

2015 Annual Report

City of Noblesville Planning Department

Table of Contents

Introduction

Message from the Director	3
Planning Staff	5
Jurisdictional Area	7
Appointed Officials	8

Boards & Commissions

Noblesville Plan Commission Activity Summary	9
Board of Zoning Appeals Activity Summary	13
Architectural Review Board Activity Summary	15
Technical Advisory Committee Activity Summary	16
Building Inspections Summary	18

Department Statistics

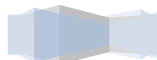
Miscellaneous Statistics	19
Planning Department Revenues	20
Permits & Estimated Valuations	21
New Business Ventures	23
Most Active Subdivisions/Builders	24
Annexations	24
Zoning & Code Enforcement	25

Long Range Planning & Special Projects

Wayne Township Planning Jurisdiction Exercise	26
Policy Enhancements	26

Education & Training Profile 27

Looking Ahead: 2016 Work Plan 29



Introduction

A Message from the Director

The City of Noblesville Planning Department continues to increase its work volume having more permits and applications in 2015 than it has in almost a decade. This Annual Report documents the accomplishments of the Department during 2015 and sets a course for continued progress in 2016. Below are some highlights from the past year that could never have been accomplished without our excellent team:

- Several members from the department played a large role in working with the Indy MPO towards their Hamilton County Transit Taskforce endeavor. This group met to discuss and analyze the potential for a regional transit network between the four large Hamilton County communities including routes, cost, and how it relates to the Indy Connect Plan.
- The Department investigated expanding its extra-territorial plan jurisdiction further east into Wayne Township with several public meetings and mapping hypotheticals. The end result was more maintenance than expansion but the new relationships with Wayne Township residents was a benefit to staff and the Department.
- The Department started mapping processes with our intern creating Standard Operating Procedures (SOPs) for some of our typical daily and weekly tasks in order to aid cross-training during our peak times.
- The Department updated their fee schedule for the first comprehensive time in a decade in order to better price our services based on the resources it takes to accomplish our policies and programs.
- There were several staff changes with Dawn moving out west and Sacha moving into her position as Administrative Assistant. Jayme Thompson who was originally in Economic Development came downstairs to take Sacha's previous position and there was another

About This Report

This Report has been prepared for the City of Noblesville, the boards and commissions that play a role in local planning, and the following elected officials:

Mayor

John Ditslear

Common Council

Rick Taylor, *President*

Roy Johnson

Mark Boice

Greg O'Connor

Brian Ayer

Steve Wood

Jeff Zeckel



transition from upstairs with Sarah Reed being named the new Planning Director.

- The Department processed 54 Plan Commission cases (up 64%), 38 Board of Zoning Appeals cases (up 27%), and 12 (down 8%) Architectural Review Board cases.

The Planning Department is on track for an exceptionally productive year in 2016. We look forward in particular to fully implementing our Citizens Access Portal (CAP) for online permit application. This will aid both residents and staff to make our processes more efficient and accessible.

The economy continues to improve locally and staff is busier with both Current and Long Range Planning projects now than they have been in over 10 years. The Department looks forward to working with our citizens, elected officials, and community partners to keep Noblesville moving forward in 2016.

Christy Langley, AICP



Planning Department Staff Profile

The Planning Department has a total of 13 staff positions, including 6 professional planners, 4 building inspection officers, and 3 administrative staff. The chart on the following page illustrates the current organizational structure of the Planning Department. Currently 3 of the 6 professional planners in the Department have achieved certification from the American Institute of Certified Planners (AICP), a recognized mark of skills and experience in the planning profession.

Staff serves to support the activities of the City Plan Commission, Board of Zoning Appeals, Technical Advisory Committee, and Architectural Review Board. The staff is also called upon to provide information and assistance to the Mayor, City Council, Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to 1) guide the public through the development process and 2) serve as a resource for long-range community planning and the discussion of community land use issues.

The Planning Department staff provides direct support or plays a coordination role with the following boards, commissions, & organizations:

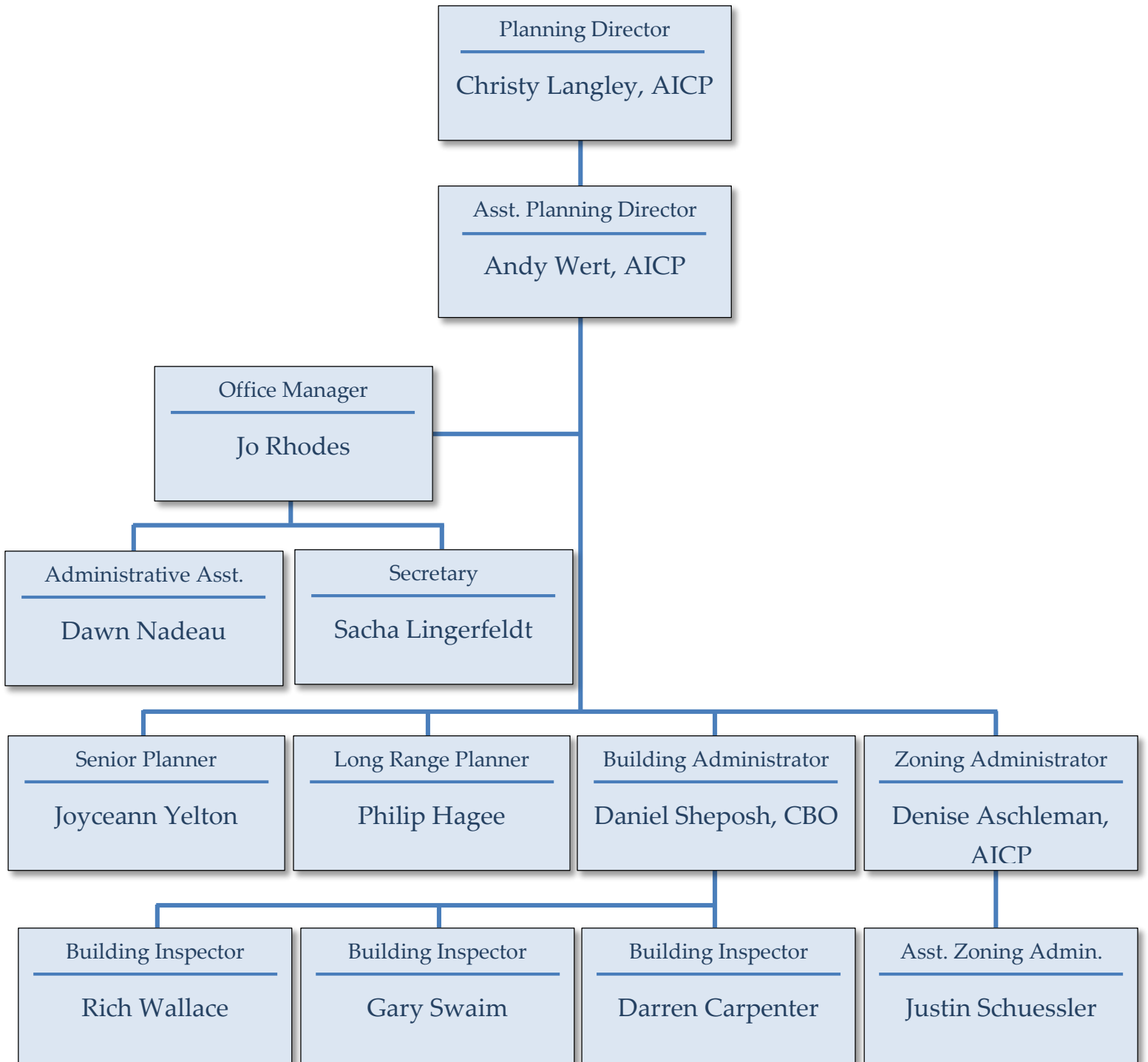
*Common Council
Plan Commission
Board of Zoning Appeals
Technical Advisory Committee
Architectural Review Board
MPO Policy Committee
Historic Preservation Comm.
Sustain Noblesville
Floodplain Management
Traffic Committee
Roads Committee
Economic Development Comm.
Noblesville Main Street*



