



Common Council

Agenda Item

Cover Sheet

MEETING DATE: June 10, 2025

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

ITEM or ORDINANCE: #18-06-25

PRESENTED BY: Amy Steffens, Attorney Jim Shinaver

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

ORDINANCE NO. 18-06-25

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

Document Cross Reference Nos. 2009005087, 2010022173, 9909904880, 2009070777, 2016014960, 2019066132

This Ordinance (the “MontClaire PD Ordinance” or “PD Ordinance”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the “UDO”), enacted by the City of Noblesville (the “City”) under authority of Indiana Code § 36-7-4-600, et seq., as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on docket number LEGP 0264-2024 at its May 19, 2025 meeting, as required by law, in regard to the application (the “Petition”) filed by MI Homes of Indiana, an Indiana limited partnership (the “Developer”) concerning a change of zoning of certain property described in Exhibit A attached hereto (the “Real Estate” which is also referred to herein as the “District”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “MontClaire Preliminary Development Plan”, as further described in Section 4 below (the “Preliminary Development Plan”); and,

WHEREAS, the Plan Commission has sent a Favorable Recommendation for adoption of said amendment with a vote of nine (9) AYES and one (1) NAY to the Common Council of the City of Noblesville Hamilton County, Indiana (the “Common Council”);

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that it hereby adopts this MontClaire PD Ordinance as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”) to establish this Planned Development Overlay District (the "District") to read as follows:

Section 1. Applicability of Ordinance.

- A. The Zoning Map is hereby amended to change the zoning of the Real Estate from “R3” Residential to “R3/PD” Residential Planned Development, which is to be known as the MontClaire Planned Development (the "District").
- B. The District's underlying zoning district shall be R3 Residential (the "Underlying District"). Development in this District shall be governed entirely by (i) the

provisions of this MontClaire PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance. Cross-references to “Article”, “Part”, “Section” and “Subsection” in this Ordinance shall refer to the corresponding Article, Part, Section and Subsection as specified and referenced in the UDO.

- C. All provisions and representations of the UDO that conflict with the provisions of this MontClaire PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this MontClaire PD Ordinance.

Section 2. **Definitions.** The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

Section 3. **Permitted Uses.**

- A. All uses permitted in the Underlying District shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed one hundred and thirty-six (136).
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 4. **Preliminary Development Plan.**

- A. Full sized, scaled development plans are on file with the City’s Planning and Development Department with a revision date of April 24, 2025. What is attached hereto as **Exhibit B** is a general representation of the full-sized plans and **Exhibit B**, together with the full-sized plans, shall be collectively referred to as the “Preliminary Development Plan”.
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

Section 5. **Bulk Standards.** The bulk requirements applicable to the Underlying District shall be replaced, modified and superseded by the below:

- A. The Minimum Lot Area: Ten Thousand (10,000) Square Feet

- B. Minimum Lot Width measured at the front building setback line:
Eighty-five (85) feet (50' on cul-de-sac lots)
- C. Minimum Lot Frontage at right-of-way: Forty-five (45) feet (30' on cul-de-sac lots)
- D. Maximum Building Height: Thirty-five (35) feet
- E. Minimum Front Yard Setback: Twenty-five (25) feet
- F. Minimum Side yard Setback: Five (5) feet (20 feet – on lot aggregate)
- G. Minimum Rear yard Setback: Twenty (20) feet
- H. Minimum Floor Area: One Story - Eighteen Hundred (1,800) Square Feet
Two Story – Two Thousand (2,000) Square Feet
- I. Maximum Lot Coverage: Sixty (60) percent

Section 6. **Architectural Standards.** The requirements included in Article 8 and the Architectural Design Guidelines adopted by the Noblesville Architectural Review Board, shall not apply, instead the following shall apply to the District:

- A. Homes constructed on the Real Estate shall comply with the Single Family Architectural Standards included under **Exhibit C-1** and **Exhibit C-2**, and as reviewed and approved by the City's Architectural Review Board / PUD/Plat Committee (the "Committee"), at its April 16, 2025 meeting (the "Architectural Standards").
- C. The Architectural Standards are hereby incorporated and approved. All home elevations shall comply with the Architectural Standards. The Director of Planning and Development, including his or her designees, shall review and approve elevations at the time of filing of the Detailed Development Plan or Building Permit for compliance and consistency with the Architectural Standards.
- D. Home elevations that substantially vary from the Architectural Standards shall be submitted to the Committee for approval. The Committee's review of said elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Architectural Standards and Residential Character Imagery.
- E. Elevations (Residential Character Imagery) are hereby incorporated and included under **Exhibit D** (Residential Character Imagery) which are representative of the application of the Architectural Standards.

Section 7. **Landscaping and Open Space Standards.** The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as modified below:

- A. Lot Landscaping. All Lots shall be landscaped with building base and yard plantings as required below:
1. Front, side and rear yards shall be landscaped as illustrated in Exhibit F.
 2. All Dwellings shall have sod installed in the front yard.
 3. Shrubs shall be a minimum of 24”.
- B. Street Trees. Street Trees shall be installed per the planting standards of the UDO.
1. Street Trees in front of lots shall be installed by the builder of the home on the subject lot at the time of home construction.
 2. Street Trees along common area frontages shall be installed by the Developer at the time to installation of Buffer Yard plantings.
- C. Landscape Buffer Yards. The establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO shall not be applied to the Real Estate. Instead, landscape buffer yards shall be provided as illustrated on the Preliminary Development Plan subject to the following:
1. North perimeter of the Real Estate (from Hazel Dell to Mill Creek):
 - a. A minimum twenty (20) foot common area and twenty (20) foot buffer yard shall be required as shown on the Preliminary Development Plan. Four (4) shade trees, fifteen (15) large deciduous shrubs, and six (6) large evergreen shrubs shall be provided per two-hundred (200) linear feet of within the buffer yard in addition to preservation of existing trees as selected by the Developer.
 - b. Planting are not permitted within existing pipeline easements and therefore shall not be required where conflicts exist as shown on the Preliminary Development Plan.
 - c. Two locations including Lots along the north perimeter of the Real Estate shall be permitted a reduction in this requirement to accommodate the lot configuration shown on the Preliminary Development Plan.
 2. South Peripheral Yard: No buffer shall be required along the southeast perimeter of the Real Estate as shown on the Preliminary Development Plan.
 3. Southwest Peripheral Yard (generally along the legal drain): A minimum fifty (50) foot common area including a minimum twenty-five (25) feet of

preservation of existing trees as selected by the Developer subject to review and approval by the Hamilton County Surveyor.

4. Little Chicago Road Peripheral Yard: The east Peripheral Yard shall be a minimum of (30) feet of common area. Three (3) trees, at least two (2) of which shall be shade trees, and thirty-three (33) shrubs, shall be provided per one-hundred (100) linear feet of road frontage.
 5. Mill Creek Road Peripheral Yard: The east Peripheral Yard shall be a minimum of (30) feet of common area. Five (5) trees, at least two (2) of which shall be shade trees and two (2) of which shall be evergreens, and thirty-three (33) shrubs, shall be provided per one-hundred (100) linear feet of road frontage.
 6. Carter Parcel Peripheral Yard: Surrounding the parcel with its north, west, and south perimeter shared with the Real Estate (the "Carter Parcel") there shall be a minimum of twenty (20) feet of Common Area, preservation of existing trees as selected by the Developer, and three (3) trees, at least two (2) of which shall be shade trees, and thirty-three (33) shrubs, provided per one-hundred (100) linear feet of perimeter.
 7. Shrubs: Shrubs shall be a minimum of 24".
- D. Open Space. Open Space shall be a provided substantially in the size, configuration and locations depicted on Sheet C500 of the Preliminary Development Plan. As shown the Common Areas (less pond area) are 37.4 acres resulting in approximately forty (40) percent of the Real Estate where twenty-eight (28) percent is required.
- E. Tree Preservation. The requirements of Article 12, Section 13.B (Tree Preservation) of the UDO shall be applicable to the Real Estate in areas specified as Tree Preservation Easements on the Final Development Plan and notice of the regulation of such standards shall be included in the Declaration of Covenants and Restriction that will be applicable to the Real Estate.
- F. Additional Landscaping. The Developer shall grade and seed the area on the Carter parcel that is currently being farmed at the time of landscape installation within the buffer yard adjacent to the Carter parcel.

Section 8. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply except as noted below:

- A. The minimum distance between the street right-of-way and the driveway for lots which front more than one public street shall be twenty-five (25) feet and driveways may be placed within five (5) feet from the side lot lines.

Section 9. **Lighting Standards.** The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:

- A. Photocell controlled light fixtures shall be required on either side of garage doors.

Section 10. **Sign Standards.** The District's signs shall comply with Article 11 of the UDO, except as modified below:

- A. A sign of the design (including area and height) consistent with the sign depicted in **Exhibit E** shall be permitted.

Section 11. **Site Design and Infrastructure Standards.** Unless otherwise stated within this MontClaire PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved:

- A. The minimum right-of-way radius for a cul-de-sac shall be fifty-one (51) feet.
- B. Corner lots shall be permitted at the minimum Lot Size applicable to the Real Estate but accommodate the required twenty-five foot front setback on both street frontages.
- C. The Centerline Radii for Residential Minor Collectors shall be 150 feet.
- D. The maximum cul-de-sac length shall be seven hundred and fifty (750) feet. This maximum shall require the reduction in length of Street F as shown on the Preliminary Development Plan and potentially the relocation of two (2) Lots. This reduction in street length and relocation of lots shall be reflected on the Detailed Development Plan.
- E. Dedication of right-of-way and the construction of a path outside the frontage of the Real Estate along the west side of Mill Creek Road shall be provided between the existing paths along the frontage of the Promenade Woods subdivision and the Mill Grove subdivision. Notwithstanding the requirements in this Section 11.E, the construction of the path across the Carter Parcel shall be required only if the owner of the Carter Parcel provides dedication on the necessary right-of-way.
- F. The Developer shall enhance stormwater management at the northeast corner of the site to meet Channel Volume Criteria as presented at the May 19th Plan Commission meeting. Plans for this enhancement shall be included on the Detailed Development Plan.

Section 12. Procedures:

- A. **Detailed Development Plan:** Approval of any Detailed Development Plan (“DDP”) shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:
1. The Director of Planning and Zoning shall approve a Minor Change; and
 2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.
- B. **Secondary Plat:** A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- C. **Major Change.** For purposes of this PD Ordinance, a “Major Change” shall mean: (i) a substantial change to the location of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP’s and legal drains.
- D. **Minor Change.** For purposes of this PD Ordinance, a “Minor Change” shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this MontClaire Ordinance for the District.

Section 13. Effective Date. This MontClaire PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Approved on this _____ day of _____, 2025 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2025 at _____.M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

