

2012 Annual Report

City of Noblesville Planning Department

Table of Contents

Introduction

Message from the Director	3
Planning Staff	5
Jurisdictional Area	7
Appointed Officials	8

Boards & Commissions

Noblesville Plan Commission Activity Summary	10
Board of Zoning Appeals Activity Summary	12
Architectural Review Board Activity Summary	14
Technical Advisory Committee Activity Summary	14

Department Statistics

Miscellaneous Statistics	16
Planning Department Revenues	16
Permits & Estimated Valuations	17
New Business Ventures	18
Most Active Subdivisions/Builders	20
Annexations	20
Zoning & Code Enforcement	21

Long Range Planning & Special Projects

Unified Development Ordinance (UDO) Audit	22
Midland Trace Trail	23
Department Digitalization	24
Land Use Inventory Update	24

Education & Training Profile

Introduction

A Message from the Director

The City of Noblesville Planning Department has gone through quite a few changes in the past year. It has continued its tradition of providing a wide variety of professional community planning services to the citizens of Noblesville but has also taken on several long-range and special projects as we look towards the future. This Annual Report documents the accomplishments of the Department during 2012 and sets a course for continued progress in 2013. I'd like to highlight some of the Department's notable accomplishments from 2012:

- The Department completed an overall audit of the Unified Development Ordinance (UDO) in order to respond with changing markets and national zoning trends.
- The Department further incorporated the new permitting software BluePrince throughout its zoning and permitting processes including partnering with Engineering, MS4, Fire, and GIS departments.
- The Department built upon the above digital enhancement by requiring full digital submission for all commercial projects and by implementing mobile inspection devices and software in the field to improve turn around and response times within new construction.
- The Department processed 12 Plan Commission cases, 28 Board of Zoning Appeals cases, and 13 Architectural Review Board cases.
- The Department finished the Land Use Inventory Update which maps the actual use and condition of every parcel within Noblesville City limits.
- In conjunction with Engineering, Parks & Recreation, and Economic Development the Department reignited the conversation about Noblesville's section of the Midland Trace Multi-Purpose Trail and led a key community engagement campaign.

About This Report

This Report has been prepared for the City of Noblesville, the boards and commissions that play a role in local planning, and the following elected officials:

Mayor

John Ditslear

Common Council

Greg O'Connor, *President*

Mark Boice

Rick Taylor

Roy Johnson

Brian Ayer

Steve Wood

Jeff Zeckel



The Planning Department is on track for an exceptionally productive year in 2013. Despite the languid economy, development petitions continue to stream into our office and a number of special projects are also on tap. My staff and I look forward to working with our citizens, elected officials, and community partners to keep Noblesville moving forward in 2013.

Christy Langley, AICP



Planning Department Staff Profile

The Planning Department has a total of 13 staff positions, including 6 professional planners, 4 building inspection officers, and 3 administrative staff. The chart on the following page illustrates the current organizational structure of the Planning Department. Three new staff members were added to the Department throughout 2012. Currently 3 of the 6 professional planners in the Department have achieved certification from the American Institute of Certified Planners (AICP), a recognized mark of skills and experience in the planning profession.

Staff serves to support the activities of the City Plan Commission, Board of Zoning Appeals, Technical Advisory Committee, and Architectural Review Board. The staff is also called upon to provide information and assistance to the Mayor, City Council, Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to 1) guide the public through the development process and 2) serve as a resource for long-range community planning and the discussion of community land use issues.

The Planning Department staff provides direct support or plays a coordination role with the following boards, commissions, & organizations:

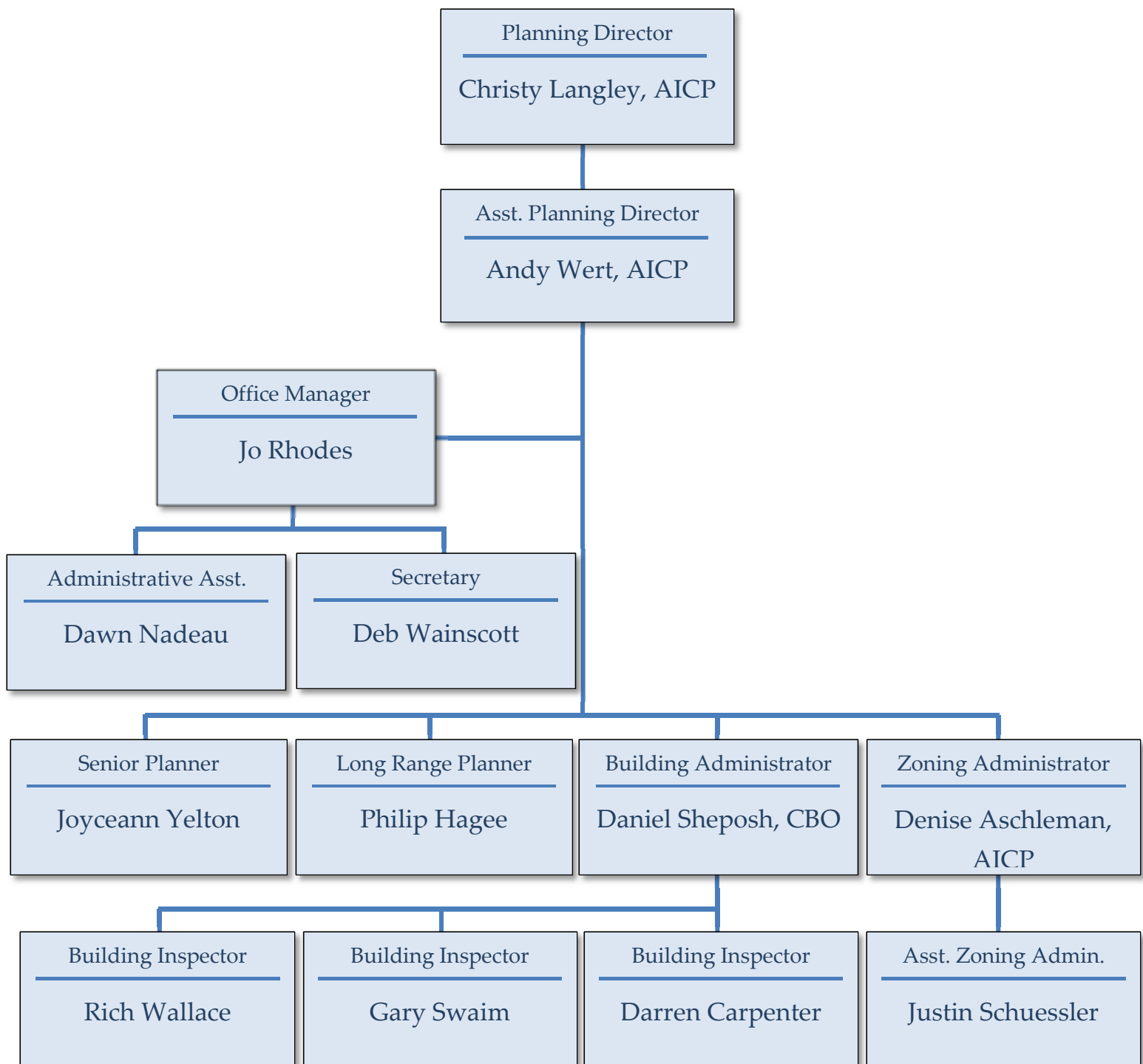
*Common Council
Plan Commission
Board of Zoning Appeals
Technical Advisory Committee
Architectural Review Board
MPO Policy Committee
Historic Preservation Comm.
Sustain Noblesville
Floodplain Management XXX
Traffic Committee
Roads Committee
Economic Development Comm.
Noblesville Main Street*



