



# Common Council

## Agenda Item

### Cover Sheet

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**MEETING DATE:** May 13, 2025

- ☐ Previously Discussed Ordinance
- ☒ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

**ITEM or ORDINANCE:** #1

**PRESENTED BY:** Attorney Jim Shinaver

- ☒ Information Attached
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

# **Parks at Crossroads**

## **Rezone and PD Ordinance Request 2025**

**CITY OF NOBLESVILLE, INDIANA**

**May 13, 2025**

### **City Council Introduction**

Applicant: Boomerang Development

Attorneys: Nelson & Frankenberger, LLC

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

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1. Explanation of Request
2. Site Location Map/Aerial Photograph
3. Color Site Plan
4. Sample Home Elevation Exhibits
5. DR Horton At a Glance
6. Proposed Entry Monument Area / Sign

# **TAB 1**



## **Boomerang Development – The Parks at Crossroads**

### **PROJECT DESCRIPTION**

Boomerang Development is excited to introduce the Parks at Crossroads residential community. The subject site consists of approximately 124 acres and is located north of and adjacent to State Road 32 and south of and adjacent to 181<sup>st</sup> Street and the site is currently zoned R-1 Residential. Boomerang has filed a request to rezone the site to the “Parks at Crossroads Planned Development Ordinance”. The Real Estate is shown on the Site Location Map included behind Tab 2.

Boomerang is proud to be partnering with DR Horton, Inc., America’s largest homebuilder on this multi-generational, multi-amenity neighborhood. With DR Horton’s extensive portfolio, they are able to bring a variety of housing types and styles that have yet to be delivered in the City of Noblesville.

The Parks at Crossroads will open up the northeast quadrant of the City and jump-start the area with what is believed to be Noblesville’s resident’s most favored, traditional suburban density, lot size and housing product. Boomerang Development has a long history of creating neighborhoods delivered of true value to the original purchaser and sustainable value for future residents. The Parks at Crossroads is designed to be a community asset.

The existing, properly conceived Noblesville Comprehensive Plan provides for neighborhood serving commercial services in close proximity to the Parks at Crossroads. This is perceived as beneficial to this project and the future residents will appreciate and take advantage of these facilities. The Parks at Crossroads is appropriately planned such that the more densely designed areas will be constructed closest to these commercial properties.

As depicted on the Preliminary Development Plan included behind Tab 3, the project will be anchored by a large, centralized amenity area with abundant green space and outdoor amenities. The project is purposely designed with a large pond along State Road 32 to complement the main entrance. Community spaces are located throughout the neighborhood with seating areas, trails and ample dog parks. A community swimming pool, sport courts, and raised bed community garden plots will be available to the residents of Parks at Crossroads. Street trees and common area landscapes will complete the transformation of this area into an eye-appealing active and creative community.

There are approximately three hundred fifty-four (354) for-sale homes planned for the Parks at Crossroads. Each product type will have multiple floor plans and elevation styles to provide an architecturally varied and appealing streetscape to meet the needs of homebuyers in any stage of life. Boomerang and DR Horton have purposefully placed fifty-eight (58) large homesites in the northeast quadrant of the project with the intention that future growth can continue this style and price-point. Each of these homes will feature a side-load garage which allows for the most favorable street level elevations and these homes are anticipated to range in price from \$600,000 to over \$800,000. Traditional ranch and 2-story homes will be constructed on one approximately (115) homesites and these homes will offer two (2) and three (3) car garage

variations and will be priced from \$375,000 to \$500,000. Sixty-six (66) paired ranch-style villas will be provided, targeted to the more senior members of the community and will be priced from \$325,000 to \$400,000. Finally, approximately one hundred and twenty (120), three-story, rear-loaded townhomes will be provided, placed adjacent to the Comprehensive Plan's future commercial area and will be priced from \$300,000 to \$375,000.