*Front Row (from left): Rich Wallace, Andy Wert, Christy Langley, Sacha Lingerfeldt
Second Row (from left) Daniel Sheposh, Darren Carpenter, Denise Aschleman, Jo Rhodes, Gary Swaim.
Third Row (from left) Phil Hagee, Justin Schuessler, Joyceann Yelton, Dawn Nadeau,*

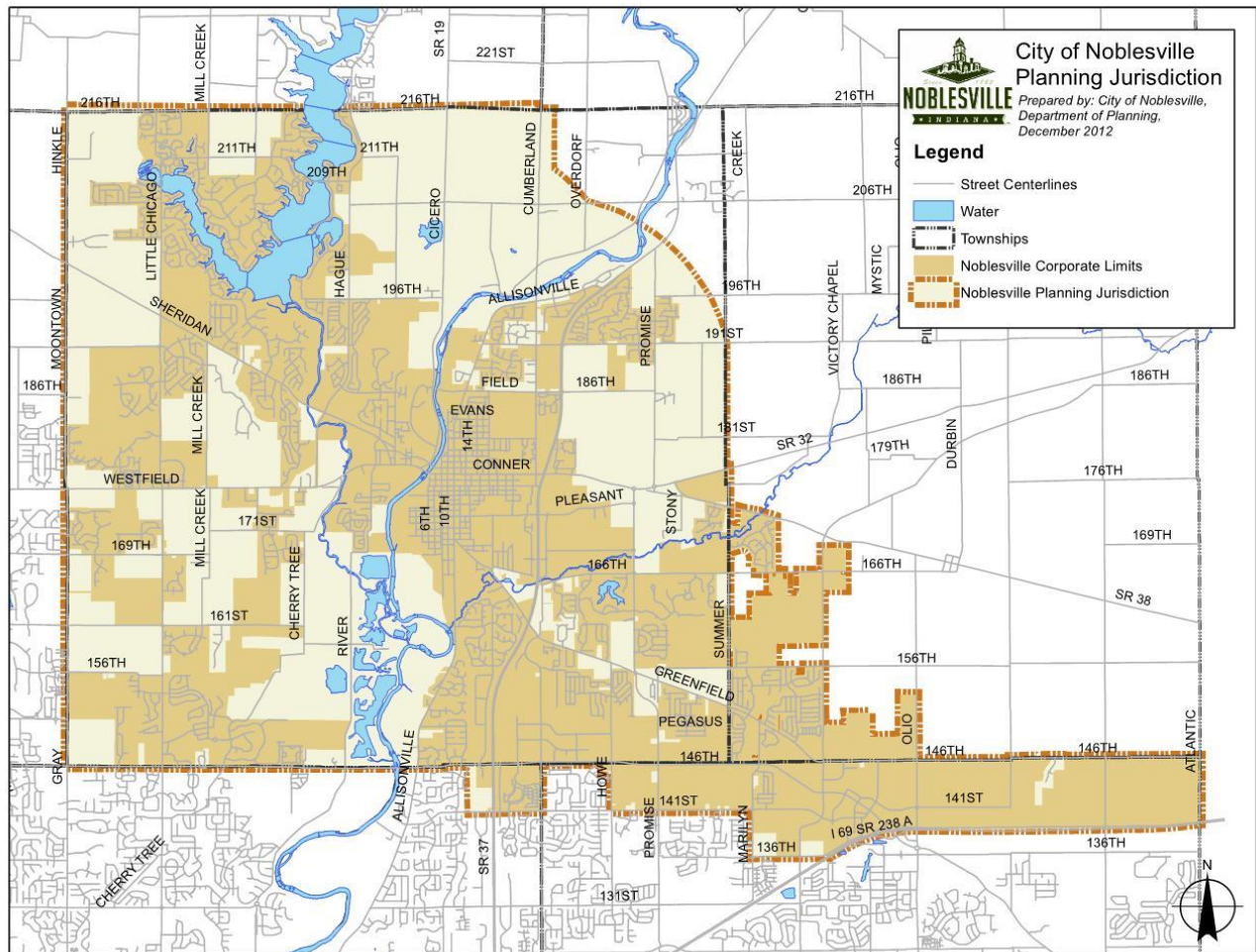


2015 Organizational Chart



Jurisdictional Area

The jurisdiction of the Noblesville Planning Department includes the corporate limits of Noblesville and the unincorporated areas of Noblesville Township and certain unincorporated areas of Fall Creek and Delaware Townships. Noblesville retains jurisdiction over unincorporated areas of Fall Creek Township bounded by Interstate 69, Atlantic Road, the north township line (146th Street), Howe Road, 141st Street, Marilyn Road, and 136th Street. Noblesville also retains jurisdiction over unincorporated areas of Delaware Township bounded by State Road 37, the north township line (146th Street), the old Norfolk & Southern Railroad, and 141st Street. The map below provides a graphic illustration of the area.



Appointed Officials

2015 Noblesville Plan Commission

The Plan Commission is comprised of 11 voting members appointed by various City and County elected officials. The Mayor appoints five citizen members of which not more than three are to be of the same political party. One member is appointed by the Common Council, and two members who reside in the unincorporated area of Noblesville Township are appointed by the Hamilton County Commissioners. One member each is appointed by the Noblesville Parks Board and the Board of Public Works. The City Engineer is a member by virtue of the position. The Plan Commission makes decisions regarding land use and development through review of subdivisions and site plans. It advises the City Council on rezoning requests, planned unit developments, and amendments to the text of the Unified Development Ordinance. We also lost one of our previous committed Plan Commission members, Pat Reed in 2015. He will be missed both professionally and personally and will always be remembered for his commitment to Noblesville.

