

Oasis at Hyde Park

Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

August 19, 2024

Plan Commission

Applicant: Grand Communities, LLC

Attorneys: Nelson & Frankenberger, LLC

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

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TAB 1

Oasis at Hyde Park – Project Description

The applicant, Grand Communities, LLC (“Grand”), is seeking rezone approval and preliminary development plan approval (collectively the “Request”) for two (2) parcels of real estate that consist of approximately fifteen and a half (15.5) acres which parcels are generally located south of and adjacent to Corporate Campus Parkway, east of Marilyn Road and north of E. 141st Street and are identified by the Hamilton County, Indiana’s Auditor’s Office as Tax Parcel Identification Numbers 13-11-22-00-00-007.201 and 13-11-22-00-00-007.301 (collectively, “Real Estate”). The Real Estate is shown on the Site Location Map included behind Tab 2.

The Real Estate is located within the area known as “Hyde Park” and the Real Estate is currently zoned Corporate Campus Planned Development District (“CCPD”) and is within the 146th Street Corridor Subdistrict with the Land Use Type of Single-family / Multi-family / Commercial / Office / Flex.

The Request seeks to rezone the Real Estate to the “Oasis at Hyde Park Planned Development Ordinance” which will maintain the zoning classification of CCPD, but with a new Subdistrict designation of Mixed Residential and Land Use Type designation of Single-family / Multi-family / Commercial / Office / Flex Land Use in order to develop a for-sale townhome community to be known as “Oasis at Hyde Park”.

Uses and zoning classifications that surround the Real Estate include: (i) to the north and northwest, across Corporate Campus Parkway, are various parcels that are undeveloped and zoned CCPD and within Subdistricts that permit commercial and other non-residential development; (ii) to the immediate east is a self-storage business and the Marilyn Ridge residential community, both of which are zoned CCPD; (iii) to the south are other undeveloped parcels that are within the Hyde Park area and zoned CCPD; and, (iv) to the west are additional parcels, some of which are undergoing development, that are also within the Hyde Park area and zoned CCPD.

As depicted on the Color Site Plan included behind Tab 3, the Oasis at Hyde Park community will consist of approximately seventy-one (71) 3-story, for-sale Townhomes to be built by Fischer Homes from their Midtown series of homes. The Townhomes will range in square footage from 2,000 square feet to over 2,500 square feet and will primarily consist of 2-bedroom, 3-bedroom, and 4-bedroom units. Included behind Tab 4 is the Townhome Architecture which shows varied roof lines, masonry, and siding. Grand and Fischer Homes anticipates average sales prices starting in the high \$400,000s, depending on home size and buyer amenity selections. Grand estimates, upon build-out and completion, its overall investment in this community will be approximately 35 million dollars.

Comprehensive Plan Statement

Hyde Park is a master-planned development of over 275 acres that includes a variety of businesses, shops, restaurants, residential options and recreational uses within walking and biking distance of Hamilton Town Center and other businesses. In addition, Hyde Park is creating over 160 acres of park and open space systems with over 2 miles of walking and biking trails.

The Oasis at Hyde Park proposal is consistent with the Hyde Park land use plan approved in 2021 which includes townhomes as a desired residential use on the subject Real Estate and the Oasis at Hyde Park community will provide an additional housing options within the overall Hyde Park area.

Also associated with the Oasis at Hyde Park PD Ordinance request, is the proposed entry signage (See Tab 5) and the Preliminary Development Plan (See Tab 6), including the landscape plan.

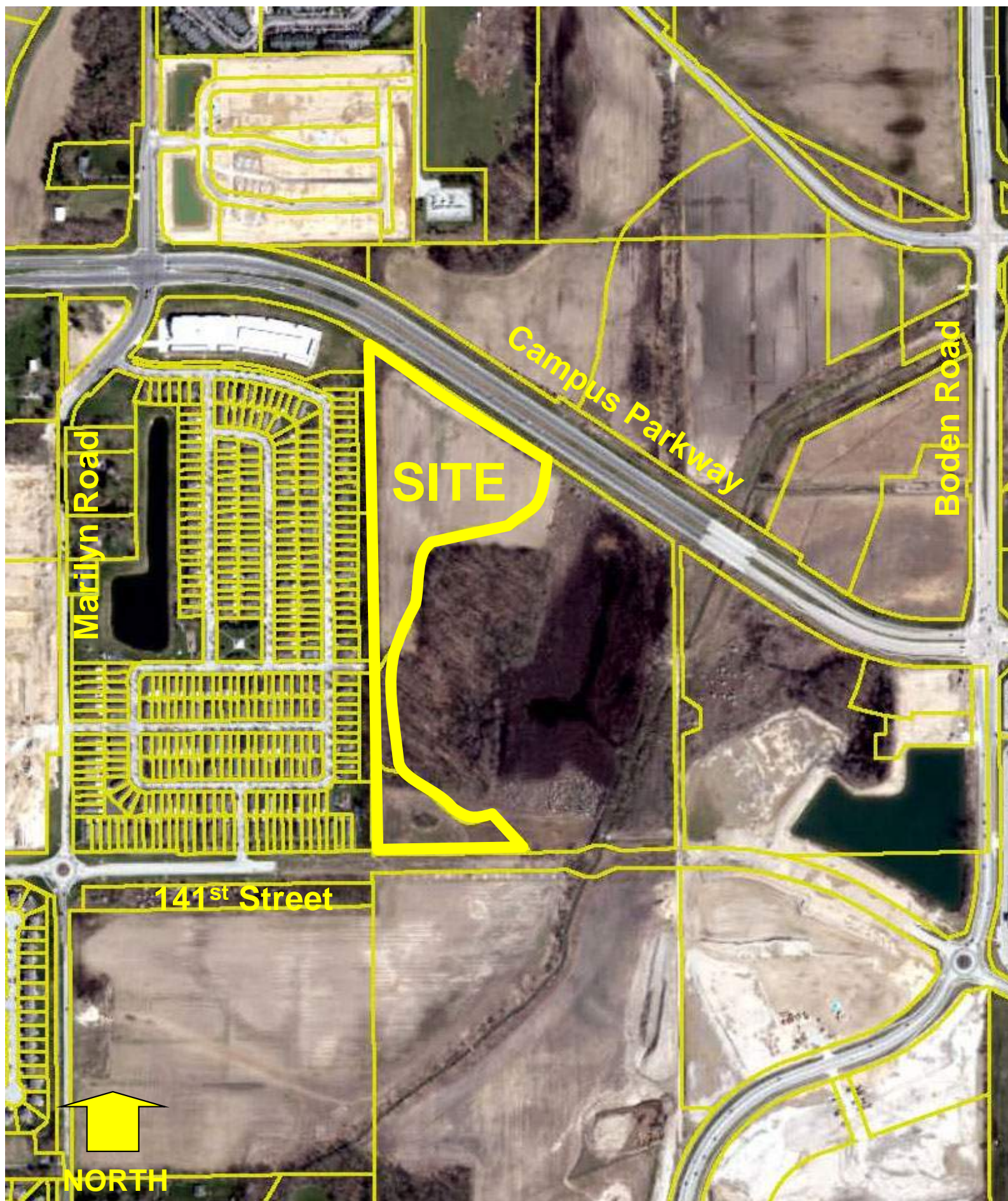
Finally, behind Tab 7 and Tab 8, respectively, are the CCPD Rezone Ordinance and the Oasis at Hyde Park PD Ordinance.