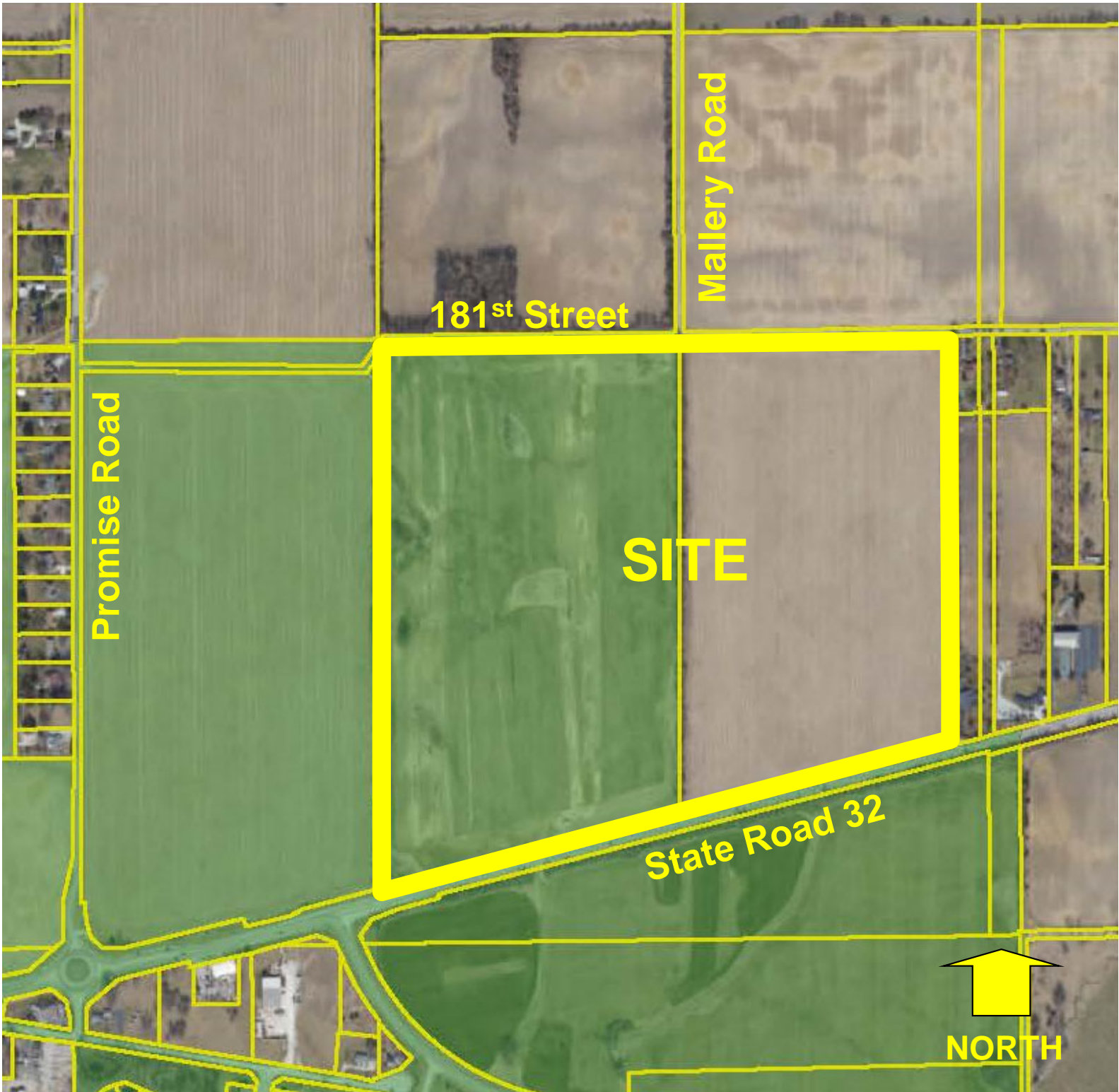
Every home within the Parks at Crossroads will have a masonry component, and at least two (2) types of dimensional fiber-cement siding. Ample off-street parking will be provided throughout the neighborhood, including at least two (2) driveway parking places per home. Again, with DR Horton's vast catalogue of home types, interior enhancements and design options, the Parks at Crossroads will be uniquely positioned to satisfy the multiple generations that the project targets. Boomerang's historic vision has been to provide sustainable and creative communities within the City of Noblesville.

We look forward to presenting this request at City Council Hearing on May 13, 2025.

