Parkside at Finch Creek

Planned Development

Pulte Homes

Since 1823 NOBLESVILLE

FAEGRE BAKER DANIELS

Plan Commission Public Hearing | September 17, 2018

TABLE OF CONTENTS

PARKSIDE AT FINCH CREEK

Developer:

Pulte Homes of Indiana, Inc.
Caitlin Dopher
Manager of Land
Planning & Entitlements
11590 N. Meridian St, Ste 530
Carmel, Indiana 46032

Attorney:

Steven D. Hardin, Esq.
Faegre Baker Daniels LLP
600 E. 96th St, Ste 600
Indianapolis, Indiana 46240

Tab 1: Executive Summary

Tab 2: Aerial Location Maps

Tab 3: Concept Plan

Tab 4: Illustrative Architectural Exhibits

Tab 5: Entrance Plans

Tab 6: Landscaping and Buffer Exhibits

Tab 7: Pedestrian and Bicycle Connectivity Plan

Tab 8: Amenity & Character Exhibits

Tab 9: Rezone Ordinance

Tab 10: Proposed PD Ordinance

Tab 1

EXECUTIVE SUMMARY

PARKSIDE AT FINCH CREEK

Pulte Homes of Indiana, Inc. ("Pulte") is pleased to propose its newest Noblesville community: Parkside at Finch Creek. Parkside at Finch Creek will be located on the 460 +/- acres east of Boden Road, south of 166th Street, west of Olio Road, and north of 156th Street (please see the Aerial Location Maps at Tab 2). Parkside offers a master planned mixed-use development anchored by its Del Webb age-restricted community as its centerpiece, and it will also include a number of varied housing types, including: single-family detached, single-family attached, market rate apartments, and either senior housing or an independent/assisted living or memory care center. A 6 acre neighborhood-serving retail area is planned at the intersection of 156th Street and Boden Road (please see the Concept Plan at Tab 3).

About The Request:

Pulte is seeking rezone and planned development approval for its proposed development. Preliminary Development Plan approval will come back after zoning is approved.

Parkside at Finch Creek has a strong emphasis on community design with a distinct identity in the form of architecture, entryways and monumentation, pedestrian and bike connectivity, amenity areas, and accessibility to Finch Creek Park. Examples of each design feature can be seen on the following tabs.

About The Development:

Parkside at Finch Creek is unique in that it provides a wide range of housing options to support the age-in-place movement for residents to live and work in Noblesville. A brief description of the housing types offered are below:

- Del Webb: Approximately 650 homesites for the age-restricted buyer who still wants to live near family, friends, church, doctors, and other elements of their daily routine. There will be three (3) different series of homes within Del Webb - the Napa, Sonoma, and Monterey - ranging from 1,100 - 2,500+ SF.

(continued on next page)

- Traditional Single-Family: Approximately 350 homesites for the move-up family buyer. There will be two (2) different series of homes within this area - the Landings and Crossings Series - ranging from 1,600 - 3,300+ SF.
- Specialty Housing: Approximately 125 homesites providing an alternative to the traditional single-family home design. There will be two (2) different series of homes within this area - the Cornerstone Series (single-family detached) and Encore Series (single-family attached) - ranging from 1,900 - 2,400+ SF.
- Multi-Family: Approximately 300 apartment units providing an alternative to home ownership. The multi-family units will have direct access to the trail network and be within walking distance to the neighborhood-serving commercial area.
- Senior Living: Approximately 150 senior apartments or an assisted-living/independent-living/memory care facility are planned near the southwest corner of the development in the mixed-use area.

Parkside at Finch Creek also provides an opportunity for neighborhood-serving commercial and retail services to be located nearby. Located near the intersection of 156th Street and Boden Road, residents will be able to walk, bike, or have a short drive to daily amenities.

Why Noblesville

Pulte has selected this location for its signature development for a number of reasons, including:

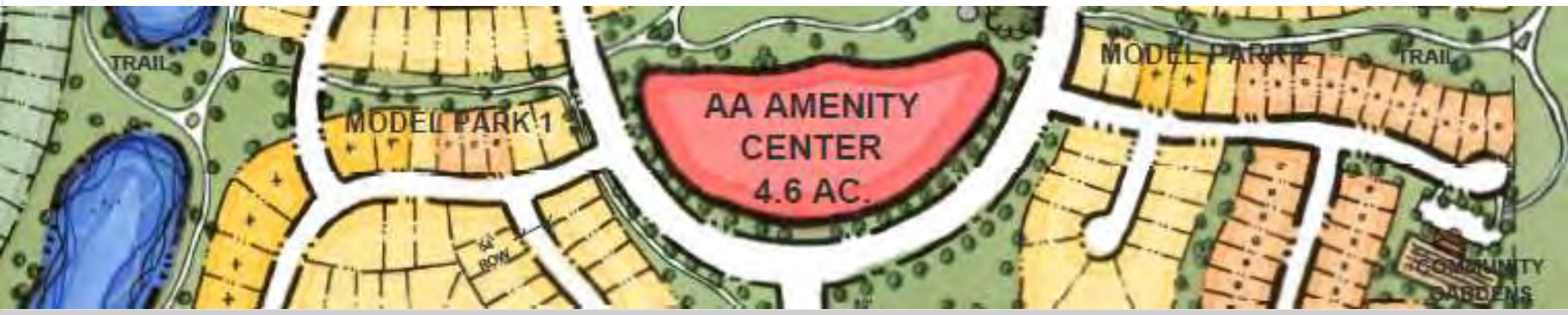
- Across from Finch Creek Park and Fieldhouse
- Within a 1 mile radius, over 120 Single-Family permits have been issued within the last 12 months
- Within 2 miles of: Hamilton Town Center & Interstate 69, Ruoff Home Mortgage Music Center, Embassy Suites—the largest Hotel & Conference Center in Hamilton County, 2 regional hospitals (IU Health—Saxony and St. Vincent's), 2 golf courses (Sagamore Golf Club and Stony Creek Golf Club), a new headquarters for Borg Warner & other shopping, dining, lodging, and commercial services

(continued on next page)

EXECUTIVE SUMMARY	
PARKSIDE AT FINCH CREEK	

- Within 6 miles of: Downtown Noblesville
- Complies with the City's recent Housing Study
    - "There's a need for empty nester products in Noblesville. Over the next 5 years, senior-headed households are projected to grow, generating increased demand for alternative housing types that allow seniors to down size and age in place."
    - "The largest portion of Hamilton County's household, 40%, prefer to live in a suburb, mixed-use area while only 33% actually do."

If approved, Pulte plans to start development activity early next year. Thank you for your consideration.



Noblesville Comprehensive Plan

1 Land Use & Environment

Balance of land uses that supports tax base – multi-family, single-family, Del Webb, commercial.

Preserves and utilizes existing woodland through trails, location of amenity center, and land plan.

2 Housing & Neighborhoods

Diverse housing options – 1st Del Webb community in Noblesville.

Meets several identified targets of the Noblesville Housing Analysis.

3 Economic Development

Added rooftops to the Southeast Corridor will support existing and future businesses and industries within the corridor.

4 Transportation

Walkable to future retail, sports complex, and Finch Creek Park.

TIF dollars would allow for the unique creation of a pedestrian tunnel, connecting neighborhoods to the east of Boden Rd to Finch Creek Park.

5 Parks and Open Space

Finch Creek would enhance the planned Finch Creek Park by supplying multiple housing types within walking distance.

Preserve and utilize existing trees and drainage pattern on the property.

6 Community Infrastructure

Based off the Housing Analysis, the different land uses are supported through interconnected multi-use trails, streets, and a pedestrian tunnel to Finch Creek Park creating a walkable community.

7 Design & Placemaking

Pulte's Vision Team has worked extensively to create a sense of place that will be unique to Noblesville's Del Webb and Finch Creek development.

Lodge themed amenity center will feature indoor and outdoor pool, pickleball courts,

Noblesville Housing Analysis

55%

in Hamilton County said, "the qualities of the neighborhood the house is in, including shops and amenities nearby, would be more important than the house itself"

1 in 5

by 2030 will be 65 or older in the U.S.

40-45%

will go to Suburban Densification

Safe Urbanism

The majority of baby boomers want walkable communities with urban amenities, culture, education.