We look forward to presenting this request to the Plan Commission on August 19, 2024.

Respectfully submitted,

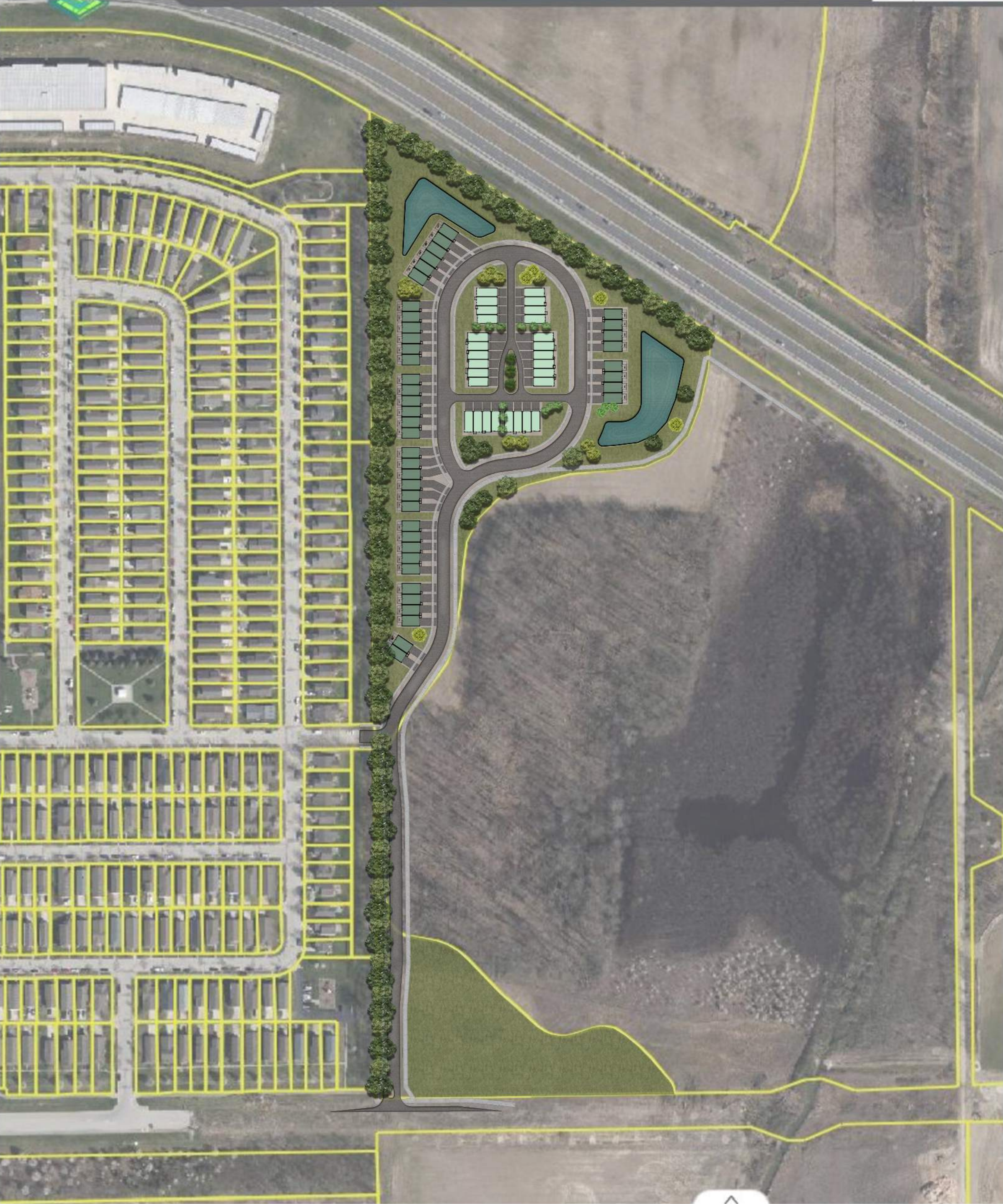

Jon Dobosiewicz
Jim Shihaver

TAB 2