MontClaire PD - PD Ordinance 7 052825

EXHIBIT A

Legal Description

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A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON CONTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS PLUG AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 22 MINUTES 15 SECONDS WEST (BASIS OF BEARING) 629.91 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 28 SECONDS EAST 71.61 FEET TO THE EAST RIGHT OF WAY LINE OF LITTLE CHICAGO ROAD AS DESCRIBED IN INSTRUMENT NO. 200300096660 IN THE RECORDER'S OFFICE OF HAMILTON COUNTY; THENCE FOLLOWING THE NEXT NINE (9) COURSES ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER AND CONTINUING ALONG THE EAST LINE OF LAND DESCRIBED IN INSTRUMENT NO. 2004005004 AND 20040036701 IN SAID RECORDER'S OFFICE; 1) SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST 360.62 FEET TO A REBAR WITH YELLOW PLASTIC CAP STAMPED "K&G LS FIRM 0141" (HEREINAFTER "CAPPED REBAR") AT THE POINT OF BEGINNING; 2) SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST 74.49 FEET TO A "CAPPED REBAR"; 3) SOUTH 01 DEGREES 07 MINUTES 36 SECONDS WEST 197.35 FEET TO A "CAPPED REBAR"; 4) SOUTH 06 DEGREES 29 MINUTES 10 SECONDS EAST 209.41 FEET TO A "CAPPED REBAR"; 5) NORTH 83 DEGREES 21 MINUTES 16 SECONDS EAST 6.55 FEET TO A "CAPPED REBAR"; 6) SOUTH 06 DEGREES 21 MINUTES 55 SECONDS EAST 12.79 FEET TO A "CAPPED REBAR"; 7) SOUTH 83 DEGREES 14 MINUTES 45 SECONDS WEST 6.45 FEET TO A "CAPPED REBAR"; 8) SOUTH 06 DEGREES 27 MINUTES 57 SECONDS EAST 150.37 FEET TO A "CAPPED REBAR"; 9) SOUTH 00 DEGREES 42 MINUTES 00 SECONDS EAST 276.57 FEET TO THE CENTERLINE OF SLY RUN REGULATED DRAIN; THENCE FOLLOWING THE NEXT TWENTY SEVEN (27) COURSES ALONG SAID CENTERLINE; 1) SOUTH 64 DEGREES 13 MINUTES 00 SECONDS EAST 320.10 FEET; 2) SOUTH 60 DEGREES 19 MINUTES 10 SECONDS EAST 42.68 FEET; 3) SOUTH 44 DEGREES 13 MINUTES 04 SECONDS EAST 46.55 FEET; 4) SOUTH 26 DEGREES 08 MINUTES 49 SECONDS EAST 71.33 FEET; 5) SOUTH 51 DEGREES 17 MINUTES 39 SECONDS WEST 21.04 FEET; 6) SOUTH 22 DEGREES 49 MINUTES 09 SECONDS WEST 15.01 FEET; 7) SOUTH 12 DEGREES 22 MINUTES 31 SECONDS EAST 70.06 FEET; 8) SOUTH 30 DEGREES 32 MINUTES 54 SECONDS EAST 8.99 FEET; 9) SOUTH 81 DEGREES 23 MINUTES 41 SECONDS EAST 42.66 FEET; 10) SOUTH 43 DEGREES 28 MINUTES 56 SECONDS EAST 30.26 FEET; 11) SOUTH 64 DEGREES 13 MINUTES 38 SECONDS EAST 29.25 FEET; 12) SOUTH 61 DEGREES 37 MINUTES 07 SECONDS EAST 105.83 FEET; 13) SOUTH 14 DEGREES 25 MINUTES 19 SECONDS EAST 29.17 FEET; 14) SOUTH 41 DEGREES 27 MINUTES 17 SECONDS EAST 34.72 FEET; 15) SOUTH 16 DEGREES 53 MINUTES 01 SECONDS EAST 28.44 FEET; 16) SOUTH 10 DEGREES 44 MINUTES 43 SECONDS WEST 14.43 FEET; 17) SOUTH 25 DEGREES 57 MINUTES 13 SECONDS WEST 14.18 FEET; 18) NORTH 66 DEGREES 37 MINUTES 03 SECONDS WEST 21.81 FEET; 19) NORTH 86 DEGREES 55 MINUTES 51 SECONDS WEST 18.48 FEET; 20) SOUTH 25 DEGREES 18 MINUTES 33 SECONDS WEST 28.41 FEET; 21) SOUTH 45 DEGREES 59 MINUTES 03 SECONDS EAST 71.65 FEET; 22) SOUTH 75 DEGREES 57 MINUTES 17 SECONDS EAST 45.60 FEET; 23) SOUTH 40 DEGREES 34 MINUTES 27 SECONDS EAST 20.10 FEET; 24) SOUTH 01 DEGREES 05 MINUTES 33 SECONDS WEST 19.93 FEET; 25) SOUTH 56 DEGREES 53 MINUTES 16 SECONDS WEST 40.95 FEET; 26) SOUTH 00 DEGREES 46 MINUTES 08 SECONDS WEST 18.91 FEET; 27) SOUTH 46 DEGREES 29 MINUTES 07 SECONDS EAST 29.38 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 21 MINUTES 34 SECONDS EAST 552.77 FEET TO A "CAPPED REBAR" ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 19 MINUTES 56 SECONDS EAST 462.22 FEET TO A "CAPPED REBAR"; THENCE SOUTH 89 DEGREES 41 MINUTES 26 SECONDS EAST 57.75 FEET TO A "CAPPED REBAR"; THENCE NORTH 66 DEGREES 53 MINUTES 59 SECONDS EAST 131.45 FEET TO A "CAPPED REBAR"; THENCE NORTH 89 DEGREES 19 MINUTES 37 SECONDS EAST 371.24 FEET TO A "CAPPED REBAR"; THENCE NORTH 68 DEGREES 03 MINUTES 42 SECONDS EAST 55.49 FEET TO A "CAPPED REBAR"; THENCE NORTH 19 DEGREES 27 MINUTES 22 SECONDS EAST 50.81 FEET TO A "CAPPED REBAR"; THENCE NORTH 24

EXHIBIT A

Legal Description

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DEGREES 43 MINUTES 26 SECONDS WEST 64.94 FEET TO A "CAPPED REBAR"; THENCE NORTH 40 DEGREES 37 MINUTES 38 SECONDS WEST 55.23 FEET TO A "CAPPED REBAR"; THENCE NORTH 13 DEGREES 52 MINUTES 52 SECONDS WEST 29.39 FEET TO A "CAPPED REBAR"; THENCE NORTH 19 DEGREES 00 MINUTES 05 SECONDS EAST 30.32 FEET TO A "CAPPED REBAR"; THENCE NORTH 65 DEGREES 55 MINUTES 02 SECONDS EAST 44.02 FEET TO A "CAPPED REBAR"; THENCE SOUTH 86 DEGREES 28 MINUTES 15 SECONDS EAST 114.45 FEET TO A "CAPPED REBAR"; THENCE SOUTH 72 DEGREES 39 MINUTES 02 SECONDS EAST 246.91 FEET TO A "CAPPED REBAR"; THENCE NORTH 89 DEGREES 19 MINUTES 37 SECONDS EAST 374.80 FEET TO A MAG NAIL WITH WASHER STAMPED "K&G LS FIRM 0141" (HEREINAFTER "MAG NAIL WITH WASHER") ON THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST 658.71 FEET TO A "MAG NAIL WITH WASHER" AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2021045841; THENCE FOLLOWING THE NEXT THREE (3) COURSES ALONG SAID LAND; 1) SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST 782.53 FEET TO A T-POST; 2) NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST 333.94 FEET TO AN IRON PIPE; 3) NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST 782.53 FEET TO A "MAG NAIL WITH WASHER" ON THE EAST LINE OF SAID QUARTER SECTION; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST 668.05 FEET TO A "CAPPED REBAR" AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9904483 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID LAND AND THE WESTERLY EXTENSION THEREOF SOUTH 89 DEGREES 33 MINUTES 07 SECONDS WEST 1320.52 FEET TO A "CAPPED REBAR" ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 19 MINUTES 56 SECONDS WEST 350.24 FEET TO A POINT ON THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NO. 2010022173 IN SAID RECORDER'S OFFICE; THENCE FOLLOWING THE NEXT FOUR (4) COURSES ALONG THE SOUTHERLY LINE OF SAID LAND; 1) SOUTH 71 DEGREES 31 MINUTES 16 SECONDS WEST 264.17 FEET TO A REBAR; 2) NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST 50.53 FEET TO A REBAR; 3) NORTH 60 DEGREES 27 MINUTES 32 SECONDS WEST 79.98 FEET TO A REBAR; 4) SOUTH 89 DEGREES 32 MINUTES 28 SECONDS WEST 739.35 FEET TO A REBAR ON THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009070777 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE SOUTH 47 DEGREES 28 MINUTES 46 SECONDS WEST 189.70 FEET TO A REBAR AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 20100022173; THENCE FOLLOWING THE NEXT TWO (2) COURSES ALONG SAID LAND; 1) SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST 193.98 FEET TO A "CAPPED REBAR"; 2) NORTH 89 DEGREES 55 MINUTES 53 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 92.31 ACRES, MORE OR LESS.

EXHIBIT A

Depiction of Legal Description
(Page 3 of 3)

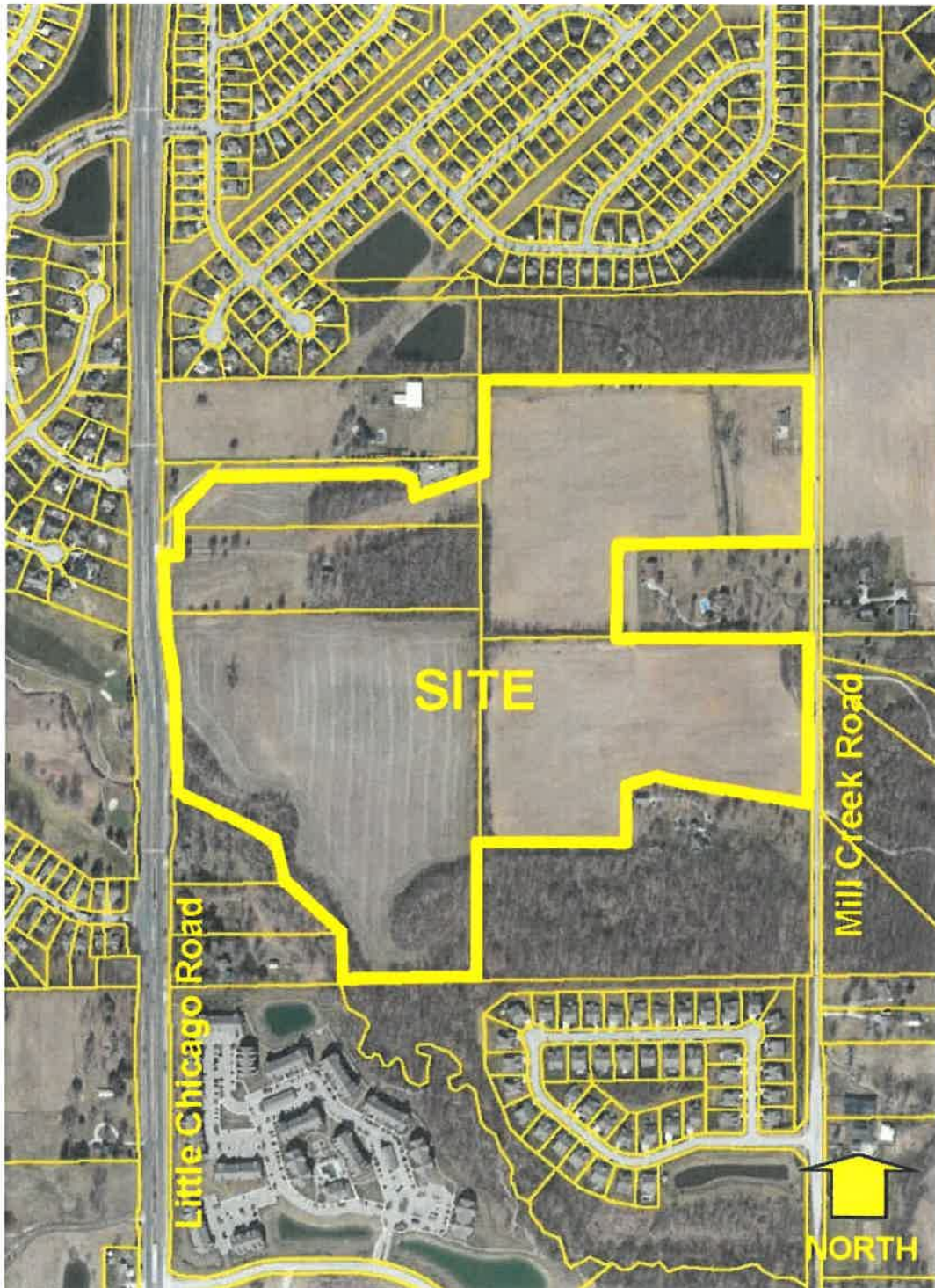
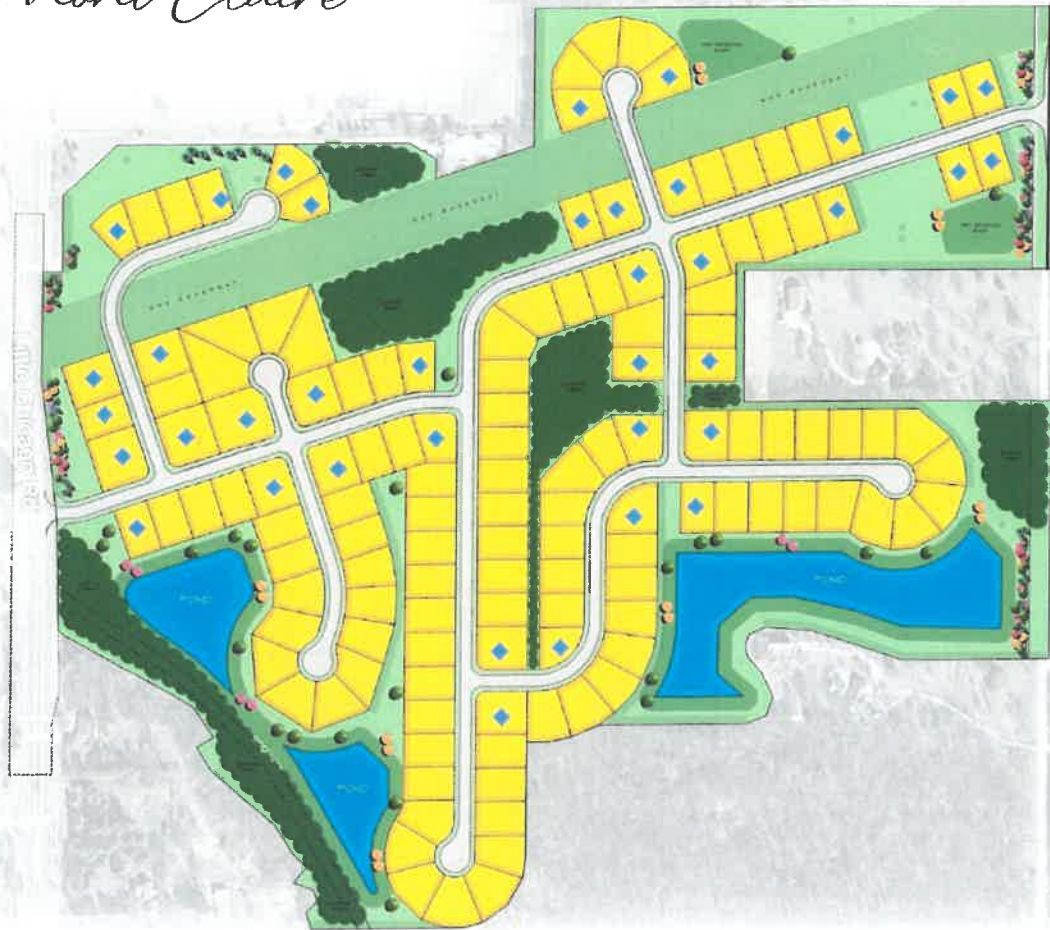


EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN

Mont Claire



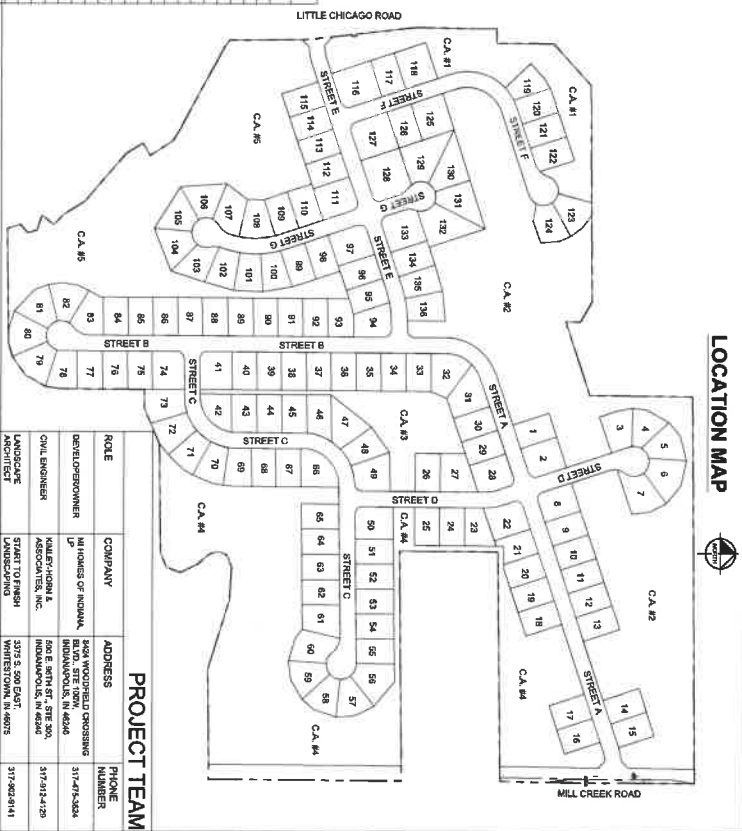
(See following 27 pages which is the PDP plan set on file with Noblesville Planning)

JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SEWAGE TREATMENT PLANT	CITY OF HOUSTON	187 WEST WASHINGTON STREET HOUSTON, TX 77002	317-776-4353	BOB HOSTETLER
WATER	CITIZENS ENERGY GRUDENCO ADDITIONAL P.C.	5122 N. UNIVERSITY DR. #6 ST. ROCK, MO. 64580	317-497-4351	
STREETS	CITY OF HOUSTON DEPARTMENT OF ENGINEERING	14 SOUTH 10TH STREET, SUITE 100 HOUSTON, TX 77002	317-776-4300	
DRAINAGE	CITY OF HOUSTON DEPARTMENT OF ENGINEERING	14 SOUTH 10TH STREET, SUITE 100 HOUSTON, TX 77002	317-776-4300	
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH HILL, CREEK ROAD HOUSTONVILLE, IN 46062	317-779-5065	MARK MILLER
NATURAL GAS	WESTERN ENERGY	1600 ALJONDALE ROAD HOUSTONVILLE, INDIANA 46062	317-776-8537	CATHY HERRIN
TELEPHONE & COMMUNICATIONS	AT&T - ENGINEERING	240 N. HERMAN STREET, 2ND FLOOR, ROOM 300 INDIANAPOLIS, IN 46204	317-282-4367	BRAD PETERS
FIBER OPTICS	MCLECOS USA	6400 C STREET S.W. Q. BOX 3177 CRAIGSPOUR, IN 46408	317-497-2983	

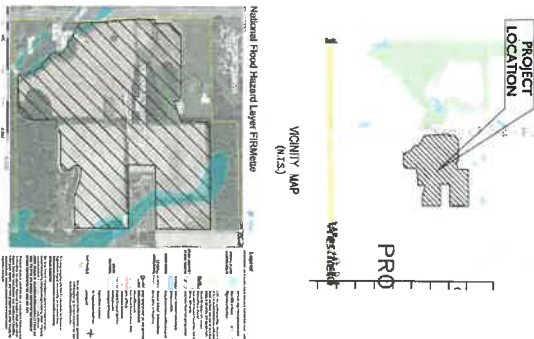


STREETS	
ROADS	LENGTH (m)
STREET A	1049
STREET B	1636
STREET C	1817
STREET D	1622
STREET E	1093
STREET F	879
STREET G	716
TOTAL	8841

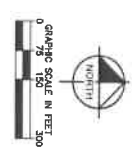
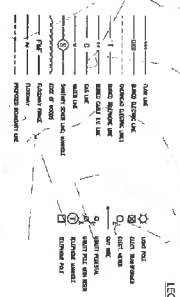
LOCATION MAP



Project Team				
Role	Company	Address	Phone Number	Email
Developer/Owner	IN HOUSE OF MODERN LP	100A WOODS CROSSING BLVD. STE 100A BROOKLYN, IN 46240	317.912.5364	frank@inhouse.com
Civil Engineer	KULLEY, HARRIS & ASSOCIATES, INC.	100 E. 3RD ST. STE 500 BROOKLYN, IN 46240	317.912.4120	frank@kullyharris.com
Landscape	START TO FINISH LANDSCAPING	3375 S 500 EAST WESTFORD, IN 46085	317.902.8141	son@starttofinish.com
				TON FILELEY

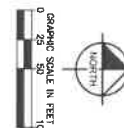


PROJECT INFORMATION	
TOTAL AREA	71.34 AC
TOTAL ACRES	1.96
TOTAL LOT AREA	20.66 AC
DEVELOPABLE AREA	20.66 AC
TOTAL C.A. (W/ 50% BUILT) (ACRES)	42.54 AC (60.00 AC)
NET USABLE C.A. (W/ 50% BUILT)	37.27 AC (52.00 AC)
LAND EXISTING	0.77 AC
LAND TO BE ACQUIRED	2.22 AC
WETLANDS	NA
TOTAL W/ 50%	42.54 AC
DEVELOPABLE C.A. (W/ 50% BUILT)	37.27 AC
TOTAL AREA (W/ 50% BUILT)	71.34 AC
DEVELOPABLE C.A. (W/ 50% BUILT)	37.27 AC