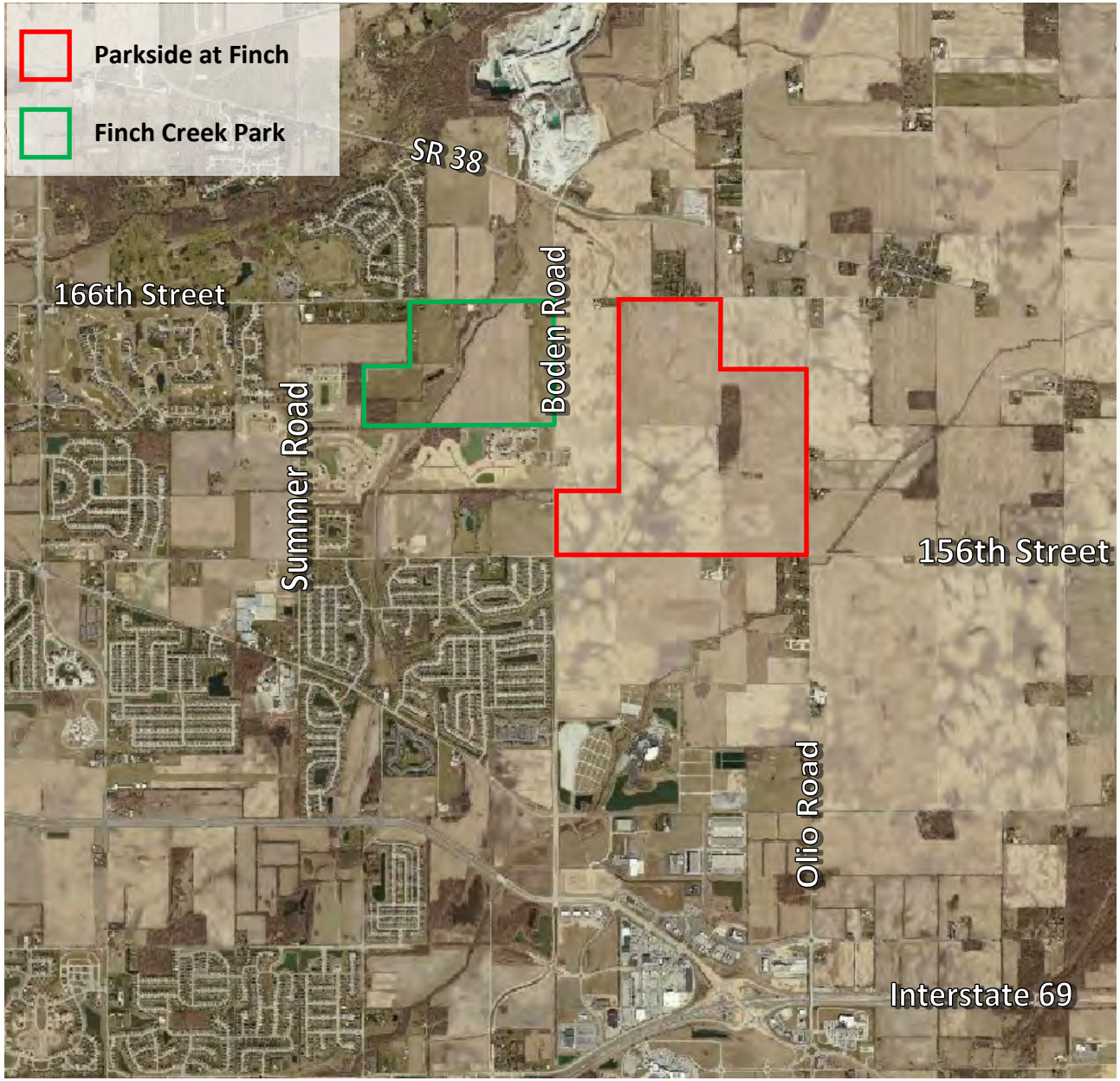
Tab 2

AERIAL LOCATION MAP

PARKSIDE AT FINCH CREEK

AERIAL LOCATION MAP

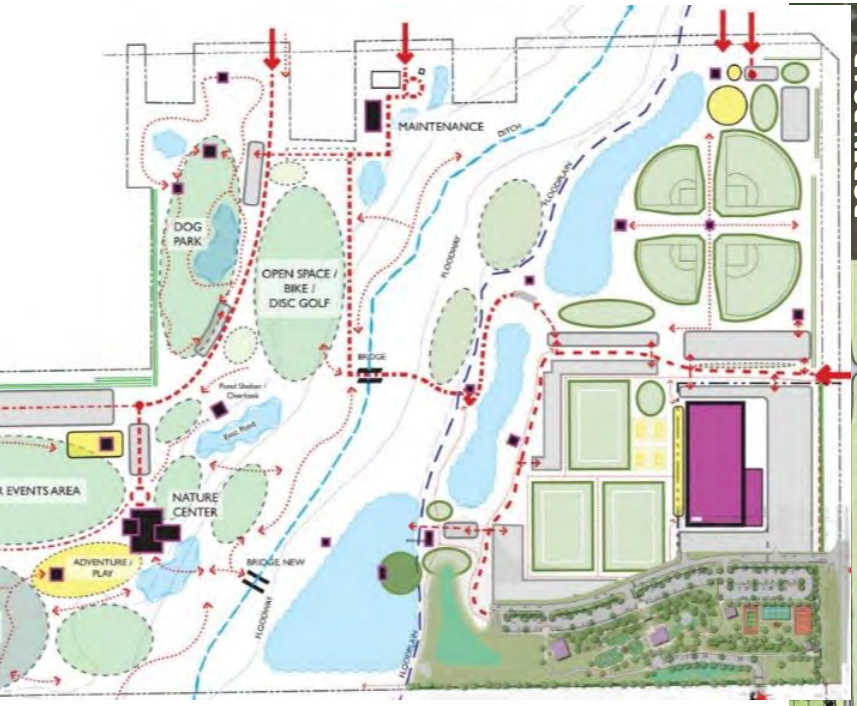
PARKSIDE AT FINCH CREEK



Tab 3

CONCEPT PLAN

PARKSIDE AT FINCH CREEK



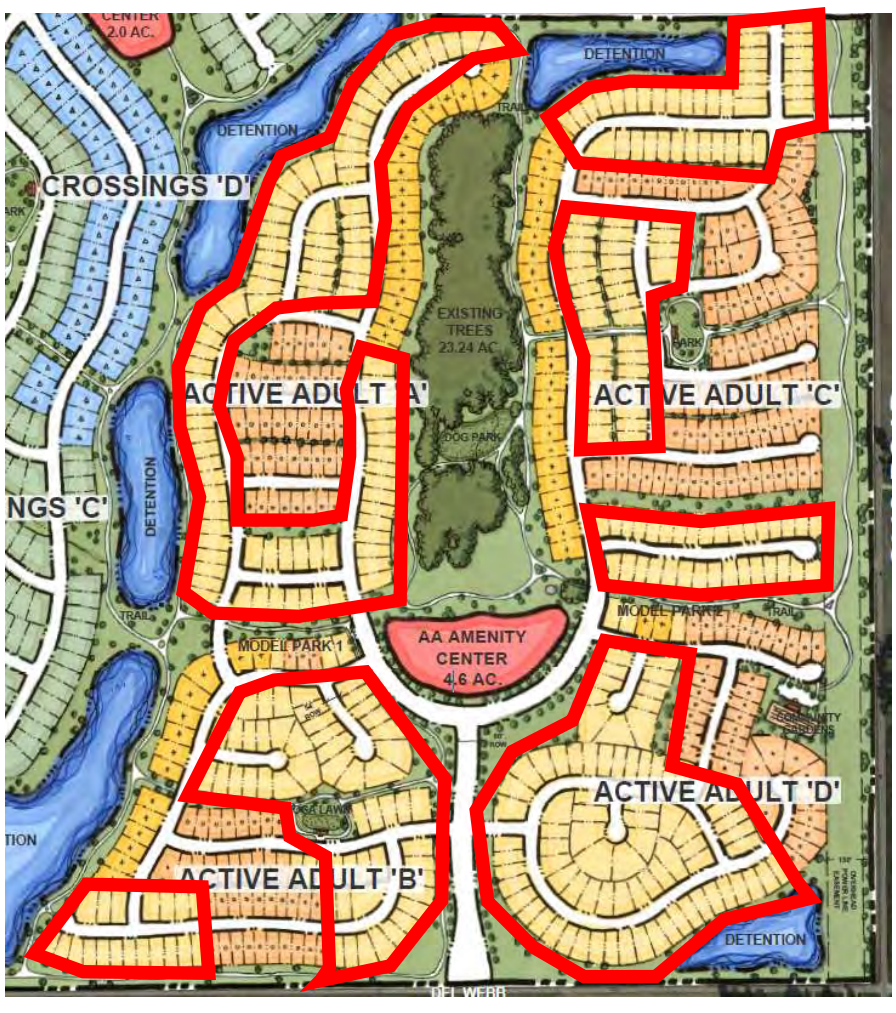
Tab 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT	Napa
DEL WEBB AT FINCH CREEK	

*Materials and colors are subject to change to reflect architectural theme and historical style. Images for illustrative purposes only.

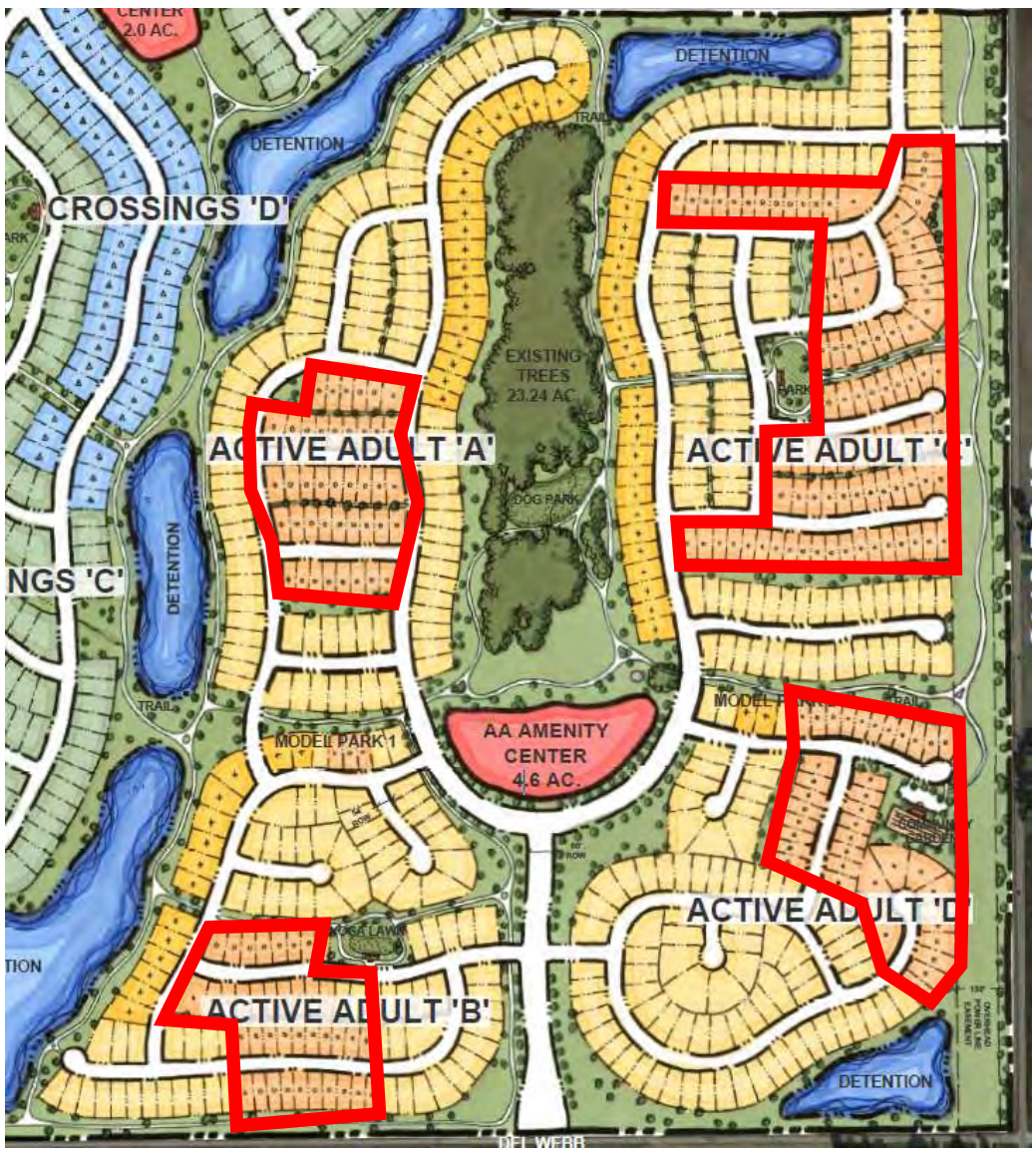
ILLUSTRATIVE ARCHITECTURAL EXHIBIT	Sonoma
DEL WEBB AT FINCH CREEK	

*Materials and colors are subject to change to reflect architectural theme and historical style. Images for illustrative purposes only.