2015 Noblesville Board of Zoning Appeals

The Board of Zoning Appeals (BZA) is a five-member board made up of citizens appointed by several City and County governing bodies. The Board of Zoning Appeals hears and makes final decisions on requests for variances from development standards. The Board also hears petitions and makes decisions on use variances and conditional uses.

2015 Architectural Review Board

The Architectural Review Board (ARB) reviews and evaluates all residential planned developments for characteristics of housing types, limited site development and landscaping requirements, and structure design. The Board's recommendations are sent to the Plan Commission for final adoption. The committee also reviews any adopted guidelines for a planned development that has a change of builder that is proposing new building elevations.

Plan Comm. Members

Gretchen Hanes, President
Board of Works Appointee
George Beason
Jurisdictional Member
David Burtner
Jurisdictional Member
Doug DeJarnatt
Citizen Member
Bryan Glover
Citizen Member
Warren Smith
Citizen Member
John Beery
City Engineer
Jeff Zeckel
Council Member
Scott Noel
Parks Board Member
David Dragoo
Citizen Member
Linda Wilcox
Citizen Member

BZA Members

Barry McNulty
Citizen Member
David Burtner
Plan Comm. Appointee
Mike Field
Citizen Member
James Hanlon
Common Council Appointee
Doug DeJarnatt, Chairman
Citizen Member

ARB Members

Rick Taylor
Common Council
Jeff Zeckel
Common Council
Gretchen Hanes
Plan Commission Member
Bryan Glover
Plan Commission Member
Christy Langley
Planning Director



Boards & Commissions

Noblesville Plan Commission Activity Summary

In 2015 the Noblesville Plan Commission heard a total of 54 applications, an increase of 21 from 2014 (33 applications). The figure below represents the detailed type of application and requisite decision by the Plan Commission.

Month	Zoning Change	Primary Plats	Planned Developments	Text Amendments
January	3	2	3	2
February	1		2	
March		2	1	2
April				3
May	1		1	1
June		1		4
July		1		2
August	1	2		2
September	1			
October	2	1	1	3
November	2		2	4
December				1
Total	11	9	10	24

Zoning Changes

Applicant	Location	Change	Acres	NPC Action	Council Action
Gradison Development	Gray Rd north of 146th	SR to R2	57.8	Forwarded favorably	Approved
Platinum Properties	Union Chapel & Greenfield Ave	R1 to R4	14.494	Forwarded favorably	Approved
Courtyards At Hazel Dell	Hazel Dell & 161st St	R1 to R4	8.8	Forwarded unfavorably	Denied
Trailside Woods, LLC	S.R. 32 east of Gray Rd	R1 to R3	21.78	Forwarded favorably	Approved
Beazer Homes	E. 169th & Gray Rd	SR to R1	23.704	Forwarded favorably	Approved
Noblesville Schools	1610 Field Dr	R1 to R1/GUO	5.63	Forwarded favorably	Approved
HAND, Inc	Walnut & S. 8th St	I2 to DT	2.24	Forwarded favorably	Approved
Craig Baumgartner	River Rd & E. 160th St	R2 to I2	17.0	Withdrawn 10/19/15	
Fischer Homes	S.R. 38 & Little Chicago	R1 to R4	22.27	Forwarded favorably	Approved
Fischer Homes	S.R. 38 & Little Chicago	R1 to PB	8.19	Forwarded favorably	Approved
City of Noblesville	Northeast Noblesville Twp	R1 & A3 to R1	N/A	Forwarded favorably	Approved



Primary Plats

Subdivision	Location	Lots	Acres	NPC Action
Nenni Woods	Union Chapel Rd & Town & Country	3	38.28	Approved
Boys And Girls Club	1700 Conner St	1	7.18	Approved
Roudebush Acres	East 211 th St & James Rd	3	40.0	Approved
Fisk Acres	Summer Rd & E. 196 th St	2	9.83	Approved
Valhalla Valley Farms	16300 block of Gray Rd	1	12.43	Approved
James Road Estates	19980-20102 James Rd	4	17.0	Approved
Pilgrim Holiness Church	1413 Westfield Rd	1	7.86	Approved
Dealer Auto Outlet	1615 South 10 th St	1	0.71	Approved
Millikan's Estates	17215 Willowview Rd	2	7.48	Approved

Secondary Plats*

Subdivision	Location	Lots	Acres
Hidden Tranquility Ridge	Harbour Trees Ln	3	4.36
Waterman Farms Sec. 11	Promise Rd & Greenfield Ave	53	13.05
Twin Oaks Sec. 4	Hazel Dell Rd & E. 161 st St	40	11.01
Millstone of Noblesville	North Pointe Blvd	1	25.026
Flagstone Woods Sec. 1	Summer Rd & E. 166 th St	26	12.752
Saxony Corporate Campus Lot B	14098 Bergen Blvd	1	1.576
Prairie Lakes Block 48	Goldthread Dr & Calamus Dr	6	0.648
Chapel Villas	Union Chapel & Greenfield	56	14.494
The Crossing Lots 1, 2, 3	North Pointe Blvd & E. 146 th	3	8.231
James Road Estates	20102 James Rd	4	17.0
Lake Forest of Noblesville Sec. 2	Hazel Dell Rd & E. 161 st	50	24.11
Trailside Woods	S.R. 32 & Gray Rd	41	21.717
Saxony Corporate Campus Lot F	13489 Tegler Dr	1	1.98
Prairie Lakes Block 49	Shooting Star & Calamus Dr	6	0.526
Fisk Acres	Summer Rd & E. 196 th St	2	10.81
Roudebush Acres	James Rd & E. 211 th St	3	39.41
Valhalla Valley Farms	16333 Gray Rd	1	12.44
Slater Run Sec. 3	Waterhaven Dr	17	6.44
Slater Ridge Sec. 4	Saddle Creek Ln	17	4.28
Holston Hills Sec. 1	Gray Rd & E. 146 th St	47	26.566
The Reserve At Woodside	Hazel Dell Rd & E. 169 th St	33	21.793
Noblesville Pilgrim Holiness Church	1411 Westfield Rd	1	7.86
Dealer Auto Outlet	1615 S. 10 th St	1	0.71
Saxony Corporate Campus Lot LL	13871 Cabela Pkwy	1	1.499
Terry Lee Crossing Lot 1 replat	17665 Terry Lee Crossing	1	9.835

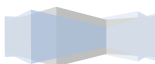


Saxony Corporate Campus Block HH	Campus Pkwy & Cabela Pkwy	4	6.828
Millikan's Estates	17215 Willowview Rd	2	7.48
Flagstone Woods Sec. 2	Summer Rd & E. 166 th St	19	13.866
Slater Woods Sec. 5	Gray Rd & E. 169 th St	27	17.2
Prairie Lakes Block 46	Goldthread Dr & Calamus Dr	6	0.648
Prairie Lakes Block 45	Angelica Dr	4	0.479
The Crossing – Pond Outlot	North Pointe & E. 146 th St	1	9.024
Prairie Lakes Block 60	Shooting Star Dr	4	0.322
Prairie Lakes Block 45	Angelica Dr	4	0.479
Lochaven of Noblesville Sec. 9C	Cherry Tree Rd & E. 146 th St	29	30.209
Twin Oaks Sec. 5	Hazel Dell Rd & E. 161 st St	53	15.1
The Crossing Lots 3 & 4	North Pointe & E. 146 th St	2	4.918
Embassy Suites Conference Center	Olio Rd & Tegler Dr	8	15.06
Terry Lee Crossing Lots 3 & 4	S.R. 32 & S.R. 37	2	7.454