Respectfully submitted,

  
\_\_\_\_\_  
Jon Dobosiewicz  
\_\_\_\_\_  
Jim Shihaver

## **TAB 2**



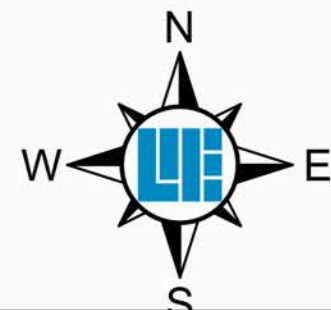
**SITE LOCATION MAP**

# **TAB 3**





NOTE: THE FINAL LOCATIONS AND QUANTITIES OF STREET TREES WILL BE DETERMINED BY THE LOCATIONS OF THE RESIDENTIAL DRIVEWAYS AND THE UTILITIES SERVING THE COMMUNITY.





# **TAB 4**

**PARKS AT CROSSROADS – 90' wide lot sample product**





**PARKS AT CROSSROADS – 90' wide lot sample product**



**PARKS AT CROSSROADS – 60' wide lot sample product**





**PARKS AT CROSSROADS – 60' wide lot sample product**



**PARKS AT CROSSROADS – 50' wide lot sample product**





**PARKS AT CROSSROADS – 50' wide lot sample product**



## **PARKS AT CROSSROADS – Rear-load townhome sample product**





## PARKS AT CROSSROADS – Paired duplex sample product



# **TAB 5**



We're the nation's leader in developing and delivering innovative new home communities from coast to coast...  
**and right here in Central Indiana.**

## CONTACT US TODAY

Lee Phillips  
317.538.7390  
CLPhillips@drhorton.com

[www.drhorton.com](http://www.drhorton.com)



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**D·R·HORTON<sup>®</sup>**  
*America's Builder*  
**AT A GLANCE**

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# RESPONSIBLE

## LAND DEVELOPMENT

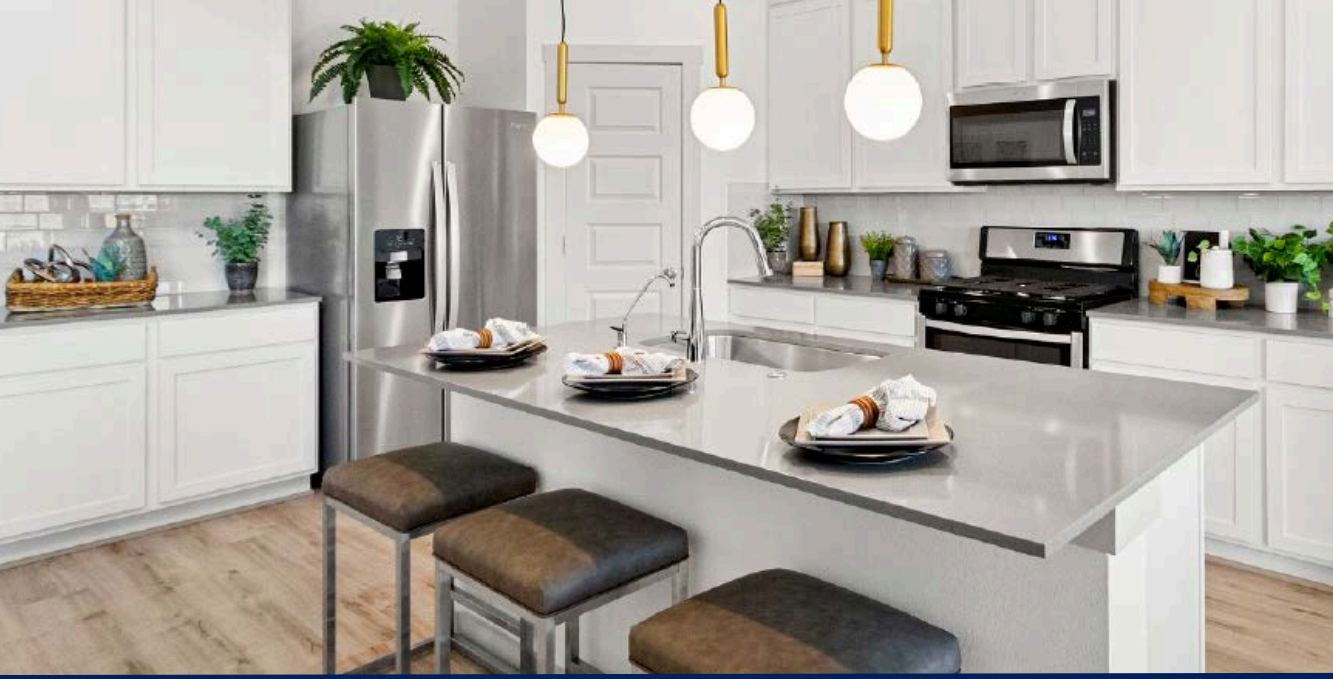
A home is not just a roof over your head: It is where memories are made, milestones are celebrated and everyday moments are shared. For over 45 years, D.R. Horton homes have been designed and built keeping quality and value a top priority. We offer flexible floor plans, energy-efficient features and a robust new home warranty. From the first-time homebuyer to active adults and everyone in between, D.R. Horton provides the opportunity to turn a house into a home while suiting varied lifestyles and budgets.