Front Row (from left): Philip Hagee, Denise Aschleman, Christy Langley, Justin Schuessler, Darren Carpenter. Back Row (from left): Deb Wainscott, Joyceann Yelton, Andy Wert, Daniel Sheposh, Jo Rhodes, Rich Wallace, Gary Swaim, Dawn Nadeau.

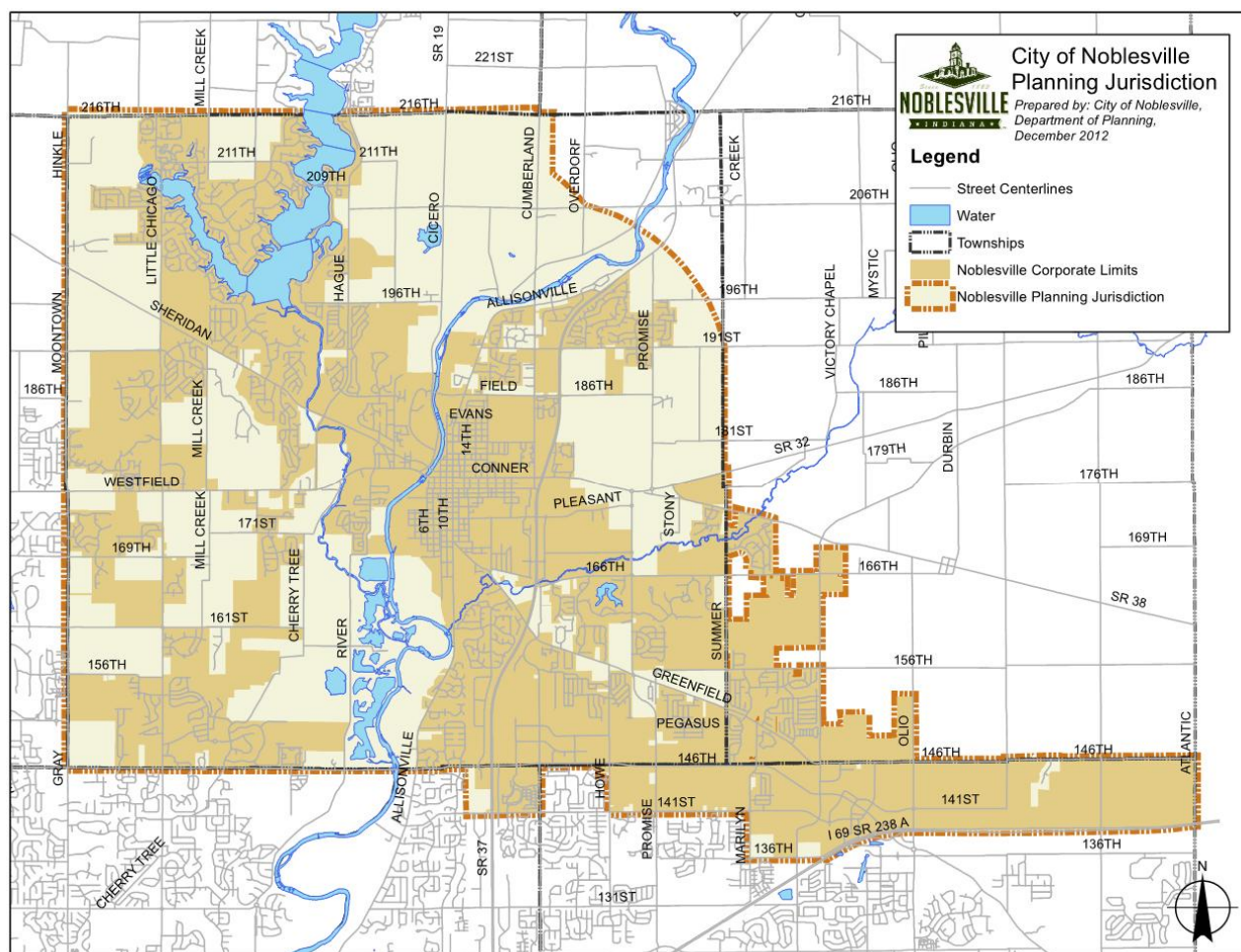


Organizational Chart



Jurisdictional Area

The jurisdiction of the Noblesville Planning Department includes the corporate limits of Noblesville and the unincorporated areas of Noblesville Township and certain unincorporated areas of Fall Creek and Delaware Townships. Noblesville retains jurisdiction over unincorporated areas of Fall Creek Township bounded by Interstate 69, Atlantic Road, the north township line (146th Street), Howe Road, 141st Street, Marilyn Road, and 136th Street. Noblesville also retains jurisdiction over unincorporated areas of Delaware Township bounded by State Road 37, the north township line (146th Street), the old Norfolk & Southern Railroad, and 141st Street. The map below provides a graphic illustration of the area.



Appointed Officials

2012 Noblesville Plan Commission

The Plan Commission is comprised of 11 voting members appointed by various City and County elected officials. The Mayor appoints five citizen members of which not more than three are to be of the same political party. One member is appointed by the Common Council, and two members who reside in the unincorporated area of Noblesville Township are appointed by the Hamilton County Commissioners. One member each is appointed by the Noblesville Parks Board and



the Board of Public Works. The City Engineer is a member by virtue of the position. The Plan Commission makes decisions regarding land use and development through review of subdivisions and site plans. It advises the City Council on rezoning requests, planned unit developments, and amendments to the text of the Unified Development Ordinance. This year we lost one of

our long-standing commission and community members. Mr. Sam Zeckel, who served as a jurisdictional member on the Plan Commission and BZA since 1995, passed away in March of 2012 and will be exceptionally missed by the Planning staff. His years of dedication to the planning and development of this city will not be forgotten as many of the decisions that he was part of have literally shaped the community. Sam Zeckel's position was replaced by Mr. David Burtner mid-year.

2012 Noblesville Board of Zoning Appeals

The Board of Zoning Appeals (BZA) is a five-member board made up of citizens appointed by several City and County governing bodies. The Board of Zoning Appeals hears and makes final decisions on requests for variances from development standards. The Board also hears petitions and makes decisions on use variances and conditional uses.