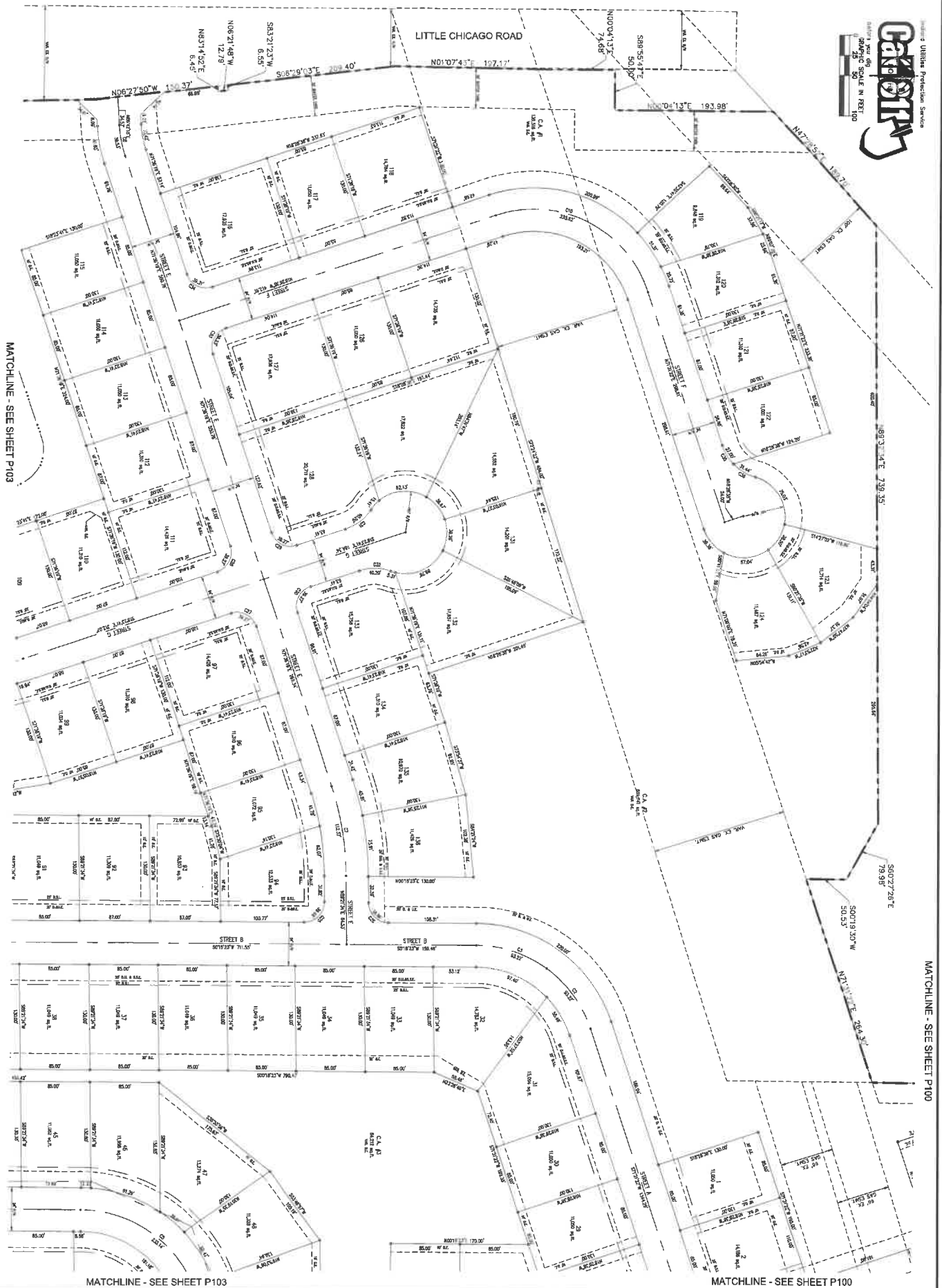


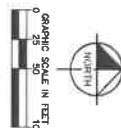
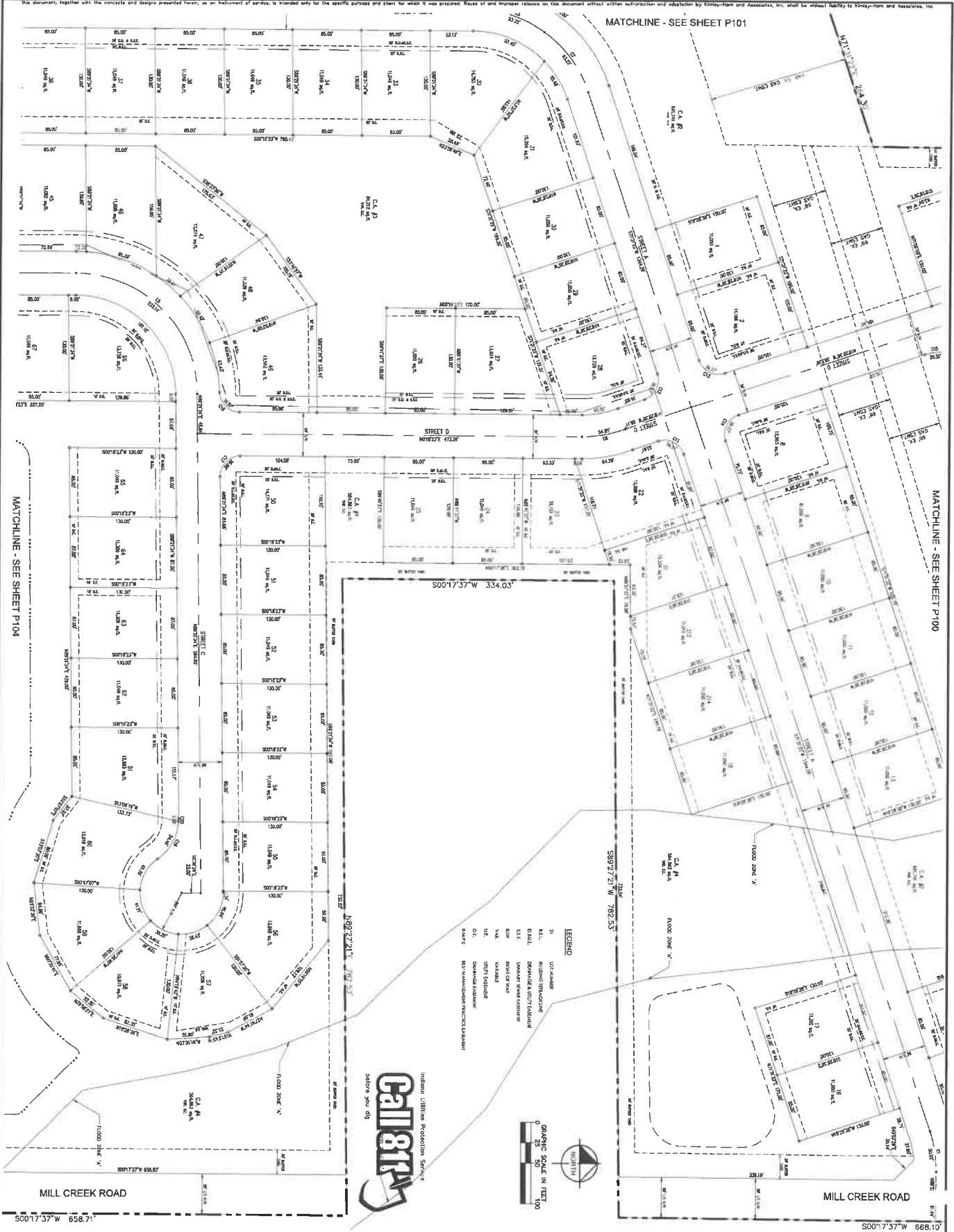
C203	ORIGINAL SCALE: KHA PROJECT NO. 17050006 SHEET NUMBER	MONTCLAIRE PRIMARY PLAT	EXISTING CONDITIONS	 M/I HOMES	APPROVAL PENDING FOR CONSTRUCTION	SCALE: AS NOTED	 Kimley-Horn 3000 KIMLEY-HORN AND ASSOCIATES, 500 EAST 90TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: BRETT RUFF PHONE: 317-333-4770 FAX: 317-333-4771 EMAIL: Brett.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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MATCHLINE - SEE SHEET P101

[illegible]

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P102

MONTCLAIR
PRIMARY PLAT

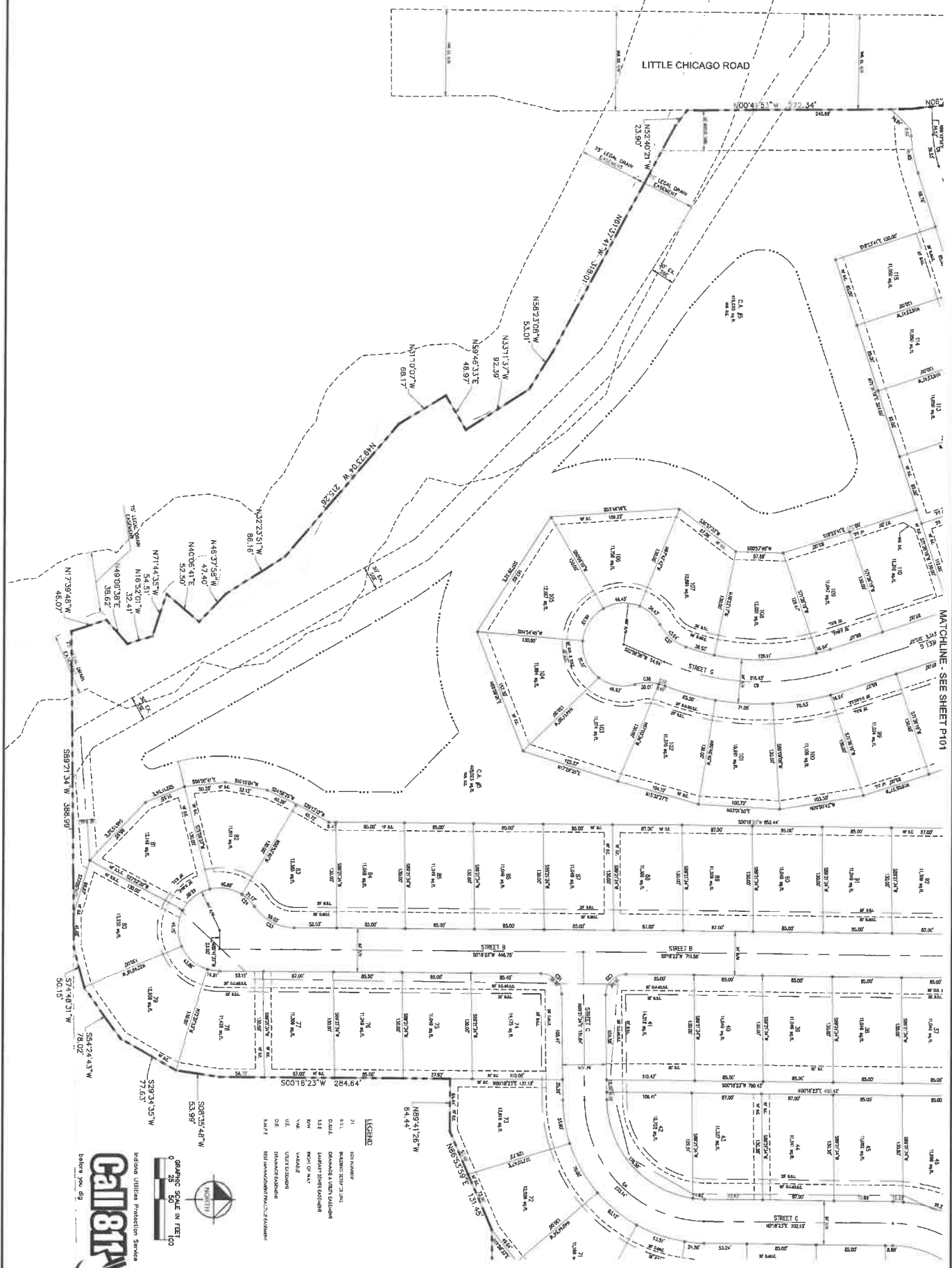
PRIMARY PLAT



APPROVAL PERSONS
NOT FOR
CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JMA
DRAWN BY: GMS
CHECKED BY: BJA
Kimley-Horn
1000 MILL CREEK ROAD, SUITE 300
MONTCLAIR, NJ 07042
CONTACT: BETTY RUFF
PHONE: 973-983-8300
FAX: 973-983-8301
EMAIL: BJA@kimley-horn.com
WWW.KIMLEY-HORN.COM

NO.	REVISIONS PER TAC COMMENTS	DATE	PCW
1	REVISIONS	4/24/25	BT



MATCHLINE - SEE SHEET P104

P103

MONTCLAIRE
PRIMARY PLAT

PRIMARY PLAT



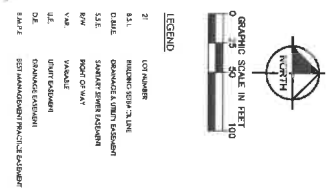
APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE:
AS NOTED
DESIGNED BY: JAM
DRAWN BY: GMS
CHECKED BY: BAN

Kimley-Horn

2004 KIMLEY-HORN AND ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46219
CONTACT: BRETT HUFF
PHONE: 317-532-1100
FAX: 317-532-1101
EMAIL: b.huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

No.	REVISIONS PER TAG COMMENTS	DATE	PCN	BY
1	REVISIONS	4/24/25		




ORIGINAL ISSUE:
4/24/025
KHA PROJECT NO.
170150036
SHEET NUMBER
P104



M/I HOMES

APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE:	AS NOTED	 <p> Kirkley & Horn • 2024 KIRKLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: BRETT HUNT PHONE: 317-812-4129 EMAIL: Brett.H@kirkley-horn.com WWW.KH-FY-HORN.COM </p>
DESIGNED BY:	JSM	
DRAWN BY:	GUS	
CHECKED BY:	BAH	

1	REVISIONS PER TAC COMMENTS		4/24/25	PCW	
No.	REVISIONS		DATE	BY	

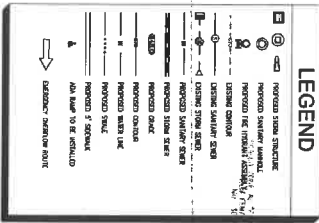


1	REVISIONS PER TAC COMMENTS	4/24/25	PCW
No.	REVISIONS	DATE	BY



1	REVISIONS PER TAC COMMENTS	4/24/25	PCW
No	REVISIONS	DATE	BY

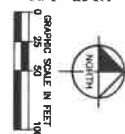




MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C204

MATCHLINE - SEE SHEET C202

[illegible]

Call 811
before you dig

C204


**MONTCLAIRE
PRIMARY PLAT**

SITE DEVELOPMENT PLAN



APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE:	AS NOTED
DESIGNED BY:	JSM
DRAWN BY:	GMS
CHECKED BY:	BAH



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 500 EAST 96TH STREET, SUITE 300,
 MINNEAPOLIS, MN 55424
 CONTACT: BRETT HUFF
 PHONE: 317-712-4729
 EMAIL: BRETT.HUFF@kimley-horn.com

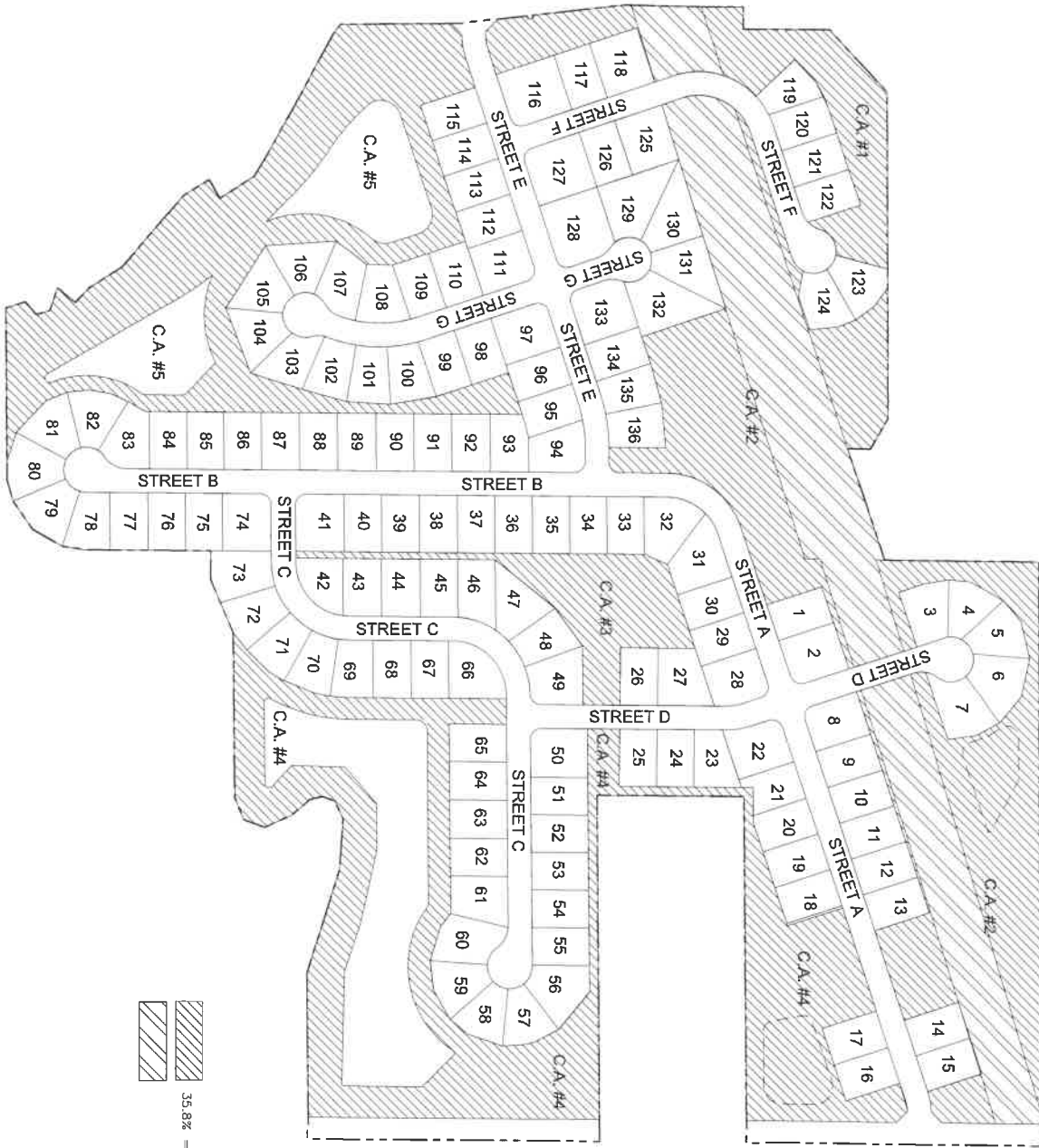
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M-	REVISIONS		



