



PLAN COMMISSION STAFF REPORT

ITEM NO: 4
APPLICATION NO. LEGP 000130-2023
MEETING DATE: October 23, 2023
SUBJECT: Adoption of a Planned Development Ordinance
PETITIONER(S): City of Noblesville – Owner
SUMMARY: Planned Development Ordinance for approximately 32 acres.
LOCATION: 14200 block of East 141st Street
WAIVERS REQUESTED: None
RECOMMENDATION: Forward with a favorable recommendation
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Planning Terms

Corporate Campus Planned Development District (CCPD) – The CCPD was adopted to encourage economic activity and high quality, well-integrated developments along the north and south sides of the East 146th Corridor between State Road 37 and Prairie Baptist Road and was eventually extended to incorporate all ground south of 146th Street to Atlantic Avenue. This district is intended to provide a broad range of uses, thus expanding employment opportunities in Noblesville and enhancing its tax base. Within the CCPD are several land use subdistricts that represent physical character areas with each subdistrict tailored to a purpose with use, bulk and site development standards reflective of its location, function, and desired appearance within the CCPD.

Zoning – A division of a municipality into districts for the regulation of the use of real property. The districts include residential, commercial, industrial, and floodplain. The regulations limit the use, design, and set bulk requirements for properties within the City’s jurisdiction. Zoning district help to maintain orderly growth and development of the City based upon the Comprehensive Master Plan.

Change of Zoning – An amendment to a zoning map to effect a change in the nature, density, or intensity of uses allowed on a designated parcel or land area.

Planned Development – A large scale unified development consisting of a parcel or parcels of land, controlled by a single owner to be developed as a single entity. The area of land in which a variety of residential, commercial, and/or industrial uses are planned and developed as a whole according to the adopted preliminary development plans and approved detailed plans, with more flexible standards, such as lot size, uses and setbacks, than those restrictions that would normally apply to a specific zoning district.

Preliminary Development Plan – The initial development plans as proposed for a Planned Development following approval by the Plan Commission and adoption by the Common Council of said drawings and Planned Development (PD) ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

Waiver – A specific modification or lessening of the regulations of the Unified Development Ordinance granted by the Plan Commission and Common Council of said drawings and Planned Development (PD) ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

Procedure

This petition was submitted for hearing by the Plan Commission at its October 23, 2023, meeting. Prior to the Plan Commission meeting a legal notice is published in the newspapers, notice of the meeting is sent to the surrounding property owners by certificate of mailing, and a sign is posted on the property. The Plan Commission hears evidence presented by Staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed amendment. Upon completion of the public hearing the Plan Commission votes on a recommendation to the Common Council for adoption, denial, or no recommendation. The Plan Commission has the

authority to modify the proposal and/or attach conditions to the recommendation. At two separate Council meetings the proposed ordinance is discussed, and final decision is made by the Council as to adoption, denial, or modification of said ordinance. Should the Council approve the planned development ordinance, construction plans would be filed for administrative review.

Correspondence

None

Summary

The approximately 32-acre site is located approximately 1300 feet east of Olio Road, on the south side of 141st Street. The property is currently zoned CCPD (Corporate Campus Planned Development) and is located within the Industrial/Office land use category, however, the City Council is currently considering a proposal to change the land use category to Commercial/Office. The majority of the property in the area is either agricultural or larger lot residential properties, but BorgWarner is located just west of this site, and the Indiana Joint Recovery Center is about to begin construction just behind that facility.

The petitioner is requesting approval of a planned development ordinance for this site. This change, along with the change to the Land Use Category, is being requested to allow for the construction of a proposed new multi-purpose event facility that will house the Pacers G League Team when they relocate to Noblesville from Fort Wayne. In addition to the multi-purpose event center, the petitioner is proposing the construction of a parking garage, a mixed-use residential building, and a hotel.

The site is located within an area known as Innovation Mile. The City has been working for the past year on the development of a master plan for the area, and the master plan will be presented to the Plan Commission for consideration at their October 2023 meeting. There will also be an amendment to the Unified Development Ordinance that lays out the proposed zoning regulations for the area at the end of the year. Given the logistics and timing of moving a team to the area and achieving project milestones, construction on these facilities needs to proceed at a relatively rapid pace. Based upon the timing of construction, staff recommended that the petitioner request a change to the land use category and adopt a planned development ordinance to allow the development of the property under the existing zoning.

The proposed planned development ordinance proposes the creation of a review committee to regulate the development of the property. The committee would be a mix of appointed Plan Commission members (2), appointed Common Council members (2), and three staff members including Economic Development Director, Community Development Director, and City Engineer. Each of the Staff members have the ability to appoint a designee. Planning Staff would serve as support staff for this committee in much the same way they interact with the Plan Commission. The committee would be responsible for approval of the development on the site and would look at architecture, bulk requirements, landscaping, signage, transportation and circulation, and parking. All development within the area (32 acres) would be guided by the general development principles outlined in the Innovation Mile Master Plan.

Item	Description	Analysis
Surrounding Land Uses	<p>North – vacant/agricultural</p> <p>South – office/vacant</p> <p>East – vacant/agricultural</p> <p>West – vacant</p>	<p>The surrounding land uses are mostly vacant or agricultural uses. The southern boundary of the property is I-69 and there is a medical office and vacant lot on the Fishers side.</p>
Comprehensive Master Plan and Future Land Use	<p>Innovation/Flex MU</p>	<p>Assembly facilities, research and design labs, technology, maker spaces, and flex office/commercial are the predominant uses. The goal is to promote campus environments with some residential located within upper levels and retail spaces on the ground floor. Scale varies greatly within this district based upon the surrounding uses.</p>
Traffic Circulations and Thoroughfare Plan	<p>141st Street – Collector</p>	<p>Collectors are a system of streets and roads which generally serve travel of primarily intra-area and intra-county importance with approximately equal emphasis to traffic circulation and land access service. The “collector” system is generally further stratified into “major” and “minor” categories. The system collects and distributes traffic between arterial and local systems.</p>
Environmental and Utility Considerations	<p>n/a</p>	<p>No concerns identified at this time.</p>
TAC Comments	<p>n/a</p>	<p>n/a</p>

Attachments

Exhibit 1 – Aerial Photograph

Exhibit 2 – Current Zoning Map

Exhibit 3 – Conceptual Site Plan

Exhibit 4 – Proposed Ordinance

Recommendation

Staff recommends the Commission forward with a favorable recommendation (Option 1 below) to the City Council for adoption of the Planned Development Ordinance for approximately 32 acres located in the 14200 block of East 141st Street on the south side of the road per submitted application LEGP 000130-2023.

Motion Options

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the Planned Development Ordinance for approximately 32 acres located in the 14200 block of East 141st Street on the south side of the road per submitted application LEGP 000130-2023.
2. Motion to forward this petition with an unfavorable recommendation to the City Council for denial of the Planned Development Ordinance for approximately 32 acres located in the 14200 block of East 141st Street on the south side of the road per submitted application LEGP 000130-2023. (support with reasons)
3. Motion to continue application LEGP 000130-2023 until the (date) meeting.