



## BOARD OF ZONING APPEALS FINDINGS OF FACT

APPLICATION(S): BZNA-00162-2024

PROPERTY ADDRESS: 10632 Pleasant Street, Noblesville, Indiana

A Conditional Use application was submitted to the Noblesville Planning Department for the above referenced location. The application submitted by Pleasant Street Contractors Garage LLC requested that approval be granted to a Conditional Use application pursuant to Unified Development Ordinance §8.D.1.D and Appendix C to permit mini-storage warehouse in an I-1 (Light Industrial) zoning district. The Noblesville Board of Zoning Appeals conducted a hearing regarding this application on October 7, 2024. After testimony was given and evidence was presented to the Board, a motion to DENY was made, and the motion carried 4-1.

### CONDITIONAL USE FINDINGS

In its deliberations, the Noblesville Board of Zoning Appeals weighed the evidence associated with the following criteria and made the following findings in denying the request for a Conditional Use. The Noblesville Board of Zoning Appeals hereby makes a determination in writing that the following are true:

1. The proposed Conditional Use is, in fact, a conditional use established within the specific zoning district involved:

**Pursuant to UDO § 8.D.1.D and Appendix C mini-storage warehousing is a conditional use in the I-1 (Light Industrial) zoning district.**

2. The proposed Conditional Use will be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and the Unified Development Ordinance:

**The proposed Conditional Use may not be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and the Unified Development Ordinance. The Noblesville Comprehensive Plan uses as a guiding principle placing an emphasis on quality construction, context sensitivity, and community connection. The architecture proposed for the proposed use does not adapt to the character, design, or quality of the existing uses along the Pleasant Street corridor. The use of standing seam metal siding as the primary building material on three buildings that include no architectural features or design elements that add any interest to the buildings. While there is a goal of the Comprehensive Plan to retain and attract an array of businesses, those new businesses do need to fit the context and appearance of the area around them. There are different types of Light Industrial areas throughout Noblesville and they all have varying levels of character and quality.**

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area:

**The proposed Conditional Use has not been designed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and could change the**

essential character of the area. The site is subject to the architectural requirements for non-residential buildings located in Article 4 of the Unified Development Ordinance (UDO). The applicant has recently submitted architectural elevations of the proposed structures that do not meet the architectural requirements of the Unified Development Ordinance and do not match the architectural or material quality of the surrounding uses or the other uses that span either side of Pleasant Street in both the Pleasant Street Commercial Park and the Metro Business Park. The existing buildings along that corridor emphasize the use of masonry or CMU products on the first floor of the front elevations of the building and do not contain standing seam metal products. Many of them use on the front façade some type of insulated metal panel that has a flatter look to it than the standing seams metal products. The UDO strictly prohibits the use of metal as a primary material on the building and also requires that front facades have a minimum amount of glazing through either storefronts or windows.

4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses:

**It is believed that the proposed use will be operated in a manner that will not be hazardous or disturbing to the surrounding area.**

5. The proposed Conditional Use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

**It is unlikely that the proposed project will experience any lack of essential public facilities and services. They will be responsible for acquiring refuse disposal through a private carrier and that refuse disposal area must be adequately screened to conform with the provisions of the Unified Development Ordinance. No area for a dumpster enclosure or any trash is included on the site plan submitted. Other projects have shown that trash disposal needs to be planned for at the front end of the project as all uses generate some amount of waste.**

6. The proposed Conditional Use will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

**It is unlikely that the proposed project will create excessive additional requirements at public expense for public facilities and services. Mini-storage warehouse facilities do not require the same level of service and public facilities as a commercial retail or residential use.**

7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

**The proposed uses is not likely to result in the excessive noise, smoke, fumes, glare or odors as no manufacturing is expected to occur on the property. This property will generate more traffic than a typical mini-storage warehouse facility in that it is being marketed to contractors and other tradesmen to store their business equipment and materials so daily trips to the facility are likely to occur by a number of the tenants in the building.**

8. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

**The site access uses an existing shared access that is currently already utilized by AIC and VIP Animal Care. No new drive cuts on Pleasant Street are permitted based upon a right-of-way acquisition agreement executed during the construction of Union Chapel Road.**

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

**There do not appear to be any significant natural, scenic, or historic features of major importance located on the subject property. The site is currently just a former agricultural field that is overgrown with weeds and grass.**

The findings of fact contained herein are adopted by the Noblesville Board of Zoning Appeals on November 4, 2024.

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Mike Field, Chairman

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Caleb Gutshall, Secretary