



PLAN COMMISSION STAFF REPORT

ITEM NO: 6 APPLICATION NO. 0230-2022

MEETING DATE: November 21, 2022

SUBJECT: Creation of new 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: North of State Road No. 32, west of Mill Creek Road

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 resolution by the Redevelopment Commission conforms to the 2020 Noblesville Comprehensive Master Plan. The property is located on the along the north side of State Road No. 32, west of Mill Creek Road and contains approximately 30 acres.

The Noblesville Plan 2020 indicates the future land use map as being a “Infill Residential” area. The “Infill Residential Category” allows for one to two-unit homes are the predominant use with multi-family uses mixed throughout. Neighborhood Retail uses may be permitted. The adopted Detailed Development Plan included age-restricted apartments and age restricted single-family and two-family dwellings. The property is currently being prepared for development.

The Resolution of the Redevelopment Commission sets forth one new allocation area and the removal of the 30 acres from two other allocation areas previously established and known as “Hazel Dell Area and Promenade Area”. The new allocation area will be known as “Noblesville – Justus Senior Housing Economic Development Area” and is strictly for the senior apartments. This allocation deals with the distribution of property taxes on real property. The project include road improvements, storm water improvements, utility infrastructure improvements, and trails.

The Plan Commission Order No. 05-2022 attached confirms the proposed new allocation area as conforming to the land use policies and goals of the 2020 Noblesville Comprehensive Plan. Being that the proposed uses for the area is age restricted multi-family, 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 an age-diverse population in the City, encourages older residents to locate or relocate to the City without increasing the school-age population, increases the economic well-being of the City, and serves to increase property values in the City.

Motion

1. Motion to approve Order No. 05-2022 and the attached Redevelopment Resolution No. 2022-34 and attachments, as this project area conforms to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.