Plan Comm. Members

[Gretchen Hanes](#)

Board of Works Appointee

[George Beason](#)

Jurisdictional Member

[David Burtner*](#)

Jurisdictional Member

[Doug DeJarnatt](#)

Citizen Member

[Bryan Glover](#)

Citizen Member

[Warren Smith](#)

Citizen Member

[John Beery](#)

City Engineer

[Mark Boice](#)

Council Member

[Pat Reed](#)

Parks Board Member

[David Dragoo, President](#)

Citizen Member

BZA Members

[Barry McNulty](#)

Citizen Member

[Doug DeJarnatt](#)

Citizen Member

[David Burtner](#)

Plan Comm. Appointee

[Mike Field](#)

Citizen Member

[James Hanlon, Chairman](#)

Common Council Appointee

*David Burtner replaced Sam Zeckel in April, 2012



2012 Architectural Review Board

The Architectural Review Board (ARB) reviews and evaluates all residential planned developments for characteristics of housing types, limited site development and landscaping requirements, and structure design. The Board's recommendations are sent to the Plan Commission for final adoption. The committee also reviews any adopted guidelines for a planned development that has a change of builder that is proposing new building elevations.

ARB Members

Mark Boice

Common Council

Steve Wood

Common Council

Gretchen Hanes

Plan Commission Member

David Drago

Plan Commission Member

Christy Langley

Planning Director



Boards & Commissions

Noblesville Plan Commission Activity Summary

In 2012 the Noblesville Plan Commission heard a total of 12 applications (a decrease of 3 from 2011 (15 applications). The figure below represents the detailed type of application and requisite decision by the Plan Commission.

Month	Zoning Change	Primary Plats	Planned Developments	Text Amendments
January				
February	1			1
March	1			1
April	1	1		
May				
June	2	1		1
July		1		1
August	1			3
September				
October				3
November			1	2
December			1	
Total	6	3	2	12

Zoning Changes

Applicant	Location	Change	Acres	NPC Action	Council Action
City of Noblesville	175 S 8th Street	R-5 to R-5/GUO	0.27	Forwarded Favorably	Approved
TSM Property Group	748 Hannibal Street	GB to DT	0.92	Forwarded Favorably	Approved
E&F Realty Co.	NW of 171st & Cherry St.	I-1 to R-2	16.8	Forwarded Favorably	Approved
City of Noblesville	NE of Summer Rd & E 156th St.	A-2(S) Ham. Co. to R-3	5.52	Forwarded Favorably	Approved
City of Noblesville	Fox Prairie Golf Course	R-1 to R-1/GUO	160.5	Forwarded Favorably	Approved



Primary Plats

Subdivision	Location	Lots	Acres	NPC Action
Riverwalk Estates	NW of 171st & Cherry Tree	6	16.8	Approved

