



PLAN COMMISSION STAFF REPORT

ITEM NO: 8

APPLICATION NO. LEGP 000101-2024

MEETING DATE: June 17, 2024

SUBJECT: Text Amendments

PETITIONER(S): Staff

SUMMARY: Text amendments to Article 2, Article 8, and Appendix C

RECOMMENDATION: Forward with a favorable recommendation

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Planning Terms

Amend or Amendment – Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of a district, or any repeal or abolition of any map, part thereof, or addition thereto.

Procedure

The petition was filed for a public hearing at the June 17, 2024, Plan Commission meeting. Prior to the Plan Commission meeting a legal notice is published in the newspapers. The proposed amendments are discussed at a Plan Commission meeting where a public hearing is held. The Plan Commission hears the Staff presentation and any individuals in the audience wishing to speak for or against the proposed amendments. The Plan Commission votes on a recommendation to the Common Council for adoption, denial, no recommendation, or amends the proposal. At a Council meeting the proposed ordinance is discussed, and final decision is made by the Council as to adoption, denial, or modification of said ordinance.

Correspondence

None

Summary

In October 2023, the City of Noblesville adopted the Innovation Mile Master Plan document. The document was the culmination of an almost two year planning process that set out the City's vision for the 585 acres that lies on either side of 141st Street between Olio and Cyntheanne Roads.

Article 2 is being amended to include definitions of new use types that were included as part of the text of the regulations.

A new Part was added to Article 8. The new part sets out an entirely new set of regulations for a new zoning district to be known as IMD (Innovation Mile District). The part includes building, street, landscaping, parking, signage, and architectural requirements within the district. It also includes the framework for the Innovation Mile Design Review Committee which is the formalization of a process that was originally proposed within a planned development ordinance for the Noblesville Event Center. This Design Review Committee will be used to evaluate all development within this zoning district.

Appendix C was amended to include an Appendix C-2 which is an official schedule of uses chart for uses within this new zoning district.

Attachments

Exhibit 1 – Proposed Article 2, Article 8, and Appendix C amendment

History

The Innovation Mile Master Plan was adopted in October 2023.

Recommendation

Staff supports the proposed new standards for this new zoning classification.

Motions

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the Unified Development Ordinance updates as presented and per submitted application LEGP 000101-2024.
2. Motion to continue application LEGP 000101-2024 until the (date) meeting.