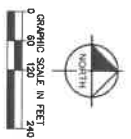


before you dig

[illegible]



OPEN SPACE RATIO
35.8% = OPEN SPACE = 33.4 ± AC.
GAS EASEMENT = 7.96 AC / 2 = 3.98 AC.
TOTAL ACREAGE = 93.35 AC.
PONDS EXCLUDED



C500

ORIGINAL ISSUE:
1/23/2015
KIMLEY-HORN
17705003

MONTCLAIRE
PRIMARY PLAT

OPEN SPACE
PLAN



APPROVAL PENDING
CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JSA
DRAWN BY: GMS
CHECKED BY: BAH
Kimley-Horn
2004 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 85TH STREET, SUITE 500,
INDIANAPOLIS, IN 46240
CONTACT: BERTT HOFF
PHONE: 317-831-4100
FAX: 317-831-4101
EMAIL: B.H.Hoff@kimley-horn.com
www.kimley-horn.com

REVISIONS PER TAC COMMENTS		DATE	BY
No.	REVISIONS		
1		4/24/25	PCW

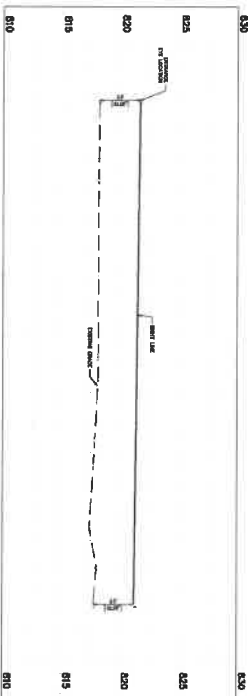
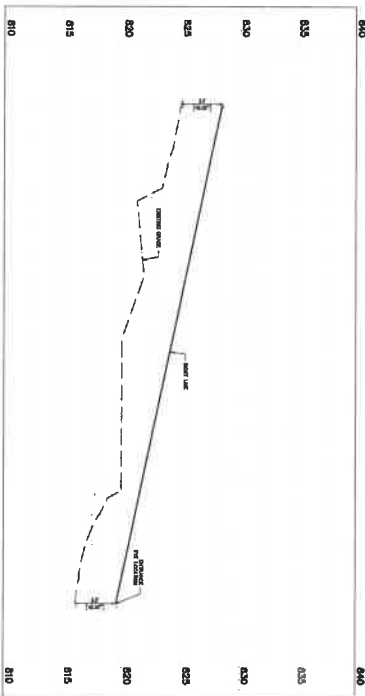
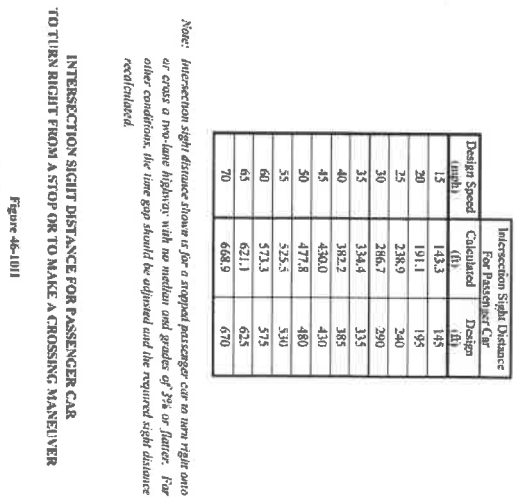
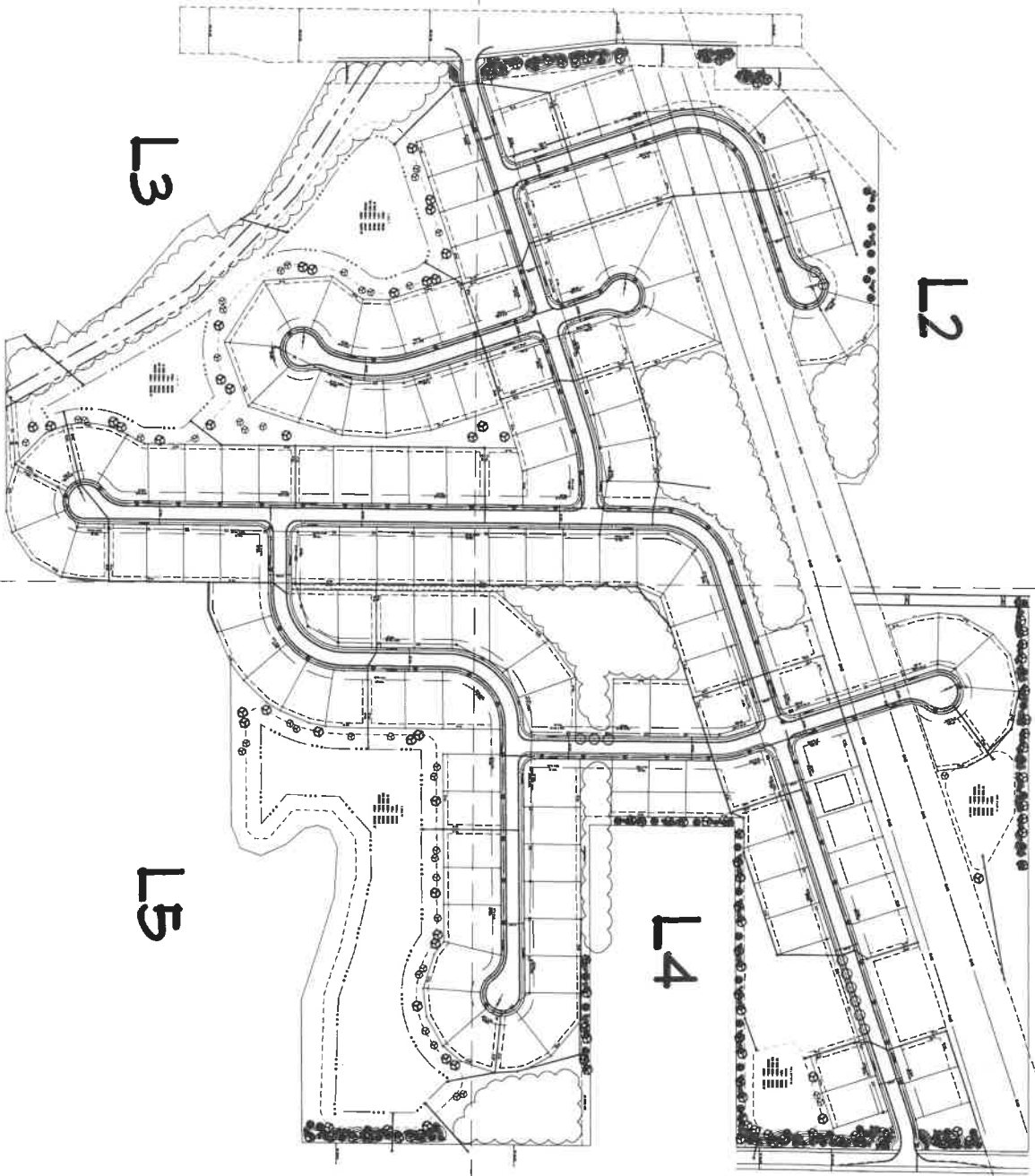


Figure 46-1011

**INTERSECTION SIGIT DISTANCE FOR PASSENGER CAR
TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER**

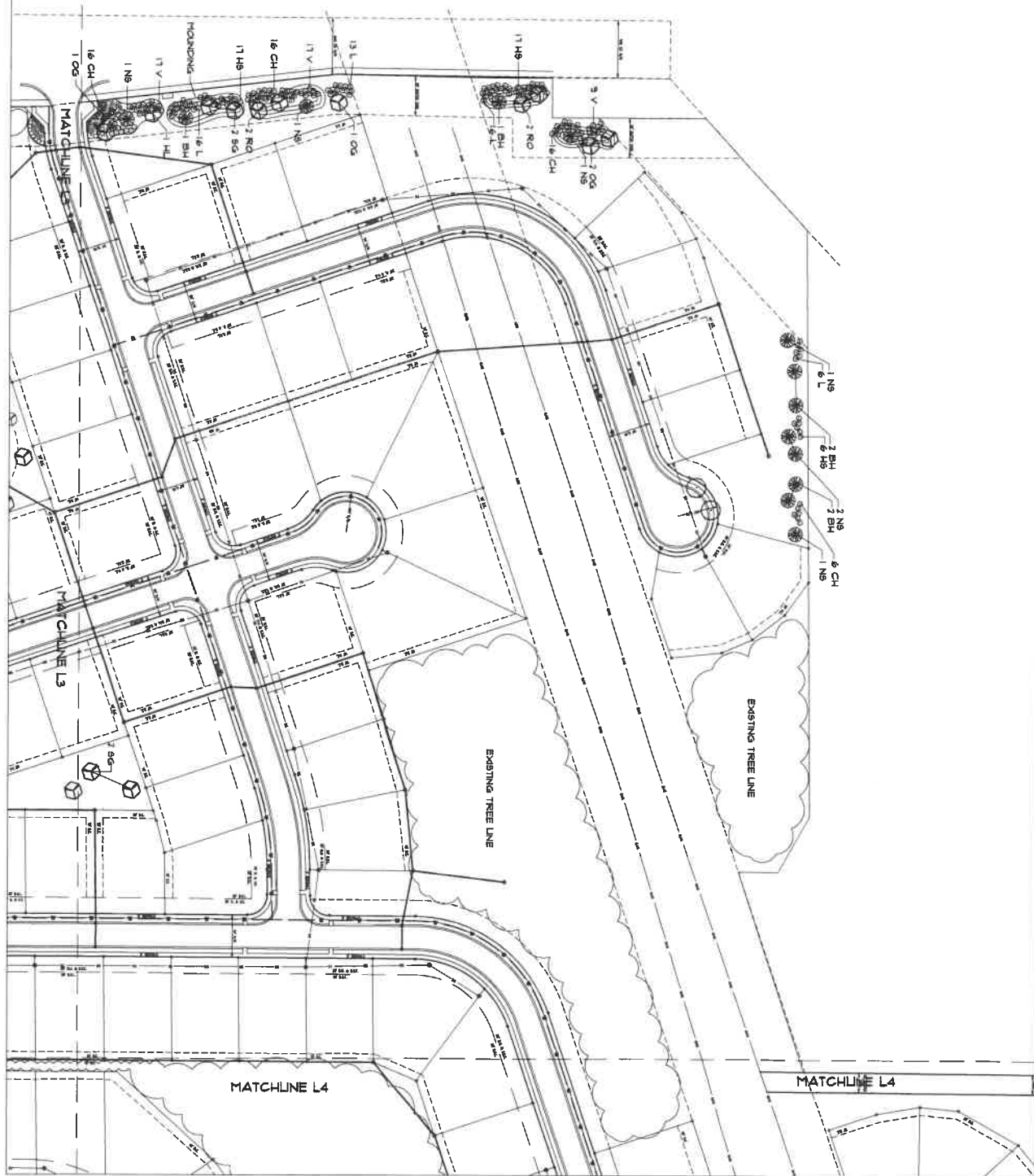
Note: Interaction sight distance shown is for a stopped passenger car on main right onto or across a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

