PLAN COMMISSION
STAFF REPORT

ITEM NO:	**3**	**APPLICATION NO. 0178-2023**
MEETING DATE:	December 11, 2023	
SUBJECT:	Consolidation of several economic development and redevelopment areas including allocation areas to a single overall district	
PETITIONER(S):	City of Noblesville	
SUMMARY:	Plan Commission order of the Redevelopment Commission meeting the goals, policies, and objectives of the 2020 Comprehensive Plan	
LOCATION:	Throughout the City of Noblesville	
WAIVERS:	Non-applicable	
REQUESTED:	NA	
RECOMMENDATION:	Approval	
PREPARED BY:	Joyceann Yelton, Development Services Manager jyelton@noblesville.in.us	

Summary

This is an Order presented to the Plan Commission for their consideration that the proposed consolidation area and adopted resolution by the Redevelopment Commission conforms to the 2020 Noblesville Comprehensive Master Plan. All of these plans/allocation areas/redevelopment areas/economic development areas have been previously approved by the Plan Commission as being in compliance with the Comprehensive Plan for the City of Noblesville. Nothing in the existing agreements is changing; it the consolidation of areas into one large area known as the **Noblesville Consolidated Economic Development Area.** The following areas being consolidated into the larger area include Bergen Tegler, Central 146th Street, Corporate Campus East and Corporate Campus West, Hazel Dell Road, Noblesville Commerce Park, Noblesville TIF, SMC Allocation Area, Stony Creek East, and Town Center EDA. This allows the City to manage any funding sources throughout the entire district and not just a focus on one of the areas and spread the funding throughout the consolidated area to use where it is needed the most.

Attachment **Exhibit 1** Plan Commission Order with Exhibits

Recommendation

Based on the analysis provided above, the allocation area adheres to policies, goals, and objectives of the 2020 Noblesville Comprehensive Master Plan.

Motion

1. Motion to approve Order No. 05-2023 and the attached Redevelopment Resolution No. 2023-18 including attachments, as the consolidation of the areas were previously adopted as conforming to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.