

Land Use Plan Districts

District	Existing Condition	Development Capacity	Land Use Policies
Existing Residential/ Infill	Miscellaneous subdivisions, mostly newer production housing.	Little additional land left in these areas for development.	These areas should be allowed to build-out in their current manner and density.
Countryside	Agricultural land and residential development on estate-size lots.	Northeast quadrant where sewer service does not currently exist.	These areas should be set aside for low-density “Countryside” residential, to ensure that they retain their rural character and are reserved from the high-density development for which they are less suitable. Density = 1 dwelling/2 acres on septic & 1 dwelling/acre on sewer.
Single Family Low Density	Residential development, including estate-size lots and low density single family	Southwest quadrant where sewer line exists along with several approved subdivisions. Other scattered sites also exist adjacent to lower density neighborhoods.	These areas should expect a mix of “Countryside” residential along with slightly more dense single-family subdivisions in an attempt to transition between estate lot development and higher density residential neighborhoods. Density = 1 dwelling/2 acres on septic & 2.4 dwellings/acre on sewer.
Single Family Mixed Density	Miscellaneous subdivisions, old and new, all types and price ranges.	Much vacant land surrounding existing subdivisions is available and is served by sewer. There is a need and desire to create neighborhoods instead of subdivisions.	A neighborhood name and character should be designated for each quadrant of the township. Future subdivisions should be connected to their overall neighborhood by their streets, trails, signage, names and character. Subdivisions should contain areas of varying density which are buffered from one another, where appropriate, by community parks/open space. The rate, type, and price range of residential development should be balanced over time between the east and west sides of the township. Density = 1-5 units/acre.
Multi-family	Little multifamily housing exists in Noblesville.	There will be a need for more multifamily housing in the future as Noblesville grows and families get smaller.	Multifamily development is recommended for those areas between single family and commercial development and for small areas where lower-density development is unfeasible. Village centers could also contain some multi-family housing. Density = 7 - 20 units/acre.
Office	Office development currently exists in the Town Core and in scattered other locations.	There is a need to create employment opportunities for area residents, and a potential market for office development in the SR 37 Corridor.	Office development is proposed for the perimeter of the Corporate Campus, fronting SR 37 and 146th St. (See "Corporate Campus"). Additional office development may be suitable for the southeast corner of SR 37 and SR 32/38.
Commercial	Commercial development in the Town Core is mainly older development. New shopping centers exist west of SR 37 (Walmart Plaza), south of downtown (Kenley's), and west of the river on the north side of SR 32 (Kroger, Marsh, etc.)	There is significant additional commercial land available for development.	These existing commercial areas should be allowed to build-out in their current manner and density. Additional commercial space will be provided in the Village Centers.
Light Industrial	Noblesville’s only industrial park is located at the northwest corner of SR 37 and 146th Street. Other industrial sites are located in the Town Core and throughout the township.	The existing industrial park is nearly built to capacity. The other industrial sites are not necessarily suitable for industrial development due to their proximity to residential development. There is a need to create employment opportunities for area residents, and a potential market for light industrial development in the SR 37 Corridor.	Light industrial development is proposed for the interior of the Corporate Campus (see “Corporate Campus”). Additional light industrial development may be suitable for the area southeast of the office development proposed for the corner of SR 37 and SR 32/38.
Town Core	A vital area with development representing all land uses. Most is older development, and at least some is in need of repair. Several municipal buildings have been constructed in the past few years.	The Town Core is a valuable historic resource and should be preserved. There is an opportunity for tourism development.	There is a need to examine more closely the issues of Noblesville’s Town Core through three subarea plans: Downtown Historic (courthouse, Logan Street, etc.), Institutional (schools, library, jail), and Redevelopment (Pleasant St./Firestone area).
Village Centers	Village Centers are proposed for areas with little current development.	The Benchmarking Report has requested more areas for commercial development. There is also a need to lend identity to new development in Noblesville and to create new neighborhoods.	Village Centers are areas where a mixture of uses is focused for their mutual benefit. Residences and community facilities increase the market for commercial uses. The presence of nearby commercial uses adds convenience to area residents and users of community facilities. A central park/open space feature increases enjoyment of the Center and helps to give it a sense of place.
<i>Northeast Village Center</i>	Area is just beginning to develop with production-type homes. Much additional open land is available.	As the neighborhood grows it will be able to support a large commercial center.	This would be a large Center with broad range of uses and a suburban, community-oriented atmosphere. A neighborhood park could include sports fields and play equipment. Combined drainage detention (See "Stormwater Management") could serve as a lake/amenity. Uses could include service retail, a community recreation center, schools, and a branch library, churches, clinics, retirement centers and day care centers. Acreage: Retail 3-5, Community service 15, Park 15, Lake 5, Multi-family 5, TOTAL =30 to 40.
<i>Southeast Village Center:</i>	Much of this area is currently vacant or in agricultural use. It is the proposed area for the Corporate Campus.	The proposed Corporate Campus, as well as adjacent residential neighborhoods, would help to support this service-oriented center.	This service commercial Center would have a more urban feel befitting the corporate locale. It would ideally be organized around a formal public plaza. Uses could include service commercial, day care, public safety facilities, and possibly a motel. Multi-family housing would be located adjacent to the Center and connected via pedestrian pathways. Acreage: Retail 3-5, Motel 3-5, Community service 5, Public Open Space 5, Multi-family 10-15, TOTAL = 30 to 35.
<i>Southwest Village Center</i>	The southwest quadrant contains mainly agricultural and low density residential uses. The specific area recommended for the center is a major gateway to Noblesville for those entering via SR 32 or Hazel Dell Road.	The area can support a medium-sized commercial center due to its gateway location.	Uses in this Center could include retail shops, fast food, personal service uses, and professional offices. Community facilities could include day care, churches, senior housing, and a community or recreation center. The Center should be built around a central focal point such as a neighborhood park that may contain a lake created by drainage detention requirements. It should be connected to the surrounding neighborhoods and school with the hike and bike trail system. Acreage: Retail 5-10, Community service 5, Park 5-10, Public 5-8, Multi-family possible, TOTAL =30 to 35.
<i>Northwest Village Center</i>	This area contains a mixture of residential subdivisions, some of which are 20-30 years old and others which are brand-new. Some commercial development also exists.	The area can support a small, neighborhood-oriented commercial center.	This small neighborhood service Center could include a mix of retail shops, food service, personal services and professional offices. Community facilities may include day care, churches and a branch library. The focus of this Center could be a public green suitable in size (2-3 acres) for small neighborhood gatherings, festivals, art fairs, fund raisers, etc. Acreage: Retail 2-5, Community service 30, Park 2-5, TOTAL = 40.
Recreation/ Open Space	A floodplain running through Noblesville Township contains approximately 3,000 acres, much of which is wooded. Some development exists.	Flooding is a problem and the Benchmarking Report recommends that no further development be allowed in the floodplain. Benchmarking also proposes that the floodplain be put to recreational use.	The floodplain becomes a greenway system. Appropriate areas are developed with parks and other destination-points, which are then linked by greenway trails. These trails can link with the hike/bike trails of Noblesville and Hamilton County.