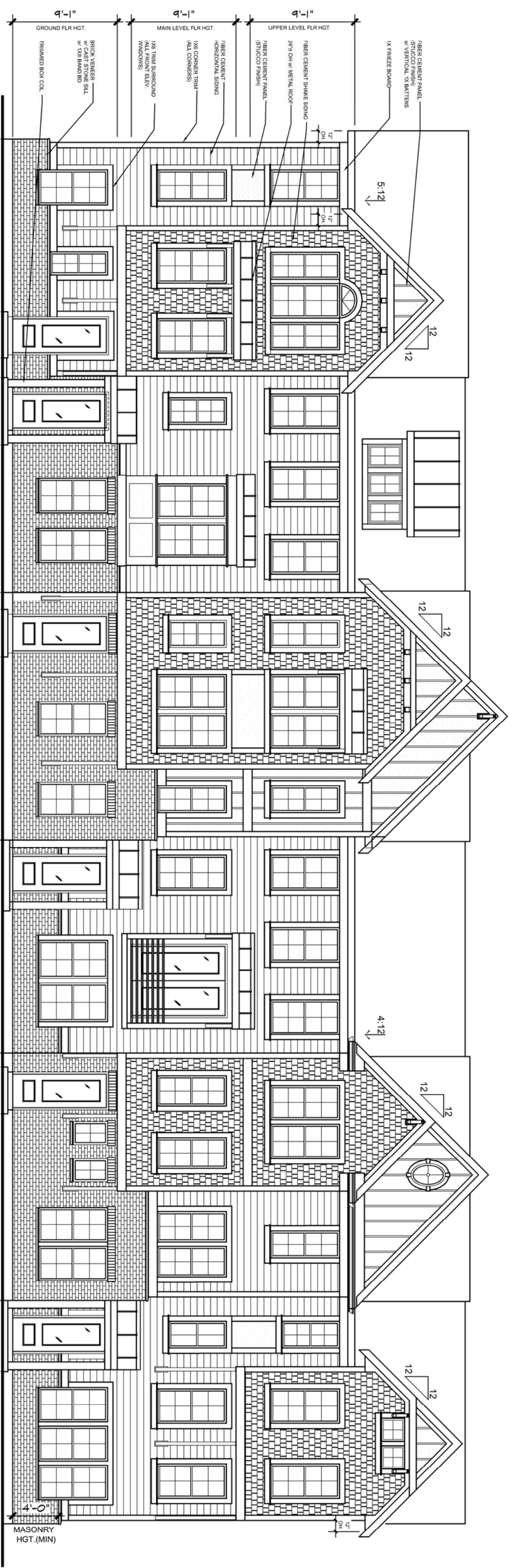
Fischer Homes
SITE LOCATION MAP

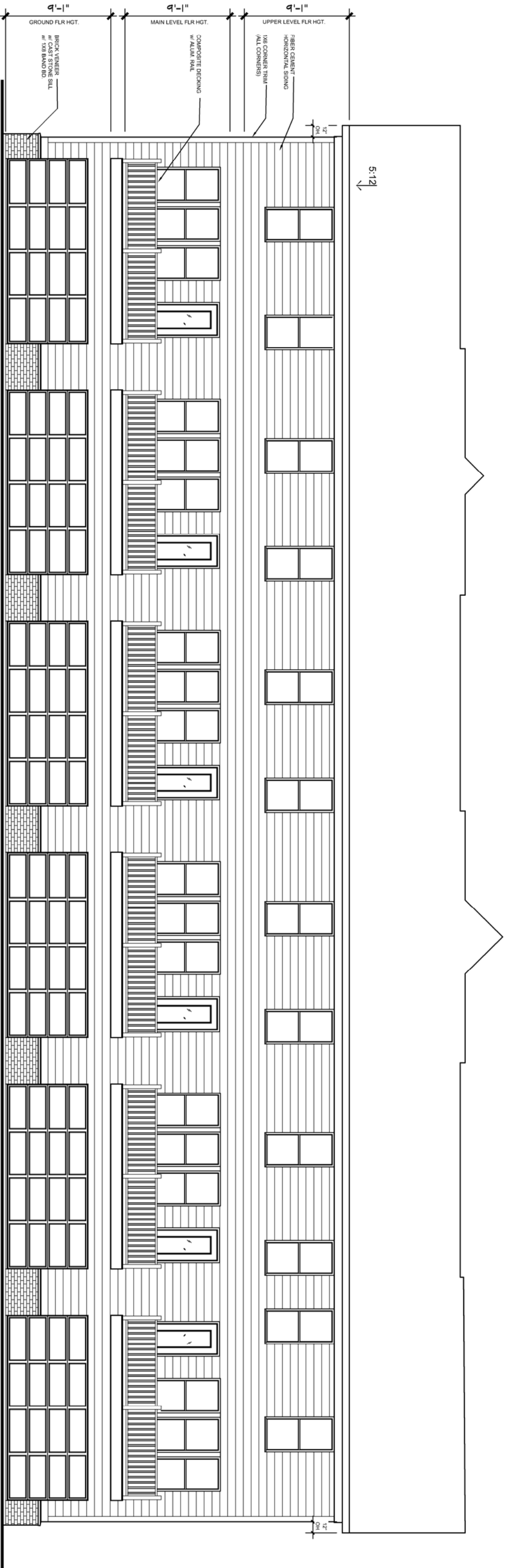
TAB 3



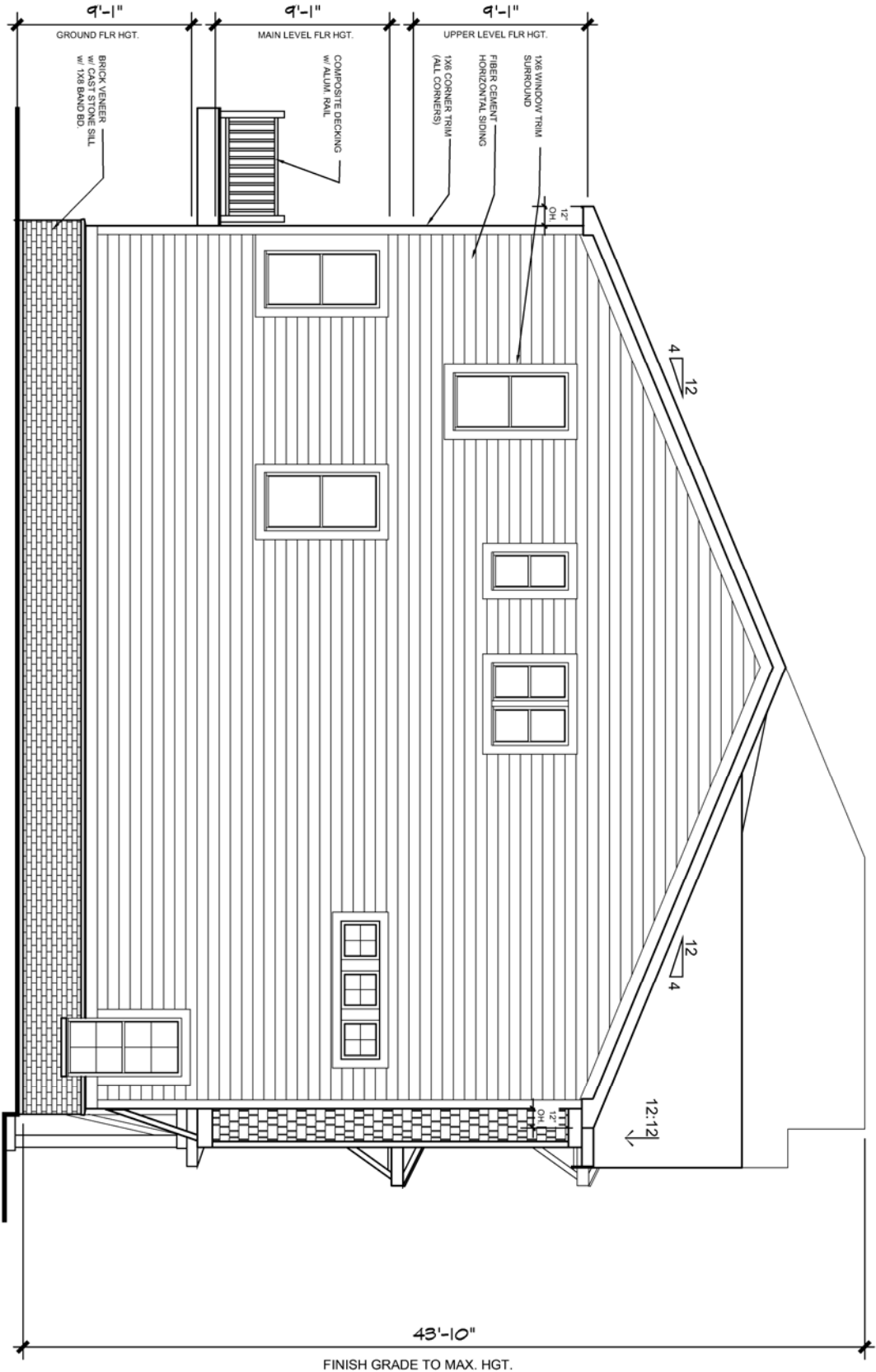
TAB 4