* Secondary Plats are reviewed at Staff level and do not require Plan Commission Approval

Planned Developments

Item	Location	NPC Action	Council Action
Holston Hills	Gray Rd north of 146 th St	Forwarded favorably	Approved
Chapel Villas	Union Chapel & Greenfield Ave	Forwarded favorably	Approved
Courtyards At Hazel Dell	Hazel Dell Rd & E. 161 st St	Forwarded unfavorably	Denied
Amended Preliminary Plan – Cabela's sign	Campus & Cabela Pkwy	Forwarded favorably	Approved
Trailside Woods	S.R. 32 east of Gray Rd	Forwarded favorably	Approved
Merion	Summer Rd & 156 th St	Forwarded favorably	Approved
Reserve At Woodside	E. 169 th St & Gray Rd	Forwarded favorably	Approved
Baumgartner Asphalt	River Rd & E. 160 th St	Withdrawn 10/19/15	
Terry Lee Crossing amendment	S.R. 32 & S.R. 37	Forwarded favorably	Approved
Retreat At Mill Grove	S.R. 38 & Little Chicago	Forwarded favorably	Approved
Pebble Brook Village – text amendment (sign)	5633, 5683 Pebble Village Ln	Forwarded favorably	Approved



Text Amendments/Miscellaneous

Item	NPC Action	Council Action
Updated Zoning Maps	Forwarded favorably	Approved
Special Consideration for SOS Storage	Forwarded favorably	Approved
Text Amendments – UDO Art. 7, 8, App. C-1	Forwarded favorably	Approved
Text Amendment – Lake Forest PD, ARB standards	Forwarded favorably	Approved
UDO Art. 2, 6, 8, 9, 11, 12, App. A, B, C, C-1, & D	Forwarded favorably	Approved
Program For Signs Amendment – Noblesville Business Park	Approved	
Reconsideration of amendment to “Merion” PD	Approved	
Declaratory Resolution – Logan St TIF (Federal Hill)	Approved	
Text Amendment – Noble East PD, ARB standards	Forwarded favorably	Approved
Modification of rezone ordinance conditions – Noblesville Storage	Forwarded favorably	Approved
Waiver – Federal Hill Planned Development	Forwarded favorably	Approved
Text Amendment – Ed Martin Pointe	Affirm Council action	
Program For Signs amendment – Ivy Tech Noblesville Campus	Approved	
Waivers – Federal Hill Planned Development	Forwarded favorably	Approved
Waiver – Holiday Inn Express sign	Forwarded unfavorably	Approved
Text Amendments – Saxony Corporate Campus	Forwarded favorably	Approved
Waiver – Federal Hill Planned Development	Forwarded favorably	Approved
UDO Art. 2, 8, 9, 10 & 12	Forwarded favorably	Approved
Adoption of Official Zoning Maps	Forwarded favorably	Approved
Program Of Signs modification – Ivy Tech	Approved	
Noblesville Parks & Recreation Master Plan	Forwarded favorably	Approved
Noblesville Alternative Transportation Plan	Forwarded favorably	Approved
Confirmation of Council amendments to UDO text amendments	Affirm Council action	



Board of Zoning Appeals Activity Summary

In 2015 the Board of Zoning Appeals heard a total of 38 cases, with each request considered against approval criteria established by the Indiana Code, an increase of 8 from 2014 (30 applications). The figure below represents the detailed type of application and requisite decision by the BZA.

Month	Variances	Land Use Variance	Conditional Use	Temporary Use	Appeal
January	4				
February		1			
March					
April		1			
May	1				
June	6				
July	7				
August	1				
September	1	1			
October	2				
November	4				
December	3	4		2	
Total	29	7	0	2	0

Variances			
Applicant	Location	Variance	Decision
Scott & Dana Stemen	8282 E. 211 th St	Creation of flag lot	Approved
Scott & Dana Stemen	8282 E. 211 th St	Increase in size of accessory building	Approved
Miller Surveying	16960, 17012 Union Chapel Rd	Creation of two flag lots	Approved
Jumpers	5855 E. 211 th St	Additional wall sign	Approved
Tim Hammond	635 N. 10 th St	Increase in size of accessory building	Approved
Nickel Plate Artist Lofts	398 S. 7 th St	Reduction of setback from residential use	Approved
Nickel Plate Artist Lofts	398 S. 7 th St	Reduction in parking lot setbacks	Approved
Nickel Plate Artist Lofts	398 S. 7 th St	Reduction of building base landscaping	Approved
Miller Surveying	20096, 20008, 19980 James Rd	Reduction in lot width	Denied
Andrew & Lori Cornell	5030 Nightshade Ln	Increase in size of accessory building	Approved
Sylvia Gordon	2300 Cicero Rd	Reduction in setback of accessory building	Approved
Hare Chevrolet	3477 Conner St	Increase in number of signs	Approved
Hare Chevrolet	3477 Conner St	Increase in height and area of ground sign	Approved
Miller Surveying	20096, 20008, 19980 James Rd	Reduction in lot width	Approved
Michael Scott Hunter	6174 Saw Mill Dr	Increase in width of driveway	Approved



Dealer Auto Outlet	1615 S. 10 th St	Reduction of landscape buffer yard	Approved
Dealer Auto Outlet	1615 S. 10 th St	Modification of building base landscape standard	Approved
Dealer Auto Outlet	1615 S. 10 th St	Reduction in building base landscaping	Approved
Pro-Gard Products	9650 E. 148 th St	Reduction in parking spaces	Approved
Martin & Cynthia Adams	10973 Gossamer Ln	Reduction in rear setback	Approved
RKW Homes	16351 Vermont Ct	Second residential drive	Approved
Edward Melshen	1180 Pleasant St	Increase in size of accessory building	Approved
V&W Realty Partners	15230-15240 Herriman Blvd	Installation of ground sign	Denied
V&W Realty Partners	15230-15240 Herriman Blvd	Installation of cabinet sign	Denied
V&W Realty Partners	15260-15270 Herriman Blvd	Installation of ground sign	Approved
V&W Realty Partners	15260-15270 Herriman Blvd	Installation of cabinet sign	Approved
Scott & Lisa Yeager	18903 Hague Rd	Reduction of side yard setback	Denied
Chapman Electric	1486 Westfield Rd	Unpaved vehicular access area	Approved
Chapman Electric	1486 Westfield Rd	Encroachment of landscape buffer	Approved

Land Use Variances

Applicant	Location	Land Use Variance	Decision
Hoosier Futbol Academy	6910 E. 161 st St	Expansion of soccer fields	Approved
Harbour Properties LLC	19807 Hague Rd	Two Family Dwelling	Denied
Jeff Unger	297 N. 9 th St	Conversion to three unit residential	Approved
Smith House	444 Lafayette Rd	Outdoor event venue	Approved
Henry & Alice Bell	150 Mill Creek Rd	Single Family use in I-1	Approved
LA Landscapes	15993 River Rd	Landscape business	Approved
Chapman Electric	1486 Westfield Rd	Outdoor Storage	Approved

Temporary Uses

Applicant	Location	Conditional Use	Decision
Duke Energy	100 S. Mill Creek Rd	Office Trailer	Approved
Hamilton Town Center	13077 Harrell Pkwy	Skating Rink	Approved



Architectural Review Board Activity Summary

In 2015 the Architectural Review Board heard a total of 12 new applications to be forwarded on to the Plan Commission, a decrease of 1 from 2014 (13 applications).

