



## PLAN COMMISSION STAFF REPORT

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**ITEM NO:** 9

**APPLICATION NO.** LEGP 000102-2024

**MEETING DATE:** June 17, 2024

**SUBJECT:** Change of Zoning

**PETITIONER(S):** Staff

**SUMMARY:** Change of zoning from CCPD (Corporate Campus Planned Development) to IMD (Innovation Mile District) for approximately 585 acres located within the study area of the Innovation Mile Master Plan

**LOCATION** Between Olio and Cyntheanne Roads from I-69 to the south to approximately 1300 feet north of 141<sup>st</sup> Street

**RECOMMENDATION:** Forward with a favorable recommendation

**PREPARED BY:** Denise Aschleman, Principal Planner  
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## **Planning Terms**

**Zoning** – A division of a municipality into districts for the regulation of the use of real property. The districts include residential, commercial, industrial, and floodplain. The regulations limit the use, design, and set bulk requirements for properties within the City’s jurisdiction. Zoning district help to maintain orderly growth and development of the City based upon the Comprehensive Master Plan.

**Change of Zoning** – An amendment to a zoning map to effect a change in the nature, density, or intensity of uses allowed on a designated parcel or land area.

## **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**

This item is related to the previous item on the agenda establishing a new zoning district called IMD. During 2022 and 2023 the City worked to develop the Innovation Mile Master Plan. That plan was adopted in October 2023, and that document was used to set the framework for the development or zoning regulations for the area.

This request would rezone approximately 585 acres located on either side of 141<sup>st</sup> Street between Olio and Cyntheanne Roads from CCPD to IMD. The underlying zone district would be IMD (Innovation Mile District) and land use categories. The land use categories include Campus 1, Campus 2, Campus 3, Residential 1, Residential 2, Light Industrial/Manufacturing, Community/Institutional, Public Space 1, Public Space 2, and Public Space 3. These land use categories (or subdistricts) are used to establish the character and uses of the property as it develops.

## **Attachments**

Exhibit 1 – Aerial Photograph

Exhibit 2 – Current Zoning Map

Exhibit 3 – Proposed Subdistrict Map

### **History**

The Innovation Mile Master Plan was adopted in October 2023.

In November 2023 a planned development ordinance for development of the Noblesville Event Center was approved. The standards for that development were incorporated into this ordinance text.

### **Recommendation**

Staff supports the rezone of 585 acres to IMD (Innovation Mile District).

### **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 000102-2024.
2. Motion to continue application LEGP 000102-2024 until the (date) meeting.