**TOGETHER, WE ARE  
AMERICA'S HOMEBUILDER.**

The nature of our business leads us to be a community minded company. At D.R. Horton, we understand that we are not just building individual homes, but a neighborhood of families who desire areas to gather, exercise, play and socialize. Each neighborhood is unique but all are sensibly designed to balance affordability with attractive amenities that consider the interests and needs of local residents.

While developing new communities, D.R. Horton often gifts parcels of land to local municipalities. We aid in the construction and development of roadways and work with agencies to ensure expansion of local water, sewer, electric and other utilities. Livability and a resilient infrastructure are essential to the communities in which we build and D.R. Horton makes significant investments to ensure each of our neighborhoods is ideally suited for its residents and the surrounding community.





## WE'RE BUILDING EVERY DAY.

From our first home in 1978 to over 1,000,000 homes to date, D.R. Horton's mission remains the same - to provide exceptional home quality and value across the country.

Our size and diversity of product offering allows us to deliver homes with an expansive variety of styles and features. From upscale urban townhomes to traditional detached single-family homes, D.R. Horton is meeting the unique needs of each market we serve.

# ONE STOP SHOP

### Building Community

Since 2016, D.R. Horton has proudly built over 150 communities in our **Build-to-Rent Series**. Our national presence provides a great advantage in our buying power, allowing us to deliver quality homes with the expertise of our local operational leaders, all at affordable rental rates.

### Diversifying Product

- A wide range of products including single-family, paired and townhomes
- Well-designed, energy-efficient with an integrated smart home system
- Most include garages, fencing and yard maintenance

### Continuing Progress

We have delivered more than 14,000 rental homes to date, **and there are more to come!**

### New homes *for every stage of life.*





# BUILT

## ON SOLID GROUND

**D.R. Horton** was founded by Donald R. (“DR”) Horton after he built his first home in Fort Worth, Texas in 1978. With only \$3,000 to his name, Mr. Horton dreamed of starting a homebuilding business. His determination paid off. Through years of sitting in sales offices, walking communities, partnering with real estate agents and negotiating with trade and supply vendors, D.R. built homes, and a company, that has changed lives. **Over one million, in fact.**

Don always fostered a strong culture and referred to employees, homebuyers, vendors and trade contractors as the D.R. Horton family. While the company has grown significantly over the years, the sentiment remains true. D.R. championed several initiatives for the benefit of Horton employees, including founding a Horton summer camp for employees’ children to enjoy activities in the great outdoors. The D. R. Horton, Inc. Foundation was also created to provide assistance to employees.

Don worked tirelessly to lead the business to unprecedented growth regionally and then nationally. The company carries on its tenacious founder’s legacy of **enabling the dream of homeownership for individuals and families across the country.**

