



PLAN COMMISSION STAFF REPORT

ITEM NO: 2

APPLICATION NO. PLAT 000028-2024

MEETING DATE: March 18, 2024

SUBJECT: Primary Plat for a one lot subdivision

PETITIONER(S): Noblesville Baptist Temple – Owner
City of Noblesville – Owner

SUMMARY: Creation of a one lot subdivision from three metes and bounds described parcels

LOCATION: 1338 Pleasant Street

WAIVERS REQUESTED: Not applicable

RECOMMENDATION: Approval

PREPARED BY: Denise Aschleman, Principal Planner
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Planning Terms

Primary Plat – The preliminary drawing or drawings indicating the proposed manner or layout of the subdivision.

Procedure

The petition was filed February 20, 2024, for a public hearing at the March 18, 2024, Plan Commission meeting. It will be reviewed by the Technical Advisory Committee on March 21, 2024. Primary Plat approval lies solely with the Plan Commission and is a ministerial act which means if it meets the requirements of the Unified Development Ordinance then the Plan Commission has no choice but to approve the primary plat. The Plan Commission conducts the public hearing and renders a decision.

Correspondence

1 email attached in Exhibit 4.

Summary

The request is to create a single lot subdivision at 1338 Pleasant Street from three existing lots of record. There is an existing church and two parking lots on an existing parcel of approximately 2.03 acres owned by the church. There are two remnants of lots at the corner of 13th and Pleasant owned by the City of Noblesville that are being transferred to Noblesville Baptist Temple, creating a lot of 2.15 acres.

History

Item	Description	Analysis
<i>Surrounding Land Uses</i>	<i>North – residential South – non-residential East – vacant West – vacant/non-residential</i>	<i>The surrounding land uses include residential uses on smaller lots and non-residential uses ranging from the old Arbuckles site to an automobile repair facility.</i>
<i>Comprehensive Master Plan and Future Land Use</i>	<i>Downtown</i>	<i>Downtown provides a mixture of residential, employment, and entertainment options and serves as the central hub of Noblesville.</i>
<i>Traffic Circulations and Thoroughfare Plan</i>	<i>Pleasant Street – Collector 13th Street – Local</i>	<i>Collectors</i> <i>are a system of streets and roads which generally serve travel of primarily intra-area and intra-county importance with</i>

		<p><i>approximately equal emphasis to traffic circulation and land access service. The “collector” system is generally further stratified into “major” and “minor” categories. The system collects and distributes traffic between arterial and local systems.</i></p> <p>Local <i>a system of street and roads which primarily provides local access service and access to higher order street systems.</i></p>
Environmental and Utility Considerations	<i>Not applicable</i>	<i>Not applicable</i>
TAC Comments	<i>Not available</i>	<i>Not available</i>

Attachments

- Exhibit 1 Aerial Photograph
- Exhibit 2 Current Zoning Map
- Exhibit 3 Primary Plat
- Exhibit 4 Correspondence

Recommendation

Staff supports this request subject to the incorporation of any changes required by the Technical Advisory Committee.

Motions

1. Motion to approve the primary plat for Noblesville Baptist Temple as per submitted PLAT 000028-2024 subject to inclusion of any changes that might be required by the Technical Advisory Committee.
2. Motion to deny the request for approval of a primary plat for Noblesville Baptist Temple as per submitted PLAT 000028-2024. **List reasons**
3. Motion to continue PLAT 000028-2024 until the April 15, 2024, meeting.