



PLAN COMMISSION STAFF REPORT

ITEM NO: 2

APPLICATION NO. PLAT 000106-2024

MEETING DATE: August 19, 2024

SUBJECT: Primary Plat for a two lot non-residential subdivision

PETITIONER(S): Jordan 7 LTD (owner)
Jeremy Keiser, V3 Companies (applicant)

SUMMARY: Creation of a two lot non-residential subdivision to be known as Jordan 7 subdivision from two existing metes and bounds described parcels.

LOCATION: 9155 & 9175 East 146TH 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 application was filed May 28, 2024, for a public hearing at the August 18, 2024, Plan Commission meeting. It was reviewed by the Technical Advisory Committee on June 20, 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

None.

Summary

The request is to create a two lot non-residential subdivision at the southwest corner of 146th Street and Herriman Boulevard. The property currently contains two multi-tenant buildings that include uses such as an ABA School, a boat dealership, and an electrical contractor. The petitioner is proposing to take the two parcels that currently split the property north to south and run through a building and create a 6.296 acre northern lot that encompasses the two existing buildings and a vacant 2.764 acre southern lot. The Applicant has plans to construct a new approximately 23,000 square foot industrial building that maybe be used as a multi-tenant building or could have just a single user.

Item	Description	Analysis
<i>Surrounding Land Uses</i>	<i>Industrial/Commercial</i>	<i>Range of land uses from contractors office to light industrial to a gas station and Starbucks</i>
<i>Current Zoning</i>	<i>North – I-1 South – PB/PD East – PB West – I-1 and PB/PD</i>	<i>None</i>
<i>Traffic Circulations and Thoroughfare Plan</i>	<i>Herriman Boulevard – Local Street 146th Street – Primary Arterial</i>	<i>Recent improvements have been made to both Herriman and 146th Street.</i>
<i>Environmental and Utility Considerations</i>	<i>None</i>	<i>None</i>
<i>TAC Comments</i>	<i>None</i>	<i>None</i>

Attachments

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

Recommendation

Staff supports this request.

Motions

1. Motion to approve the primary plat for Jordan 7 Subdivision as per submitted PLAT 000107-2024.
2. Motion to deny the request for approval of a primary plat for Jordan 7 Subdivision as per submitted PLAT 000107-2024. **List reasons**
3. Motion to continue PLAT 000107-2024 until the September 16, 2024, meeting.