



PLAN COMMISSION STAFF REPORT

ITEM NO: 6 APPLICATION NO. 0209-2022

MEETING DATE: October 24, 2022

SUBJECT: 3 allocation areas

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: 146th Street and River Road (NW)

WAIVERS: Non-applicable

REQUESTED: Compliance with the Comprehensive Master Plan

RECOMMENDATION: Approval

PREPARED BY: Joyceann Yelton, Development Services Manager
jyelton@noblesville.in.us

Summary

This is a an Order presented to the Plan Commission for their consideration that the proposed plan and adopted resolutions by the Redevelopment Commission conforms to the 2020 Noblesville Comprehensive Master Plan. The property is located on the along the north side of East 146th Street and west of River Road and contains approximately 46 acres.

The Noblesville Plan 2020 indicates the future land use map as being a “Mixed Residential” area. The “Mixed Residential Category” allows for mixed residential area and neighborhood commercial areas that are walkable. The adopted Preliminary Development Plan included age-restricted apartments, traditional apartments, townhomes, and a 30,000-SF commercial area. The property is currently being prepared for development.

The Resolution of the Redevelopment Commission sets forth three allocation areas for the “146th Street/River Road Economic Development Area” to be known as Allocation Area No.1 (Age-restricted apartments), Allocation Area No. 2 (traditional apartments), and Allocation Area 3 (commercial) This allocation deals with the distribution of property taxes on real property.

The Plan Commission Order No. 04-2022 attached confirms the proposed new allocation areas as conforming to the land use policies and goals of the 2020 Noblesville Comprehensive Plan. Being that the proposed uses for the area are commercial and residential, it does conform to the policies and goals set forth in the 2020 Comprehensive Master Plan for the City of Noblesville.

Attachment

Exhibit 1 - Plan Commission Order with Attachments

Recommendation

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

Motion

1. Motion to approve Order No. 04-2022 and the attached Redevelopment Resolution No. 2022-33 and attachments, as this project area conforms to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.