



## PLAN COMMISSION STAFF REPORT

---

**ITEM NO:** 3 **APPLICATION NO.** 0010-2023

**MEETING DATE:** February 21, 2023

**SUBJECT:** Creation of new Phase II allocation area

**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:** BorgWarner Drive and E. 141<sup>st</sup> Street

**WAIVERS:** Non-applicable

**REQUESTED:** Compliance with the Comprehensive Master Plan

**RECOMMENDATION:** Approval

**PREPARED BY:** Joyceann Yelton, Development Services Manager  
[jyelton@noblesville.in.us](mailto:jyelton@noblesville.in.us)

---

### Summary

This is an Order presented to the Plan Commission for their consideration that the proposed plan and adopted resolution by the Redevelopment Commission conforms to the 2020 Noblesville Comprehensive Master Plan. The property is located at 14065 BorgWarner Drive and adjacent property east of BorgWarner Drive containing approximately 15 acres.

The Noblesville Plan 2020 indicates the future land use map as being a "Innovation/FLEX MU" area. The "Innovation Flex" category allows for Assembly facilities, research and design labs, technology, maker spaces, small-scale food distribution, and flex office/commercial are the predominant uses within the Innovation/Flex typology. This typology allows for lower-intensity production and office/retail use that is compatible to the surrounding neighborhood and commercial development. A mix of vertical and horizontal uses are typical to promote campus environments with office space and some residential located within upper levels and retail space generally located on the ground level. Scale varies greatly with mixed-use spaces located along intersections, corridors, and adjacent to surrounding commercial and residential areas. The property is currently being prepared for development as an ambulatory surgery center as a two-story structure.

The Resolution of the Redevelopment Commission sets forth one new allocation area and the removal of the 15 acres from another allocation area previously established and known as "Noblesville-Innovation Mile Economic Development Area" and known as Phase 1 Allocation Area. The new allocation area will be known as "Noblesville – Innovation Mile Economic Development Area" and Phase II Allocation Area. This allocation deals with the distribution of property taxes on real property. The project includes road improvements, storm water improvements, utility infrastructure improvements, public safety and trails all in support of the ambulatory surgery center.

The Plan Commission Order No. 02-2023 attached confirms the proposed new allocation area is conforming to the land use policies and goals of the 2020 Noblesville Comprehensive Plan. Being that the proposed use for the area is an ambulatory surgery center/medical office, it does conform to the policies and goals set forth in the 2020 Comprehensive Master Plan for the City of Noblesville.

### Attachment

*Exhibit1* - Plan Commission Order with Attachments

### Recommendation

Based on the analysis provided, the expanded allocation area adheres to policies, goals, and objectives of the 2020 Noblesville Comprehensive Master Plan. This particular project promotes employment opportunities for the citizens of Noblesville, increases the economic well-being of the City, and serves to increase property values in the City.

### Motion

1. Motion to approve Order No. 02-2023 and the attached Redevelopment Resolution No. 2023-04 and attachments, as this project area conforms to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.

## **PLAN COMMISSION ORDER NO. 02-2023**

### **ORDER OF THE CITY OF NOBLESVILLE PLAN COMMISSION DETERMINING THAT AN AMENDING DECLARATORY RESOLUTION AND AMENDMENTS TO THE ECONOMIC DEVELOPMENT PLAN FOR THE NOBLESVILLE – INNOVATION MILE ECONOMIC DEVELOPMENT AREA TO ESTABLISH A NEW PHASE II ALLOCATION AREA THEREIN, AS APPROVED AND ADOPTED BY THE CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF NOBLESVILLE AND APPROVING THAT RESOLUTION AND AMENDMENTS TO THE ECONOMIC DEVELOPMENT PLAN**

WHEREAS, the City of Noblesville Redevelopment Commission (the “Commission”) on March 28, 2022, in accordance with the provisions of Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 2022-08 (the “Original Declaratory Resolution”), as confirmed by Resolution No. 2022-11 adopted on May 23, 2022 (the “Original Confirmatory Resolution”), establishing the Noblesville – Innovation Mile Economic Development Area (the “Area”) and there within an allocation area, as defined in the Act, known as the Phase I Allocation Area;

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the “Original Area Resolution”;

WHEREAS, the Original Area Resolution approved the Economic Development Plan for the Area (the “Original Plan”) which Original Plan contained specific recommendations for economic development and redevelopment in the Area;

