

COMPREHENSIVE MASTER PLAN

GUIDELINES FOR
COMMUNITY GROWTH & CHANGE

Includes 2003 Update

Prepared by: Camiros, LTD
November 1995

Update Prepared by: Noblesville Planning Department
August 2003



COMPREHENSIVE MASTER PLAN for the City of Noblesville, Indiana

GUIDELINES FOR COMMUNITY GROWTH & CHANGE

Including 2003 Update

Prepared by: Camiros, LTD
November 1995

*Update Prepared by: Noblesville Planning Department
August 2003*

TABLE OF CONTENTS

1: A PLAN FOR NOBLESVILLE	1
2: KEY ISSUES FOR THE PLAN	2
Understanding Anticipated Growth	2
Historical Overview of Noblesville and Noblesville Township	2
Housing and Population.....	3
Accommodating the Land Use Demands.....	5
Existing Land Use.....	5
Trends-Based Scenarios for Land Use Growth and Distribution	6
Existing Zoning	7
Other “No-Change” Factors.....	7
Respecting Environmental Resources.....	8
Surface Water	8
100-Year Floodplains	8
Woodlands	8
Soils	8
Managing Infrastructure.....	9
Wastewater	9
Stormwater.....	9
Transportation.....	10
3: BENCHMARKING AND THE PLAN	12
Goals	12
Benchmarks.....	16
4: THE LAND USE PLAN	17
Establishing Limits to Growth	17
Plan Concepts.....	18
Neighborhoods.....	18
Policies	18
Applicable Strategies.....	20
Village Centers	22
Village Centers Land Use and Design Characteristics	22
Policies	24
Applicable Strategies.....	27
Corporate Campus	28
Policies	32
Applicable Strategies.....	39
Greenways	41
Policies	41
Applicable Strategies.....	42
Wayne Township	44
Policies	46
Applicable Strategies.....	50
The Land Use Plan Districts	51
Infrastructure.....	52
Thoroughfare Plan	52
Policies	56
Applicable Strategies.....	57
Stormwater Management Plan.....	57
Policies	57

Applicable Strategies.....	59
5: IMPLEMENTING THE PLAN	60
General Plan Policies	60
Growth and Development Policy.....	60
Flood Protection Policy	61
Open/Greenspace Acquisition Policy	61
Economic Development Policy.....	62
Environmental Improvement Policy	62
Community Information Sharing Policy.....	63
Community Education and Assistance Policy	63
Volunteer Development Policy.....	63
Priority Actions	64
Maintaining Momentum.....	65
Working Document	65
Multi-Jurisdictional Effort	66
Fair and Equitable Application	66
Reviewed Periodically	67
Criteria for Land Use and Zoning District Amendments	67
Comprehensive Master Plan Update Guidelines	67
Next Steps.....	69

LIST OF FIGURES

<i>Figure 1. Noblesville Township Housing Trends and Projections.....</i>	3
<i>Figure 2. Noblesville Goals for LAND.....</i>	13
<i>Figure 3. Noblesville Goals for ECONOMY.....</i>	14
<i>Figure 4. Noblesville Goals for PEOPLE</i>	15
<i>Figure 5. Typical Village Center Diagram</i>	25
<i>Figure 6. Village Center Concept Sketch</i>	26

LIST OF TABLES

<i>Table 1. Noblesville Township Population Projections</i>	3
<i>Table 2. Projected Distribution of Noblesville Township Single Family Home Sales by Type and Price.....</i>	4
<i>Table 3. Trends in Land Use Growth and Distribution.....</i>	6
<i>Table 4. Planned Land Use Distribution.....</i>	51
<i>Table 5. Recommended Transportation Improvement Projects.....</i>	54
<i>Table 6. Thoroughfare Classifications</i>	55

LIST OF APPENDICES

<i>Appendix A. 2003 Master Plan Update</i>
<i>Appendix B. Comprehensive Master Plan Maps</i>
<i>Appendix C. Public Meeting Issues</i>
<i>Appendix D. Survey Questions and Summary</i>