



PLAN COMMISSION STAFF REPORT

ITEM NO: 1 **APPLICATION NO. -** 0021-2023

MEETING DATE: May 15, 2023

SUBJECT: Amendment to Government Use Overlay Planned Development

PETITIONER(S): Board of Commissioners for Hamilton County (Owners) and
Banning Engineering (Ryan Lindley-Applicant)

SUMMARY: Reduction of front yard setback along Pleasant Street and re-
certification of already granted waivers

LOCATION: 2003 Pleasant Street (4-H Fairgrounds)

WAIVERS REQUESTED: Reference report

RECOMMENDATION: Approval

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Planning Terms

Government Use Overlay - is a use of land within the zoning jurisdiction of the City of Noblesville by a unit of government or a subdivision thereof and having the power of eminent domain which is authorized by State Statute.

Condition - A restrictive or modifying factor that is essential to the occurrence of something else.

Stipulation - A condition, requirement, or item specified as a part of an agreement or ordinance.

Corporate Campus Planned Development District (CCPD) - The CCPD was adopted to encourage economic development activity and high quality, well-integrated developments along the north and south sides of East 146th Street Corridor between State Road No. 37 and Prairie Baptist Road. This district is intended to provide for a broad range of uses, thus expanding employment opportunities in Noblesville and enhancing its tax base. Within the CCPD are several land subdistricts that represent physical character areas with each subdistrict tailored to a purpose, use, bulk, and site development standards reflective of its location, function, and desired appearance within the CCPD.

Procedure

The application was filed in February for a public hearing at the April 17, 2023, Plan Commission meeting at which time Staff requested a continuance. The application is now ready to proceed to the public hearing process at the May 15, 2023 meeting. The proposed amendment to the adopted Government Use Overlay 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/stipulations to the recommendation. The Council then hears the proposal, including the Plan Commission's recommendations at two separate Council meetings. At the final Council meeting the item is introduced and either approved, denied, or modified as per the presentation and the proposed ordinance. 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 by certificate of mailing. Notices were sent to the surrounding property owners as required for this April meeting and publication in the newspapers occurred. No additional notification was required by the May meeting.

Correspondence

No correspondence reviewed. Staff did have one telephone call inquiring about the application as that surrounding property owner had received notice but had no comments. (Received prior to the April meeting)

Summary

With the adoption of a Government Use Overlay it allows the Plan Commission and Council to consider government uses that are (1) uses which are not expressly permitted with the zoning district or (2) variations from the development standards may exist.

The property is the site of the 4-H Fairgrounds located south of Pleasant Street and west of Clover Road. The site contains approximately 40 acres +/- (Exhibit 1 – Aerial Photograph). Surrounding land uses include the US Post Office, industrial, office, retail uses and residential. The underlying zoning district is I2-Industrial with an adopted planned development of Government Use Overlay (GUO). During 2005, the city adopted the Government Use Overlay for this acreage. At that time, there were specific waivers granted to identified buildings existing on the property at that time regarding setbacks, parking number reduction, reduction of building base landscaping and the elimination of endcaps in the parking lots.

As you are aware, the City of Noblesville is making improvements to Pleasant Street roughly from Cherry Tree Road to State Road 37. The City has been acquiring right-of-way from the adjacent property owners. Based on the roadway improvements there is additional right-of-way required for Pleasant Street and with that additional take of right-of-way, it further reduces the front yard setback that is required by the underlying zoning district. With the additional right-of-way there will be buildings removed such as Soil and Water Conservation, Household Waste Center, and O.V. Winks. Hamilton County's immediate proposal is for the construction of a Bicentennial building and pavilion, llama barn, and maintenance facility. Based on the underlying zoning district, the required front yard setback along Pleasant Street is 60-FT for a building and 20-FT for any parking lot setback. Based on the site plan submitted, (Exhibit 2 – Site Plan) it appears that the closest building would be approximately 47 feet from the right-of-way and parking would be within 12 feet of the right-of-way. Remember that this is the city obtaining right-of-way for improvements along Pleasant Street and this request is to legalize the setbacks for Hamilton County 4-H Fairgrounds and was not caused as a result of something that was completed by Hamilton County. Staff has included the architectural renderings of the three proposed buildings including the proposed signage. (Exhibit 3 – Architectural Elevations). Eventually, the existing digital sign at the Pleasant Street and Clover Road will be removed due to the improvements along State Road No. 37 and Pleasant Street. The last page of the architectural drawings indicates a wall and what is considered signage based on the definitions in the Unified Development Ordinance. The location of this wall/sign is along Pleasant Street, north of the proposed Bicentennial Building. This proposed wall/sign is two fold: (1) it hides all of the mechanical equipment and (2) it serves to identify the 4-H Fairgrounds along with a digital board that will continue to advertise events happening at this location. The largest letter on the wall is 36-inches in height with the top of wall being approximately 14.5 inches in height. Staff is supportive of this proposed wall/sign and the proposed buildings.