Secondary Plats*

Subdivision	Location	Lots	Acres
Meadows of Shelborne @ Deer Path Sec. 6B	Boden Rd, S of E 156th	32	5.083
Saxony Corporate Campus Lot E	13455 Tegler Dr	1	1.8
Harbour Manor	1667 Sheridan Rd	2	11.373
Noblesville Intermediate School	19900 Hague Rd	1	59.692
Chapel Woods Sec. 5	Union Chapel Rd, north of Greenfield Ave	20	7.23
Chapel Woods Sec. 6	Union Chapel Rd, north of Greenfield Ave	23	9.6
Waterman Farms Sec. 8	Greenfield Ave, east of Promise Rd	41	7.51
Chapel Woods Sec. 7	Union Chapel Rd, north of Greenfield Ave	30	9.85
Noblesville Commons Lot J replat	17863 Foundation Dr	1	2.114
Lochaven At Noble West Sec. 14	East of Hazel Dell Rd, north of E 146 th St	29	17.06
Highlands Prairie Sec. 2	East of Cumberland Rd, south of Allisonville Rd	31	14.06
Meadows Of Shelborne At Deer Path Sec. 6C	Boden Rd, south of E 156 th St	37	6.553
Trilogy – Noblesville Health Care Campus replat	9730 Prairie Lakes Blvd East	3	16.908
Stoney Creek Commons Lot 8 replat	16630-16680 Mercantile Blvd	2	11.4
Saxony Corporate Campus Lot A	13305 Tegler Dr	1	1.084
Saxony Corporate Campus Lot C	13383 Tegler Dr	1	1.8
Riverwalk Estates	E 171st Street, W of Cherry Tree	6	16.8

* Secondary Plats are reviewed at Staff level and do not require Plan Commission Approval

Planned Developments

Item	Location	NPC Action	Council Action
Ductz of Noblesville (amended prelim dev plan)	10834 E 141st St.	Forwarded Favorably	Approved
Community Health Network	9669 & 9779 E. 146th St.	Forwarded Favorably	Approved



Text Amendments/Miscellaneous

Item	NPC Action	Council Action
Text Amendment, Articles 2&4 and Appendix F	Forwarded Favorably	Approved
Text Amendments, Articles 2,4,12 &13	Forwarded Favorably	Approved
Text Amendments, Articles 2&9	Forwarded Favorably	Approved
Amendment to the NAT Plan	Forwarded Favorably	Approved
Order determining conformance w/ Comp Plan-Midland Trail	Approved	
Order determining conformance w/ Comp Plan-TIF Districts	Approved	
Amendment to Program of Signs @ 9700 E 146th St	Forwarded Favorably	Approved

Board of Zoning Appeals Activity Summary

In 2012 the Board of Zoning Appeals heard a total of 28 cases, with each request considered against approval criteria established by the Indiana Code, a decrease of 7 from 2011 (35 applications). The figure below represents the detailed type of application and requisite decision by the BZA.

Month	Variances	Land Use Variance	Temporary Use	Appeal
January	1			
February	7			
March				
April				
May	3	1		
June	2			
July	2	1		
August	2			
September	1	1		
October	1		2	1
November				
December	1	2		
Total	20	5	2	1



Variances

Applicant	Location	Variance	Decision
Randall Rowe	1508 Wayne Street	Reduction of side setback	Approved
John & Michelle Schmidt	107 South 11 th Street	Increase in height of fence	Approved
Brad Riley	14660 Herriman Boulevard	Three-sided designation sign	Approved
Noblesville Square	603 Westfield Road	Outdoor storage in "PB" zoning	Approved
Noblesville Square	603 Westfield Road	Outdoor display of merchandise in "PB" zoning	Approved
Rocky Shanehsaz	398 South 7 th Street	Reduction in perimeter parking lot landscaping	Approved
Rocky Shanehsaz	398 South 7 th Street	Required off-street parking spaces to be provided on separate lot	Approved
Rocky Shanehsaz	398 South 7 th Street	Reduction in building base landscaping	Approved
David & Joanna Rice	18963 Winston Court	Increase in height of fence	Approved
Cambridge Investments	1950 Conner Street	Designation sign with less than 300 feet of frontage	Approved
HG Studio	930 Logan Street	Wall sign mounted on second story	Approved
Danielle Williams	687 Pleasant Street	Accessory structure with no primary structure	Approved
Tom & Kim Kouns	10974 Chapel Woods Blvd. N.	Increase in fence height	Approved
Habitat For Humanity	766 South 9 th Street	Decrease in side setback	Approved
Harbourtown Center	22 Harbourtown Center	Increase size of non-conforming designation sign	Approved
Paul E. Clark	1053 South 11 th Street	Reduction in rear setback	Approved
One Source Sign	17219-17247 Mercantile Blvd.	Additional ground sign	Approved
Riverwalk Estates	7390 East 171 st Street	Reduction in required street frontage	Denied
Hanning & Bean Enterprises	707 Edith Avenue	Increase in number of horses permitted	Approved
Sylvia Gordon & Keith Sharples	2350 Cicero Road	Decrease in lot size and width	Withdrawn

Land Use Variances

Applicant	Location	Land Use Variance	Decision
ISSHHA	712 North 10th Street	Home healthcare agency	Approved
Timberline Properties	1656 Logan Street	Duplex in 'R-3' zoning	Approved
St. Vincent de Paul	1391 Greenfield Avenue	Food pantry and retail outlet in 'R-4' zoning	Approved
Hanning & Bean Enterprises	707 Edith Avenue	Horse boarding and related uses	Approved
Kenneth & Karen McComb	10826 East 166th Street	Operation of insurance business form accessory building	Approved



Temporary Use			
Applicant	Location	Use	Decision
St. Theodore Guerin HS	15300 Gray Road	Temporary classrooms	Approved
Ace Hardware	603 Westfield Road	Greenhouse	Approved

Appeal			
Applicant	Location	Use	Decision
Hinkle Creek HOA	4020 Sheridan Road	Firing of arms is a permitted accessory use	Appeal denied

Architectural Review Board Activity Summary

In 2012 the Architectural Review Board heard a total of 13 new applications to be forwarded on to the Plan Commission, an increase of 9 from 2011 (4 applications).

