



## PLAN COMMISSION STAFF REPORT

---

**ITEM NO:** 3  
**APPLICATION NO.** LEGP 000040-2023  
**MEETING DATE:** October 23, 2023  
**SUBJECT:** Amendment to the Comprehensive Plan  
**PETITIONER(S):** City of Noblesville  
**SUMMARY:** Request for an amendment to the Comprehensive Master Plan to include the Innovation Mile Master Plan  
**LOCATION:** I- 69 to a point approximately 2400 feet north from Olio Road to Cyntheanne Road  
**WAIVERS REQUESTED:** None  
**RECOMMENDATION:** Forward with a favorable recommendation  
**PREPARED BY:** Denise Aschleman, Principal Planner  
[daschleman@noblesville.in.us](mailto:daschleman@noblesville.in.us)  
317-776-6325

---

## Planning Terms

**Amend or Amendment** – Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of a district, or any repeal or abolition of any map, part thereof, or addition thereto.

**Comprehensive Plan (Comprehensive Master Plan)** – A plan adopted by the Plan Commission and Common Council, pursuant to State law, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof. The document shall include:

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

## 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. 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 amendment is discussed, and final decision is made by the Council as to adoption, denial, or modification of said comprehensive plan. Should the Council approve the change to the comprehensive plan, development within the boundaries would be governed by the principles laid out in the plan, and amendments to the Unified Development Ordinance reflecting the concepts laid out in the plan will be developed and brought for adoption.

## Correspondence

None

## Summary



In early 2022, City Staff, including Engineering, Economic Development, Mayor’s Office, and Planning, began the process of selecting a consultant to develop a master plan for an area near Olio Road and 141<sup>st</sup> Street. The initial study area ran from Olio Road to Prairie Baptist on either side of 141<sup>st</sup> Street. As the process continued to evolve, the eastern study area boundary moved from Prairie Baptist to Cyntheanne Road. Throughout 2022 and early 2023, Staff worked with WSP in the development of a master plan for this area.

From its introduction, the area being planned has been known as Innovation Mile. The intent of Innovation Mile was to develop a dynamic business and technology hub that will serve as an anchor for revolutionary thinking. It is also a gateway into our community that can leverage long-term growth opportunities and catalyze reinvestment in Noblesville. The majority of the property in the area currently is either agricultural or larger lot residential properties, but BorgWarner is located on the western edge of the area, and the Indiana Joint Recovery Center is about to begin construction at 141<sup>st</sup> Street and Borg Warner Drive. Those businesses can be used to help as a catalyst for future development in the area.

The proposed amendment to the Comprehensive Plan includes Urban Design Principles, Innovation Strategies, Placemaking Principles, land uses, mobility, and technology and sustainability initiatives. The land use plan incorporates a number of existing features in the area and highlights them including the natural corridor along Mud Creek, while also creating places that workers and neighbors will want to enjoy and values the pedestrian experience. The plan envisions the extension of 141<sup>st</sup> Street east from where it currently ends at Prairie Baptist Road. It would extend east across Mud Creek and end at Cyntheanne Road. A key component of the plan for the project team was that the plan needed to provide a clear vision for development in the area, but that the plan also needed to have some flexibility built in that is not necessarily seen from traditional zoning schemes. The plan accomplishes that by including a number of components in the Land Use System, such as a Future Land Use Plan, Street Hierarchy, Land Use Character, and Building Typologies.

**Attachments**

Exhibit 1 – Aerial Photograph

Exhibit 2 – Current Zoning Map

Exhibit 3 – Innovation Mile Master Plan

**Recommendation**

Staff recommends the Commission forward with a favorable recommendation to the City Council for adoption of the amendment to the comprehensive master plan to include the text relating to Innovation Mile per submitted application LEGP 000040-2023.

**Motion Options**

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the amendment to the comprehensive master plan to include the text relating to Innovation Mile per submitted application LEGP 000040-2023.
2. Motion to continue application LEGP 000040-2023 until the (date) meeting.