Architectural Review Board Activity		
Subdivision	Items Reviewed	Applicant
Trailside Woods	New development	Fischer Homes
Turnberry At The Park	New development	Ryland Homes
Conner Crossing	New models	Ryland Homes
Twin Oaks	New models	Ryland Homes
Lake Forest	New models	Pulte Homes
Reserve At Woodside	New development	Beazer Homes
Flagstone	New models	Silverthorne Homes
Slater Ridge	New models	Fischer Homes
Blue Ridge Creek	New models	Pulte Homes
Lake Forest	New models	Pulte Homes
Retreat At Mill Grove	New development	Fischer Homes
West Haven At Noble West	New models	Estridge Homes



Technical Advisory Committee Activity Summary

In 2015 the Technical Advisory Committee heard a total of 62 new reviews, an increase of 1 item from 2014 (61 items). The Technical Advisory Committee assists in evaluating development plans and forwards their recommendation to other governmental entities having the applicable reviewing authority.

Technical Advisory Committee Activity		
Applicant	Location	Item(s) Reviewed
Trailside Woods	S.R. 32, east of Gray Rd	Preliminary development plan
Sperlin Court extension	146 th St, east of Boden Rd	Construction plans
Fisk Acres	Summer Rd & E. 19 th St	Primary plat
Roudebush Acres	James Rd & E. 211 th St	Primary plat
Twin Oaks Sec. 4	Hazel Dell Rd & E. 161 st St	Construction plans
Waterman Farms Sec. 11	Promise Rd & Greenfield Ave	Construction plans
Flagstone Woods Sec. 1	Summer Rd & E. 166 th St	Construction plans
Millstone Of Noblesville apartments	North Pointe Blvd, north of 146 th St	Construction plans
Poets Walk memory care facility	North Pointe Blvd & E. 146 th St	Construction plans
Harbour Trees Beach Club	100 Clarendon Dr	Construction plans
Pilgrim Holiness Church	1413 Westfield Rd	Construction plans
Recreation Unlimited	15150 Herriman Blvd	Construction plans
Chapel Villas	Union Chapel Rd & Greenfield Ave	Construction plans
The Crossing - infrastructure	North Pointe Blvd & E. 146 th St	Construction plans
GetGo convenience center	9350 E. 146 th St	Construction plans
Chick-fil-A restaurant	14098 Bergen Blvd	Construction plans
Roudebush Excavating	17155 Harger Ct	Construction plans
Reserve At Woodside	E. 169 th St, east of Gray Rd	Preliminary development plan
Trailside Woods	State Road 32, east of Gray Rd	Construction plans
Lake Forest Sec. 2	Hazel Dell Rd & E. 161 st St	Construction plans
Aspen Creek Grill	13489 Tegler Dr	Construction plans
Dealers Auto Outlet	1615 S. 10 th St	Construction plans
Zach Stephenson	255 Park 32 West Dr	Construction plans
James Road Estates	James Rd, north of E. 196 th St	Primary plat
Tom Wood Volkswagen	State Road 37 & E. 146 th St	Construction plans
Slater Run Sec. 3	E. 169 th St., east of Gray Rd	Construction plans
Slater Ridge Sec. 4	E. 169 th St., east of Gray Rd	Construction plans
Valhalla Valley Farms	16333, 16369 Gray Rd	Primary plat
ID Castings	1600 S. 8 th St	Construction plans
BlueSky Technologies	123 John St	Construction plans
Holston Hills Sec. 1	Gray Rd, north of E. 146 th St	Construction plans



Reserve At Woodside Sec. 1	E. 169 th St., east of Gray Rd	Construction plans
Pro-Gard Products	9650 E. 148 th St	Construction plans
Harbour Storage	20236 Hague Rd	Construction plans
Starbucks/Jimmy Johns	16978 Clover Rd	Construction plans
IU Health	Hazel Dell Rd & E. 146 th St	Construction plans
Helmer, Inc	14400 Bergen Blvd	Construction plans
Primanti Bros restaurant	13871 Cabela Pkwy	Construction plans
Orthodynamics Company	155/185 Carey Dr	Construction plans
Dealer Auto Outlet	1615 S. 10 th St	Primary plat
Republic Development	Campus Pkwy & Cabela Pkwy	Construction plans
Terry Lee Crossing	S.R. 37 & S.R. 32	Secondary replat
Prime Development	State Road 37 & E. 141 st St	Construction plans
Alderson Group	13398 Tegler Dr	Construction plans
Kovacs Enterprises	S.R. 37 & S.R. 32	Construction plans
S & T Land Holdings	Summer Rd & E. 156 th St	Construction plans
Harbour Marketplace	181 South Harbour Dr	Construction plans
Retreat At Mill Grove	Little Chicago Rd & S.R. 38	Preliminary development plan
Terry Lee Hyundai	17665 Terry Lee Crossing	Construction plans
Terry Lee Crossing	S.R. 37 & S.R. 32	Preliminary development plan
Republic Development	Campus Pkwy & Boden Rd	Construction plans
Millkan's Estates	17215 Willowview Rd	Primary plat
Chapman Electric	1486 Westfield Rd	Construction plans
Flagstone Woods Sec. 2	Summer Rd & E. 166 th St	Construction plans
Slater Woods Sec. 5	E. 169 th St., east of Gray Rd	Construction plans
IU Health	Hazel Dell Rd & E. 146 th St	Construction plans
The Crossing – Pond Outlot	North Pointe Blvd & E. 146 th St	Secondary plat
Embassy Suites	13489 Tegler Dr	Construction plans
St. William's Hospital	9460 E. 146 th St	Construction plans
Tramp Around LLC	17535 Terry Lee Crossing	Construction plans
Twin Oaks Sec. 5	Hazel Dell Rd & E. 161 st St	Construction plans
Lochaven Of Noblesville Sec. 9C	Cherry Tree Rd & E. 146 th St	Construction plans



Building Inspections Summary

This is a new section of our annual report intended to illustrate the sheer number of inspections that accompany our permitting processes. With the entire Building group working 40 hours a week this averages out to about 3 inspections per hour per person. This is quite an amount when you consider the fluctuations in the construction season throughout the winter months.