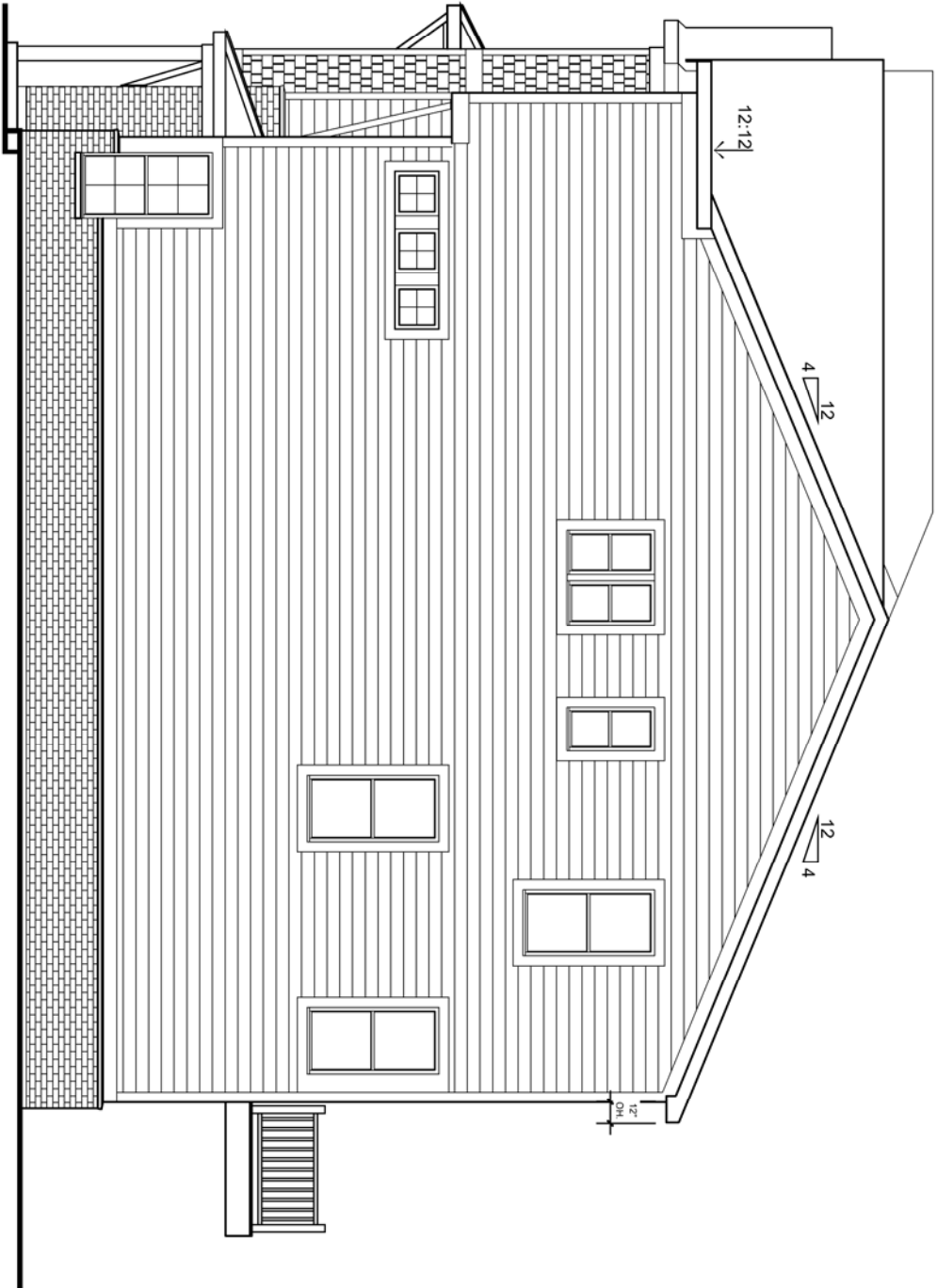




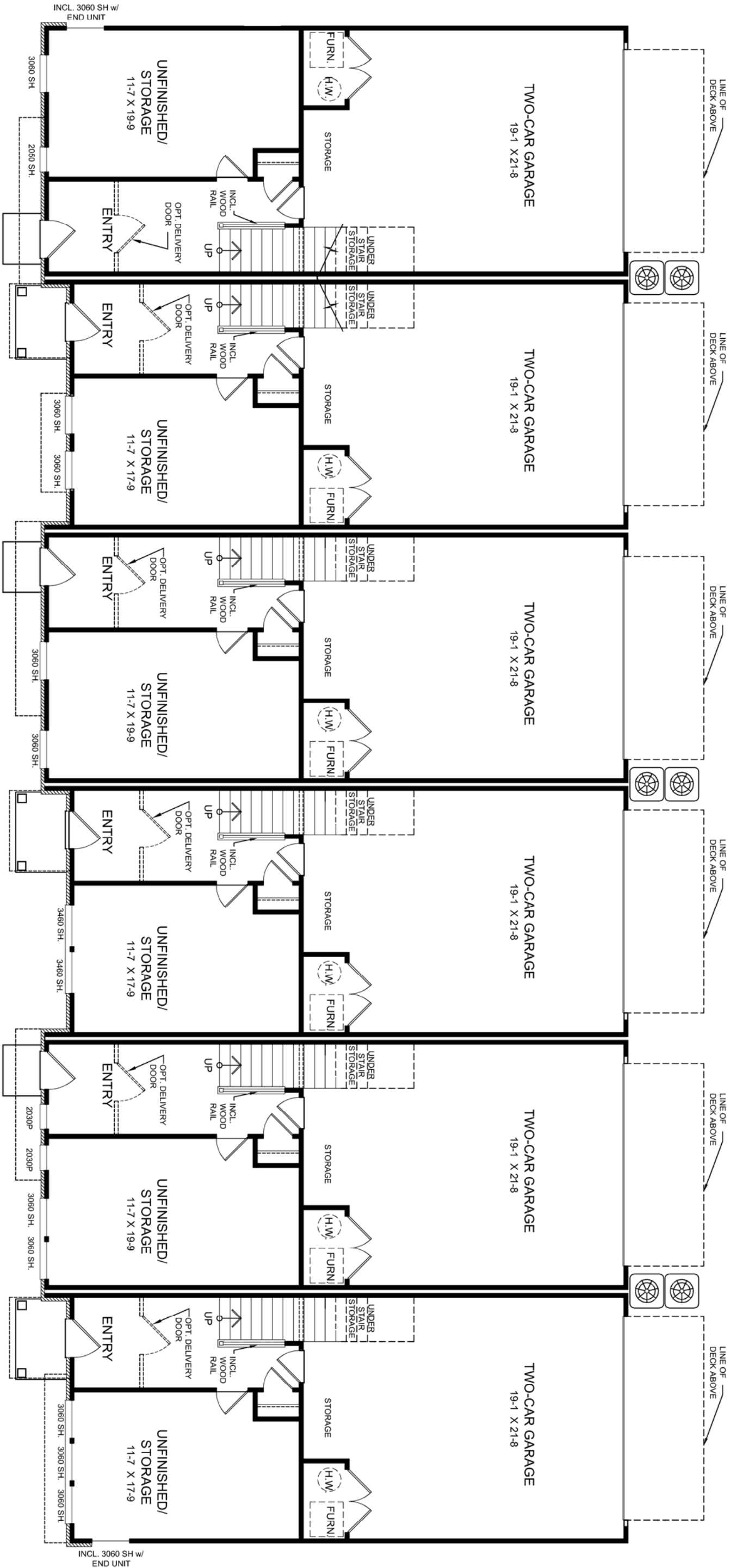
PROPOSED REAR ELEVATION



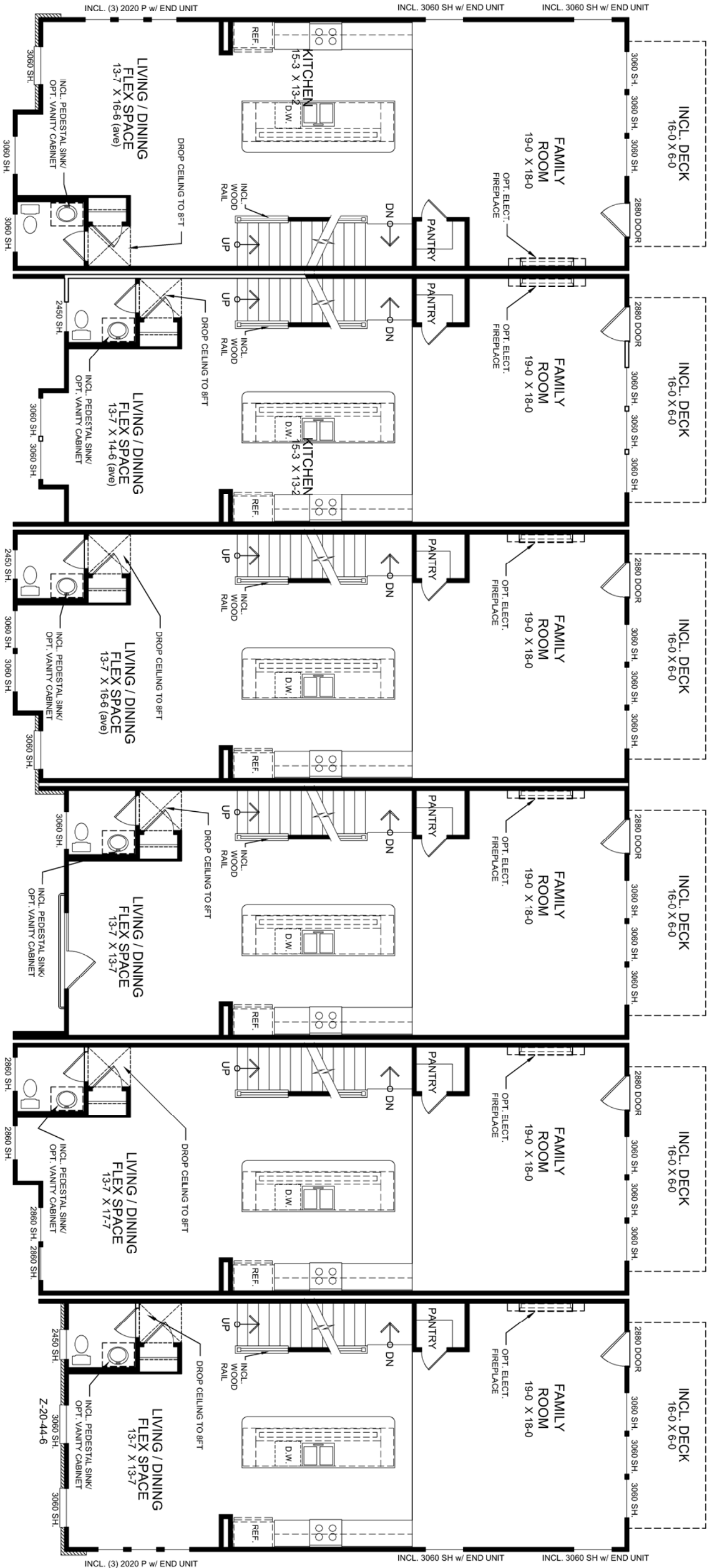
PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION



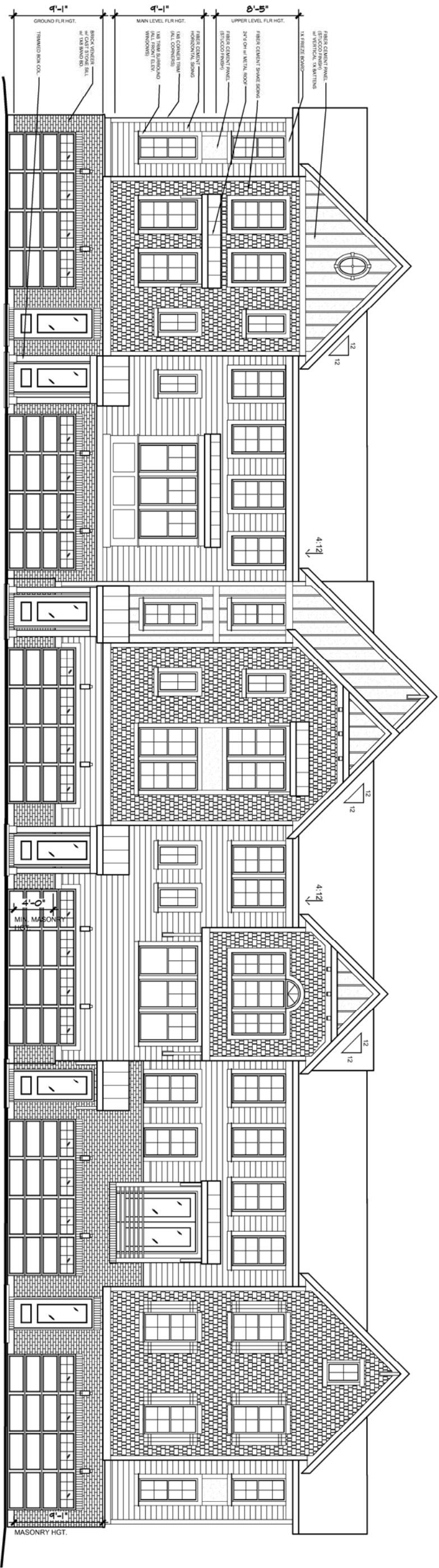
MAIN LEVEL PLAN



UPPER LEVEL PLAN

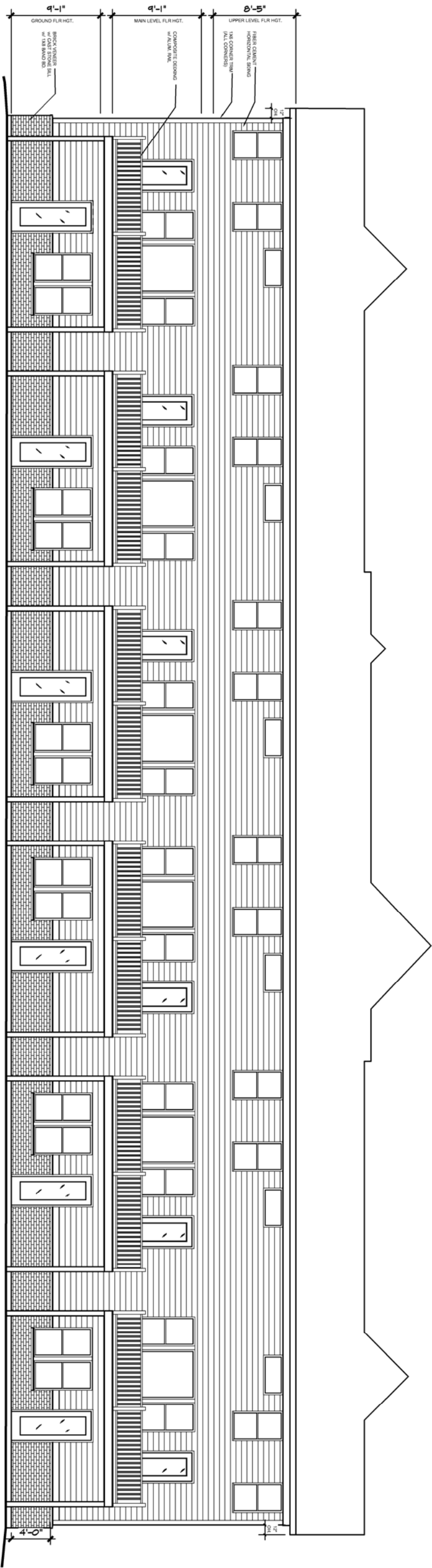






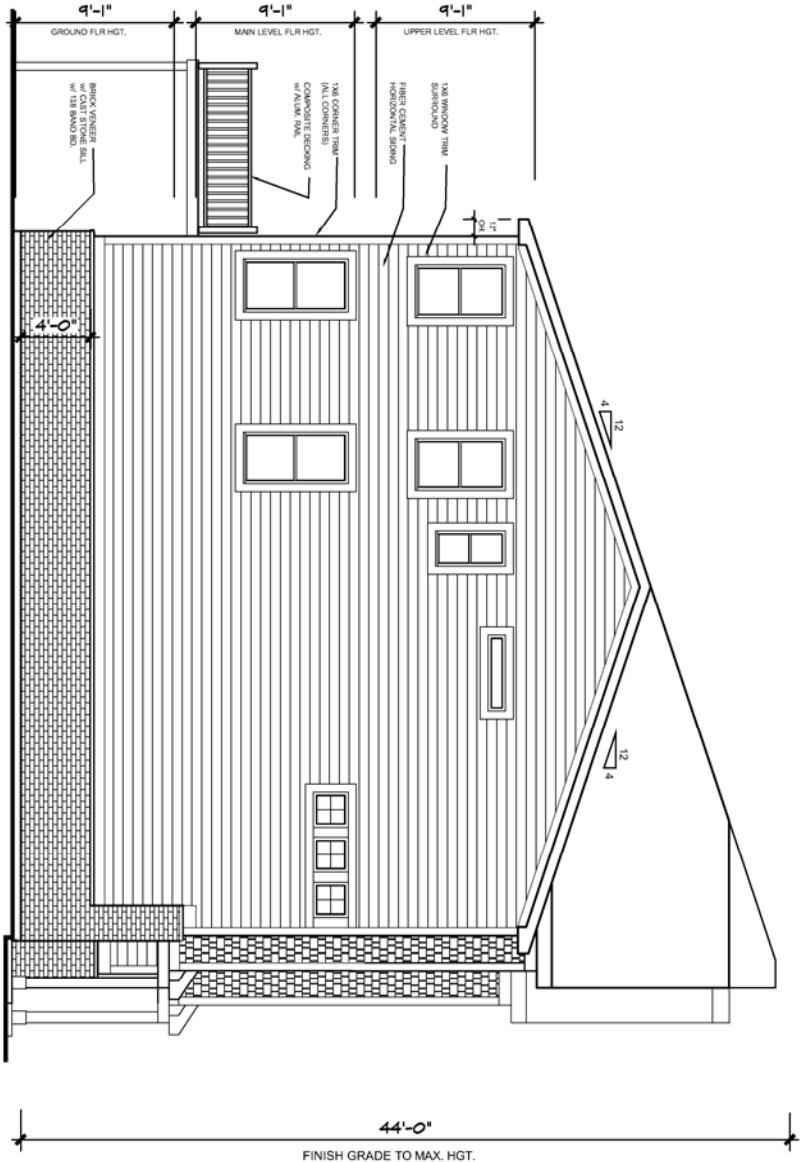
PROPOSED FRONT ELEVATION

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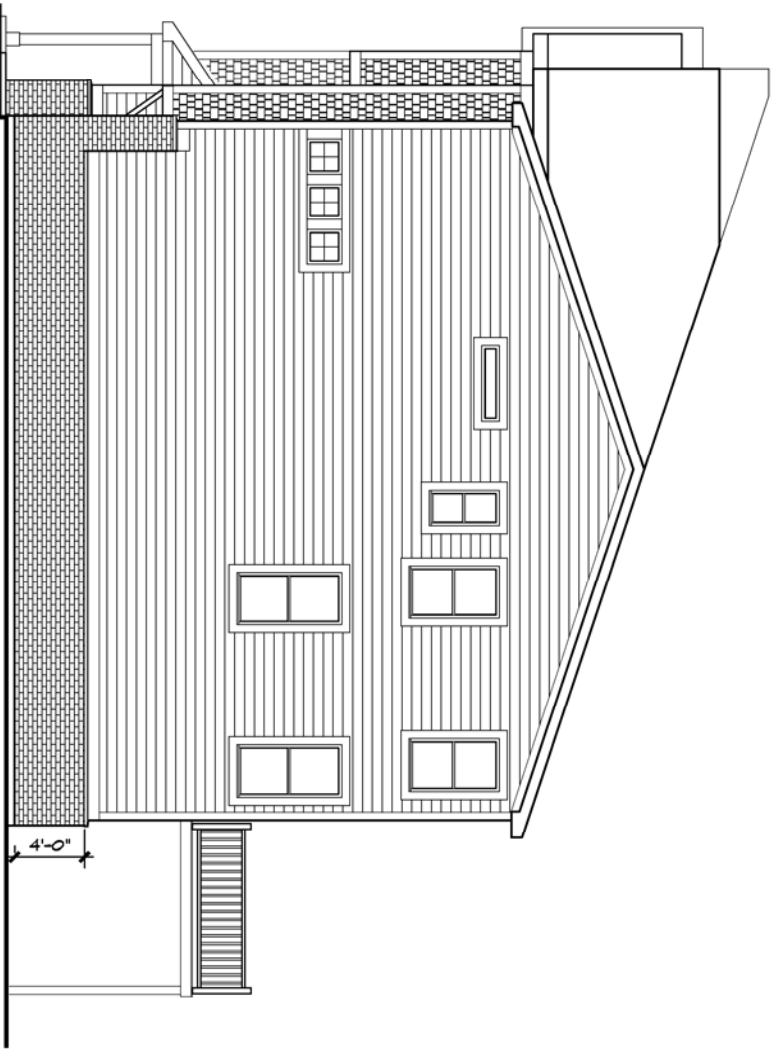


