PLAN COMMISSION
STAFF REPORT

ITEM NO:	1	**APPLICATION NO. 0133-2017**
MEETING DATE:	**September 17, 2018**	
SUBJECT:	Text Amendments to the Unified Development Ordinance	
PETITIONER(S):	Planning Staff	
SUMMARY:	Text Amendments to the Unified Development Ordinance regarding Article 2 – Definitions; Article 3 – Administrative Bodies; and Article 8 – Zoning Districts	
LOCATION:	Non-applicable	
WAIVERS REQUESTED:	Non-applicable	
RECOMMENDATION:	Approval	
PREPARED BY:	Joyceann Yelton, Development Services Manager jyelton@noblesville.in.us 317-776-6325	

Planning Terms

Text Amendment – Is a modification that clarifies and preserves the written provisions of an adopted ordinance. It may correct an error or inconsistency or meet the challenge of changing conditions. The proposed amendment shall not adversely affect health, safety, morals, and general welfare of the public.

Procedure

The request for the text amendments to the Unified Development Ordinance was filed October 2, 2017 for a public hearing at the November 13, 2017 Plan Commission meeting. Since that initial public hearing, this item has been continued for several months in an attempt to bring forth standards that the building community can not only meet but construct. The last time this item was presented at the Plan Commission, it was continued after BAGI and others spoke at the meeting and the Plan Commission felt more work was required prior to them making a recommendation. The text amendments are initiated by Planning Staff for updates to the Unified Development Ordinance. The Plan Commission may approve, deny, or modify the proposed text amendments. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspapers. The Plan Commission conducts the public hearing and sends a recommendation to the City Council for final adoption of the request. The proposed ordinance is introduced at the first meeting of the Council with the final vote on the text amendments being conducted at a second meeting approximately two weeks later. The Council may accept the recommendation of the Plan Commission or they can override the recommendation of the Plan Commission and have the ability to modify the amendments. Beginning with the filing deadline date, the overall process is approximately 75-90 days. Planning Staff has requested a continuance on more than one occasion. The last presentation on this matter occurred at the June 16, 2018 Plan Commission meeting and prior to that it was March 19, 2018.

Summary

Planning Staff met again with BAGI and the builders to attempt to address their issues with the proposed Single-Family Architectural standards. The past few meetings have been very beneficial and we have modified the amendments since the June meeting. A word of caution, we as the City could not 100% of the issues but believe that the majority have been addressed. (Refer to Exhibit 1) The updates include new slightly modified procedures, new graphics, and additional definitions.

Attachments	***Exhibit 1***	***Proposed Amendments***
	Exhibit 2	***Comparison of old guidelines versus new standards***

Recommendation

Staff supports the adoption of proposed amendments.

Motions

1. Motion to forward a favorable recommendation to the Council for adoption of the text amendments regarding the Architectural Review Board as presented and per Application No. 0133-2017.

2. Motion to forward an unfavorable recommendation to the Council and a do not adopt of the proposed text amendments to the Unified Development Ordinance as per Application 0133-2017. ***List reasons***

3. Motion to continue Application No. 0133-2017 until the October _meeting.