WHEREAS, the Original Plan and the Original Declaratory Resolution were approved by the City of Noblesville Plan Commission (the “Plan Commission”) and the Common Council of the City in accordance with the Act;

WHEREAS, on February 16, 2023, the Commission adopted its Resolution No. 2023-04 (the “Amending Declaratory Resolution”) amending the Original Area Resolution and the Original Plan to: (i) create in the Area a new allocation area designated as the “Phase II Allocation Area” in accordance with the Act, including specifically Section 39 thereof (the “Phase II Allocation Area”), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Phase II Allocation Area, a description and map (including list of parcels) of which are attached to the Amending Declaratory Resolution as Exhibit A and Exhibit B, respectively; and (ii) add the economic development and redevelopment of the Phase II Allocation Area through the construction of road improvements, utility improvements, drainage, public safety improvements and trails all in support of a medical office and

surgery center building to be located therein (collectively, the “Project”), all of which will be in, serving or benefitting the Area to the list of projects in the Original Plan;

WHEREAS, the Plan Commission is the body charged with the duty of developing a general plan of development for the City;

WHEREAS, the Act requires the Plan Commission to find that the Original Plan for the Area, as amended by the Amending Declaratory Resolution, conforms to the plan of development for the City and to approve the Amending Declaratory Resolution and the Original Plan, as amended thereby; and

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution, the Original Plan as amended by the Amending Declaratory Resolution, and the potential development contemplated thereby and determined that they conform to the plan of development for the City, and now desires to approve the Amending Declaratory Resolution and the Original Plan as amended thereby;

NOW, THEREFORE, BE IT ORDAINED by the Plan Commission, as follows:

Section 1. The Amending Declaratory Resolution and Original Plan for the Area as amended thereby conform to the plan of development for the City.

Section 2. The Original Plan, as amended by the Amending Declaratory Resolution, and the Amending Declaratory Resolution are in all respects approved, ratified and confirmed.

Section 3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the Original Plan as amended thereby with the permanent minutes of this meeting.

Passed and so ordered by the City of Noblesville Plan Commission, this 21<sup>st</sup> day of February, 2023.

---

Malinda Wilcox                      President

ATTEST:

---

Caleb P. Gutshall                      Secretary

**CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION  
RESOLUTION NO. 2023-04**

**AMENDING DECLARATORY RESOLUTION OF THE  
CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION CREATING THE  
PHASE II ALLOCATION AREA IN THE NOBLESVILLE – INNOVATION MILE  
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Noblesville Redevelopment Commission (the “Commission”) on March 28, 2022, in accordance with the provisions of Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 2022-08 (the “Original Declaratory Resolution”), as confirmed by Resolution No. 2022-11 adopted on May 23, 2022 (the “Original Confirmatory Resolution”), establishing the Noblesville – Innovation Mile Economic Development Area (the “Area”) and there within an allocation area, as defined in the Act, known as the Phase I Allocation Area;

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the “Original Area Resolution”;

WHEREAS, the Original Area Resolution approved the Economic Development Plan for the Area (the “Original Plan”) which Original Plan contained specific recommendations for economic development and redevelopment in the Area;

WHEREAS, the Original Plan and the Original Declaratory Resolution were approved by the City of Noblesville Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”) in accordance with the Act;

WHEREAS, the Commission now desires to amend the Original Area Resolution and the Original Plan to: (i) create in the Area a new allocation area designated as the “Phase II Allocation Area” in accordance with the Act, including specifically Section 39 thereof (the “Phase II Allocation Area”), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Phase II Allocation Area, a description and map (including list of parcels) of which are attached hereto as Exhibit A and Exhibit B, respectively; and (ii) add the economic development and redevelopment of the Phase II Allocation Area through the construction of road improvements, utility improvements, drainage, public safety improvements and trails all in support of a medical office and surgery center building to be located therein (collectively, the “Project”), all of which will be in, serving or benefitting the Area to the list of projects in the Original Plan;

WHEREAS, the new Phase II Allocation Area shall have a base assessment date of January 1, 2023;

WHEREAS, Section 15 of the Act authorizes the Commission to amend the Original Area Resolution and Original Plan, after conducting a public hearing, if it finds that:

(a) The amendments are reasonable and appropriate when considered in relation to the Original Area Resolution, Original Plan and the purposes of the Act; and

(b) The Original Area Resolution and the Original Plan, with the proposed amendments, conform to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED by the City of Noblesville Redevelopment Commission, governing body of the City of Noblesville Redevelopment District, as follows:

