# PLAN COMMISSION
# STAFF REPORT

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| **ITEM NO's:** | **6, 6A, 6B** | **APPLICATION NO. 0050-2018** |
| **MEETING DATE:** | May 21, 2018 2018 | |
| **SUBJECT:** | Primary Plat, Change of Zoning, and Preliminary Development Plan | |
| **PETITIONER(S):** | SMC of America (Owners) | |
| **SUMMARY:** | Approval of an 8-lot Primary Plat, Change of Land Use Category and Subdistrict Overlay, and adoption of a Preliminary Development Plan and Ordinance | |
| **LOCATION:** | East of Cumberland Road, North of 146th Street, and West of Howe Road | |
| **WAIVERS REQUESTED:** | Berm height, signs, light poles, and building materials | |
| **RECOMMENDATION:** | Approval | |
| **PREPARED BY:** | Joyceann Yelton, Development Services Manager<br>jyelton@noblesville.in.us<br>317-776-6325 | |

## ***Planning Terms***

***Change of Zoning*** – An amendment to a zoning map or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district on a designated parcel or land area.

***Preliminary Development Plan*** - The initial development plans as proposed for a Planned Development following approval by the Plan Commission and adoption by the Common Council of said drawings and Planned Development (PD) ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

***Primary Plat*** – *The preliminary drawing describing the UDO regulations including the proposed layout.*

## ***Procedure***

The application was filed by April 2, 2018 for a public hearing at the May 21, 2018 Plan Commission meeting. The Plan Commission hears evidence presented by Staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed amendment or just ask questions. The Plan Commission then makes a recommendation to the Common Council for either adoption, denial, amends the applicants' proposal, or no recommendation. The Plan Commission has the authority to modify the proposal and/or attach conditions to the recommendation. The Council then hears the proposal, including the Plan Commission's recommendation at two separate Council meetings. At the final Council meeting, the Ordinance and exhibits are introduced for discussion only and at the following meeting the Ordinance and Exhibits are adopted, denied, or modified by the Council. 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 per the adopted Rules of Procedure and have satisfactorily been completed. Beginning with the filing deadline date, the overall process is approximately 70-75 days provided there are no continuances.

## ***Correspondence***

None

## ***Summary***

The overall site consists of approximately 220-225 acres and is bounded by Cumberland Road, 146th Street, and Howe Road. It is the site of the current SMC of America Building and surrounding properties. These applications are an attempt to clarify any overlapping issues and ultimately create a planned development which includes all of the SMC property, establish a primary plat and rezone some of the underlying subdistricts within the Corporate Campus Planned Development.

All reference to the tab numbers are within the Applicant's submitted booklet per attached Exhibit 1.

## ***Application No. 0074-2018 - Primary Plat***

Behind Tab 2 is an aerial photograph indicating the area to be considered for the primary plat. It contains approximately 225 acres and is a part of the overall CCPD (Corporate Campus Planned Development District) and is currently owned by SMC of America. Behind Tab 3 is the actual lot layout proposed for the SMC of America Primary Plat. Lot 1 is the existing building, Lot 2 is the proposed building, Lot 3 is SMC's dormitory building, Lots 4, 5, 6, 7, and 8 are all vacant and will remain as such until such time there are specific uses for those lots. The former Stanley building, and Therametric Technologies building, and the detention pond to the north of those buildings are all a part of the Smithfield Business Park Planned Development and are not a part of the SMC development. The bulk standards regarding setbacks, heights, etc. are all being met as per the ordinance.

## ***Application No. 0072-2018 - Change of Land Use District (Rezoning)***

The application for the rezoning deals with couple of different items. First, a portion of Lot 2 is currently a part of the Smithfield Business Park Planned Development and the other acreage references the land use category overlay within the Corporate Campus Planned Development District. The 60 acres located south of SMC Boulevard, east of Edgar Way, north of 146th Street, and west of Howe Road *(Tab 5 – Page 3)* is for a change of land use category from "Office/Flex" to "Industrial/Office". The change of that land use category allows for the construction of the new building on lot 2. As for the remaining 23 acres located north of SMC Boulevard and west of Howe Road it is a request to change the subdistrict category from "internal" to "146th Street Corridor". *(Tab 5 – Page 4)* The final request is that portion of the land that is currently a part of the Smithfield Business Park, that too will be changed to "Industrial/Office" category of land use and removed from the Smithfield Business Park Planned Development District. *(Tab 5 – Page 2)*

***Application No. 0073-2018 - Preliminary Development Plan***

The final step in the process is the adoption of a Preliminary Development Plan and Ordinance. The entire 83 acres will remain Corporate Campus Planned Development (CCPD) with a Land Use Category of "Industrial/Office" and a Subdistrict Overlay of "146th Street Corridor". Based on the previous statement, the following are waivers being requested.