Architectural Review Board Activity		
Subdivision	Items Reviewed	Applicant
Monarch Springs	New models	Ryan Homes
Twin Oaks	New models	Weekley Homes
Highlands Prairie	New models	Pyatt Builders
Twin Oaks	New models	Ryland Homes
Twin Oaks	New models	Ryland Homes
Brighton Knoll	New models	Ryland Homes
Slater Woods	New models	Weekley Homes
Chapel Woods	New models	Westport Homes
Twin Oaks	New models	Ryland Homes
Chapel Pointe Apts.	New development	Marah Development
Chapel Pointe Apts.	New development	Marah Development
Lake Forest of Noblesville	New development	Pulte Homes
Highlands Prairie	New models	M/I Homes

Technical Advisory Committee Activity Summary

In 2012 the Technical Advisory Committee heard a total of 32 new reviews, a decrease of 6 items from 2011 (38 items). The Technical Advisory Committee assists in evaluating



development plans and forwards their recommendation to other governmental entities having the applicable reviewing authority.

Technical Advisory Committee Activity		
Applicant	Location	Item(s) Reviewed
Essex of Noblesville Section 3	Hazel Dell Rd, N of 161 st St	Construction plans
Noblesville Crossing	146 th St & S.R. 37	Revised detention plan
Twin Oaks amenity area	15770 Plains Rd	Construction plans
Famous Dave's restaurant	13455 Tegler Dr	Construction plans
Meadows Of Shelborne At Deer Path 6B	Boden Rd & E 156 th St	Construction plans
Harbour Manor addition	1667 Sheridan Rd	Construction plans
Noblesville Intermediate School	19900 Hague Rd	Secondary plat
Chapel Woods Section 5	Union Chapel Rd, N of Greenfield	Construction plans
Trilogy Noblesville Health Care	Cumberland Rd & E 146 th St	Secondary plat
Panda Express restaurant	13305 Tegler Dr	Construction plans
SMC Corporation expansion	10100 SMC Blvd	Construction plans
Cumberland Pointe Apartments Phase 2	Cumberland Rd & Greenfield Ave	Construction plans
Harbour Trees Beach Club amended	100 Clarendon Dr	Construction plans
Riverwalk Estates (2 lots)	E 171 st St, W of Cherry Tree Rd	Primary plat
Chapel Woods Section 7	Greenfield Ave & Union Chapel Rd	Construction plans
Waterman Farms Section 8	Greenfield Ave & Promise Rd	Construction plans
Riverwalk Estates (6 lots)	E 171 st St, W of Cherry Tree Rd	Primary plat
Noblesville Crossing	146 th St & S.R. 37	Revised detention plan
Courtyard Marriott	17863 Foundation Dr	Construction plans
Lochaven At Noble West Section 14	Midland Ln, N of Newark Dr	Construction plans
Chapel Woods amenity area	11050 Chapel Park Drive S	Construction plans
LA Fitness	16640 Mercantile Blvd	Construction plans
White Rock Fellowship Church	21070 Schulley Rd	Construction plans
Riverwalk Estates	E 171 st St, W of Cherry Tree Rd	Construction plans
Highlands Prairie Section 2	SR 37 & Allisonville Rd	Construction plans
Stop On The Way fuel center	13383 Tegler Dr	Construction plans
Indiana American Water – water main	Union Chapel Rd	Construction plans
Lot 8 Stoney Creek Commons	16640 Mercantile Blvd	Secondary plat
Chapel Pointe Apartments	Union Chapel Rd, S of Greenfield	Preliminary dev. plan
Meadows Of Shelborne At Deer Path 6C	Boden Rd & E 156 th St	Construction plans
Ind. American Water – treatment plant	19841 Allisonville Rd	Construction plans
Lake Forest Of Noblesville	Hazel Dell Rd & E 156 th St	Preliminary dev. plan



Department Statistics

Miscellaneous Statistics

- ❖ Estimated population as of December 31, 2012: 55,243
- ❖ Average new house size (2012): 3,708 square feet
- ❖ Overall decrease in house permits since 2011: -4.6%
- ❖ 25 out of 391 home permits (4.6%) were custom homes
- ❖ Commercial use structural area added: 198,451 square feet
- ❖ Industrial use structural area added: 605,000 square feet
- ❖ Total Noblesville school system enrollment: 9,660
- ❖ Total area in city limits: 32.57 square miles
- ❖ Total miles of public streets in Noblesville: 246.9
- ❖ Major building projects: SMC expansion—\$19,000,000
 - Verus/Helmer Labs—\$5,000,000
 - Harbour Manor expansion—\$3,534,000
 - King Systems renovation—\$3,000,000
 - Famous Dave’s Restaurant—\$2,600,000
 - Industrial Dielectrics renovation—\$2,300,000

Planning Department Revenues

Because of the ability of the Planning Department to accept certain forms of payment oftentimes we collect fees that don’t pertain directly to staff’s particular duties. General/Building Fees include all permitting and inspection fees; Trash/Recycling Fees include fees for trash pick-up before the CofO is issued and the resident can start paying them him or herself; Miscellaneous includes requests for old building plans, zoning letters, or UDO requirements; Park Impact Fees are collected form new residential construction for eligible Park projects; and Road Impact Fees are collected from residential and commercial construction for eligible road projects through the Engineering Department.