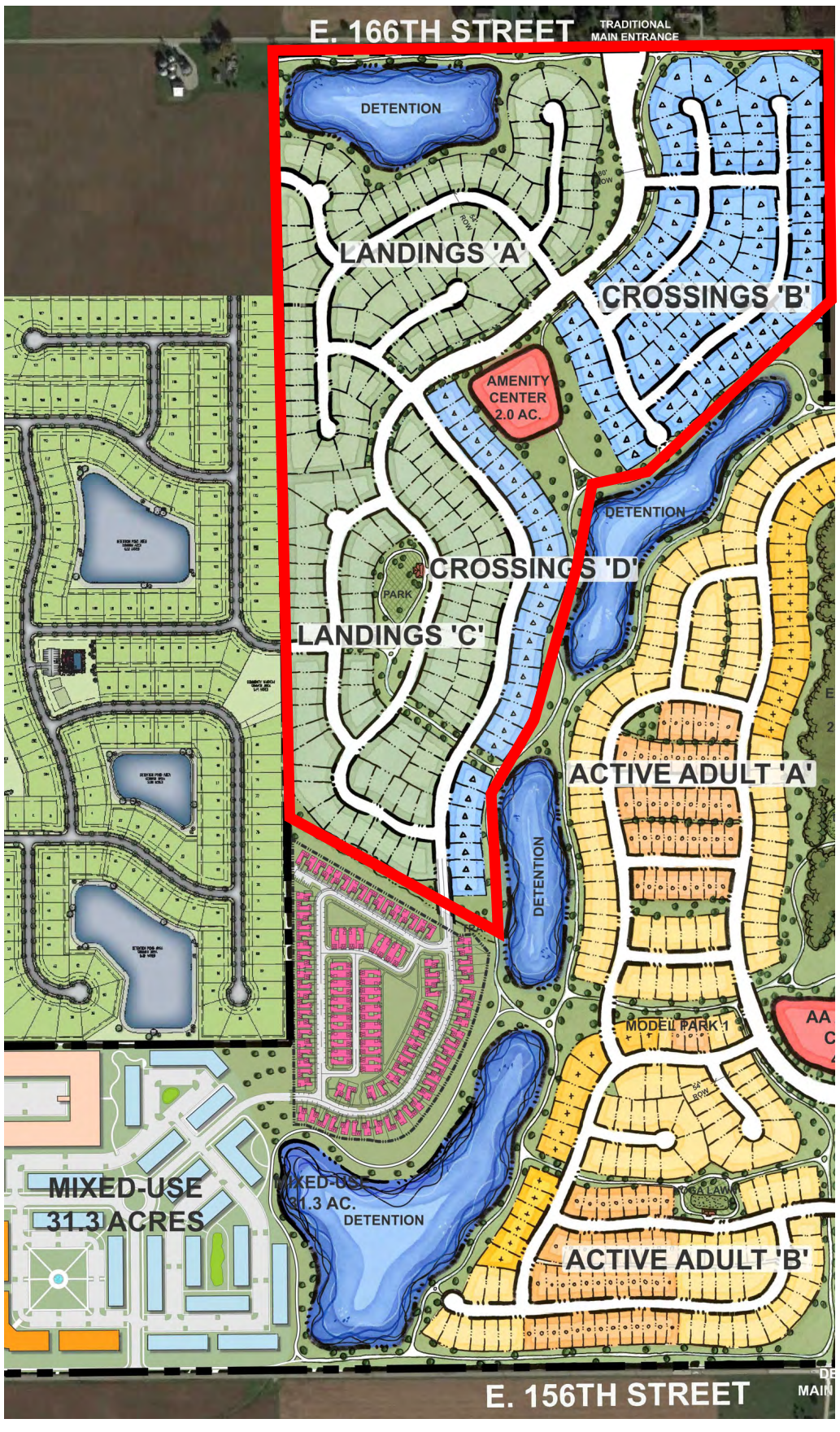
ILLUSTRATIVE ARCHITECTURAL EXHIBIT	Monterey
DEL WEBB AT FINCH CREEK	

*Materials and colors are subject to change to reflect architectural theme and historical style. Images for illustrative purposes only.



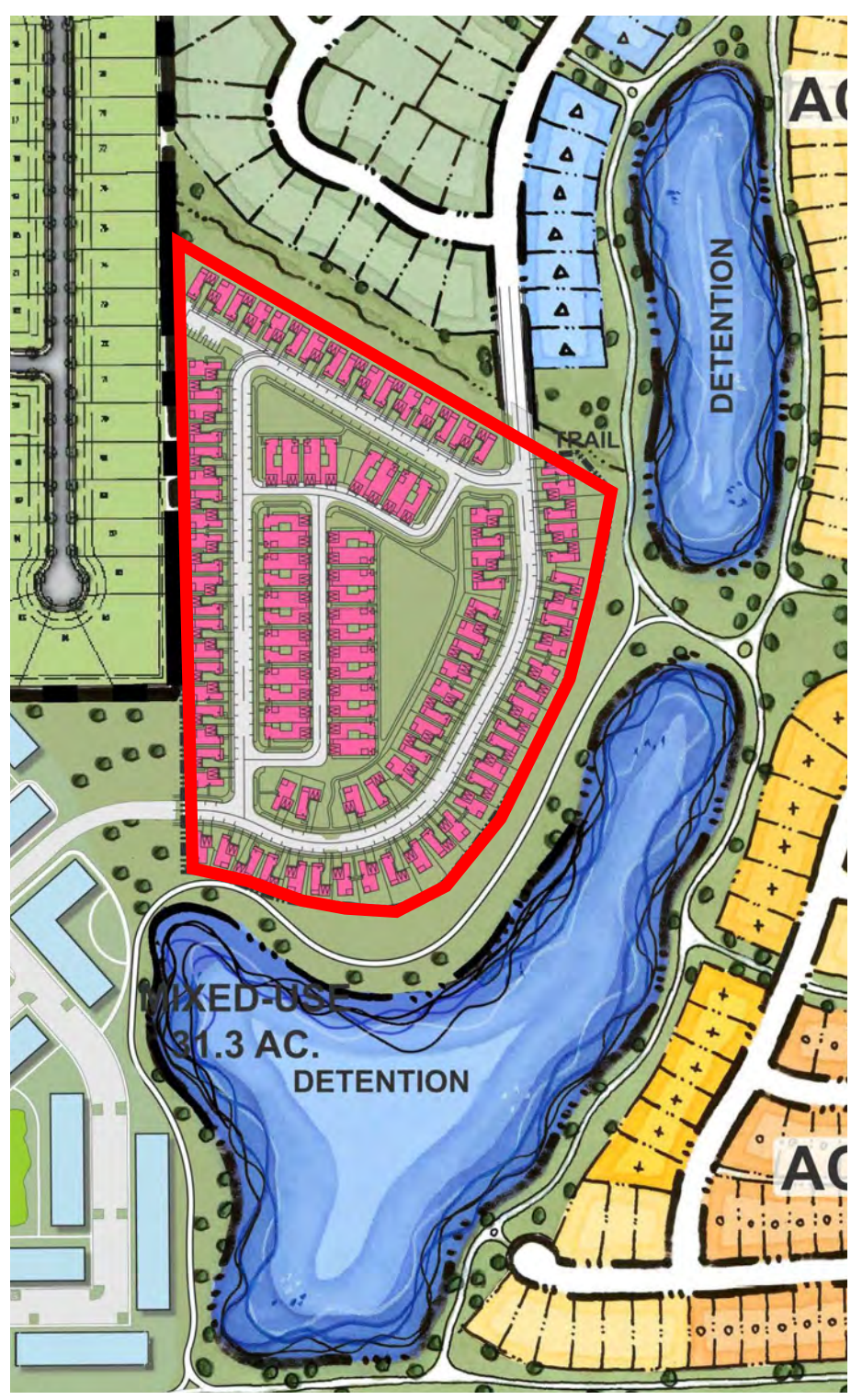
ILLUSTRATIVE ARCHITECTURAL EXHIBIT	Pulte – Single Family Residential
PARKSIDE AT FINCH CREEK	

*Materials and colors are subject to change to reflect architectural theme and historical style. Images for illustrative purposes only.



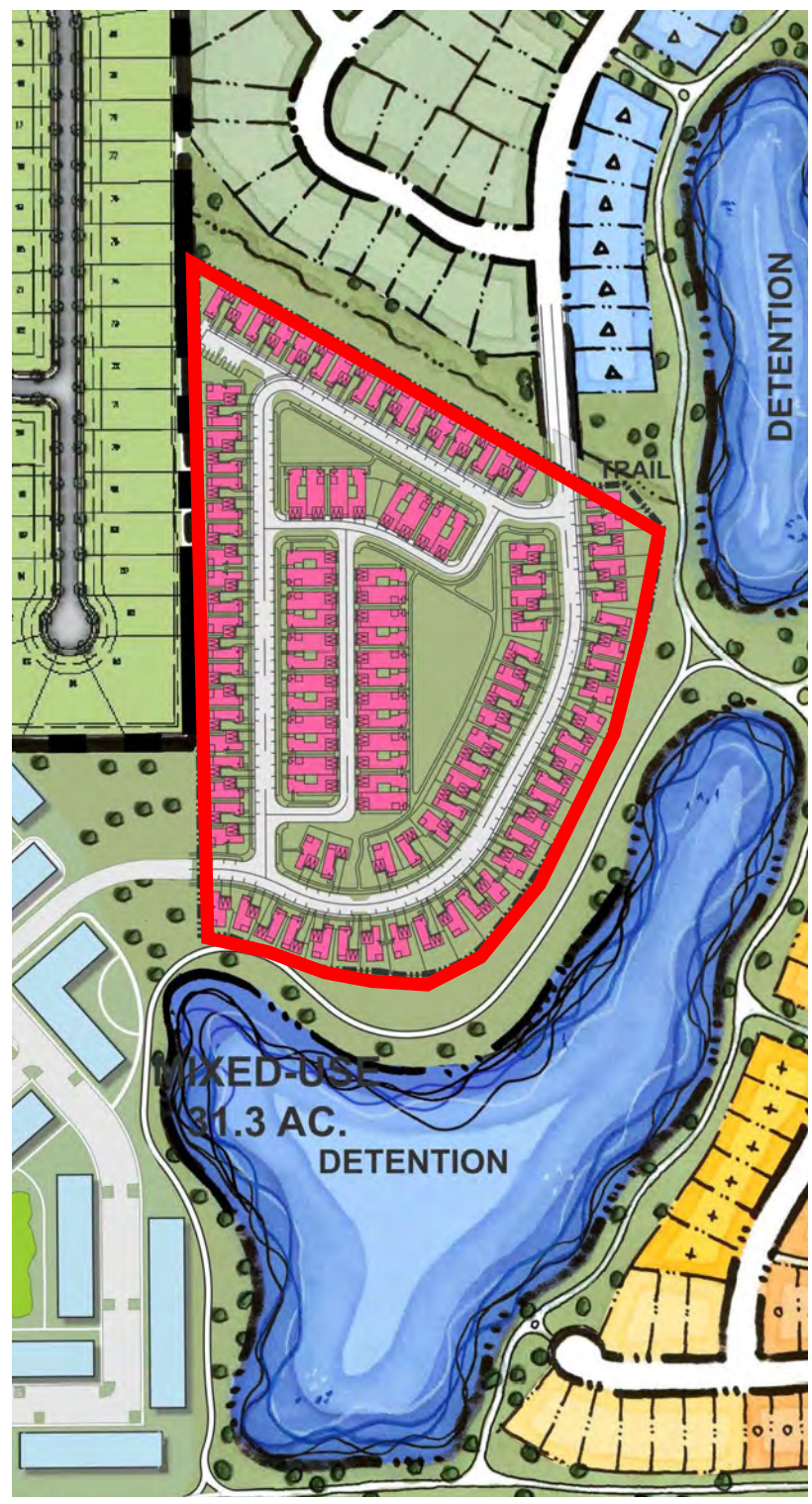
ILLUSTRATIVE ARCHITECTURAL EXHIBIT	Finecraft - Single Family Residential
PARKSIDE AT FINCH CREEK	

*Materials and colors are subject to change to reflect architectural theme and historical style. Images for illustrative purposes only.