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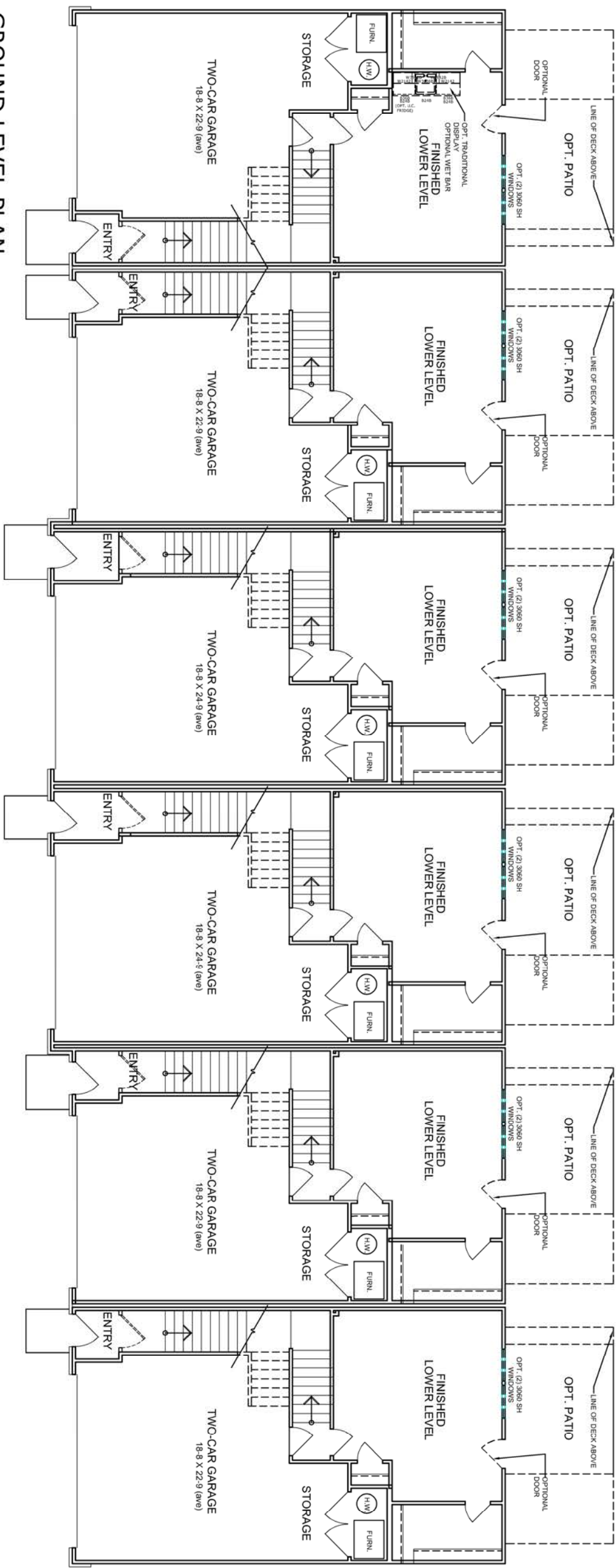
PROPOSED LEFT SIDE ELEVATION