Fund	Description	Amount
100-325	General/Building Fees	\$985,184.11
100-343	Trash/Recycling Fees	\$63,548.40
100-362	Misc/Copies/Zoning Letters	\$1,381.24
200-350	Park Impact Fees	\$489,739.00
500-350	Road Area 1 Impact Fees	\$285,857.10
500-351	Mill Creek Road Impact Fees	\$850.00
504-350	Road Area 2 Impact Fees	\$364,302.75
505-350	Road Area 3 Impact Fees	\$147,618.56
	Total	\$2,338,481.16

Permits & Estimated Valuations

Although permit numbers were down in 2012 from 2011 the valuation of those permits was up—primarily from such large projects as SMC’s and Helmer Labs’ expansions. The valuation of the square footage for 2012’s permits is up \$20 million from 2011.

Building Permits Issued	
Type	Number*
Single Family	391 ∨
Duplex & Attached Single Family	7 ^
Commercial New	12 ∨
Commercial Addition or Remodel	58 ∨
Industrial Addition or Remodel	3 ^
Residential Addition or Remodel	105 ^
Accessory Structure	47 ∨
Electrical Upgrade	71 ^
Pool	11 ^
Fence	268 ^
Demolition	17 ∨
Signs	177 ^
Encroachment	720 ^

* ^=Increase from 2011, ∨=Decrease from 2011



Estimated Valuation for Permits*				
Month	Noblesville City	Noblesville Twp	FC Township	Total**
January	7,031,773	0	0	\$7,031,773 [✓]
February	11,808,355	300	500	\$11,809,155 [✓]
March	10,778,572	808,884	0	\$11,587,456 [✓]
April	37,107,896	81,700	0	\$37,189,596 [^]
May	9,410,449	425,000	0	\$9,835,449 [✓]
June	25,447,023	94,000	0	\$25,541,023 [^]
July	7,166,941	1,000	0	\$7,167,941 [^]
August	8,915,579	0	0	\$8,915,579 [^]
September	7,855,211	95,000	0	\$7,950,211 [✓]
October	8,314,893	93,000	0	\$8,407,893 [✓]
November	9,263,648	0	0	\$9,263,648 [^]
December	5,793,139	1,103,000	0	\$6,896,139 [^]
Total	148,893,479	2,701,884	500	\$151,595,863[^]

*These figures represent the sum total of estimated valuations provided by the applicant and may not correspond with the actual assessed valuation.

** ^=Increase from 2011, ✓=Decrease from 2011 — total increase over 2011=\$20,508,100

New Business Ventures

It is difficult to determine an exhaustive list of new business ventures each year because the City does not require a business operation license or permit. The Secretary of the State's Office within Indiana State Government requires them to register but oftentimes it is under the auspices of parent corporations or LLC's which makes it difficult to ascertain exactly who it is. Oftentimes the Economic Development Department will hear about new developments, staff will see them as they are out in the community, and we speak often with the Noblesville Chamber of Commerce. Another way we can determine new business is through new construction & renovation permits through the Planning Department. The list on the following page represents some of those businesses.



New Business Ventures-2012

Business Name	Location	Area in SF	Value	Notes
Famous Dave's	13455 Tegler Drive	5,400	\$2,600,000	New Building
Harbour Trees Beach Club	100 Clarendon Drive	8,520	\$2,104,320	New Building
Prime Car Wash	14375 Mundy Drive	10,263	\$1,406,000	New Building
Earthfare	13145 Levinson Lane	23,574	\$1,153,476	Remodel
Conner Station	917 Conner Street	14,700	\$600,000	Remodel
Mufflers And More	2235 Westfield Road	3,900	\$515,000	New Building
Servpro of Indy North	15274 Herriman Boulevard	14,850	\$200,000	Remodel
Menchie's	13170 Harrell Pkwy Ste. 800	1,735	\$180,000	Remodel
Mattress Firm	13170 Harrell Pkwy, Ste. 450	2,084	\$150,000	Remodel
Sprint	14002 Hoard Drive Ste. 800	1,406	\$80,000	Remodel
Cool River Pizza	14741 Hazel Dell Cross., 200	2,000	\$60,000	Remodel
Koko Fit Club	14350 Mundy Dr., Ste. 200	1,755	\$60,000	Remodel
Wok & Roll	180 West Logan Street	1,200	\$40,000	Remodel
Yogoland	98 North 10 th Street	1,090	\$30,000	Remodel
Cook's Pizza	14300 Mundy Drive, Ste. 700	1,200	\$16,000	Remodel
HG Salon	930 Logan Street	2,200	\$12,000	Remodel
Dr. McEwen	9669 East 146 th Street	3,196		Remodel
Wellspring Pharmacy	9669 East 146 th Street	1,621		Remodel
Farber Prod. Dance Studio	17901 River Road, Ste. C & D			Remodel
Larry Becket Agency	15200 Cumberland Road			Sign
Cherished Treasures: Past & Present	1112 South 10 th Street			Sign
AH Collection	13185 Harrell Pkwy, Ste. 300			Sign
ATI Physical Therapy	14660 Herriman Blvd, 300			Sign
Advanced Turf Solutions	16565 River Road			Sign
Sweet Home Cupcakes	937 Logan Street			Sign
La Cascada	250 Conner Street			Sign
KoKo Fit Club	14350 Mundy Drive			Sign
Children & Teen Exchange	2345 Conner Street			Sign
G. Michael Salon	16095 Prosperity Drive			Sign
Hot Topic	14002 Hoard Drive, Ste. 1000			Sign
YogoLand	98A North 10 th Street			Sign
Nevaeh Salon	1802 Conner Street			Sign
Dr. Abraham Beaver	220 Lakeview Drive			Sign
SOS Auto Service	14648 Promise Road			Sign
Fit Spa	16095 Prosperity Drive			Sign
The Joint	14191 Town Center Blvd, 100			Sign
Best Bet Alterations	14300 Mundy Drive			Sign
Shepherd's Center of Hamilton Co.	347 South 8 th Street, Ste. B			Sign



Most Active Subdivisions/Builders

The chart below lists the number of single family building permits applied for during the year organized both by subdivision and by builder. The two lists are separate and there is not necessarily a correlation between the two.