Building Inspections	
Inspection Type	Number
Temporary Electric	535
Rule 5 MS4	504
Footings	768
Foundations	565
Under Slab	384
ARB Rough-In	680
Rough-In	1104
Energy Conservation	722
Fireplace	549
Permanent Electrical	949
ARB Final	436
Finals	1049
TOTAL	8245



Department Statistics

Miscellaneous Statistics

- ❖ Estimated population as of December 31, 2015: 59,153
- ❖ Average new house size (2015): 4,212 square feet
- ❖ Overall increase in house permits since 2014: +13.16%
- ❖ 64 out of 490 home permits (13%) were custom homes
- ❖ Commercial use structural area added: 403,668 square feet
- ❖ Industrial use structural area added: 0 square feet
- ❖ Total Noblesville school system enrollment: 10,168
- ❖ Total area in city limits: 33.06 square miles
- ❖ Total miles of public streets in Noblesville: 260.05
- ❖ Major building projects:

<i>Ivy Tech</i>	<i>\$12,425,787</i>
<i>Holiday Inn Express</i>	<i>\$8,800,000</i>
<i>Pharmakon</i>	<i>\$5,900,000</i>
<i>ID Castings addition</i>	<i>\$4,000,000</i>
<i>Tom Wood Volkswagen</i>	<i>\$2,800,000</i>
<i>Aspen Creek Grill</i>	<i>\$1,500,000</i>
<i>Primanti Brothers restaurant</i>	<i>\$1,106,935</i>



Planning Department Revenues

Because of the ability of the Planning Department to accept certain forms of payment oftentimes we collect fees that don't pertain directly to staff's particular duties. General/Building Fees include all permitting and inspection fees; Trash/Recycling Fees are assessed when a residential property receives a C of O. This is a prorated amount to pay for this city provided service prior to the citizen's first payment of fully assessed property taxes; Miscellaneous includes requests for old building plans, zoning letters, or UDO requirements; Park Impact Fees are collected from new residential construction for eligible Park projects; and Road Impact Fees are collected from residential and commercial construction for eligible road projects through the Engineering Department.

Fund	Description	Amount
100-325	General/Building Fees	\$1,240,557
100-343	Trash/Recycling Fees	\$95,560
100-362	Misc/Copies/Zoning Letters	\$510
200-350	Park Impact Fees	\$1,289,958
500-350	Road Area 1 Impact Fees	\$338,891
504-350	Road Area 2 Impact Fees	\$895,488
505-350	Road Area 3 Impact Fees	\$262,010
	Total	\$4,122,977



Permits & Estimated Valuations

Permit numbers were up in 2015 from 2014. The estimated valuation for 2015 permits increased \$14.72 million from 2014 with large projects like Ivy Tech, Holiday Inn Express, Pharmakon, and ID Castings being the most significant.

Building Permits Issued	
Type	Number*
Single Family	490 [^]
Duplex & Attached Single Family	52 [^]
Multi-Family Units	752 [^]
Commercial New	28 [^]
Commercial Addition or Remodel	73 [^]
Industrial Addition or Remodel	0-
Residential Addition or Remodel	116 ^v
Accessory Structure	55 ^v
Electrical Upgrade	78 [^]
Pool	28 [^]
Fence	298 ^v
Demolition	25 [^]
Signs	273 [^]
Encroachment	1014 [^]

* [^]=Increase from 2014, ^v=Decrease from 2014, - = no change



Estimated Valuation for Permits*

Month	Valuation**
January	\$18,310,906 [^]
February	\$17,634,981 [^]
March	\$13,974,295 [^]
April	\$13,807,524 [∨]
May	\$39,985,075 [^]
June	\$18,706,525 [∨]
July	\$19,369,274 [^]
August	\$27,656,240 [^]
September	\$20,686,576 [∨]
October	\$14,228,956 [^]
November	\$25,819,191 [^]
December	\$13,578,183 [∨]
Total	\$249,761,726[^]

*These figures represent the sum total of estimated valuations provided by the applicant and may not correspond with the actual assessed valuation.

** [^]=Increase from 2014, [∨]=Decrease from 2014—total increase over 2014=\$14,719,609



New Business Ventures

It is difficult to determine an exhaustive list of new business ventures each year because the City does not require a business operation license or permit. The Secretary of the State's Office within Indiana State Government requires them to register but oftentimes it is under the auspices of parent corporations or LLC's which makes it difficult to ascertain exactly who it is. Oftentimes the Economic Development Department will hear about new developments, staff will see them as they are out in the community, and we speak often with the Noblesville Chamber of Commerce. Another way we can determine new business is through new construction & renovation permits through the Planning Department. The list on the following page represents some of those businesses.

New Business Ventures-2015				
Business Name	Location	Area - SF	Value	Notes
Cabela's	13725 Cabela Pkwy	80,030	\$12,300,000	New construction
Floors To Your Home	16080 Prosperity Dr	21,050	\$1,800,000	New construction
Aspen Creek Grill	13489 Tegler Dr	7,100	\$1,500,000	New construction
Chick-fil-A	14098 Bergen Blvd	4,877	\$700,000	New construction
Zevacor Molecular	14395 Bergen Blvd	12,425	\$677,647	Remodel
Pharmakon	14450 Getz Rd	37,265	\$600,000	Remodel
Ambassador Medical	14470 Bergen Blvd Ste. 300	45,000	\$600,000	Remodel
Castleton OB/Gyn	9669 E. 146 th St		\$576,811	Remodel
Darlington Snacks	8001 E. 196 th St	11,387	\$500,000	Remodel
Dairy Queen	5625 Pebble Village Ln	1,886	\$450,000	New construction
Scotty's Brewhouse	14741 Hazel Dell Crossing Ste. 1000	8,779	\$430,000	Remodel
Jersey Mike's Subs	16771 Clover Rd	2,000	\$150,000	Remodel
Hot Box Pizza	14300 Mundy Dr Ste. 600	2,400	\$125,000	Remodel
Harbour Manor Memory Care	1667 Sheridan Rd	4,850	\$125,000	Remodel
Elite Liquors	15887 Cumberland Rd Ste. 111	6,000	\$70,000	Remodel
Boden's Bakery	185 Sheridan Rd	1,500	\$70,000	Remodel
Noblesville Martial Arts	17160 Dragonfly Dr	2,445	\$64,000	Remodel
Jumpers	32 Harbortown Ctr	3,050	\$60,000	Remodel
Deer Creek Brewery	17661 Cumberland Rd	925	\$30,000	Remodel
The Cabinet Cottage	1111 Westfield Rd	975	\$7,500	Remodel
Dhaba Indy	14350 Mundy Dr Ste. 700	1,200	\$4,000	Remodel
Maria's Mexican Grill	17901 River Rd	230	\$1,500	Remodel
Northside Endodontics	341 W. Logan St	2,525		Remodel
Heidi Pops Gourmet Popcorn	13904 Town Center Blvd Ste. 800	1,600		Remodel
Vision Works	14139 Town Center Blvd. Ste. 550	1,856		Remodel
Mooyah	17147 Mercantile Blvd	2,223		Remodel



Most Active Subdivisions/Builders

The chart below lists the number of single family building permits applied for during the year organized both by subdivision and by builder. The two lists are separate and there is not necessarily a correlation between the two.

