood and commercial development."
<b><i>Traffic Circulations and Thoroughfare Plan</i></b>	North Pointe Boulevard to the west is a collector street. 151 <sup>st</sup> Street to the north is a local street.
<b><i>Environmental and Utility Considerations</i></b>	None; existing structure.
<b><i>Technical Advisory Committee</i></b>	Not required; existing structure.

### **Attachments**

Exhibit 1	Aerial photograph
Exhibit 2	Applicant's project plans

### **Recommendation**

An indoor commercial recreational use would be compatible with the adjacent commercial and industrial uses and with the *industrial/office land use type*. Staff supports a favorable recommendation of application LEGP-000141-2024 with the conditions listed below.

### **Motions**

1. Motion to approve LEGP-000141-2024 to permit an indoor commercial recreation use as a special consideration as per the presentation and staff report, and with the condition that special events shall receive a temporary use permit per UDO §9.G.3.
2. Motion to deny application LEGP-000141-2024 based on staff report and presentation (*support with reasons*).
3. Motion to continue application LEGP-000141-2024 until (*October 28, 2024 or November 18, 2024*).