**Donald R. (“DR”) Horton**  
Founder



## FREEDOM SERIES LOW-MAINTENANCE HOMEBUYER





# TOWNHOME SERIES

## LOW-MAINTENANCE HOMEBUYER



## BUILDING COMMUNITY

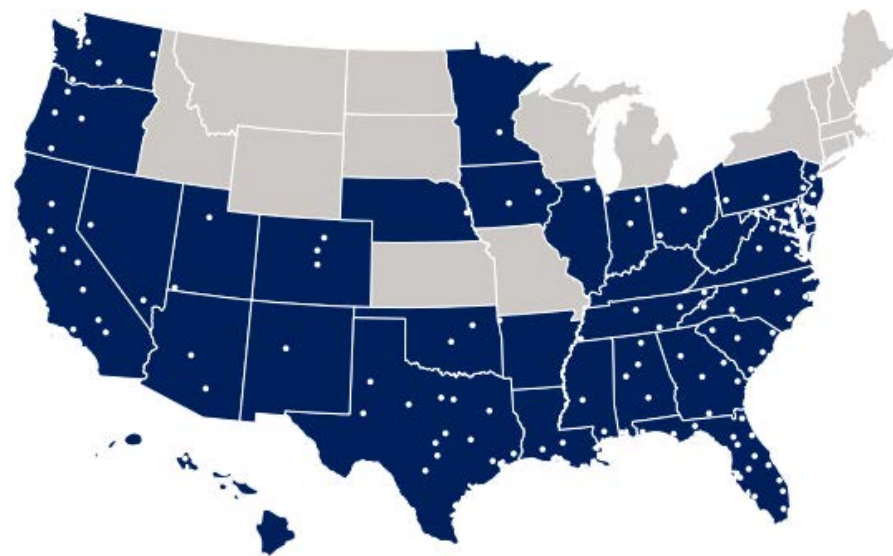
D.R. Horton recognizes the impact we have in the local markets in which we serve. In order to positively affect our communities, we offer multiple opportunities for our employees to assist with charitable programs. The company also supports a variety of charities through sponsorships, donations and volunteer efforts. Below are just a few examples of organizations assisted by the Indianapolis Division:

- The Villages of Indiana
- The Fuller Center for Housing
- American Cancer Society
- Metropolitan Indianapolis Board of Realtors' Realtor Foundation

Another way D.R. Horton supports its local community is through the **Main Street Stars Program** which offers special incentives to law enforcement, firefighters, healthcare professionals, educators and members of the military. D.R. Horton is happy to help the everyday heroes in our community by giving a little back to those who give so much.



# WHERE WE BUILD



36

STATES

125

MARKETS

1M+

HOMES

D.R. Horton, Inc., America's Builder, has been the largest homebuilder by volume in the United States since 2002 and has closed more than a million homes in its over 45-year history.

D. R. Horton is engaged in the construction and sale of high-quality homes through its diverse product portfolio, with sales prices generally ranging from \$200,000 to over \$1,000,000.

The company also provides mortgage financing, title services and insurance agency services and is the majority-owner of Forestar Group, Inc., a publicly traded national residential land developer.

