



# PLAN COMMISSION STAFF REPORT

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**ITEM NO:** 4 **APPLICATION NO.** 0033-2024

**MEETING DATE:** March 18, 2024

**SUBJECT:** Park Impact Analysis

**PETITIONER(S):** Parks & Recreation, Planning Department

**SUMMARY:** Adoption of Recreational Zone Improvement Plan and Recreation Impact Study

**LOCATION:** City of Noblesville

**WAIVERS REQUESTED:** Non-applicable

**RECOMMENDATION:** Approval

**PREPARED BY:** Joyceann Yelton, Development Services Manager  
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### **Planning Terms**

**Capital Costs** – are costs directly related to construction or expansion of infrastructure, purchase of land, and/or directly related expenses incurred in preparing or updating the comprehensive plan. Infrastructure includes park or recreational facilities used for public purposes.

**Impact Fee** – a charge imposed on new developments by a municipal government unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve new developments. It cannot be used to finance improvements for existing deficiencies.

**Impact Zone** – a geographic area established for a particular infrastructure type.

**Comprehensive Master Plan** - A plan adopted by the Plan Commission and Common Council, pursuant to State law, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof. The document shall include:

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

### **Procedure**

The application was filed for a public hearing at the March Plan Commission meeting. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspapers. The Plan Commission conducts the public hearing and either recommends approval or denial of the park impact analysis as being in compliance with the Comprehensive Master Plan.

### **Correspondence**

None

### **Summary**

Attached is a copy of the Recreation Zoning Improvement Plan 2023-2032 (**Exhibit 1 – Recreation Zone Improvement Plan**) prepared by Lehman & Lehman, Inc. This plan examines the existing park facilities and determines the costs to overcome existing deficiencies and meet the future needs according to the adopted Community Level of Service Standard.

Any impact fees established by a community must meet certain criteria and said community must adopt an infrastructure improvement plan prior to the collection of fees. The General Assembly created the alternative funding mechanism (impact fees) for rapidly growing areas. Impact fees allow a community to collect monies from new residents to construct the new infrastructure demanded by those new residents. A new study including proposed fee(s) must be completed every five years and adopted to continue the collection of those fees. The plan was reviewed by a professional engineer with Triad Engineer, Inc. in Indianapolis and has indicated that the plan is in accordance with the requirements of Indiana Code.

The study and analysis was provided by Lehman & Lehman, Inc. of Mishawaka. They have been responsible for the last several plans completed by the City of Noblesville. The Proposed Recreation Zone Improvement Plan 2023-2032 updates the trends and demographics; existing inventory facilities; and what is required based on projected population and existing recreational facilities. In addition, it recommends new improvements and facilities based on priority. It reviews the amount the infrastructure costs to maintain what we already have and what it will cost, based on the projected population growth to establish new infrastructure to meet the new demand.

Some of the benefits of the establishment of impact fees include that future populations incur the costs to maintain the same level of recreational services; it provides an additional funding resource to expand the recreational facilities; and it maintains a quality of life that the Noblesville residents enjoy. The park impact fees are collected when a building permit is issued for residential primary structures that are within the corporate limits.

A Recreational Zone Improvement Plan must contain the following: (1) a description and location of existing infrastructure; (2) a determination of the current level of service; (3) establishment of the community level of service; (4) a description and location of development that is expected to occur in the Impact Zone during the next ten years; (5) an estimate, location, and cost of the infrastructure that is necessary to provide the level of service for the new developments; and (6) a general description of the sources and amounts of monies to pay for infrastructure during the previous five years.

The current level of service per 1,000 person calculates (using current population) at 11.0 (acres per 1,000); however, we are using 13.6 acres per 1,000 as the Community Level of Service. Total existing park acres is 821.48 acres. This figure does not include County Parks within the City, parks within existing subdivisions, and/or open space on school properties or Hyde Park.

Some of the of overarching goals of the Park's Master Plan include (1) the Park Department would become the "Quality of Life Agency" for the City of Noblesville, (2) Establishment of Nature Havens, (3) Educational opportunities bringing forth the awareness of the quality of life issues, and the (4) creation of additional park and recreation amenities to serve new residents and visitors and

accommodate new growth while continuing superior maintenance and programming of existing facilities.

We are and have been for several years a single impact zone structure for fees and will maintain only one impact zone area. The study area includes the Noblesville Planning Jurisdictional Area; although fees may only be collected for those areas located within the City Limits of Noblesville. The proposed zone coincides with the corporate limits of Noblesville but as properties are annexed into the corporate boundaries, the adopted Park Impact fees apply.

The proposed fees do not apply to the following:

1. Improvements which do not require a structural building permit
2. Improvements which do not create a need for new and additional infrastructure including the erection of a sign, construction of an accessory building, structure or fence or the alteration, renovation or expansion of an improvement where the use or intensity has not changed.
3. The replacement of a destroyed or partially destroyed improvement provided that the replacement improvement does not create a need for a new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof.
4. Non-residential development

The following are the potential fees to be established and recommended by the Parks and Recreation Board and Parks and Recreation Department through the Recreation Zone Improvement Plan 2023-2032.

|   | <u>Zone 1</u>     |
|---|-------------------|
| <i>Single-Family Dwelling Unit (100% of equivalent)</i> | <i>\$4,122.00</i> |
| <i>Two-family Dwelling Unit (95%)</i>                   | <i>3,916.00</i>   |
| <i>Multi-Family Structure (apartments, etc.)</i>        |                   |
| <i>One bedroom (65%)</i>                                | <i>2,679.00</i>   |
| <i>Two bedrooms (85%)</i>                               | <i>3,504.00</i>   |
| <i>Three or more bedrooms (100%)</i>                    | <i>4,112.00</i>   |
| <i>Mobile Home (65%)</i>                                | <i>2,679.00</i>   |

Keep in mind that the Plan Commission is not setting the amounts to be charged for the new impact fees. Ultimately, that decision is the responsibility of the City Council.

The collection of new Park Impact Fees cannot begin until six months after the adoption of the Ordinance by Council.

**History**

Last adopted plan 2019, and the preceding years prior to the initial ordinance adopted in the mid-1990's.

**Attachment**

**Exhibit 1 – Noblesville Recreation Zone Improvement Plan 2023-2032**

**Recommendation**

Staff supports the approval of the Noblesville Recreation Zone Improvement Plan 2023-2032 as being consistent with the Comprehensive Master Plan's goals and objectives.

**Motions**

1. Motion to send a favorable recommendation to the Council for adoption of the Noblesville Recreation Zone Improvement Plan as being in compliance with the Comprehensive Master Plan per Application #0033-2024.
  
2. Motion to deny the recreation zone improvement plan. ***List reasons***
  
  
  
  
  
  
  
  
  
  
3. Motion to continue Application No. 0033-2024 until the April 15, 2024 meeting.