ILLUSTRATIVE ARCHITECTURAL EXHIBIT	Finecraft - Single Family Attached
PARKSIDE AT FINCH CREEK	

*Materials and colors are subject to change to reflect architectural theme and historical style. Images for illustrative purposes only.

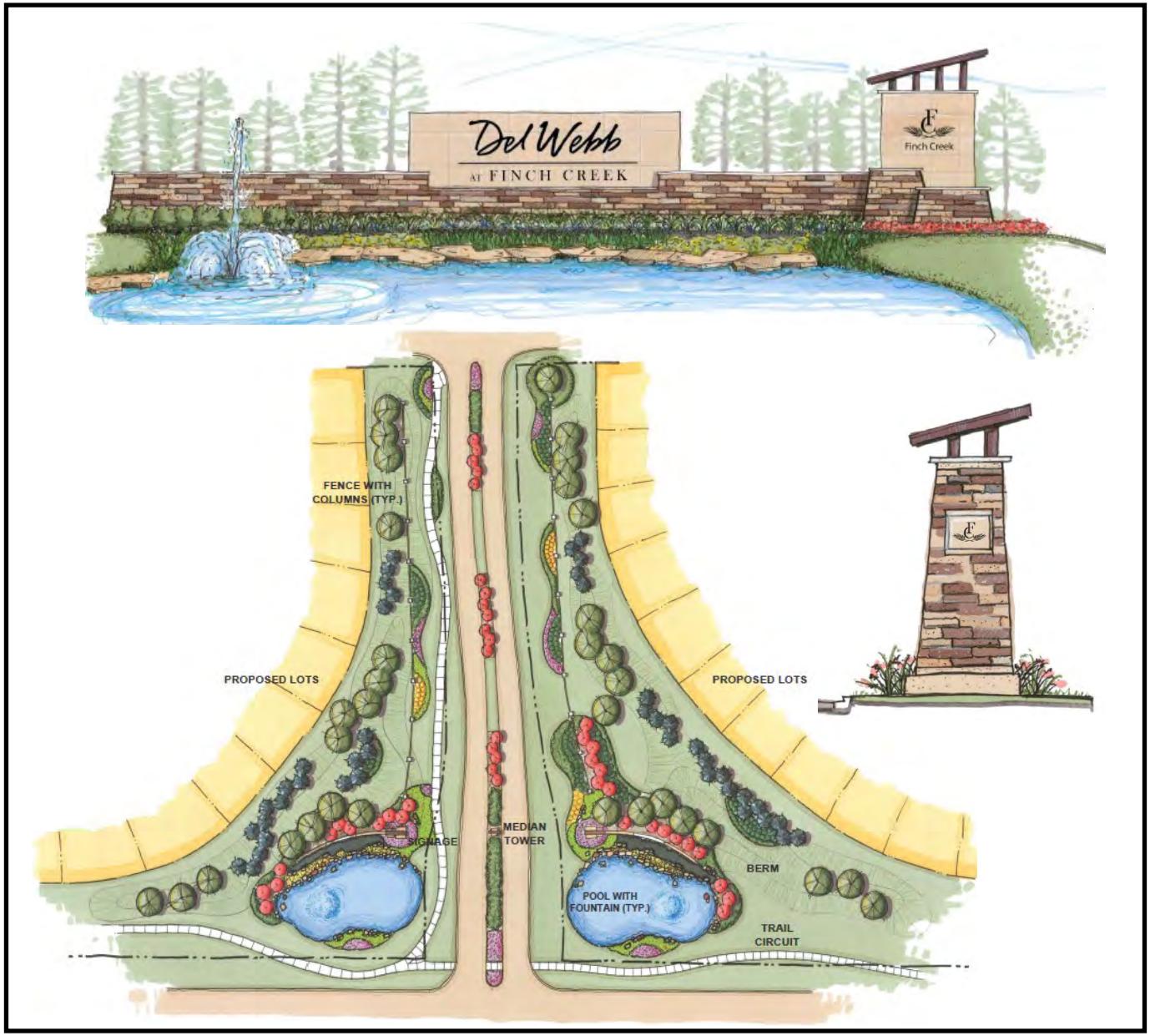


Tab 5

DEL WEBB ENTRANCE

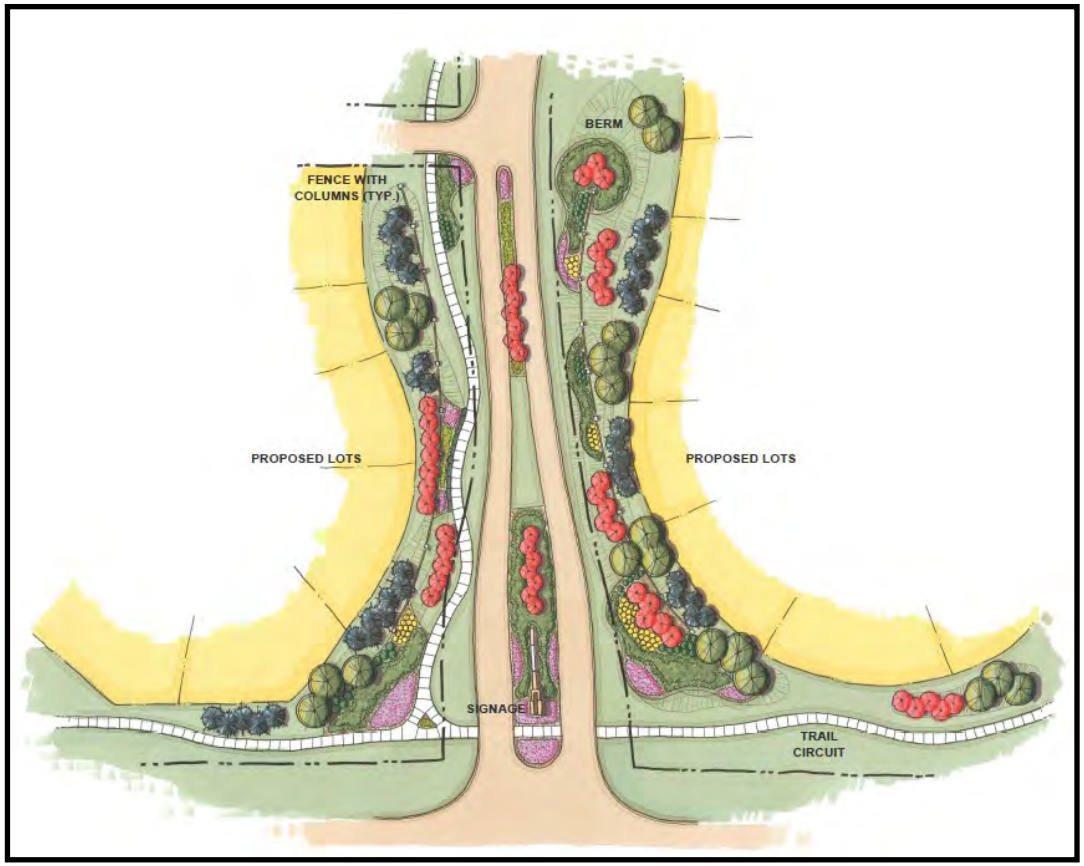
DEL WEBB AT FINCH CREEK

Finch Creek



PARKSIDE ENTRANCE

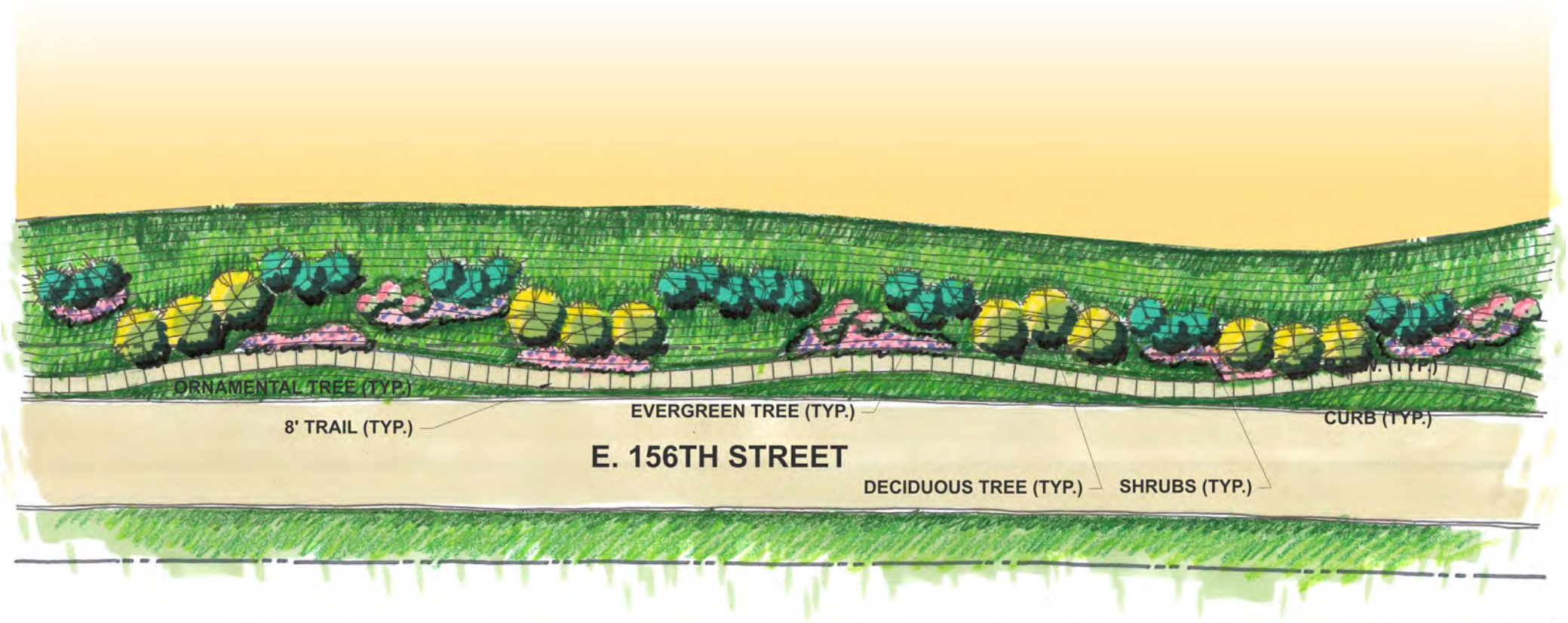
PARKSIDE AT FINCH CREEK



Tab 6

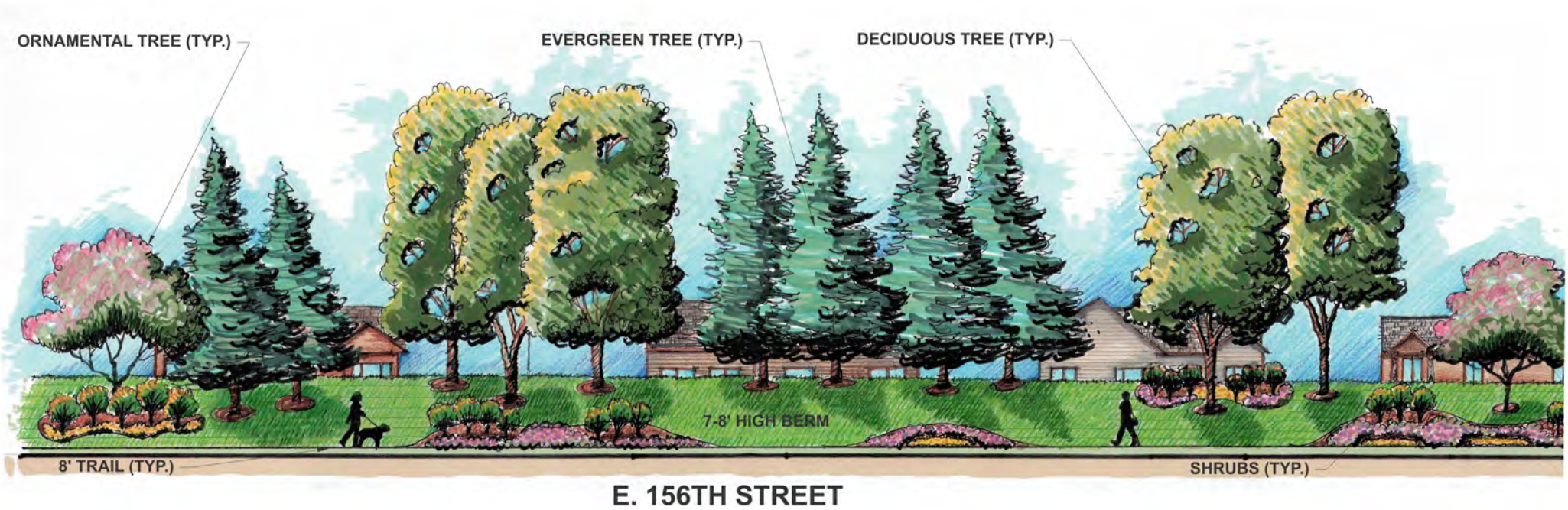
LANDSCAPING AND BUFFER EXHIBITS	
PARKSIDE AT FINCH CREEK	

PLAN VIEW OF BUFFER ALONG 156TH STREET



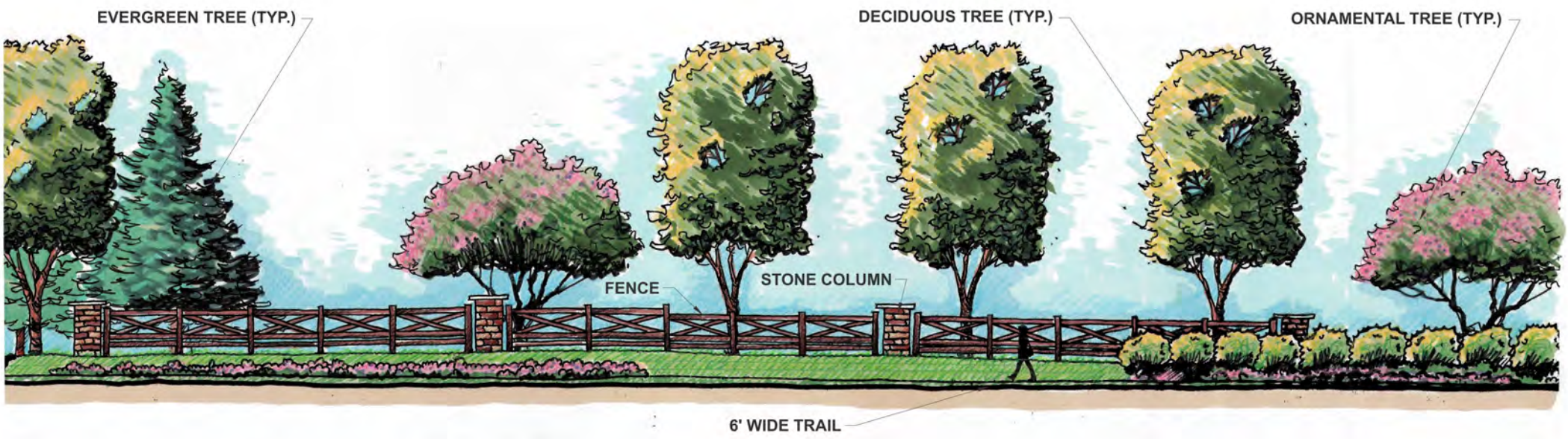
LANDSCAPING AND BUFFER EXHIBITS	
PARKSIDE AT FINCH CREEK	

ELEVATION VIEW OF BUFFER ALONG 156TH STREET



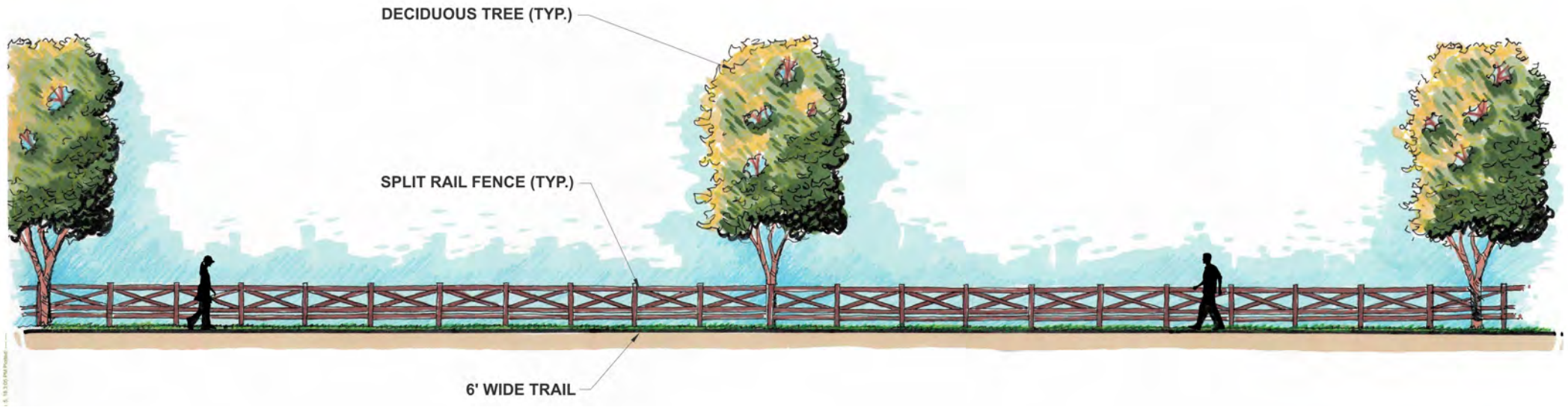
LANDSCAPING AND BUFFER EXHIBITS	
PARKSIDE AT FINCH CREEK	

ELEVATION VIEW ALONG REGIONAL DEL WEBB ENTRY DRIVE



LANDSCAPING AND BUFFER EXHIBITS	
PARKSIDE AT FINCH CREEK	

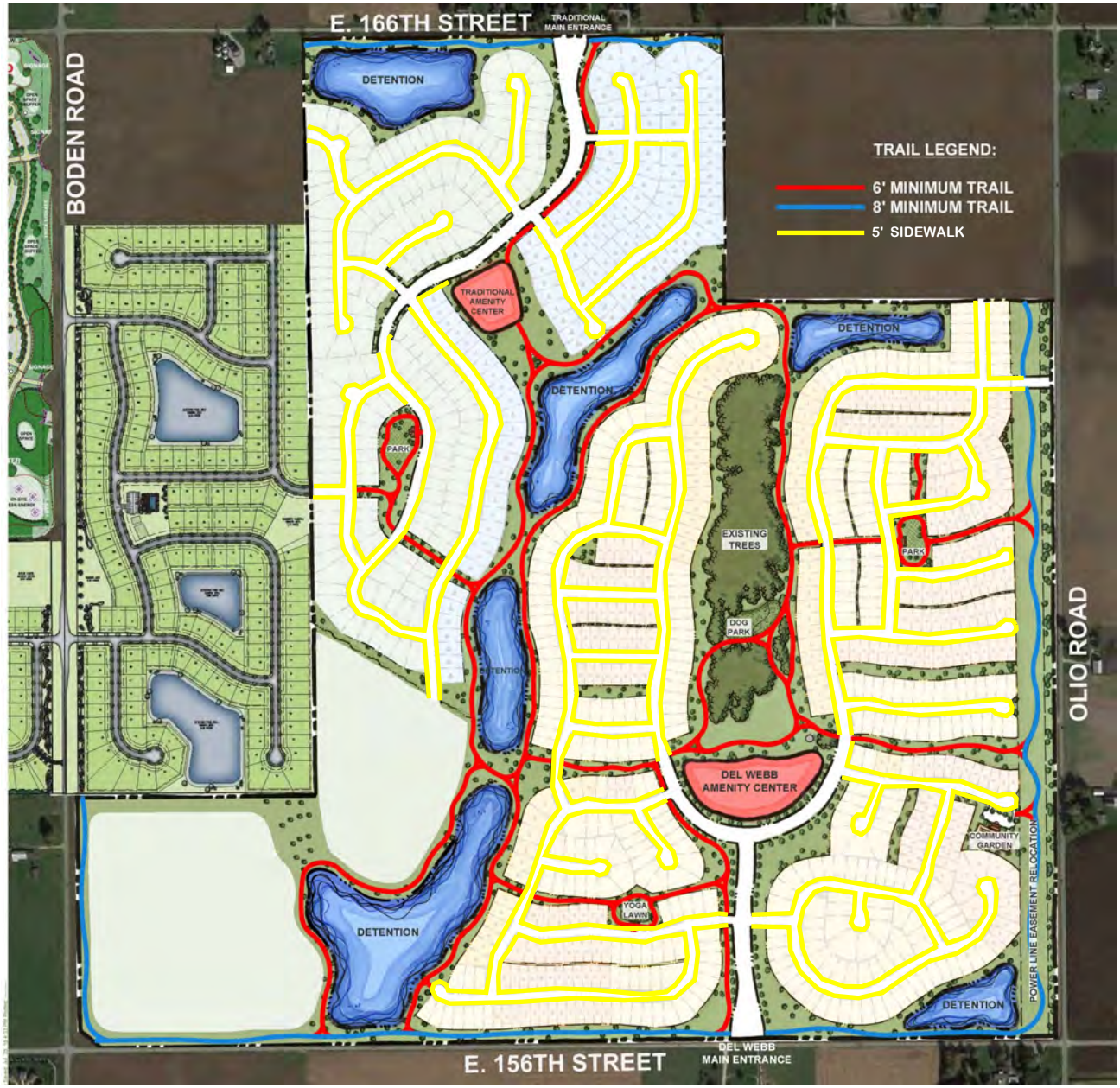
ELEVATION VIEW ALONG REGIONAL DETENTION TRAIL



Tab 7

PEDESTRIAN AND BICYCLE CONNECTIVITY PLAN

PARKSIDE AT FINCH CREEK



Multi-Use Asphalt Trail: 8 miles

Sidewalks: 10 Miles

Tab 8

DEL WEBB AMENITIES & OPEN SPACE

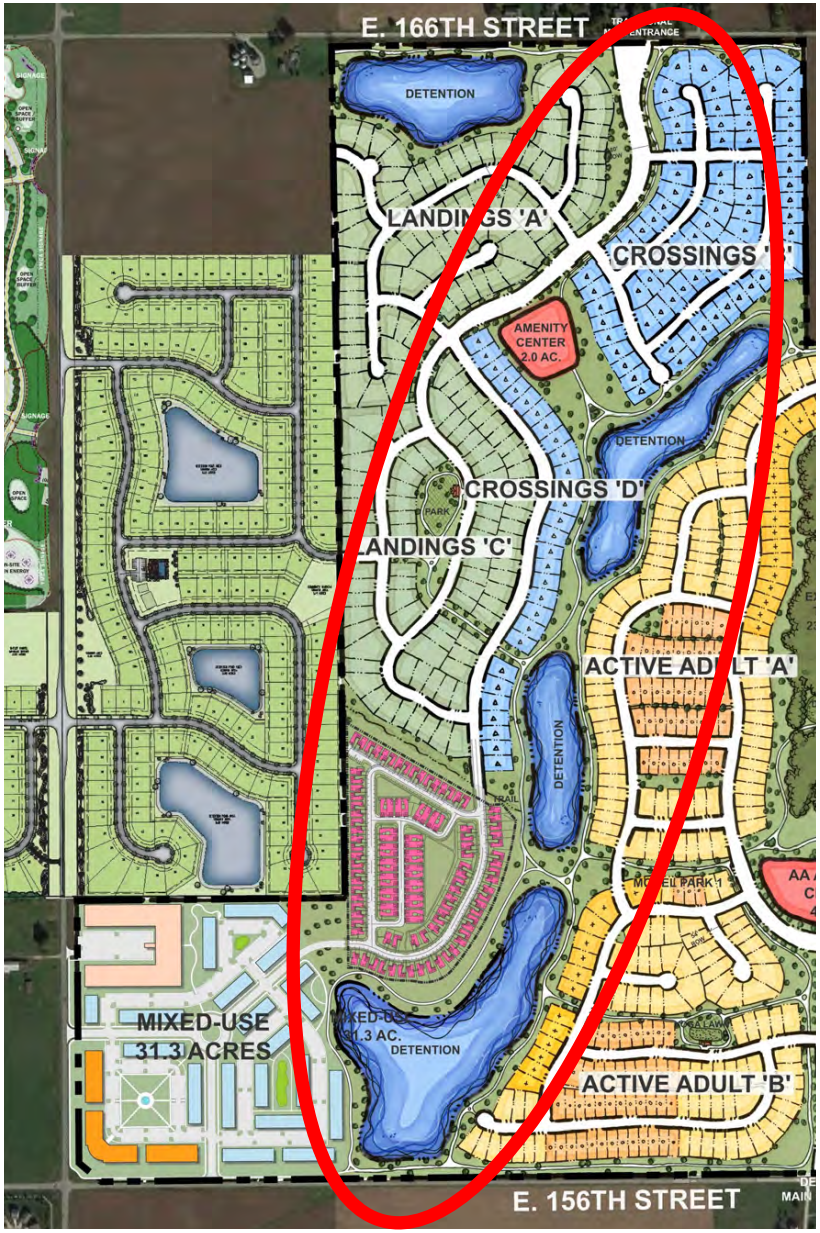
DEL WEBB AT FINCH CREEK

