



PLAN COMMISSION STAFF REPORT

ITEM NO: 4

APPLICATION NO. LEGP NO. 0265-2024

MEETING DATE: February 18, 2025

SUBJECT: Text amendments to adopted PD Ordinance

PETITIONER(S): Pulte Homes of Indiana, LLC

SUMMARY: Updates to residential bulk standards, Area D site intensity standards and signage

LOCATION: South of E. 166th Street, west of Olio Road, north of E. 156th Street, and east of Boden Road

WAIVERS REQUESTED: NA

RECOMMENDATION: Approval

PREPARED BY: Joyceann Yelton, Development Services Manager
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Planning Terms

Text Amendment – A modification that clarifies or preserves the written provisions of an adopted ordinance or creates a new provision. It may correct an error or inconsistency or meet the challenge of changing conditions.

Procedure

The application was filed and is now ready for a public hearing at the February 18, 2025, Plan Commission meeting. The proposed amendment is discussed at a Plan Commission Meeting where a public hearing is held. 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 amendment. The Plan Commission then makes a recommendation to the Common Council for either adoption, denial, or amends the applicants' proposal. The Plan Commission has the authority to modify the proposal and/or attach conditions to the recommendation. The Council then hears the proposal, including the Plan Commission's recommendation possibly at two separate Council meetings. At the final Council meeting the amendment is adopted, denied, or modified by the Council. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspaper and public hearing notices are sent to the surrounding property owners by certificate of mailing. Notices were sent to the surrounding property owners as required.

Correspondence

As of the time of writing, Staff had not received any inquiries regarding the application.

Summary

The applicant is proposing text amendments to the planned development ordinance that was adopted in December 2023 for the development of the "Finch Creek Planned Development" that contains 600 +/- acres bounded by E. 166th Street, Olio Road, E. 156th Street, and Boden Road. (Exhibit 1 – Aerial Photograph) This particular development includes traditional single-family, specialty single-family, Del Webb homes, townhomes, multi-family, senior multi-family and neighborhood commercial uses. (Exhibit 2 – Conceptual Layout). Improvement location permits have been issued for the 600 acres allowing them to install infrastructure, earth-moving activities, and site-balancing. As they are beginning to obtain building permits for some of the structures, it has become apparent that some minor tweaks need to be made to the planned development ordinance.

The following are the proposed amendments:

1. Summary Table for Residential Bulk Standards: Maximum Lot Coverage will be increased from 55% to 60%. It was discovered on some of the larger homes, if they have a room addition then it would exceed the 55% maximum lot coverage. In many of the

adopted planned development ordinances, we have seen 60% or in some cases greater. This would apply in all areas except for the specialty home area.

2. The site intensity for Area D which includes multi-family units, townhomes, and commercial/retail space will be modified to permit 7,500-SF of retail space (10,000-SF) and defines what areas are counted towards the square footage.
3. Section 16 – Signs modified the language to include “neighborhood blade” sign as opposed to just “blade” sign. Provided a cap on the number of neighborhood sign to 30 and placed at intersections with a maximum height of 10-FT.
4. Allow a ground sign at each location for the amenity areas that being one in Del Webb and the other in Area B of the single-family area.

Finally, the proposed ordinance with the changes will be the newly adopted ordinance as it contains all of the same information except the four noted items above.

History

Planned Development Originally adopted in December 2023

Attachments

Exhibit 1 – Aerial Photograph

Exhibit 2 – Conceptual Layout

Exhibit 3 – Proposed Ordinance

Recommendation

Staff recommends approval of the amendments to the text of the adopted development plan ordinance for “Finch Creek Planned Development” as the amendments are minor tweaks for the overall development prior the issuance of many permits and the overall concept has not changed.