Most Active Subdivisions & Builders			
Subdivisions	Lots	Builders	Lots
Prairie Crossing	52	Beazer Homes	109
Meadows Of Shelborne At Deer Path	48	Ryland Homes	76
Twin Oaks	43	Pulte Homes	46
Lochaven At Noble West	39	Arbor Homes	30
Chapel Woods	38	Ryan Homes	27
Waterman Farms	29	Weekley Homes	19
Horizons At Cumberland Pointe	27	Westport Homes	16
Brighton Knoll	25	Bedrock Builders	10
Logan's Pointe	18	M/I Homes	10
Slater Farms	11	Drees Homes	7
Stoney Creek Estatess	9	J.A. Yancey & Associates	5
Park Place At Sagamore	8	Fischer Homes	3
Sagamore	8	Paul Shoopman Home Building	3
Settler's Mill	7	Silvertorne Homes	3
Lochaven Of Noblesville	5	Bridgewater Masters	2
West Haven At Noble West	4	Coronado Homes	2
Essex Of Noblesville	3	Pyatt Builders	2
Highlands Prairie	3		
Monarch Springs	3		

Annexations

Ordinance #	Area	Acres	Approved	Effective Date
14-05-12	Summer Road & East 156th Street	5.52	9/25/2012	1/2/2013
44-11-12	Craig Highlands--Mallery Drive	6.54	11/27/2012	1/4/2013
48-12-12	Riverwalk Estates	18.15	12/18/2012	1/21/2013



Zoning & Code Enforcement

The zoning and code enforcement statistics below represent only those violations that were investigated, documented, and found to violate the UDO or City Code. They do not represent total reported violations.

Enforcement Violations								
Month	Animals	Housing	Land Use/Zoning	Vehicle	Signs	Trash	Grass/Weeds	Fence
January	1	2	1	2	3	0	0	0
February	0	0	1	2	0	2	0	0
March	0	1	1	0	2	0	0	0
April	0	2	1	0	0	4	17	0
May	0	0	1	1	0	6	17	0
June	0	0	2	4	0	0	3	0
July	0	0	0	1	0	7	2	0
August	0	0	1	0	0	4	12	0
September	0	0	0	1	1	1	7	0
October	0	0	1	1	3	1	5	0
November	0	0	0	1	1	0	0	1
December	0	0	0	2	0	0	0	0
Total	1	5	9	15	10	25	63	1



Long Range Planning & Special Projects

Unified Development Ordinance (UDO) Audit

The City of Noblesville's UDO was constructed in 1996 in order to address development regulations and to provide for their administration, enforcement, and amendment. Although the UDO had been regularly revised when applicable sections were deemed out of date, inappropriate, or simply irrelevant there had never been a comprehensive update to the document. Therefore, in mid-2012, the Planning Department embarked on a comprehensive audit of our UDO with RW Armstrong to determine best practices, how comparable our development document was to similar communities in size and socio-economic health, and how we could make the document more palatable from a public perspective.

This process included feedback from focus groups, a sign workshop, an online sign survey, an economic comparative analysis, and recommendations for change from the consultant. The broad-based recommendations for change included the following:

- Incorporating Flexible Mixed-Use Standards into some of our existing zoning districts
- Integrating Low-Impact Development opportunities within our development regulations
- Infusing give-and-take scenarios into our Parking Requirements and Ratios
- Continue to improve Communications & Coordination between departments relative to development
- Consider Reorganizing the UDO Document so that it is fully digital and more consumable to the public
- Look forward to Transit Oriented Development (TOD) Opportunities
- Improve Walkability through integrating more pedestrian and alternative modes of transportation networks into the development requirements.

The Planning Team will be breaking these recommendations down throughout the first and second quarters of 2013 to create Noblesville-tailored recommendations for amendments to the UDO.



Midland Trace Trail

The City of Noblesville is reigniting the exciting journey of exploring Noblesville's section of the abandoned Central Indiana Railway corridor (aka the 'Midland') from Gray Road east to the White River just ¼ mile south of State Road 32. Along with being located on the City's Noblesville Alternative Transportation Plan (NAT Plan), the corridor passes through scenic woodlands, across two historic iron-truss bridges, and links neighborhoods and schools throughout Noblesville and Westfield.

Although this is truly an interdepartmental project, the Planning Department has taken the lead in building on conversations with the public. The 2010 Noblesville Citizen Survey resulted in 82% of the respondents saying they either strongly support or somewhat support building the Midland Trace Trail from the White River to Gray Road. This sentiment was continued when Planning hosted a Midland Trace Multi-Purpose Trail Public Info Meeting on Wednesday, November 7th with close to 100 attendees. Those who were present filled out surveys, listened to a short info session, and then were free to roam around the room to ask questions from staff, make Post-It comments on maps stationed at key places, and generally discuss their concerns and excitement.



One of the historic truss bridges that is still structurally stable enough for pedestrian use for the trail.



Department Digitization

The Planning Department embarked on further improving their digital communication throughout the development process over three years ago with the purchase of the BluePrince software. This software allows Planning, Engineering, Fire, MS4, and GIS the ability to digitally communicate, sign off on, and comprehensive archive the entire development process linked to a building permit.

This year the department has continued to build on that communication efficiency by requiring digital submissions for all applications, investing in software for digital markup of plans, and integrating iPads into the inspection field so that passed or failed inspections can be sent in real time with added benefits such as detailed pictures of issues or concerns. All of these documents are transferred through a shared DropBox program so that they are easily inserted and received. This also aids the department in archiving these records so that we are not amassing folders and folders of papers that need to be stored and, on occasion, referenced and pulled.

