

#1 & 2

NOBLESVILLE PLAN COMMISSION STAFF REPORT

NOVEMBER 18, 2013

13W-14-1731 (6163) & 13W-15-1730 (6164)

Change of zoning from "A2-S" Agricultural Subdivision (Hamilton County) to "R-2/GUO" Low to Moderate Density Residential/Government Use Overlay
South side of East 166th Street, ¼-mile west of Boden Road
City of Noblesville

Unified Development Ordinance Definitions and General Statements

Government Use Overlay – This is an overlay zoning district used to allow the Plan Commission and Common Council to consider government uses which may be either:

1. Uses which are not expressly permitted within the proposed district; or,
2. Variations from the development standards that exist for the proposed Government Use within a district;
3. The approval of a GUO Zone is intended to take into consideration the fact that governmental uses are different than private uses because a governmental unit has the right of eminent domain and has duties to provide services to citizens.

Zoning District

This property is currently zoned "A2-S" Agricultural Subdivision under the Hamilton County Plan Commission. The areas surrounding this subject real estate are zoned "R-2/GUO" to the east, south and west (all proposed Eastside Park ground) and "A2-S" (Hamilton County Plan Commission) to the north.

General Information

The City of Noblesville purchased this 18.66-acre parcel in December of 2012 with the intent of adding to the property targeted for Eastside Park. The balance of the proposed 204-acre park ground was acquired by the City in 2007 and assigned a "GUO" Government Use overlay district on top of the existing "R-2" zoning. This was done to facilitate future development of the park ground and in recognition of unique aspects of the future park that were slightly at odds with the standards set forth in the UDO.

In 2008, the City's Parks & Recreation Board adopted a Park Master Plan that included the future Eastside Park. The Master Plan for the park was adopted in 2009 and amended in 2010. It includes athletic fields including a softball complex, nature trails, a dog park, disc golf course, and a YMCA Community Center. A prominent geographic feature of this particular 18+ acre parcel is the Lehr Ditch which crosses diagonally. It contains an existing wetland and future multi-purpose field.

The Plan Commission may approve, deny, or modify any proposed request for a change of zoning. It can place conditions of approval on the proposed request or adopt commitments proposed by the applicant. The Plan Commission forwards a recommendation to the Common Council, which ultimately either adopts or does not adopt the proposal. Based on the above information, the following are possible motions:

MOTION: I move to forward to the Council a favorable recommendation for the change of zoning to "R-2" Low to Moderate Density Single Family Residential and adoption of the "GUO" Government Use Overlay for the Eastside Park remnant;

MOTION: I move to forward to the Council an unfavorable recommendation for the change of zoning to "R-2" Low to Moderate Density Single Family Residential and adoption of the "GUO" Government Use Overlay for the Eastside Park remnant (LIST REASONS);

MOTION: I move to continue the item until the next regular meeting provided the applicant submits the following information (LIST INFORMATION REQUIRED)

For the sake of consistency, it should be noted that the 2009 GUO ordinance for the balance of the Park provided for two (2) "variations" from the Unified Development Ordinance standards. They are as follows:

1. The allowance of overflow parking in the Grassland area of the adopted master plan. The proposed overflow parking area shall remain grassland and not require the pavement and curb standards as per the Unified Development Ordinance;
2. The softball complex shall be permitted to have lighted fields without the benefit of another public hearing.

It is recommended that any approval should provide for these variations as well.

ATTACHMENTS: Eastside Park Master Plan