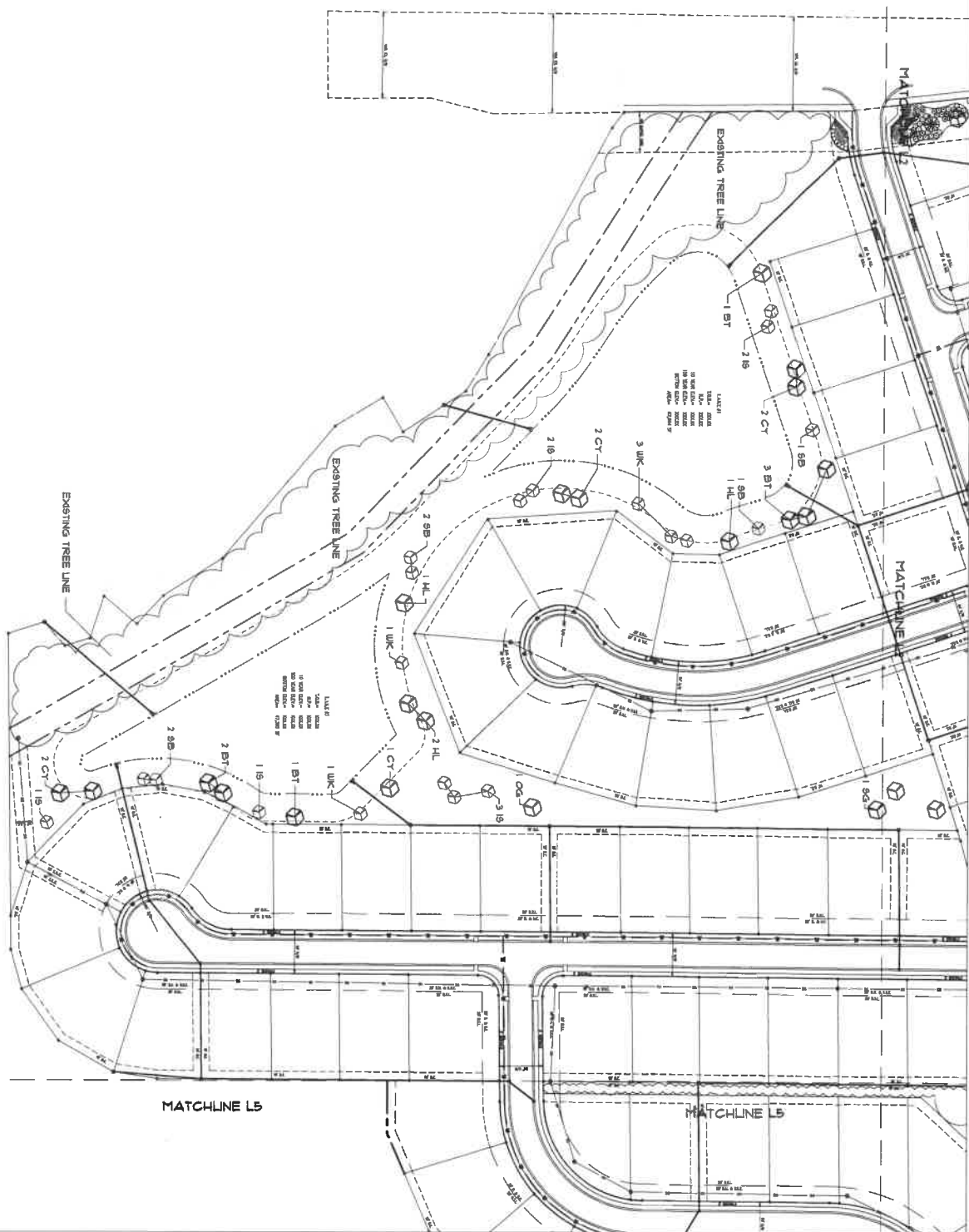
Design Speed (mi/h)	Intersection Sight Distance Per Passenger Car		
	Calculated (ft)	Design (ft)	Design (ft)
15	143.3	145	
20	191.1	195	
25	238.9	240	
30	286.7	290	
35	334.4	335	
40	382.2	385	
45	430.0	430	
50	477.8	480	
55	525.5	530	
60	573.3	575	
65	621.1	625	
70	668.9	670	

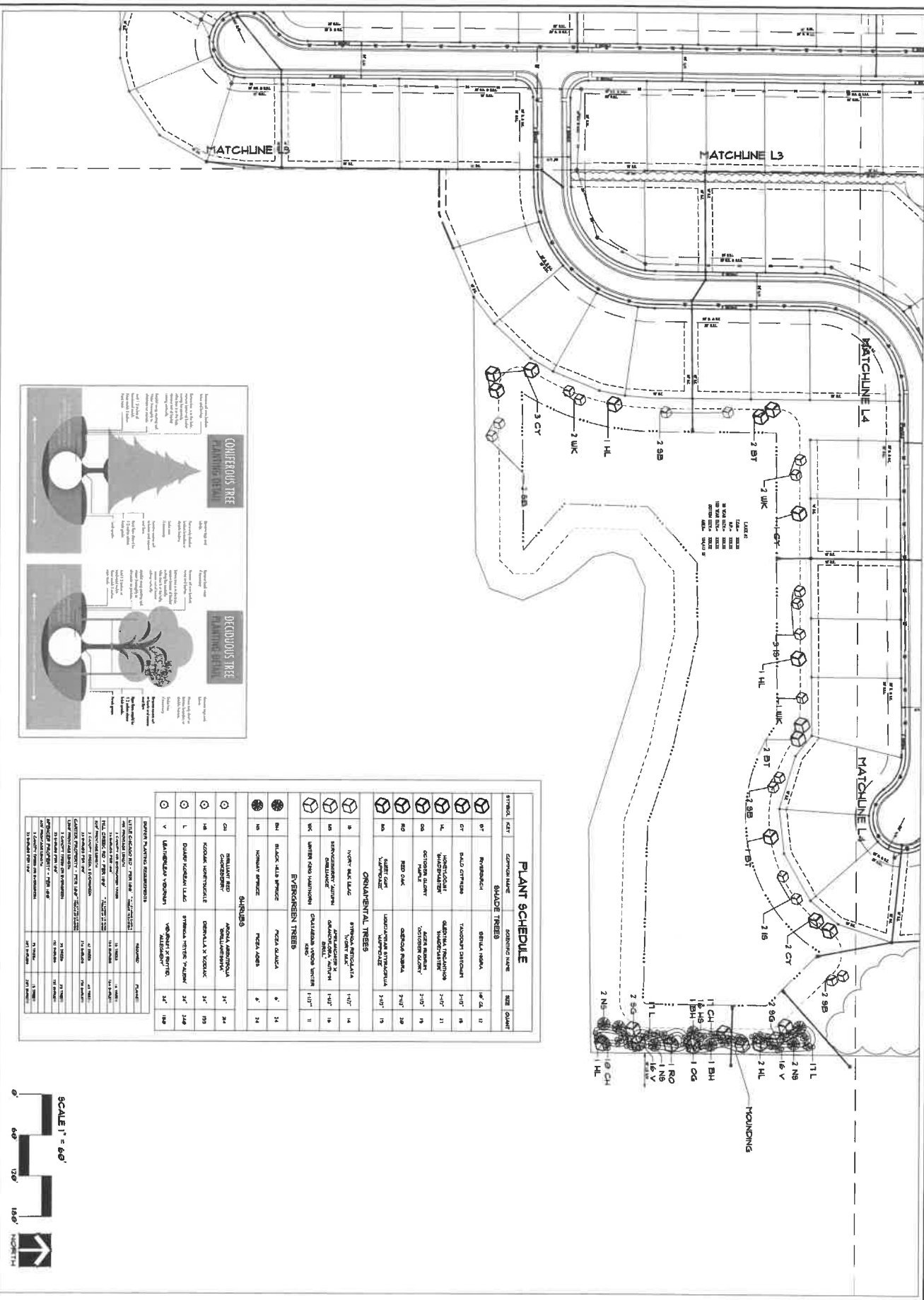


SHADE TREES			
SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	SHADE TREE	1	
2	SHADE TREE	1	
3	SHADE TREE	1	
4	SHADE TREE	1	
5	SHADE TREE	1	
6	SHADE TREE	1	
7	SHADE TREE	1	
8	SHADE TREE	1	
9	SHADE TREE	1	
10	SHADE TREE	1	
11	SHADE TREE	1	
12	SHADE TREE	1	
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92	SHADE TREE	1	
93	SHADE TREE	1	
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95	SHADE TREE	1	
96	SHADE TREE	1	
97	SHADE TREE	1	
98	SHADE TREE	1	
99	SHADE TREE	1	
100	SHADE TREE	1	

NOT TO SCALE







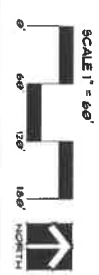
CONIFEROUS TREE
PLANTING GUIDE

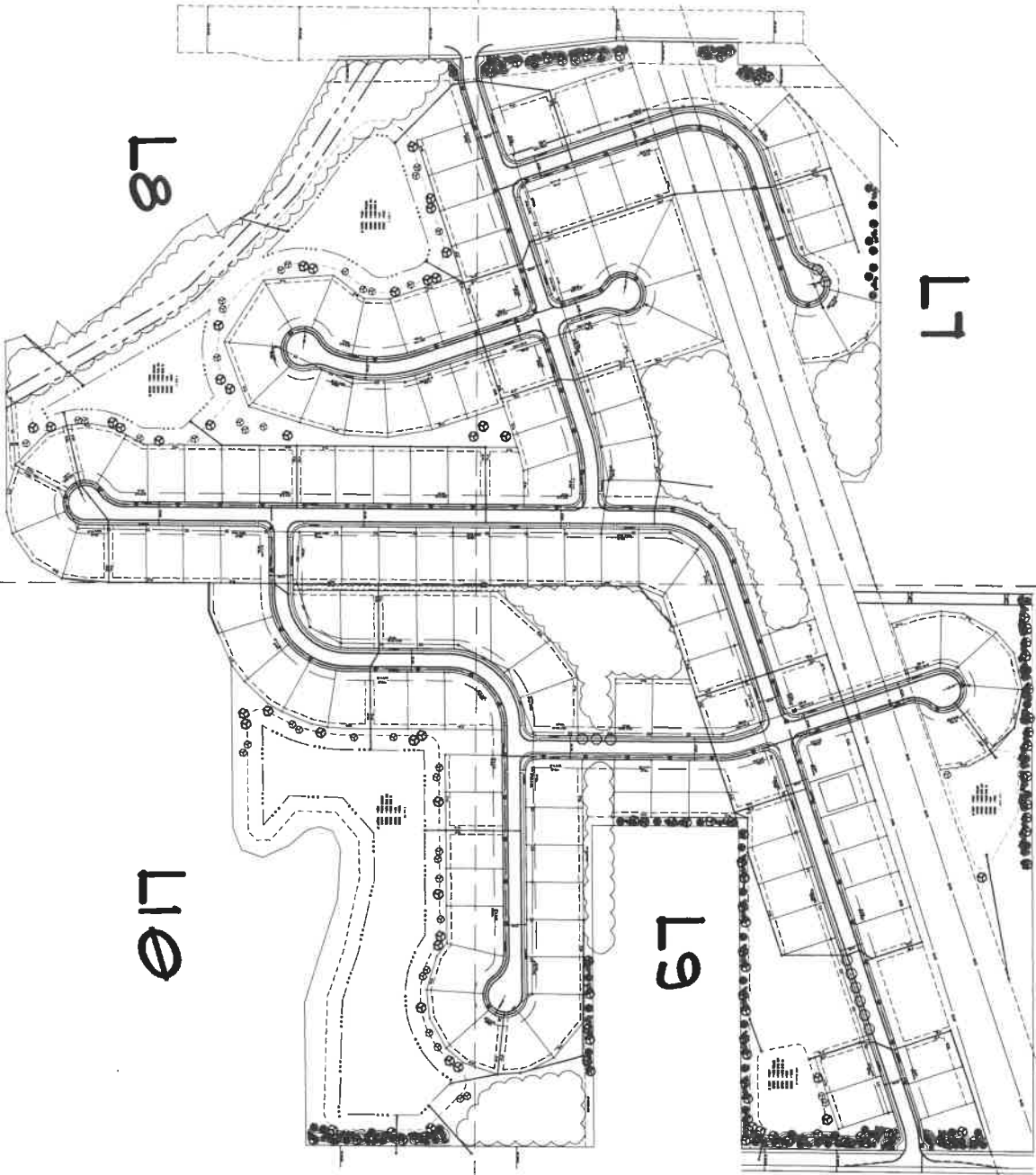
Coniferous trees are evergreen and have a needle-like foliage. They are typically conical in shape and can live for many years. They are often used for screening and as focal points in the landscape.

DECIDUOUS TREE
PLANTING GUIDE

Deciduous trees have broad, flat leaves that change color and fall in the autumn. They are typically rounded in shape and are often used for shade and as focal points in the landscape.

PLANT SCHEDULE			
SYMBOL	CODE	COMMON NAME	REMARKS
SHADE TREES			
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
	BT	REDWOOD	4" DB, 12'
	CT	SALE SPRUCE	2-10"
	HL	NOBLESSE	2-10"
	OK	OKALAPA	2-10"
	NO	NOBLESSE	2-10"
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	HL	NOBLESSE	2-10"
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	NO	NOBLESSE	2-10"





PLANT SCHEDULE - STREET TREES									
SYMBOL	SIZE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	QUANTITY	DATE	BY	CHKD
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			
○	12"	SMALLER TREES - 1" DBH AT 4' HEIGHT	ACORN	12'	1	1			