The next element in our digitization effort is to scan and catalogue the 200+ boxes of building files stored in the basement of City Hall for easier access and to integrate the Builder Module in BluePrince so that builders and contractors can access the database through a secure login, see where their permit is in the process, and even pay fees online. The department also plans to update the Planning section of the City's website to make interactions more seamless and efficient.

Land Use Inventory Update

The Planning Department has concluded its land use inventory, which began in the Spring of 2009. The completion of this project was an essential step in the Department's comprehension of the land use and development patterns throughout the city. Land use is the actual real time use of the land versus the specified zoning of the land. Oftentimes land use and zoning do not necessarily coincide; for instance land can be zoned for single-family residential but may currently be used as agricultural land.



Collecting all of the information was a time consuming process, as there are almost 24,000 parcels within the Noblesville Planning Jurisdiction. In order to complete the project in an efficient manner, Planning Staff was assigned to collect land use, lot and building condition, year of construction, number of stories, and number of buildings for all parcels within a geographic region. Once the information was collected from the field, it was inputted into an electronic database and imported into ArcGIS, where the information was depicted geographically.

Going forward, this inventory will be used as a vital tool in managing future growth and redevelopment within the city. For example, it will have the ability to target specific areas or neighborhoods based off of particular attributes like building or lot condition. This will give decision makers a better idea of which areas are suitable for rehabilitation and redevelopment. In addition, the inventory will be assessed in the 2013 Comprehensive Master Plan Update and contrasted with expected land use demand based on market analyses, future growth projections and development scenarios.



Education & Training Profile

Planning Staff, just like other City staff, often needs additional training throughout the year and their careers in order to keep up with changing legislation, trends, and certifications. The list below documents the opportunities that were seized in 2012.

Indiana Association of Building Officials

Hood Class, Gary Swaim; **Means of Egress**, Daniel Sheposh & Gary Swaim; **Energy Code**, Rich Wallace; **Plumbing Code Revisions**, Daniel Sheposh

The Indiana Association of Building Officials has been keeping people safe by providing continuing support and education for members. This not-for-profit organization is made up of individuals who are concerned about the safety of the people who live and work in the structures being built around our great state.

March, APA-IN Spring Conference

Denise Aschleman

APA Indiana has two conferences each calendar year hosted by different municipalities throughout the state. 2012's theme was Putting Theory into Practice and was held in Muncie, IN. Session themes include national planning trends as well as developments specifically affecting the Midwest and Indiana.

April, 2012 Annual American Planning Association (APA) Conference

Christy Langley

2012's National Conference offered more than 200 conference sessions and 65 mobile workshops that focused on a variety of topics such as demographic changes, transit-oriented development, alternative energy, food systems and public health. The mobile workshops took conference attendees out into the neighborhoods to experience local planning firsthand such as historic preservation efforts, creating bicycle-friendly communities, and watershed management.

September, Greening Your Ordinances Workshop

Joyceann Yelton and Denise Aschleman (presenter)

This workshop was held in conjunction with the annual White River Festival where the Upper White River Watershed Alliance strives to celebrate and create awareness of issues that affect the White River and the land, wildlife, plants, trees, streams, and people who live in the areas surrounding it. This was a two-day session that included ideas and language changes that are working in other communities to help make development ordinances more sustainable. Sessions included concentrations on Floodplains & Wellfields, Subdivision Control, Streets & Parking, and Landscaping



October, ‘Operation Stay Afloat’

Denise Aschleman

The Indiana Department of Natural Resources and the Indiana Department of Homeland Security presented this conference to highlight floodplain management practices in the State of Indiana. Denise serves as the City’s Certified Floodplain Manager to oversee any and all development in the Flood Hazard area—including floodway, floodplain, and flood fringe. Session topics included Fluvial Erosion Hazards, Columbus Response to the 2008 Flood Event—An NAI Case Study, Risk Mapping, Emergency Action Plans, Flood Inundation Map Tool, and Flood Insurance.

October, 2012 Ohio, Kentucky, Indiana (OKI) APA Conference

Christy Langley, Andy Wert, Joyceann Yelton, Denise Aschleman, Philip Hagee

The 2012 conference theme was ‘Exchanging Ideas, Expanding Possibilities’ and focused on how the economic forces over the last few years have required communities to get creative and seek opportunities in brand new directions. Session tracks focused on mobility and moving people, attracting and retaining bright and talented populations, healthy and sustainable communities, and a special track devoted to Columbus, Ohio’s Bicentennial and the latest trends in planning practice.

November, International Code Council (ICC) Electrical Code Exam

Rich Wallace

The ICC holds monthly exams for contractors and building inspectors to test for new certifications in respect to the residential and commercial building codes. Rich Wallace, one of our building inspectors passed the Electrical Code Exam in November of 2012. Each test is based on knowledge of the International Building Code and is administered electronically. The Electrical Exam incorporates content based on general knowledge, services and services equipment, feeders, branch circuits and conductors, wiring methods and materials, equipment and devices, control devices, motors and generators, special occupancies and conditions, and plan reading and analysis.

November, American Institute of Certified Planners (AICP) Exam

Andy Wert

Andy Wert, Assistant Director of the Planning Department sat for and passed the AICP Exam this past November. AICP certification is a staple planning distinction because certified planners are required to meet rigorous standards, maintain their expertise through continuing education, and serve community interests. To become certified, an American Planning Association member must meet requirements for education and experience, pass the AICP Comprehensive Planning Examination, and pledge to uphold ethical standards and engage in ongoing professional development. Andy’s addition to the list marks the third AICP professional planner certified in the Noblesville Planning Department.