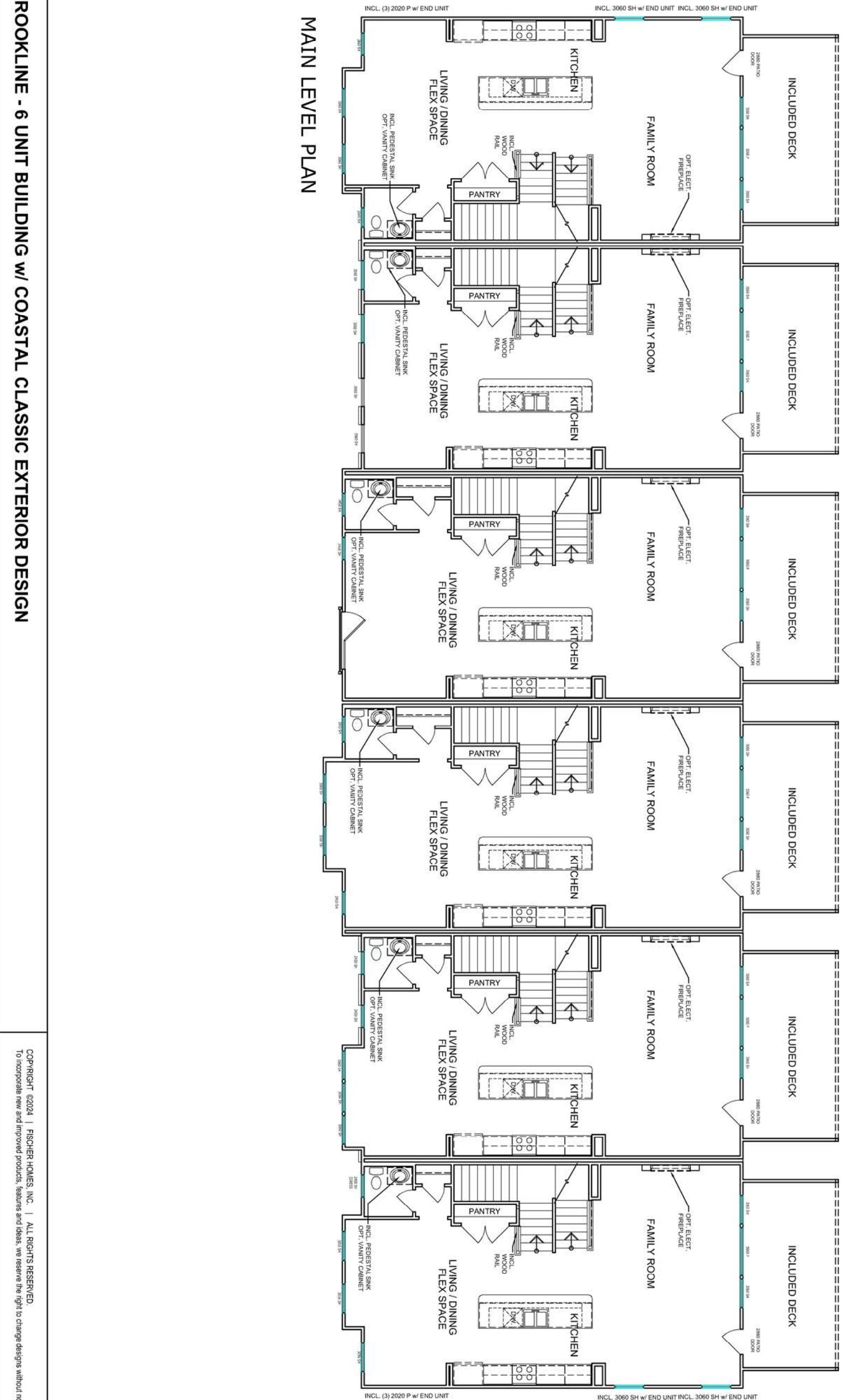


PROPOSED RIGHT SIDE ELEVATION

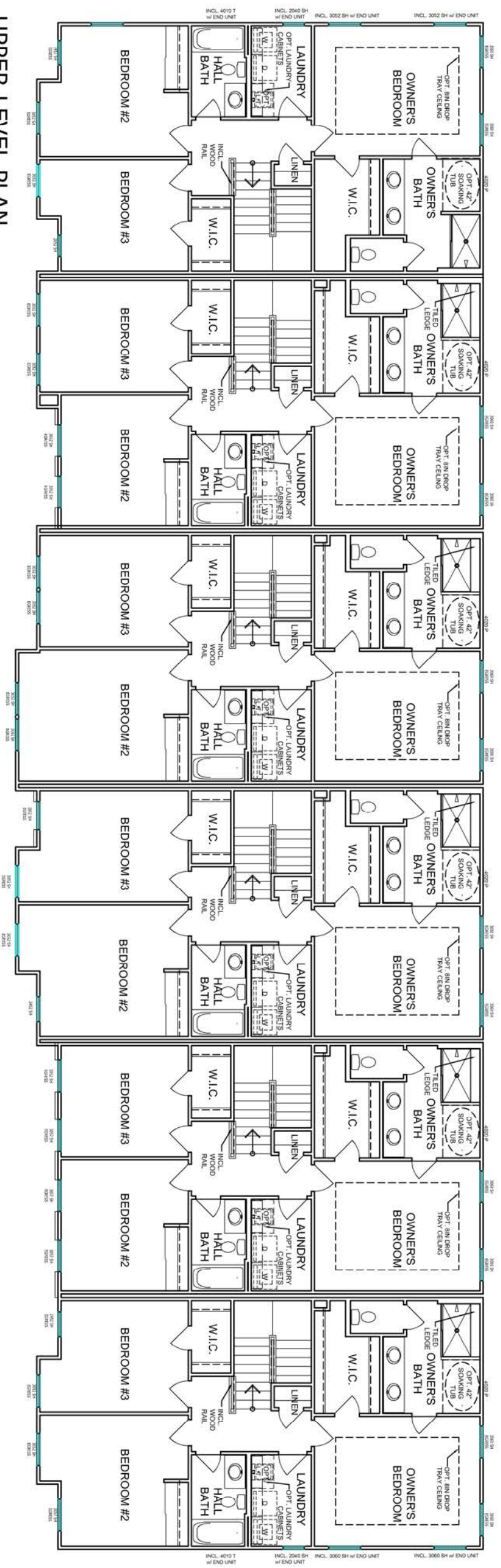


GROUND LEVEL PLAN



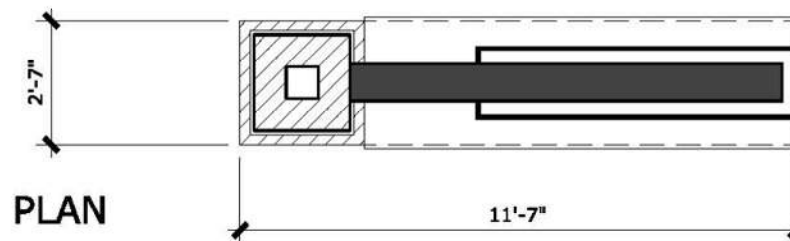