Most Active Subdivisions & Builders			
Subdivisions	Lots	Builders	Lots
Waterman Farms	59	CalAtlantic Homes	142
Twin Oaks	53	Beazer Homes	69
Noble West	45	Arbor Homes	59
Brighton Knoll	42	M/I Homes	43
Slater Farms	40	Pulte Homes	40
Lake Forest	39	Silverthorne Homes	17
Conner Crossing	33	Paul Shoopman Home Building	15
Chapel Woods	28	Bedrock Builders	13
Promenade Woods	21	Fischer Homes	10
Sagamore	21	Weekley Homes	9
Highlands Prairie	18	Ryan Homes	7
Essex Of Noblesville	17	Westport Homes	7
Monarch Springs	12	Estridge Homes	4
Park Place At Sagamore	10	Conard Custom Homes	3
Hinkle Creek Estates	9	Habitat For Humanity	3
Prairie Crossing	9	Hallmark Homes	3
Lochaven Of Noblesville	5	Skelton Builders	3
Cumberland Pointe	4		

Annexations

Ordinance #	Area	Acres	Approved	Effective Date
18-3-15	Trailside Woods	22.625	4/14/2015	5/20/2015
22-04-15	15630 Howe Rd	1.7	5/12/2015	6/17/2015
23-04-15	Midland Trace/Slater Farms	1.22	5/12/2015	6/17/2015
31-06-15	Reserve At Woodside	40.94	7/14/2015	8/17/2015
35-07-15	Holston Hills	57.08	7/28/2015	8/31/2015
34-11-11	Pilgrim Holiness Church	7.784	9/29/2015	11/4/2015
48-10-15	Templeton Ridge	25.303	10/27/2015	12/7/2015



Zoning & Code Enforcement

The zoning and code enforcement statistics below represent only those violations that were investigated, documented, and found to violate the UDO or City Code. They do not represent total reported violations.

Enforcement Violations									
Month	Animals	Housing	Land Use/Zoning	Vehicle	Signs	Trash	Grass/Weeds	Fence	Total
January	0	2	0	4	0	2	0	0	8
February	0	1	1	0	0	3	0	0	5
March	0	0	0	0	0	1	0	0	1
April	0	2	2	1	0	2	1	0	8
May	1	0	2	0	0	2	29	1	35
June	1	2	0	2	3	2	18	0	28
July	1	1	0	2	2	1	5	0	12
August	0	2	1	0	0	4	7	0	14
September	1	1	3	4	5	4	9	0	27
October	0	1	2	1	1	2	1	2	10
November	0	1	0	0	2	1	1	0	5
December	0	1	2	2	4	2	0	0	11
Total	4	14	13	16	17	26	71	3	164



Long Range Planning & Special Projects

Wayne Township Planning Jurisdiction Exercise

As alluded to in the Director's Report, last year we put together an exercise to examine expanding the City's Extra-Territorial Jurisdiction further east into Wayne Township. State Statute allows municipalities of certain size to expand up to two (2) miles outside of their corporate boundaries to regulate zoning and land use. Because roughly 58% of our new growth in the past 5 years has been in the southeastern quadrant of the city we thought it was a good time to examine this expansion.

We had several public meetings with both Hamilton County Planning and the residents of Wayne Township where a lot of important issues and concerns were voiced. Many participants had a difficult time differentiating between annexation and jurisdiction expansion so much of the dialogue was educationally beneficial for both the public and City staff.

In the end it was determined that many landowners and residents in the area were just not ready for this change. Therefore, we collaborated with the County to at least square up the northeastern arc-boundary to follow parcel lines and fix the northern-most boundary to end in Noblesville Township. Again, although our original objective was not met, there were a lot of gained relationships that will aid the department and the City in the not-too-distant future.

Policy Enhancements

The department participates in text amendments close to monthly. However, we did undergo a relatively large text amendment exercise in the 3rd quarter of the year as well as updated our Fee Schedule to better reflect the resources it takes to perform our plan review, inspections, and administrative functions within the department.



Education & Training Profile

Planning Staff, just like other City staff, often need additional training throughout the year and their careers in order to keep up with changing legislation, trends, and certifications. The list below documents the opportunities that were seized in 2015.

January, Indiana Building Code, Brownsburg

Daniel Sheposh & Gary Swaim

Daniel and Gary attended one-day seminar at Brownsburg Town Hall. The subject was transitions from the 2006 Indiana Building Code to the newly adopted 2012 Indiana Building Code.

February, Mechanical Code, Brownsburg

Rich Wallace

Rice attended a one-day seminar at Brownsburg Town Hall on the Residential Mechanical Code.

March, Indiana Building Code, Brownsburg

Daniel Sheposh & Gary Swaim

Daniel and Gary attended a one-day seminary at Brownsburg Town Hall. The class was an overview of Chapter 34 in the Indiana Building Code. Chapter 34 I the section of the code used for historic buildings.

March, SQL Training, Noblesville City Hall

Philip Hagee

Philip attended a two day Structured Query Language (SQL) training in City Hall with employees of the Noblesville IT Department. He learned how to build and maintain databases, write basic scripts, and optimize queries. Lessons learned in this class have been applied to the many databases associated with the department's GIS data.

March, IPA Spring Conference, Muncie

Denise Aschleman

This conference covered a variety of general topics relating to the planning field with discussions on how to incorporate a pre-disaster mitigation plan into a comprehensive plan, a discussion of redevelopment projects in Southern Indiana, and the best was a session with the Public Access Counselor for the State of Indiana. He provided some valuable insight into the information that governments are responsible for providing and the timeframes that they are required to provide it in.



April, Ball State University College of Architecture and Planning 50th Anniversary

Justin Schuessler

The two-day seminar took place at the College of Architecture and Planning and included symposia presented by Ball State alumni and urban planning experts. The symposia covered a variety of topics including emerging technology, social justice, management of common difficulties, and the future of the planning profession.

May, IACED Creative Place-Making Conference – St. Episcopal’s Church

Philip Hagee

Philip attended a three day conference at St. Paul’s Episcopal Church in Indianapolis hosted by the Indiana Association for Community Economic Development (IACED). The main premise of the conference was emphasizing the importance of “place” in attracting talent, inspiring entrepreneurship, and encouraging business.

August, Indiana Building Code, Carmel

Daniel Sheposh

Daniel attended a one-day seminar at the Carmel Monon Center. The class was on commercial fire stopping and plan review.