AMENITY CENTER PLAN

DEL WEBB AT FINCH CREEK

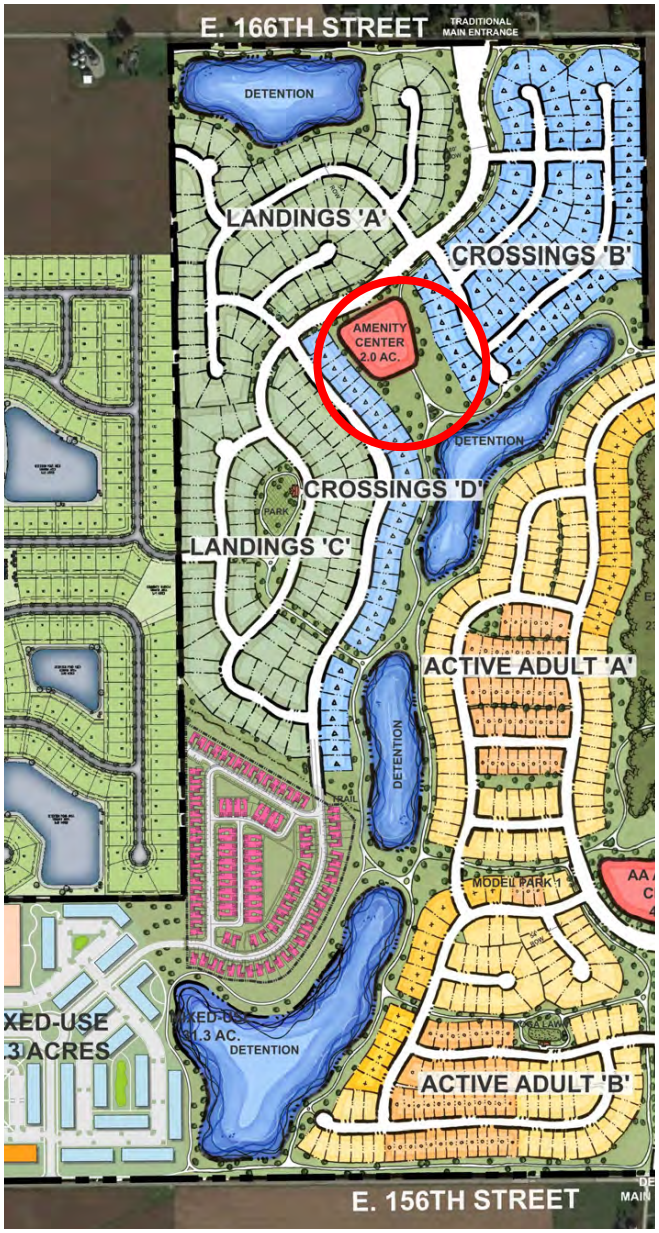
SINGLE-FAMILY AMENITIES & OPEN SPACE

PARKSIDE AT FINCH CREEK



PARKSIDE AMENITY CENTER PLAN

PARKSIDE AT FINCH CREEK



AMENITIES & CHARACTER EXHIBITS (OPEN SPACE)

PARKSIDE AT FINCH CREEK

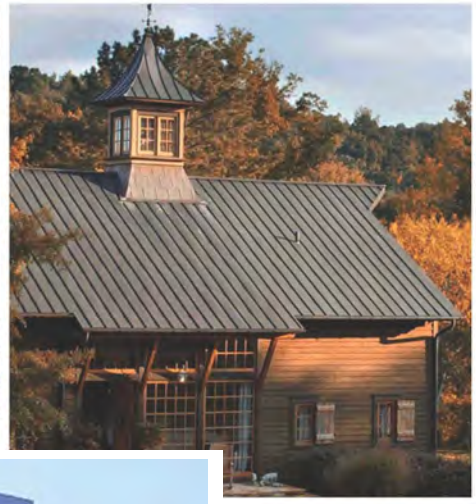
AMENITIES & CHARACTER EXHIBITS (MULTI-FAMILY)

PARKSIDE AT FINCH CREEK

AMENITIES & CHARACTER EXHIBITS (SENIOR)	
PARKSIDE AT FINCH CREEK	

AMENITIES & CHARACTER EXHIBITS (COMMERCIAL)

PARKSIDE AT FINCH CREEK



Tab 9

ORDINANCE NO. ___-___-___

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

This is an Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number _____ (the "Petition") at its _____ __, 201__ meeting as required by law in regard to the application filed by Pulte Homes of Indiana, LLC (the "Developer") for a request in change of zoning; and

WHEREAS, the Plan Commission sent a _____ recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of _____ (__) in favor and _____ (__) opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") are hereby amended as follows:

Section 1. That the subject real estate containing approximately four hundred sixty and twenty-two hundredths (460.22) acres, located east of Boden Road and north of 156th Street, more particularly described in **Exhibit A**, attached hereto (the "Real Estate"), is hereby rezoned from Hamilton County's A-2(S) Agricultural Subdivision District classification to the **R-5 Residential District** and the **Planned Business District** classifications as designated in said UDO for the City of Noblesville, Hamilton County, Indiana. A depiction of the new zoning classification areas is attached hereto as **Exhibit B**.

Section 2. That the Official Zoning Map for the City of Noblesville, referred to in Article 7 of said UDO, shall be updated concurrently to reflect the changes referred to in Section 1 above. A copy of the Official Zoning Map shall be located in the Office of the Clerk-Treasurer of the City of Noblesville.

Section 3. **Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this ___ day of _____, 201__.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE		NAY
_____	Brian Ayer	_____
_____	Mark Boice	_____
_____	Wil Hampton	_____
_____	Christopher Jensen	_____
_____	Roy Johnson	_____
_____	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick L. Taylor	_____
_____	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ____ day of _____ 201__.

_____
John Ditslear, Mayor
City of Noblesville, IN

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: Rex A. Ramage.

