



PLAN COMMISSION STAFF REPORT

ITEM NO: 2

APPLICATION NO: PLAT-000214-2024

MEETING DATE: January 21, 2025

SUBJECT: Approval of Primary Plat

PETITIONER(S): Charlie Mattox, CrossRoad Engineers (applicant)
International Disaster Emergency Services Inc (owner)

SUMMARY: Commission to consider a Primary Plat for the combination of two parcels into a one-lot industrial subdivision to be known as IDES Subdivision

LOCATION: 355 Park 32 West Drive

RECOMMENDATION: Approval

PREPARED BY: Amy Steffens, AICP
Senior Planner
asteffens@noblesville.in.gov
317-776-6325

Planning Terms

Primary Plat – A preliminary drawing or drawings, described in these regulations which indicates the proposed manner or layout of the subdivision to be submitted to the Plan Commission for approval.

Procedure

The primary plat application was filed in October, 2024 for consideration at the November 21, 2024 Technical Advisory Committee meeting and for public hearing at the December 9, 2024 Plan Commission meeting. However, pending variance application consideration at the January 6, 2025 Board of Zoning Appeals meeting, the public hearing was subsequently scheduled for the January 21, 2025 Commission meeting. The Plan Commission hears the evidence presented by Staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed plat or to just ask questions. The Plan Commission is the final authority over primary plats. As the platting process is ministerial, if the requirements of the Unified Development Ordinance are met, the Plan Commission is bound by State Statute to approve the primary plat. The Plan Commission has the authority to modify the proposal and/or attach conditions to their approval. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspapers and public hearing notices are sent to the surrounding property owners per the adopted Rules of Procedure and have satisfactorily been completed. Beginning with the filing deadline date, the overall process is approximately 50 days provided there are no continuances.

Correspondence

Staff has not received any correspondence regarding this application.

Summary

Proposed project is the combination of a 3.23-acre metes and bounds parcel (10-10-03-00-00-005.001) and a platted 3.34-acre lot (10-10-03-02-01-007.000) in the Park 32 West subdivision. The one-lot industrial subdivision would be known as the IDES Subdivision. The platted lot is improved with a 23,714-square foot industrial building constructed in 1981, within an existing industrial park, zoned I-1/SR 32 overlay. The site is occupied by International Disaster Emergency Services, an organization that provides international humanitarian relief.

The combination of the two parcels of land allows for a building expansion on the west side of the existing industrial building and retention and parking lot expansion on the western half of the resulting land combination.

In reviewing the applications for primary plat approval, the Plan Commission shall consider the following criteria per UDO Section 5.B.2.B.

1. *The degree to which the application meets the criteria for Site Plan Review found in Article 4, Part B, Section 2 (E), as determined by the reports of the Technical Advisory Committee and Director of Planning and Development;*

The primary plat application was reviewed for the November 21, 2024 TAC meeting and all requirements must be met prior to acceptance of a secondary plat.

2. *Consistency with the goals and objectives of the Comprehensive Plan;*

The Comprehensive Plan envisions light industrial uses. The site is zoned I-1, as are the parcels to the north, west, and east. The proposed primary plat is consistent with the goals and objectives of the Comprehensive Plan for industrial use.

3. *Consistency with the purposes of the zoning district in which it is located;*

The site is zoned I-1/SR 32 overlay, will remain so zoned, and would allow for the continued use and development of the site for light industrial uses as specified in §8.H.8. and Appendix C of the UDO.

4. *The presence or absence of any exceptions to the development standards for the zoning district in which it is located, any general development standards, or Article 6, Site Design and Improvement Standards; as evidenced by the listing of any exceptions in the primary plat application;*

On January 6, 2025 the Board of Zoning Appeals conducted a public hearing for variance applications BZNA-000241, 242, 243, 244, 245, 246, 247, 248-2024 to SR 32 overlay development standards to allow for a building addition to exceed the maximum permitted building height of 20 feet; without the required modulated façade or projected cornice; a building façade parallel with Midland Trace to exceed the maximum permitted building façade of 80 feet; without the required minimum 20 percent of the wall square footage composed of glazed areas or having a glazed appearance; with roof pitch less than the required 4:12 pitch; no installation of an artistic piece for a development with frontage on Midland Trace; without the required minimum masonry materials; and for loading berths on the north side of the building to be visible from the Park 32 right-of-way and adjacent properties.

The BZA approved the variance applications with the conditions that additional architectural features, such as awnings or faux windows, shall be provided on the south façade of the proposed warehouse addition and a photometric plan of the full site shall be submitted.

5. *The presence or absence of any protective covenants for the subdivision which would alter its impact from what would typically be permitted in the zoning district in which it is located; as evidenced by the inclusion of any covenants in the primary plat application.*

Not applicable.

History

<i>Item</i>	<i>Description</i>	<i>Analysis</i>
<i>Surrounding Land Uses</i>	<i>North</i> – I-1/SR 32 overlay <i>South</i> – R-3/PD <i>East</i> – I-1/SR 32 overlay <i>West</i> – I-1/SR 32 overlay	<i>Adjacent land uses to the north, west, and east are industrial users. To the south is Midland Trace Trail and single-family residential</i>
<i>Comprehensive Master Plan and Future Land Use</i>	<i>Light industrial</i>	<i>Industrial activities of a higher intensity such as warehousing, storage facilities, construction, and utility providers are the primary uses within this area. These uses are typically larger in scale with greater impact to the surrounding environment due to noise, vibration, and pollution. Adjacent uses of a lesser intensity, such as commercial production, and innovation/flex uses act as buffers to surrounding residential uses.</i>
<i>Traffic Circulations and Thoroughfare Plan</i>	<i>Park 32 West Drive</i>	<i>Local road</i>
<i>Environmental and Utility Considerations</i>		<i>None</i>
<i>Technical Advisory Committee</i>		<i>TAC review November 21, 2024; secondary plat TAC review required.</i>

Attachments

Exhibit 1	Aerial photograph
Exhibit 2	Primary Plat

Recommendation

Staff recommends approval of application for the primary plat known as IDES Subdivision, PLAT-000214-2024, with the following stipulation:

1. All Technical Advisory Committee requirements shall be met prior to signature of the Secondary Plat for recording.

Motion Options

1. Motion to approve application for the primary plat known as IDES Subdivision, PLAT-000214-2024. Approval is subject to the stipulation that all Technical Advisory Committee requirements shall be met.
2. Motion to deny application PLAT-000214-2024 (*support with reasons*).
3. Motion to continue application PLAT-000214-2024 until (*date*).