



## PLAN COMMISSION STAFF REPORT

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**ITEM NO:** 2 APPLICATION NO. 0048-2023

**MEETING DATE:** May 15, 2023

**SUBJECT:** Creation of new allocation area and elimination from existing 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:** West of Boden Road between Greenfield Avenue and E. 136<sup>th</sup> Street

**WAIVERS:** Non-applicable

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

**RECOMMENDATION:** Approval

**PREPARED BY:** Joyceann Yelton, Development Services Manager  
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## 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 on the south of Greenfield Avenue, north of E. 136<sup>th</sup> Street and west of Boden Road/Brooks School Road containing approximately 270 acres.

The Noblesville Plan 2020 indicates the future land use map as being a compilation of a few land use districts including "Residential", "Mixed Residential", "Commercial-Regional/Highway", and "Innovation/FLEX MU" areas.

The "Residential" area sets forth low-scale one to two unit single-family residential being the prominent use. It can include one to two-story single-family residences detached, townhomes, live/work units, duplexes, and accessory dwelling units. Small scale institutional, public, and semi-public uses are permitted.

The "Mixed Residential" area includes a variety of housing types with accompanying mixed-use retail and offices located at the intersections. Within this area, more multi-family units including flats, multi-family, and townhomes are encouraged. It is a highly walkable area and neighborhood-oriented with access to adjacent recreational opportunities. Scale of buildings varies greatly in this area.

The commercial node of the "Commercial-Regional/Highway" area serves a much greater geographic area and caters to large-box stores. Typically located at major intersections and within proximity of the interstate.

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 located on the ground level. Scale varies with mixed-use spaces located along intersections, corridors, and adjacent to surrounding commercial and residential areas.

The "Hyde Park" development includes mixed residential and commercial uses within the entire development. The plan includes mixed residential/commercial buildings, traditional multi-family, higher density single-family, duplexes, townhomes, work/play makerspaces, stacked flats, neighborhood retail/office and acres of preservation land to used for passive/active recreational opportunities. The plan as proposed promotes opportunities for employment of Noblesville's citizens, assists in attracting new business enterprises, and increases the economic well-being of the City and serves to protect and increase property values in the City and State.

The Resolution of the Redevelopment Commission sets forth one new allocation area and the removal of the above-described territory from previously established “Corporate Campus West Economic Development Area and Allocation Area” to establish a new development area and allocation area known as “Noblesville – Hyde Park Economic Development Area.” This allocation deals with the distribution of property taxes on real property. The monies captured from this allocation area will help to fund road and bridge improvements, storm water improvements, and park and utility improvements.

The Plan Commission Order No. 03-2023 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 uses for the area as set forth in this report, do conform to the policies and goals set forth in the 2020 Comprehensive Master Plan for the City of Noblesville, Staff recommends approval of Plan Commission Order No. 03-2023.

**Attachment**

**Exhibit 1**

Plan Commission Order with Exhibits

**Recommendation**

Based on the analysis provided above, the allocation area adheres to policies, goals, and objectives of the 2020 Noblesville Comprehensive Master Plan.

**Motion**

1. Motion to approve Order No. 03-2023 and the attached Redevelopment Resolution No. 2022-43 including attachments, as the “Hyde Park” project conforms to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.