1. The Original Area Resolution and Original Plan are hereby amended to: (i) create in the Area the Phase II Allocation Area, a new allocation area designated as the “Phase II Allocation Area” in accordance with the Act, specifically Section 39 thereof, for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Phase II Allocation Area, a description and map (including list of parcels) of which are attached hereto as Exhibit A and Exhibit B, respectively; and (ii) add the Project, which will be in, serving or benefitting the Area to the list of projects in the Original Plan (the “2023 Plan”). With respect to the Project, the Commission anticipates that such Project will result in the investment of approximately \$28,000,000 in the Area through the construction of an approximately 35,000 square foot medical office and surgery center that will create an estimated 52 jobs.

2. It will be of public utility and benefit to amend the Original Area Resolution and Original Plan as described in Section 1 and to develop the Phase II Allocation Area.

3. The Commission finds that the public health and welfare will be benefited by the development of the Phase II Allocation Area.

4. The Commission now finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Original Area Resolution and Original Plan, as amended by this amending resolution and to the redevelopment and economic development purposes set forth in the Act. The Commission finds that the Project constitutes local public improvements and that the Original Area Resolution and the Original Plan, with the amendments, including the 2023 Plan, conform to the comprehensive plan for the City.

5. The new Phase II Allocation Area shall have a base assessment date of January 1, 2023.

6. This paragraph shall be considered the allocation provision for the Phase II Allocation Area for purposes of Section 39 of the Act. The entire Phase II Allocation Area shall constitute an allocation area as defined in Section 39 of the Act. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Phase II Allocation Area shall be allocated and distributed in accordance with Section 39 of the Act or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease



rentals on leases payable from tax increment revenues. For the avoidance of doubt, the Phase II Allocation Area shall be separate and apart from the Phase I Allocation Area established by the Original Area Resolution.

7. The Commission does not now propose to acquire land or interests in land within the boundaries of the Phase II Allocation Area. If at any time the Commission proposes to acquire land, the required procedures for amending the 2023 Plan under the Act will be followed, including notice by publication to affected property owners and a public hearing.

8. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Plan Commission for its approval.

9. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Council, to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of development and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed Project and amendments to the Original Area and will determine the public utility and benefit of the proposed Project and the amendments to the Original Area.

10. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of creating the Phase II Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the new Phase II Allocation Area.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 9 of this resolution.

11. The Commission hereby finds that the creation of the Phase II Allocation Area will result in new property taxes that would not have been generated without this new allocation provision because the development of the Phase II Allocation Area and the Original Area is expected to require incentives in order to develop the Phase II Allocation Area and Original Area, and the only way the Commission can provide incentives to encourage such development

and resulting new property taxes is through the capture of increases in real property taxes to be generated by the proposed Project.

12. The Commission hereby finds that the initial estimated costs of the improvements to the Original Area, including the Phase II Allocation Area, as a result of the Project to be funded by the Commission is in an approximate amount of \$3,000,000.

13. The Commission hereby finds that all property in the Phase II Allocation Area will positively benefit from the Project due to the increased economic development in and around the Phase II Allocation Area.

14. In all other respects, the Original Area Resolution and Original Plan are hereby ratified and confirmed.

15. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the City of Noblesville Redevelopment Commission  
this 16<sup>th</sup> day of February, 2023.

CITY OF NOBLESVILLE  
REDEVELOPMENT COMMISSION

---

Jack Martin, President

---

William Lynch, Vice President

---

William L. Taylor, Member

---

Rick L. Taylor, Member

ATTEST:

---

Christi Crosser, Secretary

## EXHIBIT A

### DESCRIPTION OF THE PHASE II ALLOCATION AREA

The Phase II Allocation Area is bounded on the north by East 141<sup>st</sup> Street, on the east by the eastern boundary of parcel #13-11-24-00-00-033.000, on the west by Olio Road and on the south by the southern boundaries of parcel #13-11-24-00-00-033.000 and 13-11-24-00-00-032.000. The Phase II Allocation Area is approximately 14.99 acres in size.

The Phase II Allocation Area includes the following parcels:

<u>County Parcel Number</u>	<u>State Parcel Number</u>
13-11-24-00-00-032.000	29-11-24-000-032.000-021
13-11-24-00-00-033.000	29-11-24-000-033.000-021

## EXHIBIT B

### MAP OF PHASE II ALLOCATION AREA

Note, the Phase II Allocation Area consists of that area shaded in yellow below