NOT TO SCALE

M1 HOMES
Noblesville, IN 46061
317.555.1111
www.m1homes.com

DESIGNED FOR
M1 HOMES

PROJECT NAME
MONT CLAIRE

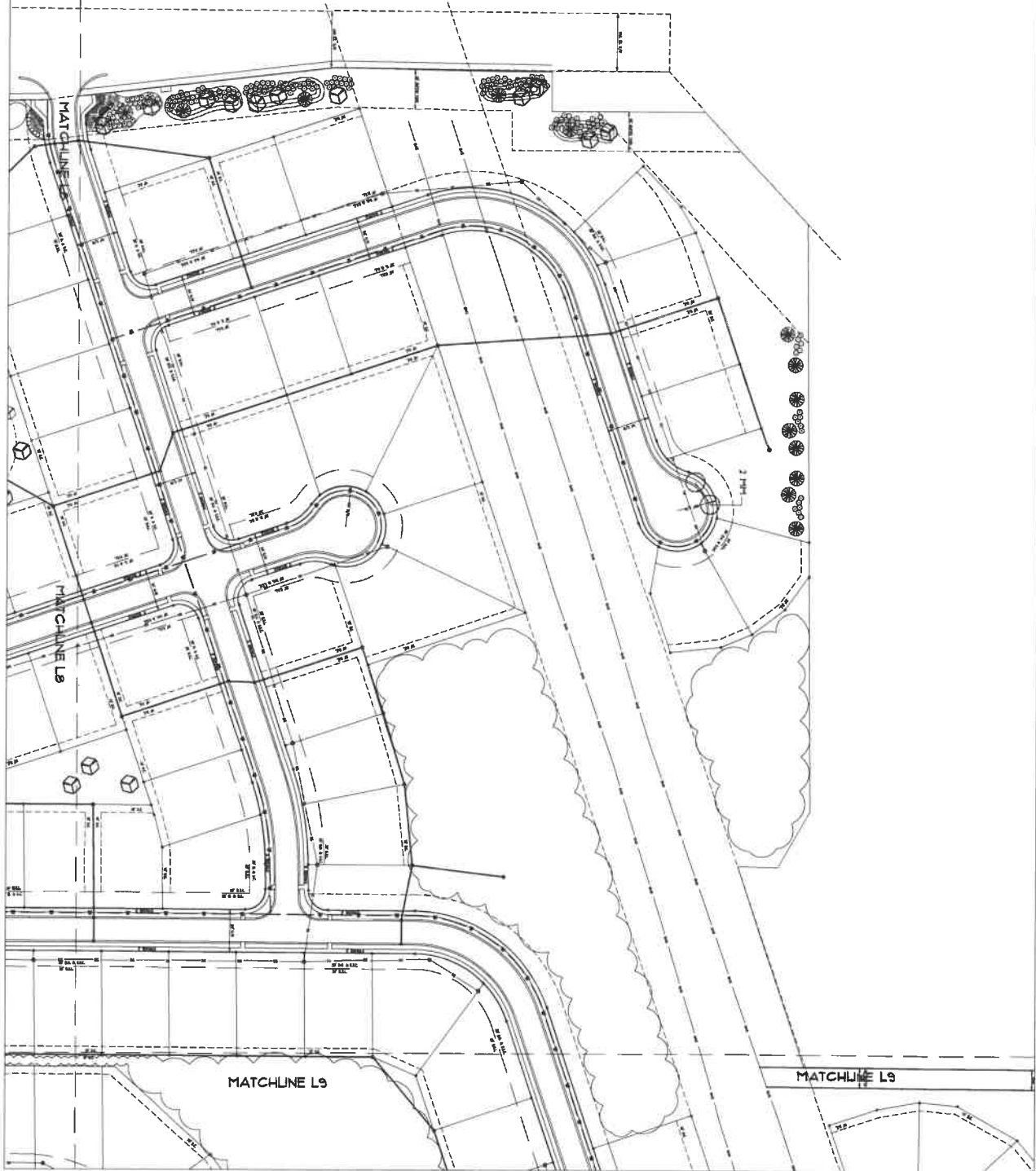
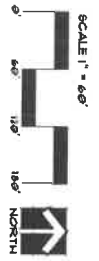
NOBLESVILLE, IN

DESIGNER
THOMAS FELLEGGY, PLA

DATE MAY 13, 2025

SHEET NAME
STREET TREE PLAN

SHEET
L6



L7

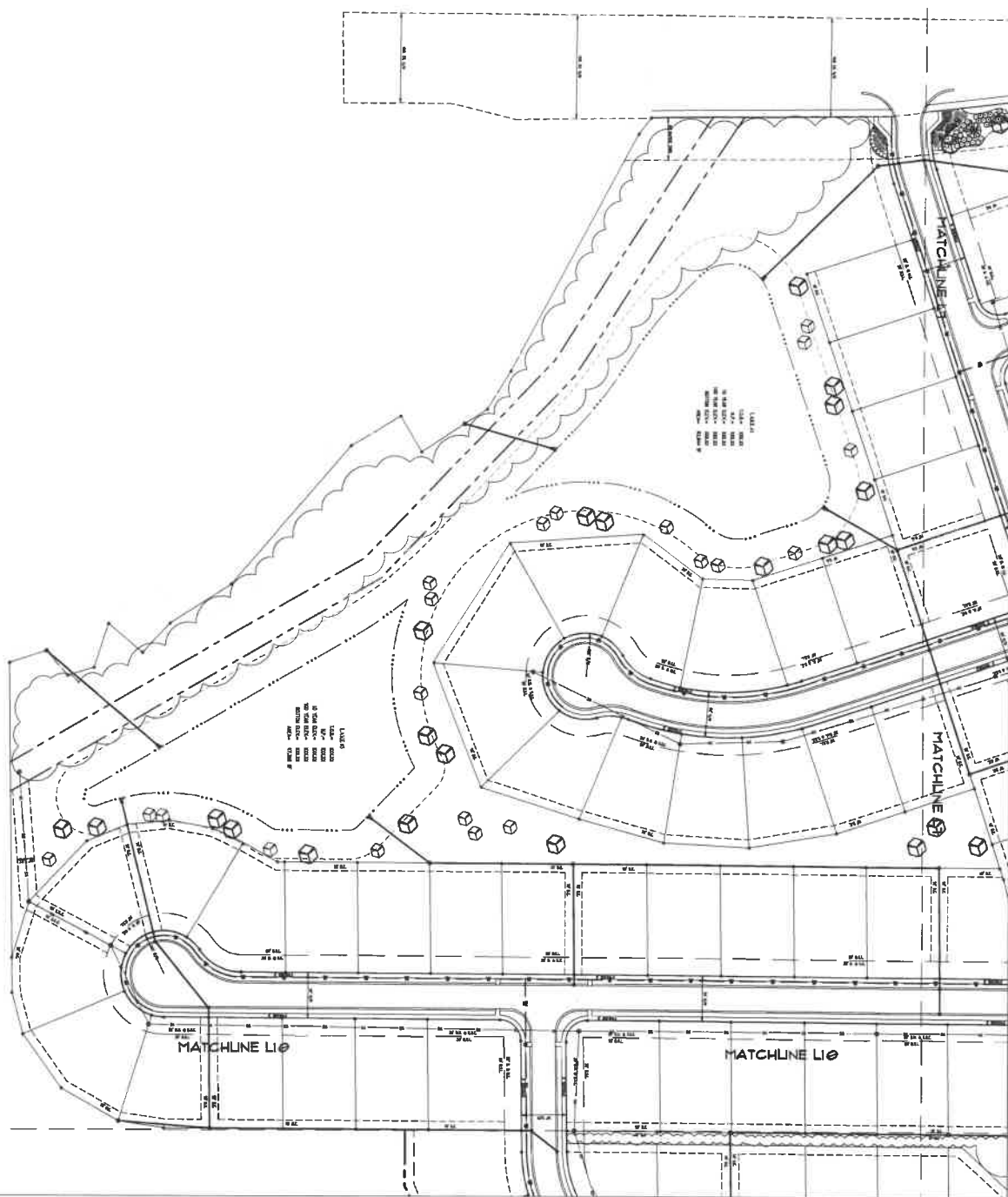
DESIGNER
THOMAS PELLEGY, P.L.A.
DATE MAY 15, 2025

SHEET NAME
STREET TREE PLAN

PROJECT NAME
MONT CLAIRE
NOBLESVILLE, IN

DESIGNED FOR
M I HOMES
11111 N. STATE ST.
N. STATE ST. COMMERCIAL
N. STATE ST. COMMERCIAL
N. STATE ST. COMMERCIAL

Client is *Charles & Cynthia*
LANDSCAPING
ARCHITECTS, INC.
11111 N. STATE ST.
N. STATE ST. COMMERCIAL
N. STATE ST. COMMERCIAL


















LITTLE CHICAGO RD - PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	WIDE SPACING
SHRUBS				
	ORL	ORIENT BASSIN REED	ROSA VIRGINIANA	NO
	HC	WINDSOR ARBOREUM	TRIALS ARBOREUM	NO
	FD	FLAME TREEBARK CATALPA	CLIMBER CATALPA	NO
	Y	YUCCA YUCCA	YUCCA YUCCA	NO
PERENNIALS				
	PP	POPPY PINK PINK	POPPY PINK	NO
	VA	VANILLA PINK	VANILLA PINK	NO
PLANTS				
	PL	PLANT	PLANT	NO
	PL	PLANT	PLANT	NO
LIGHTING SCHEDULE				
SYMBOL	KEY	PLANT	PLANT	
	PL	PLANT	PLANT	
	PL	PLANT	PLANT	
	PL	PLANT	PLANT	
	PL	PLANT	PLANT	
	PL	PLANT	PLANT	





EXHIBIT C-1

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

(Page 1 of 2)

Architectural Standards – MontClaire			
General/ Miscellaneous	Floor Area/Dwelling Unit (Minimum)	One-Story	1,800 sf
		Two-Story	2,000 sf
	Building Height (Maximum)		35 feet
	*Corner Breaks (Minimum)	Primary Architectural Plane	Ranch = 3 two-story = 4
		Secondary Architectural Plane	2
	Porch (does not apply to covered stoop/entryway, that is not a porch)	Required	Not required
		Area (Minimum)	Not applicable, 6' in depth when provided
Materials	Masonry Percentage (Minimum)	Primary Architectural Plane	15%
		Secondary Architectural Plane	Not applicable
	Approved Materials	Fiber Cement Board	Permitted
		Masonry	Permitted
		Wood	Permitted
		Chimneys: Direct vent – non-masonry	Permitted
		Vinyl and Aluminum siding	Not permitted
		Soffits and Rake Boards Vinyl or aluminum	Permitted
Roof	Roof Pitch (Minimum)	Primary Ridge unless architecture style suggests less.	6/12
	**Roof Ridgelines (Minimum)	One-Story	3
		Two-Story	3*
	Roof Overhang (Minimum)	All Architectural Planes – from framing	12 inches
	Allowable Vent Location (Roof)	Primary Architectural Plane	Yes
		Secondary Architectural Plane	Yes
Windows	Window Size (Minimum)	Standard Window	7 sf
		Accent Window (accent windows adding to 8 SF equals 1 window)	4 sf
	***Number of Windows (Minimum)	Primary Architectural Plane	Ranch = 3 2-story = 3
		Secondary Architectural Plane	Ranch = 2 2-story = 2
		Total Aggregate (doors count as windows)	Ranch = 10 2-story = 14
	Window Treatment Required	Primary Architectural Plane	Yes
		Secondary Architectural Plane	No

Garage	Garage Location	Primary Architectural Plane	No door
		Primary Architectural Plane (Corner Lot)	Side Load Required
		Secondary Architectural Plane	Permitted
	Garage Door Percentage, Primary Architectural	One-Story	Not applicable
		Two-Story	Not applicable
	****Garage Windows Required		Yes

Applicable Footnotes:

- (1) Window Treatment includes shutters, wood trim wrap, or brick detail surround.
- (2) Ridge vent not included in restricted vent type on primary architectural plane.
- (3) The minimum overhang shall be measured from framing and shall be 8" in masonry areas.
- (4) A group of accent windows with an aggregate window size greater than 8 SF count as a window.
- (5) Corner break projections shall be a minimum of 2 feet in depth from the architectural plane which it is attached on both sides of the dwelling.

* The garage side of a home that faces the street on a corner lot shall be subject to the Secondary Architectural Plane requirement.

** Roof Ridge Line: A 2-story home shall require (i) 3 ridge lines and a 1st floor roof element with a minimum 2-foot projection or (ii) 4 ridge lines. Prairie style homes may have a lower roof pitch and fewer roof lines.

*** Sliding glass doors and French doors including a window shall count as windows. Doors without a window shall not count.

****Garage windows are required but do not otherwise count toward the required number of windows

EXHIBIT C-2

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

(Page 1 of 3)

The following standards shall apply to the development of the Real Estate in addition to the Architectural matrix (see **Exhibit C-1**).

- **Residential Character Imagery Exhibit:** “Residential Character Imagery”, is attached hereto as **Exhibit D**. Although the Residential Character Imagery does not represent the final home designs, it does hereby establish guidelines for the quality and appearance of homes, and it provides examples of specific design elements and development patterns that contribute to the intent and vision for the Real Estate.
- **Design Elements.** Design elements and detailing shall be continued completely around the structure, commonly known as “4-sided architecture”. Such design elements shall include, but are not limited to windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) are encouraged to achieve variation in terms of footprint and architectural elevations.
- **Corner Breaks.** Corner Breaks shall be a minimum of 2’ by 6’ creating an additional roof line. A corner lot street side is required to have the same number of corner breaks as the front elevations of the home. An additional corner break is required on homes that back to Little Chicago Road and Mill Creek Road (lots within one hundred (100) feet of the subject road right-of-way). Subject lots are identified on the Preliminary Development Plan, **Exhibit B**.
- **Exterior Surfaces.**
 - Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.
 - Permitted exterior materials may include cultured stone, brick, stone, wood, EIFS, synthetic stucco, fiber cement siding or comparable materials.
- **Windows and Architectural Breaks.**
 - Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that facade shall have at least two (2) architectural breaks, such as a chimney or other corner break.