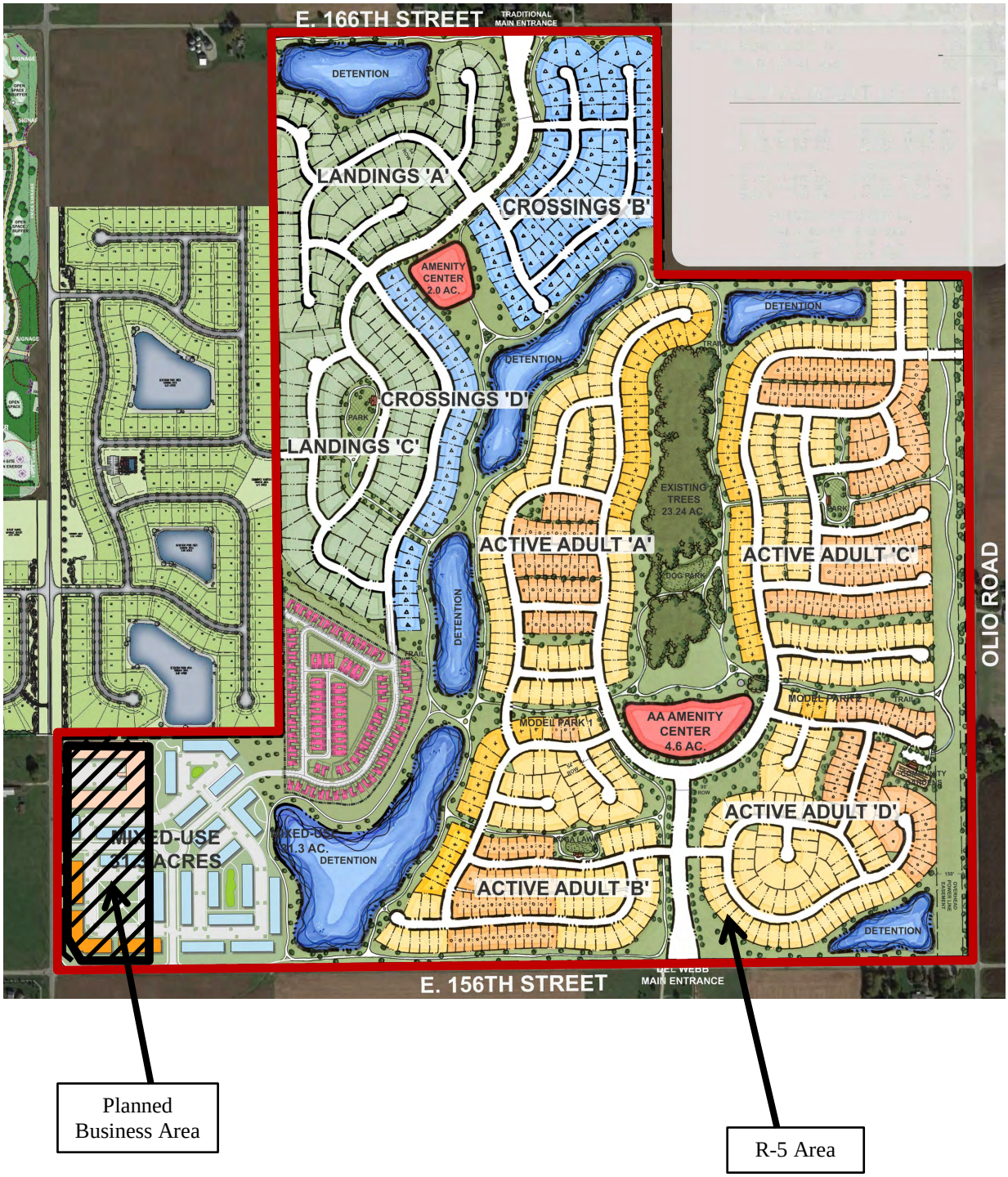
Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Baker Daniels, LLP
600 E. 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

EXHIBIT A
REAL ESTATE

AS-SURVEYED LAND DESCRIPTION
Part of the Northeast Quarter, all of the Southeast Quarter, part of the Southwest Quarter, and part of the Northwest Quarter; all in Section 11, Township 18 North, Range 5 East of the Second Principal Meridian, Wayne Township, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at a Harrison monument marking the northwest corner of said Northeast Quarter; thence South 89 degrees 59 minutes 27 seconds East (grid bearing based upon Indiana State Plane East Zone (NAD 83 2011, EPOCH 2010.0000) along the north line of said Northeast Quarter a distance of 861.25 feet to the northwest corner of a parcel described in Instrument Number 200400030204 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the west and south lines thereof; (1) thence South 00 degrees 15 minutes 13 seconds East a distance of 1436.35 feet to the southwest corner thereof; (2) thence South 89 degrees 59 minutes 27 seconds East a distance of 1749.40 feet to the east line of said Northeast Quarter; thence South 00 degrees 17 minutes 15 seconds East along said east line a distance of 1213.55 feet to the southeast corner of said Northeast Quarter, said corner being marked by a Harrison monument; thence South 00 degrees 26 minutes 38 seconds East along the east line of said Southeast Quarter a distance of 2656.66 feet to the southeast corner thereof, said corner being marked by a Harrison monument; thence South 89 degrees 47 minutes 37 seconds West along the south line of said Southeast Quarter a distance of 2622.52 feet to the southwest corner thereof, said corner being marked by a Harrison monument; thence South 89 degrees 44 minutes 48 seconds West along the south line of said Southwest Quarter a distance of 2503.93 feet to the east corner of a parcel described in Instrument Number 9448501 in said Recorder's Office; thence North 45 degrees 11 minutes 45 seconds West along the northeast line of said parcel a distance of 155.41 feet to the west line of said Southwest Quarter; thence North 00 degrees 08 minutes 18 seconds West along said west line a distance of 1222.16 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter, said corner being marked by a mag nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 51 minutes 37 seconds East along the north line of said quarter-quarter section a distance of 1306.55 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter, said corner being marked by a 5/8-inch uncapped rebar; thence North 00 degrees 09 minutes 22 seconds West along the west line of said quarter-quarter section a distance of 1329.56 feet to the northwest corner thereof, said corner being marked by a 5/8-inch rebar with yellow plastic cap stamped "HWC ENGINEERING FIRM #0114"; thence North 00 degrees 15 minutes 13 seconds West along the west line of the East Half of said Northwest Quarter a distance of 2663.11 feet to the northwest corner of said half-quarter section, said corner being marked by a mag nail with washer stamped "P.I. CRIPE 842-6777"; thence South 89 degrees 59 minutes 43 seconds East along the north line of said Northwest Quarter a distance of 1304.79 feet to the POINT OF BEGINNING, containing 460.219 acres, more or less.

EXHIBIT B
DEPICTION OF ZONING CLASSIFICATION AREAS



Planned Business Area

R-5 Area

Tab 10

ORDINANCE NO. _____

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

This is an Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on application number _____ (the "Petition") at its _____ ___ , 2018, meeting as required by law in regard to the application filed by Pulte Homes of Indiana, Inc. (the "Developer") for a request in change of zoning (the "Petition"); and

WHEREAS, the Plan Commission sent a _____ Recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, (the "City Council") by a vote of _____ (__) in favor and _____ (__) opposed;

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, it hereby adopts this ordinance (the "Ordinance") as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") as follows:

Section 1. Applicability of Ordinance.

1.1 The Zoning Map is hereby changed to designate the subject real estate generally located east of Boden Road and north of 156th Street, more particularly described in **Exhibit A**, attached hereto (the "Real Estate"), as a Planned Development Overlay District to be known as the **Parkside at Finch Creek Planned Development** (the "District").

1.2 The District's underlying zoning districts shall be the **R-5 Residential District** for Areas A-D as shown on **Exhibit B-1**, and the **Planned Business District** for Area E, as shown on **Exhibit B-1**, (the "Underlying Districts"). Development in the Underlying Districts shall be governed entirely by (i) the provisions of this 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 (collectively, (i) and (ii), the "Governing Standards").

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

Section 2. Definitions.

2.1 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.

2.2 "Illustrative Elevations" shall mean the set of single-family attached, single-family detached, multi-family, and commercial illustrative architectural elevations attached hereto as **Exhibit C.**

2.3 "Architectural and Landscaping Standards" shall mean the standards set forth in **Exhibit D**, attached hereto.

2.4 "Preliminary Development Plan" shall mean the colored, conceptual plan attached hereto as **Exhibit B**.

Section 3. Permitted Uses.

3.1 The following uses shall be permitted in Area A & B:

a. Dwelling, Single-Family Detached

3.2 The following uses shall be permitted in Area C:

a. Dwelling, Single-Family Detached

b. Dwelling, Single-Family Attached

c. Dwelling, Two-Family

3.3 The following uses shall be permitted in Area D:

a. All uses in the R-5 Residential District

b. Downtown Mixed-Use Residential

c. Assisted Living Facility

d. Nursing/Retirement/Convalescent Facility

3.4 Those uses shown on the Use Exhibit, attached hereto as **Exhibit E**, shall be permitted in Area E.

3.5 Accessory Uses and Accessory Buildings customarily incidental to any of the permitted uses shall be permitted.

Section 4. **Preliminary Development Plan.**

4.1 The Preliminary Development Plan is hereby incorporated and approved. The Preliminary Development Plan is intended to establish the vision and intent for the Real Estate.

4.2 The maximum number of Dwelling Units for each Area is:

4.2.1 Area A shall not exceed six hundred fifty (650) total Dwelling Units, and shall include a minimum of fifty (50) of each Lot Type.

4.2.2 Area B shall not exceed three hundred fifty (350) total Dwelling Units, and shall include a minimum of one hundred (100) of each Lot Type.

4.2.3 Area C shall not exceed one hundred twenty-five (125) total Dwelling Units, and shall include a minimum of thirty (30) of each Lot Type. If a secondary plat has not been recorded for any portion of Area C within five (5) years from the date of approval of this PD Ordinance, then development in that portion of Area C shall comply with the standards set forth in Area B-1.

4.2.4 Area D shall not exceed six hundred (600) total Dwelling Units.

Section 5. **Bulk Standards.** The bulk requirements applicable to the Underlying District shall apply except as noted below:

Standard	Area A Lot Type 1 (Monterey Series)	Area A Lot Type 2 (Sonoma Series)	Area A Lot Type 3 (Napa Series)
Min. Lot Area	5,625 SF	6,500 SF	8,125 SF
Min. Lot Width	45’	52’	65’
Maximum Building Height	35’	35’	35’
Min. Front Yard Setback	20’	20’	20’
Min. Side Yard Setback[1]	5’	5’	5’
Min. Rear Yard Setback	20’ (Primary) 5’ (Accessory)	20’ (Primary) 5’ (Accessory)	20’ (Primary) 5’ (Accessory)
Floor Area Ratio	Does Not Apply	Does Not Apply	Does Not Apply
Min. Floor Area	1,200 SF	1,600 SF	2,000 SF
Maximum Lot Coverage	52%	45%	52%

[1] Minimum setback on either side of the structure.

Standard	Area B Lot Type 1 (Landings Series)	Area B Lot Type 2 (Crossings Series)	Area C Lot Type 1 (Finecraft Detached)	Area C Lot Type 2 (Finecraft Attached)
Min. Lot Area	7,800 SF[1]	9,100 SF[1]	3,400 SF	3,640 SF
Min. Lot Width	60'[1]	70'[1]	35'	35'
Maximum Building Height	35'	35'	35'	35'
Min. Front Yard Setback	25'	25'	10'	10'
Min. Side Yard Setback[2]	6'	6'	0'	0'
Min. Building Separation	12'	12'	6'	6'
Min. Rear Yard Setback	20' (Primary) 5' (Accessory)	20' (Primary) 5' (Accessory)	15'	6'
Floor Area Ratio	Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply
Min. Floor Area	1,600 SF[3] 2,200 SF[4]	2,300 SF[3] 2,450 SF[4]	1,800 SF	1,600 SF/dwelling unit
Maximum Lot Coverage	48%	48%	75%	75%

[1] Up to ten (10) percent of each lot type may be reduced in Min. Lot Area and Min. Lot Width by no more than five (5) percent.
[2] Minimum setback on either side of the structure. Homes with masonry on the side elevations may encroach the Min. Side Yard Setback a maximum of six (6) inches on each side.
[3] For a single-story dwelling unit.
[4] For a two-story dwelling unit.