The 2020 Comprehensive Plan publicizes the area as "Downtown". This land use is established for residential, infill residential, mixed residential, commercial, institutional, parks and recreation and employment centers. Government Uses are considered institutional.

The 2021 Thoroughfare Plan denotes Pleasant Street as having a functional roadway classification of "secondary arterial". A "secondary arterial" is a roadway that collects and distributes traffic in a similar manner to primary arterials, except that these roads service minor traffic-generating areas such as community commercial areas and offices/employment centers.

Some of the waivers listed were originally approved previously but were specific to certain buildings, Staff is requesting that the previously approved waivers cover the entire site and not just specific buildings. Those waivers include:

1. Elimination of required parking space numbers specifically for animal related buildings and a reduction in other areas based on specific use of the building to be determined by the Director of Planning and Development and/or assigned Staff.
2. Elimination of building base landscaping specifically for animal related buildings.

New waivers include:

1. Reduction of the front building setback to approximately 47-FT.
2. Reduction of the front parking setback to 12-FT.
3. Allow of the sign/wall as present including size of wall and lettering.

History 2005 – Government Use Overlay Established

Analysis Table

Item	Description	Analysis
<i>Surrounding Land Uses</i>	North – U.S. Post Office, Industrial, Commercial South – Commercial and Residential East – Commercial West – Vacant, wooded area	<i>The surrounding land uses include commercial, residential, agricultural</i>
<i>Comprehensive Master Plan and Future Land Use</i>	<i>Downtown</i>	<i>Reference body of Staff Report</i>
<i>Traffic Circulations and Thoroughfare Plan</i>	<i>Pleasant Street (Secondary Arterial)</i>	<i>A major road that has many of the same characteristics of a primary arterial with traffic-generating areas such as employment centers and commercial areas.</i>
<i>Environmental and Utility Considerations</i>	-----	<i>None currently.</i>
<i>TAC Comments</i>	-----	<i>Minor comments were issued and have mostly been addressed.</i>

Attachments

Exhibit 1 – Aerial Photograph

Exhibit 2 – Site Plan

Exhibit 3 – Architectural Renderings/Sign

Recommendation

Staff supports the request for a reduction of the front yard setback for both the building and parking lot since we the City are requiring the right-of-way for the expansion of Pleasant Street and technically with that taking have made the lot a legal non-conforming lot. With the approval of these waivers, the lot becomes a legal lot of record for zoning purposes. In the approval motion there are additional waivers mentioned to clarify the intent from the previous adopted ordinance.

Motions

1. Motion to approve the requested waivers relating to front building setback that is established at a minimum of 45-FT and the parking lot setback to be established at a minimum of 10-FT from the final right-of-way of Pleasant Street as an amendment to the original adopted ordinance and the adopted of the proposed wall/sign along Pleasant Street including the height of the wall and height of the sign letters and digital board and include the elimination of building base landscaping for those buildings that are accessory buildings (animal related), and the reduction of building base landscaping for all non-accessory buildings (animal related) as approved by the Planning Department through the Technical Advisory Committee approval as per the presentation, staff report, and Application No. 0021-2023 and forward a favorable recommendation for adoption to the City Council. **(LIST ANY STIPULATIONS AND/OR CONDITIONS)**
2. Motion to deny the requested waivers as per the presentation, staff report, and Application No. 0021-2023 and forward an unfavorable recommendation and a do not adopt to the City Council for Application No. 0021-2023. **(LIST REASONS)**
3. Motion to continue Application No. 0021-2023 until the June 19, 2023 meeting.