| UDO Requirement | UDO Bulk Standard | Proposed |
|---|---|---|
| Maximum Berm Height | 6-FT | 20-FT |
| Maximum Light Pole Height | 25-FT | 33-FT |
| Steel or aluminum curtain wall systems including composite metal panel system cladding | Prohibited | Permitted |
| No individual ground signs permitted along 146th Street and one per building | Prohibited and only one | Permit maximum of two ground signs and along 146th Street |
| One wall sign permitted per building elevation per street frontage | 1 | 2 on west elevation |
| Maximum letter size for wall sizes | 3-FT | 4.5-FT |

Staff has request that SMC of American file these applications in order to clarify some of the ambiguities and ultimately streamline of the processes.

***History***

- Adopted the original Smithfield Business Park ordinance in 2006.
- First Amendment regarding a land use category designation was adopted in 2007.
- Second Amendment dealt with a ground sign for SMC on property within the Smithfield Business Park

Staff has received zero inquiries regarding this proposal since the sending of the notices of public hearing.

| Item | Description | Analysis |
|---|---|---|
| ***Surrounding Land Uses*** | ***North*** *– Cumberland Pointe Industrial Park*<br>***South*** *– Vacant, across 146th Street is residential uses*<br>***East*** *- Vacant land*<br>***West*** *– Noblesville Business Park containing office and light industrial uses* | *The surrounding land uses are similar in nature and therefore are compatible with each other.* |
| ***Comprehensive Master Plan and Future Land Use*** | *Industrial Flex/Office* | *These are employment centers that include office, research and development, light industrial uses, and small scale warehousing.* |
| ***Traffic Circulations and Thoroughfare Plan*** | *Cumberland Road and East 146th Street* | *Both of Primary Arterials. Arterials are a system of roads which form integrated networks of continuous routes primarily for through traffic.* |
| ***Environmental and Utility Considerations*** | *NA* | *NA* |
| ***TAC Comments*** | *Minor comments* | *Corrected with Detailed Development Plan* |

***Attachment*** **Exhibit 1 – Applicants Booklet**

## ***Recommendation***

Staff supports the proposed amendments to the Corporate Campus Planned Development District (rezoning), the adoption of the Preliminary Development Plan and Ordinance, and the approval of the Primary Plat. All of these actions conform to the standards set forth in the Unified Development Ordinance and standardizes the regulations throughout the 83 acres. These requests are compatible with the Comprehensive Master Plan and the surrounding land uses

***Motions***

***PRIMARY PLAT***

1. Motion to approve the Primary Plat for approximately 225 acres as submitted per Application No. 0074-2018.

2. Motion to deny the Primary Plat as per submitted Application No. 0074-2018 **(List Reasons)**

3. Motion to continue Application No. 0074-2018 until the (date) meeting.
   June 18, 2018
   July 16, 2018
   August 20, 2018

***CHANGE OF ZONING***

1. Motion to send a favorable recommend to the Council regarding Application No. 0072-2018 for a Change of Land Use to "Industrial/Office" and a Subdistrict Overlay of "146th Street Corridor" for approximately 83 acres.

2. Motion to deny the requested Change of Land Use and Subdistrict Overlay as per Application No. 0072-2018. **(LIST REASONS)**

3. Motion to continue Application No. 0072-2018 until ___(date)___ meeting.
   *DATES: June 18, 2018*
   *July 16, 2018*
   *August 20, 2018*

***PRELIMINARY DEVELOPMENT PLAN***

1. Motion to send a favorable recommend to the Council regarding Application No. 0073-2018 for a Change of Land Use to "Industrial/Office" and a Subdistrict Overlay of "146th Street Corridor" and the adoption of a Preliminary Development Plan and Ordinance for approximately 83 acres including the following waivers:
    a. Maximum berm height – 20-FT
    b. Maximum light pole height – 33-FT
    c. Steel or aluminum curtain wall systems including composite metal panel system cladding permitted
    d. Maximum of two ground signs and one located along 146th Street
    e. Maximum of two wall signs on the west elevation
    f. Maximum wall sign letter height 4.5-FT

2. Motion to deny the requested Change of Land Use, Subdistrict Overlay, and Preliminary Development Plan and Ordinance as per Application No. 0073-2018 and forward a DO NO ADOPT recommendation to the Council. **(LIST REASONS)**

3. Motion to continue Application No. 0073-2018 until ___(date)___ meeting.

    *DATES:* *June 18, 2018*
    *July 16, 2018*
    *August 20, 2018*