September 9-11 – INAFSM Annual Conference

Denise Aschleman

Conference is geared for both floodplain and stormwater managers. Attendees could hear about the Community Rating System (CRS) and ways to improve their rating, future mapping trends and initiatives, the statewide mitigation program shutdown, floodplain violations, Army Corp of Engineers permitting procedures, and national floodplain policy update. The topics were much too numerous to list all available education opportunities.

September, Indiana Fire Code, Brownsburg

Rich Wallace

Rich attended a one-day seminary at Brownsburg TownHall. The class was on transitioning from the 2006 Indiana Fire Code to the 2012 IFC.

September, Indiana Building Code, Brownsburg

Daniel Sheposh & Rich Wallace

Daniel and Rich attended a one-day seminar at Brownsburg Town Hall. The class was on Chapters 4 through 10 of the Indiana Residential Code.



October, 2015 IN APA Fall Conference, South Bend

Christy Langley, Sarah Reed & Andy Wert

The 2015 Indiana APA Conference (held in South Bend, IN) themed 'Planning & Prosperity for Indiana's Next 200 Years' focused on how Planning as a field has changed over the past 5 decades in Indiana and the Midwest, and how it will continue to change in the next two centuries. Session tracks focused on capturing entrepreneurial spirit, regional trail collaboration, alternative transportation improvements, demographic shifts, and lifelong community engagement.

October, GIS Day Conference – Indiana State Government Center

Philip Hagee

Philip attended the annual GIS Day Conference at the Indiana State Government Center, where he sat in on sessions covering a variety of topics, including the role of drones in the mapping of data, geocoding on ArcGIS Desktop, and the future of GIS.

November, HAND Neighborhoods Now Conference – The Forum Conference Center

Philip Hagee

Philip attended the HAND Neighborhoods Now Conference at the Forum Conference Center in Fishers. The conference had workshops throughout the entire day covering four topics: Growth, Affordability, Senior Population, and Neighborhood Development.

Looking Ahead: 2016 Work Plan

Not only would we like to give you a preview of what we've accomplished, but we'd also like to clue everyone in on specific goals and work plans for the 2016 operating year. This can be split up into two main sections: 1) what the pending Comp Plan Update lays out for us in action steps and objectives and 2) additional work projects that have bubbled to the surface that need to be address in order to maintain optimum efficiency. 2016 will be an internal work session year for the Department: not necessarily a rebuilding year but definitely a rebooting year. As we continue to grow rapidly, oftentimes internal processes and long range planning endeavors get swallowed up by permitting and zoning.

Comprehensive Master Plan Provisions

The Comp Plan separates action steps into priority timeframes. Immediate/Ongoing means that the action item has already begun and will continue to be maintained /enhanced or that it will begin in 2016. Short Range means that it will begin in the next 1-



3 years. The minutia of some of the objectives below can be found in the Comp Plan Update document online. It is also important to note that many of these activities are not the sole responsibility of the Planning Department. The Comp Plan outlines which departments and outside resources are partners for implementation.

We will also bring forth a small update to the Comp Plan in the first quarter of 2016 to discuss what we have accomplished and what has changed in the past two years.

Immediate/Ongoing

- Conduct a residential market analysis to help guide changes of the UDO to support current and future market demand

- Protect the floodway and floodplain through continued application of the Flood Hazard District

- Encourage residential development that reflects surrounding residential character and intensity with a focus on providing efficient services and maintaining the urban fabric that is representative of Noblesville

- Continue to support a city-wide arts organization to foster programming and funding in the arts and humanities

- Engage INDOT to evaluate SR37 scenarios in order to maintain volume capacity but improve overall urban context, provide for pedestrian and bicycle facilities for improved safety and accessibility, and improve access to existing and future planned development

- Develop a prioritization schedule and implementation plan for current bicycle/pedestrian trails that are identified in the Noblesville Alternative Transportation Plan and identify funding opportunities to pursue

- Continue to improve connectivity between existing neighborhoods, existing proposed trails, and destinations such as commercial areas and schools with improved pedestrian facilities such as sidewalks, multi-use facilities, and connector paths

- Update the existing thoroughfare plan to include prioritized projects from the Noblesville Alternative Transportation Plan, identified connectors, and a reflection of complete streets guidelines and standards

- Continue to work with the Indianapolis MPO in implementation of the Indy Connect strategy for rapid-transit service between Noblesville and Indianapolis



- Continue planning for the Eastside Park and begin implementation of the plan
- Continue to partner with the Workforce Development Council to determine what workforce skills are missing in Noblesville and how they can be obtained through continuing education opportunities
- Embrace regionalism and increase partnerships with local resources
- Continue to develop and maintain relationships between the business community and regulatory bodies
- Improve Riverwalk/Riverfront connectivity with downtown
- Create a stronger connection between downtown and the west side of the river through increased pedestrian and bicycle amenities and a wayfinding and beautification program

Short Range

- Develop an annexation policy centered on environmental assets and liabilities in order to maintain a fair level of service to all of Noblesville
- Explore expanding the City's Planning Jurisdiction to better plan for growth in Wayne Township
- Ensure proper zoning and land uses to encourage compact mixed use at Village Center nodes
- Identify critical community assets and establish programs/policies to ensure their protection
- Plan capital improvements strategically by giving priority to areas experiencing or expecting the highest levels of residential and employment growth
- Further examine and analyze alternatives for east/west connectivity and the threshold of demand that will deem that investment necessary
- Facilitate public arts projects, such as murals, by helping to identify appropriate locations
- Continue Industry Roundtable Discussions for business to business sharing on important issues affecting certain industry sectors



-Initiate a formal business visitation program to improve communications and relationships with current businesses to identify needs and wants to strengthen the local business climate

-Further develop the business appreciation program, including events, webinars, and awards.

Other Priority Work Projects

The Comp Plan cannot be all-inclusive, and there are many areas of inefficiencies that are very important to the way Planning works but may not be incorporated into typical long-range planning. That is why we often keep our fingers on the pulse of discussions, concerns/issues, or administrative suggestions in order to accumulate a list of projects that are still very important to our operations.

-Audit the Planning Department's webpage—We began this last year as the entire City was looking at updating the website but this still needs to be finalized. The Department has *tons* of information currently on its webpage. However, the organization and updating of the information has gone by the wayside which calls for a massive review of the page and its systems. This will probably be an ongoing project for 2016 with a press release and announcement to coincide with our CAP release.

-Citizens Access Portal (CAP)—The Energov database included the implementation and purchase of a Citizen Access Portal (CAP) where residents, builders, and businesses could go online and fill out applications for permits, see where they are in review, and print them off when payment is made. As we are finishing up the implementation of the full system, we intend to roll out CAP to a few chosen builders to test and formally roll out the entirety of the system in late Fall of 2016.

-Continuation of SOP mapping—We began mapping our internal processes with our intern last year creating written Standard Operating Procedures in order to document tasks for replication. We have a good start and template but there are several more that need to be completed and this will more than likely be an ongoing task.