EXHIBIT C-2

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

(Page 2 of 3)

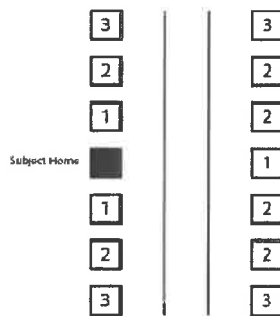
- Windows required herein shall be a minimum size of fifteen (15) square feet; or, windows less than fifteen (15) square feet each may meet this requirement if the collective size of multiple windows on a given facade is at least fifteen (15) square feet.
- Garage Orientation:
 - All Homes shall have a side load entry garage. A 3rd car garage may be front loaded provided it is a “Carriage Style” garage that is attached to the side of the home to the rear of the sideload garage doors providing a protruding garage in front of the front of the house. A maximum of fifty (50) percent of the homes on the Real Estate shall include a carriage style garage. The ARB may consider increasing this percentage in the future if requested.
- Masonry Requirements:
 - A minimum of a 24-inch wainscot but no higher than the first-floor windows is required on all 4 sides of the home. If the home is a lookout or walkout basement, the masonry wainscot shall stay at the same height as the top of the wainscot masonry area to the front and sides of the home.

EXHIBIT C-2

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

(Page 3 of 3)

- **Façade Variety Standards:**
 - The following Façade Variety Standards shall apply to ensure variations in home elevations and in the overall streetscape for single-family dwellings in the MonteClaire Planned Development:



- 1** Homes shall be a different floor plan or model than subject home. At the time of the issuance of the Certificate of Occupancy, homes shall have a different primary siding color and at least one of the other three Color Package elements shall be a different color than the subject home.
- 2** Homes may have the same or variation of the same floor plan or model as the subject home; however, the home's front elevation may not be identical and shall incorporate multiple variations to the front elevation (e.g., entryway treatment, window style and treatment, building materials and patterns/textures, roofline treatment, garage door treatment or orientation). At the time of the issuance of the Certificate of Occupancy, homes shall have a different primary siding color and at least one of the other three Color Package elements shall be a different color than the subject home.
- 3** Homes may have the same or variation of the same floor plan or model as the subject home; however, the home's front elevation may not be identical. Homes may have the same primary siding color as the subject home; however, at least one Color Package element shall be a different color.

EXHIBIT D

Residential Character Imagery

(Page 1 of 4)



EXHIBIT D

Residential Character Imagery

(Page 2 of 4)



EXHIBIT D

Residential Character Imagery

(Page 3 of 4)



EXHIBIT D

Residential Character Imagery

(Page 4 of 4)



EXHIBIT E

Entrance Signage Exhibit

(Page 1 of 2)



EXHIBIT E

Entrance Signage Exhibit

(Page 2 of 2)

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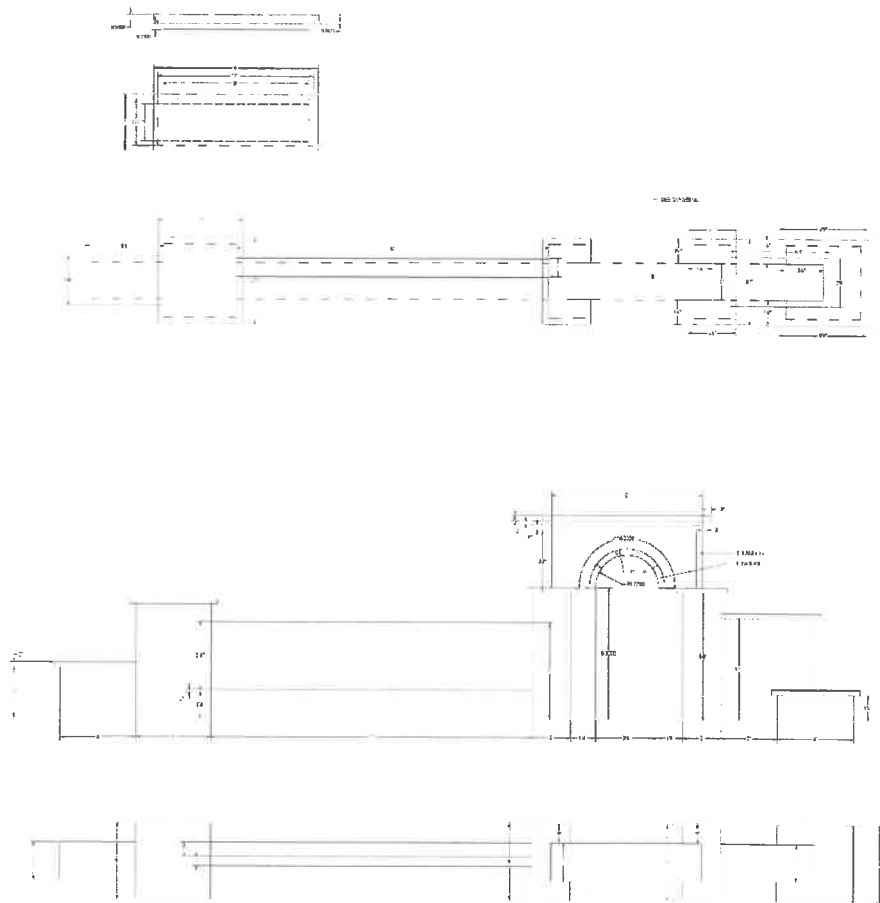


EXHIBIT F

Lot Landscaping Exhibit

(Page 1 of 2)

MontClaire of Noblesville Single Family Typical Landscaping

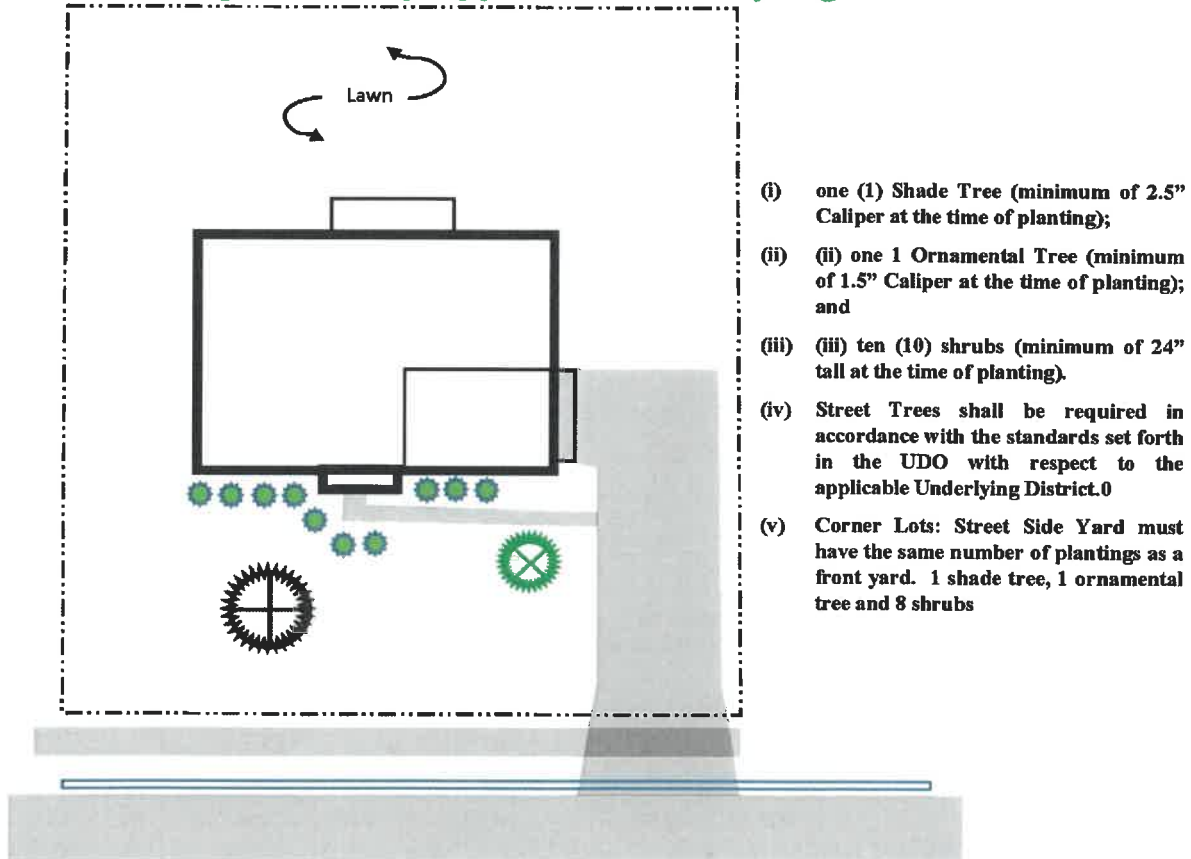
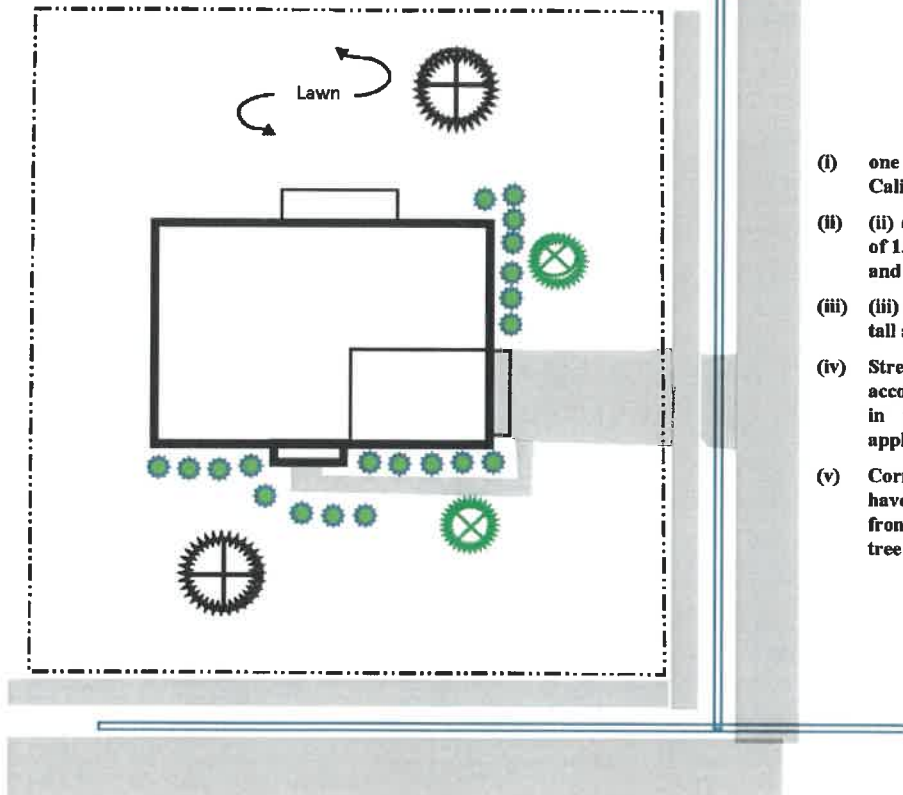


EXHIBIT F

Lot Landscaping Exhibit

(Page 2 of 2)

MontClaire of Noblesville Single Family Typical Landscaping (corner Lot)



- (i) one (1) Shade Tree (minimum of 2.5" Caliper at the time of planting);
- (ii) one (1) Ornamental Tree (minimum of 1.5" Caliper at the time of planting); and
- (iii) ten (10) shrubs (minimum of 24" tall at the time of planting).
- (iv) Street Trees shall be required in accordance with the standards set forth in the UDO with respect to the applicable Underlying District.
- (v) Corner Lots: Street Side Yard must have the same number of plantings as a front yard. 1 shade tree, 1 ornamental tree and 8 shrubs

EXHIBIT G

Waivers

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

- A. Modification of Minimum lot frontage, side setback, and maximum lot coverage bulk requirements (see Section 5).
- B. Lot Landscaping per **Exhibit F**.
- C. Reduction in the Buffer Yards due to legal drains, pipeline easements and resulting lot configuration.
- D. Amended sign standards to permit sign of the design (area and height) consistent with **Exhibit E**.
- E. Reduction of the minimum cul-de-sac radius to fifty-one (51) feet, street centerline radius and cul-de-sac length (see Section 11).

Noblesville Plan Commission

Noblesville, Indiana

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 19th day of May 2025 for a change of zoning and adoption of a preliminary development plan and ordinance, a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADPT said amendment.

Request: **3A Application No. 0264-2024** Change of Zoning from "R3 Single-Family Residential" to "R3/PD Single-Family Residential Planned Development" and the adoption of a preliminary development plan and ordinance including waivers for the construction of 136 single-family lots located ½ mile north of State Road No. 32, east of Little Chicago Road and west of Mill Creek Road in Noblesville Township to be known as "MontClaire Planned Development". Submitted by the Roman Catholic Diocese of Lafayette In Ind Inc., Don B. McMahon, Joseph Spencer (Owners); MI Homes (Jonathan Isaacs, Applicant); and Nelson & Frankenberger (Jim Shinaver, Attorney and Jon Dobosiewicz, Land Use Professional)

Staff Reviewer - Amy Steffens

Plan Commission Action: 9 Ayes 1 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

*Respectfully submitted,
Noblesville Plan Commission*

By:


Malinda Wilcox President


Caleb P. Gutschall Secretary