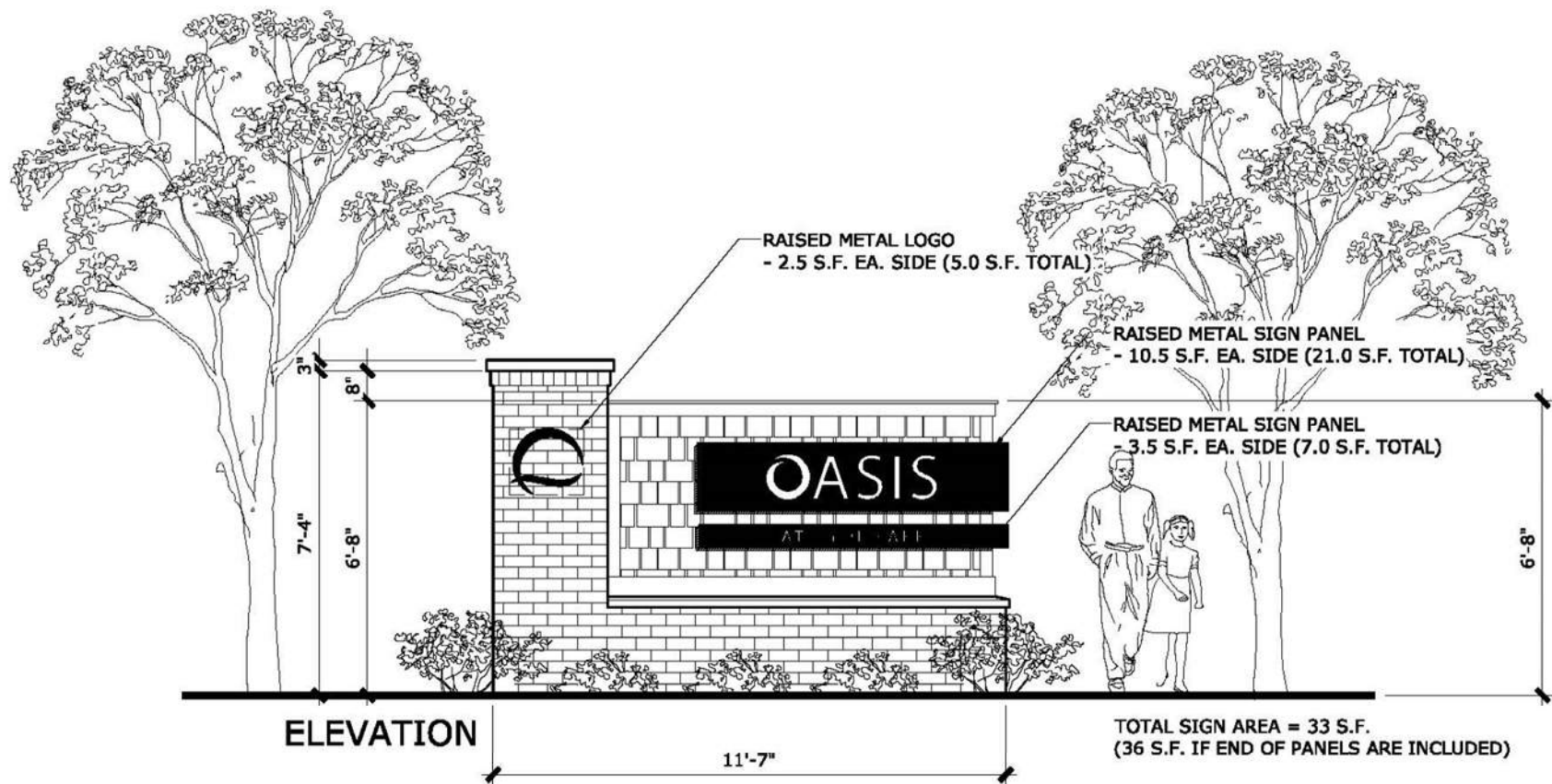


UPPER LEVEL PLAN



TAB 5

11/19/24



FISCHER HOMES
FH

OASIS AT HYDE PARK
Proposed Entry Monument
SCALE: $\frac{1}{4}" = 1'-0"$ 03.19.24