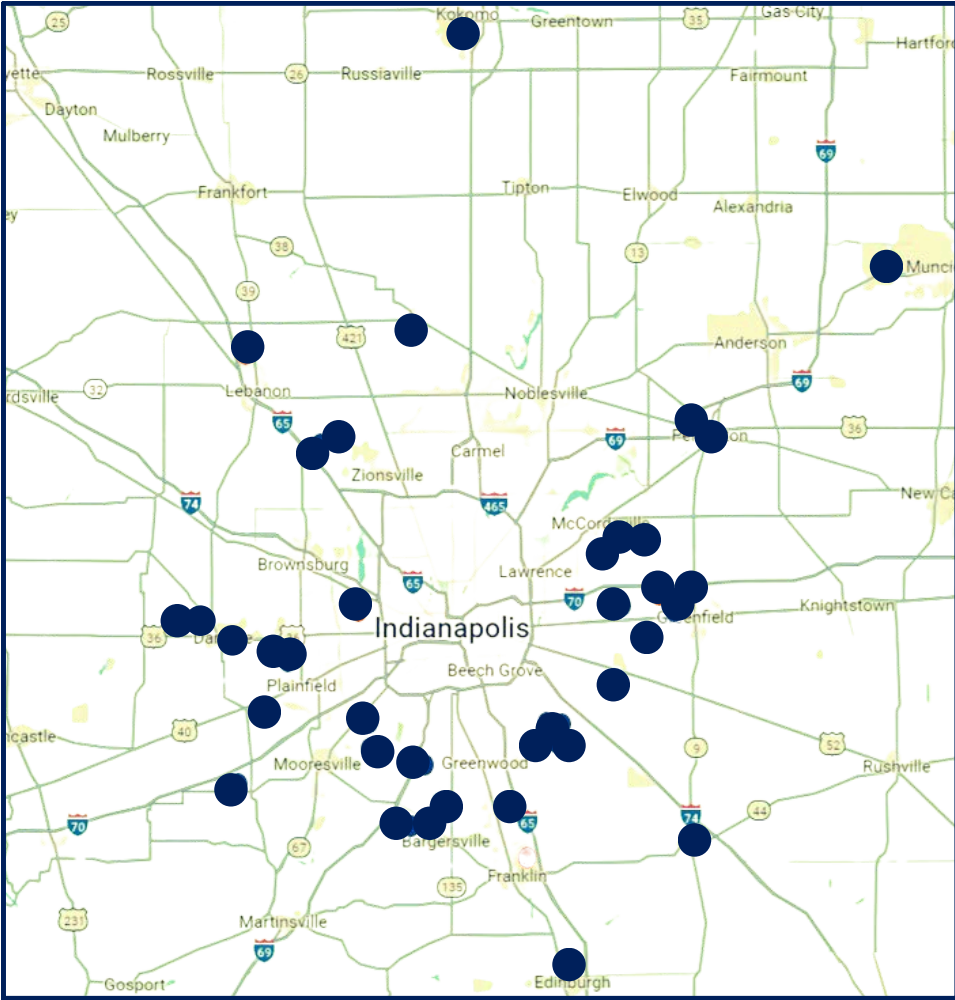


**EMERALD SERIES**  
LUXURY HOMEBUYER





TRADITION SERIES  
MOVE-UP HOMEBUYER



In 2018, D.R. Horton acquired Westport Homes, a successful Indianapolis homebuilder with deep roots in the local market. At any one time, D.R. Horton is selling in 30-40 communities, with multiple others under contract or being developed. Our footprint covers Marion County, the 9 contiguous counties, and extends as far as needed to coordinate efforts with our Ohio, Illinois & Kentucky Divisions.

We are continually looking to acquire new land in order to fill the need for quality homes in the greater Indianapolis and surrounding areas.



**EXPRESS SERIES**  
FIRST-TIME HOMEBUYER





# **TAB 6**



181st Street

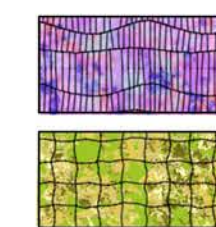
Monument Sign

1 TYPICAL ENTRY PLANTING PLAN (SR 32 SIMILAR)  
Scale: 1" = 20'



2 MONUMENT SIGN  
Scale: 1" = 1'

## Landscape Legend



Perennial Mix

Ornamental Grass



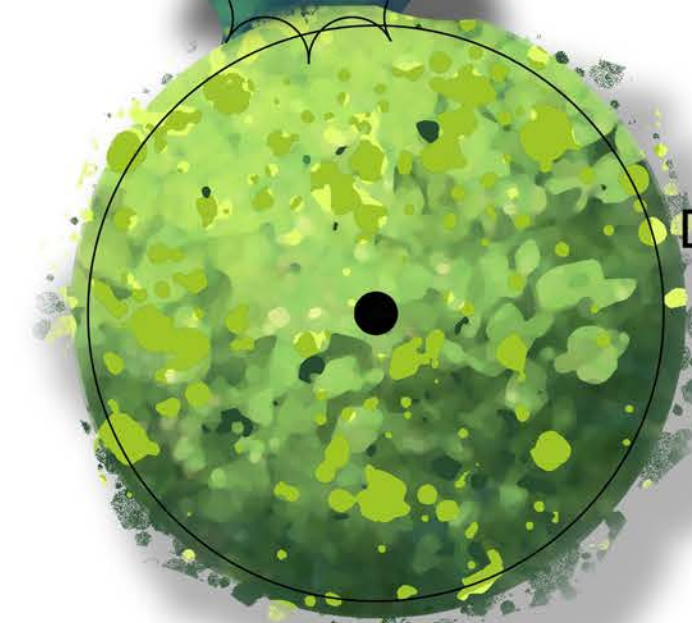
Low Flowering Shrub 3' O.C.



Large Flowering Shrub 5' O.C.



Evergreen Trees



Deciduous Trees

# THE PARKS AT CROSSROADS OF NOBLESVILLE

April 10, 2025