Standard	Area D (Multi-Family/Senior)[1]
Min. Lot Area	2,990 SF/Unit
Min. Lot Width	150'
Maximum Building Height	50'
Min. Front Yard Setback	5'
Min. Side Yard Setback[2]	5'
Min. Rear Yard Setback	10' (Primary) 5' (Accessory)
Floor Area Ratio	Does Not Apply
Min. Floor Area	600 SF/Unit
Maximum Lot Coverage	Does Not Apply

[1] Article 8, Part B, Section 6(C)(1) shall not apply to Area D.
[2] Minimum setback on either side of the structure

Standard	Area E (PB)
Min. Lot Size	20,000 SF
Min. Lot Width	1:2 width: depth ratio
Maximum Floor Area Ratio	Does Not Apply
Maximum Impervious Surface Coverage	Does Not Apply
Maximum Building Size	N/A
Min. Front Yard Setback	5'
Min. Side Yard Setback	5'
Min. Rear Yard Setback	5'
Maximum Building Height	4 stories or 50', whichever is greater
Minimum District Size	N/A
Maximum District Size	N/A

Section 6. **Architectural Standards.** The following standards shall apply.

6.1 All single-family homes and multi-family buildings shall be: 1) substantially consistent with the Illustrative Elevations; or 2) otherwise comply with the Architectural and Landscaping Standards set forth in **Exhibit D**. The Director of Planning and Development (the "Director"), including his/her designees, shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance.

6.2 If a home or multi-family elevation does not comply with Section 6.1, then the proposed home or multi-family elevation(s) shall be submitted for review and approval by the Director. The Director's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Illustrative Elevations.

6.3 All buildings within Area E shall be substantially consistent with the Illustrative Elevations.

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

Residential Standards

7.1 Lot Landscaping. Individual lots and multi-family buildings shall be landscaped in accordance with the Architectural and Landscaping Standards.

Commercial Standards

7.2 Parking Lot Landscaping. Commercial parking lots shall provide perimeter landscaping a minimum of ten (10) feet in width.

7.3 Building Base Landscaping. As an alternative to the UDO's building base landscaping requirements, a site-specific landscape plan, including soft-scapes and

vegetation around outdoor seating/patio areas, may be submitted for review and approval by the Mayor's Development Committee.

Buffer Yards and Open Space

7.4 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 apply only where and as specified below and as depicted on the Buffer Exhibit, attached hereto as **Exhibit F**. All other Landscape Buffer Yards shall be waived.

7.4.1 The Landscape Buffer Yards along Boden Road, 166th Street, and 156th Street shall be a minimum of fifty (50) feet in width, except along Areas D and E, where Landscape Buffer Yards shall not apply.

7.4.2 The Landscape Buffer Yard along Olio Road shall be a minimum of fifty (50) feet in width and shall be located within one hundred fifty (150) feet of the ROW line and may include easements. Mounding and plantings, per the UDO, shall be required unless otherwise restricted by a utility easement. This standard is intended to accommodate the relocation of the existing overhead powerlines to the Olio Road frontage.

7.4.3 The Landscape Buffer Yard along the shared property line north of the Mixed-Use Area and the Noble East PD shall be a minimum of twenty (20) feet in width.

7.5 Open Space. The size, configuration and locations of Open Space may vary as long as the standards set forth in the UDO and this Ordinance are met; however, the following open space features shall be included in the District:

7.5.1 43 +/- acres of regional detention, with trails and open space

7.5.2 6 +/- acres of amenity areas

7.5.3 23 +/- acres of tree preservation

7.5.4 4 +/- neighborhood pocket parks

Section 8. **Parking and Loading Standards**. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply.

8.1 Driveways. Residential driveways located on property fronting more than one public street shall not be required to be a maximum of ten (10) feet from the property line furthest from the intersection.

Section 9. **Lighting Standards**. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

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

Residential Standards

10.1 Permanent Signs for Subdivisions as set forth in Article 11, Part C, Sec. 1.B of the UDO shall be modified as follows:

10.1.1 Number: A maximum of three (3) ground signs shall be permitted at each entrance (regardless of whether the entrance is on an internal or external street to the District) to a recorded, platted residential subdivision when a median/boulevard entrance is present. Without the presence of a median/boulevard, then only two (2) ground signs may be permitted at an entrance (regardless of whether the entrance is on an internal or external street to the District) to a recorded, platted residential subdivision. A ground sign may have multiple sign areas.

10.1.2 Maximum Sign Area: Seventy-Five (75) square feet, per face, per sign.

10.1.3 Maximum Ground Sign Height: Fifteen (15) feet; decorative features shall be permitted to extend up to twenty (20) feet in height.

10.1.4 Location: Shall be a minimum of ten (10) feet from the external street right-of-way or ten (10) feet from the leading edge of the driveway, whichever is greater, and a minimum of six (6) feet from the back of curb to the internal entrance street and shall meet vision clearance requirements per the UDO.

Commercial Standards

10.2 The UDO's sign standards shall not apply to Areas D and E. Instead, a project-specific sign package including dimensions, color, materials, illumination, and locations shall be submitted for review and approval by the Mayor's Development Committee for any development that occurs within Areas D and E. The sign package may be submitted individually for each phase of a project, if needed.

Section 11. **Site Design and Improvement Standards.** The standards of Article 6, Site Design and Improvement Standards, of the UDO shall apply, except as noted below:

11.1 Infrastructure. All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City.

11.2 Corner Lots. Corner lots shall be a minimum of twenty-five (25) percent larger than the minimum lot area of the applicable sub-Area/lot type, per Section 5 of this Ordinance.

11.3 The maximum length of a cul-de-sac shall be permitted to be eight hundred (800) feet.

11.4 As an alternative to the UDO and Noblesville Construction Standards, streets within the Areas D&E (mixed-use area) shall be permitted with a minimum ROW cross-section of forty-nine (49) feet, subject to all necessary approvals and coordination of easements by all applicable utilities. The cross-section shall provide for: two (2) 14' travel lanes, one (1) 7' parallel parking strip, 2' curbs on either side of the edge of pavement, and a 5' sidewalk on both sides of the street/parking strip.

Section 12. **Model Homes.** The standards of Article 9, General Regulations, of the UDO shall apply, except as noted below:

12.1 Model Homes as set forth in Article 9, Part G, Sec. 3.A of the UDO shall be modified as follows:

12.1.1 Number: The maximum number of Model Homes permitted for each Area shall be as follows:

12.1.1.A	Area A: A maximum of six (6) Model Homes
12.1.1.B	Area B: A maximum of four (4) Model Homes
12.2.1.C	Area C: A maximum of four (4) Model Homes

12.2.1 Location: Model Homes may be located anywhere within the District, including different Areas as development occurs.

Section 13. Procedures.

13.1 Primary Plat. A Primary Plat for each Area or sub-Area shall be submitted to the City for review by the Technical Advisory Committee and then for review and approval by the Plan Commission following a public hearing. The Primary Plat shall be reviewed and approved based upon compliance with the development standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.

13.2 Detailed Development Plan. A Detailed Development Plan ("DDP") for each section within an Area shall be submitted to the City for review and approval pursuant to Article 8, Part H, Sec. 3, subject to the following clarification: (i) the Director shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Sec. 12.1 above. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

13.3 Governing Standards. The Mayor's Development Committee shall have discretion and flexibility to consider and approve modifications pertaining to any Governing Standards established by or referenced in this Ordinance if the Mayor's Development Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

Section 14. Waivers.

14.1 A wall or fence may be allowed within the Common Area/Landscape Buffer.

Approval. This Ordinance shall be in full force and effect from and after its passage by the Common Council and after occurrence of all other actions required by law. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this ___ day of _____ __, 201__.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE		**NAY**
_____	Brian Ayer	_____
_____	Mark Boice	_____
_____	Wil Hampton	_____
_____	Christopher Jensen	_____
_____	Roy Johnson	_____
_____	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick L. Taylor	_____
_____	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ___ day of _____, 201__.

_____
John Ditslear, Mayor
City of Noblesville, IN

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: Rex A. Ramage.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Baker Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46032 | (317) 569-9600

EXHIBIT A
REAL ESTATE

AS-SURVEYED LAND DESCRIPTION
Part of the Northeast Quarter, all of the Southeast Quarter, part of the Southwest Quarter, and part of the Northwest Quarter; all in Section 11, Township 18 North, Range 5 East of the Second Principal Meridian, Wayne Township, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at a Harrison monument marking the northwest corner of said Northeast Quarter; thence South 89 degrees 59 minutes 27 seconds East (grid bearing based upon Indiana State Plane East Zone (NAD 83 2011, EPOCH 2010.0000) along the north line of said Northeast Quarter a distance of 861.25 feet to the northwest corner of a parcel described in Instrument Number 200400030204 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the west and south lines thereof; (1) thence South 00 degrees 15 minutes 13 seconds East a distance of 1436.35 feet to the southwest corner thereof; (2) thence South 89 degrees 59 minutes 27 seconds East a distance of 1749.40 feet to the east line of said Northeast Quarter; thence South 00 degrees 17 minutes 15 seconds East along said east line a distance of 1213.55 feet to the southeast corner of said Northeast Quarter, said corner being marked by a Harrison monument; thence South 00 degrees 26 minutes 38 seconds East along the east line of said Southeast Quarter a distance of 2656.66 feet to the southeast corner thereof, said corner being marked by a Harrison monument; thence South 89 degrees 47 minutes 37 seconds West along the south line of said Southeast Quarter a distance of 2622.52 feet to the southwest corner thereof, said corner being marked by a Harrison monument; thence South 89 degrees 44 minutes 48 seconds West along the south line of said Southwest Quarter a distance of 2503.93 feet to the east corner of a parcel described in Instrument Number 9448501 in said Recorder's Office; thence North 45 degrees 11 minutes 45 seconds West along the northeast line of said parcel a distance of 155.41 feet to the west line of said Southwest Quarter; thence North 00 degrees 08 minutes 18 seconds West along said west line a distance of 1222.16 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter, said corner being marked by a mag nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 51 minutes 37 seconds East along the north line of said quarter-quarter section a distance of 1306.55 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter, said corner being marked by a 5/8-inch uncapped rebar; thence North 00 degrees 09 minutes 22 seconds West along the west line of said quarter-quarter section a distance of 1329.56 feet to the northwest corner thereof, said corner being marked by a 5/8-inch rebar with yellow plastic cap stamped "HWC ENGINEERING FIRM #0114"; thence North 00 degrees 15 minutes 13 seconds West along the west line of the East Half of said Northwest Quarter a distance of 2663.11 feet to the northwest corner of said half-quarter section, said corner being marked by a mag nail with washer stamped "P.I. CRIPE 842-6777"; thence South 89 degrees 59 minutes 43 seconds East along the north line of said Northwest Quarter a distance of 1304.79 feet to the POINT OF BEGINNING, containing 460.219 acres, more or less.

EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT B-1
AREA PLAN

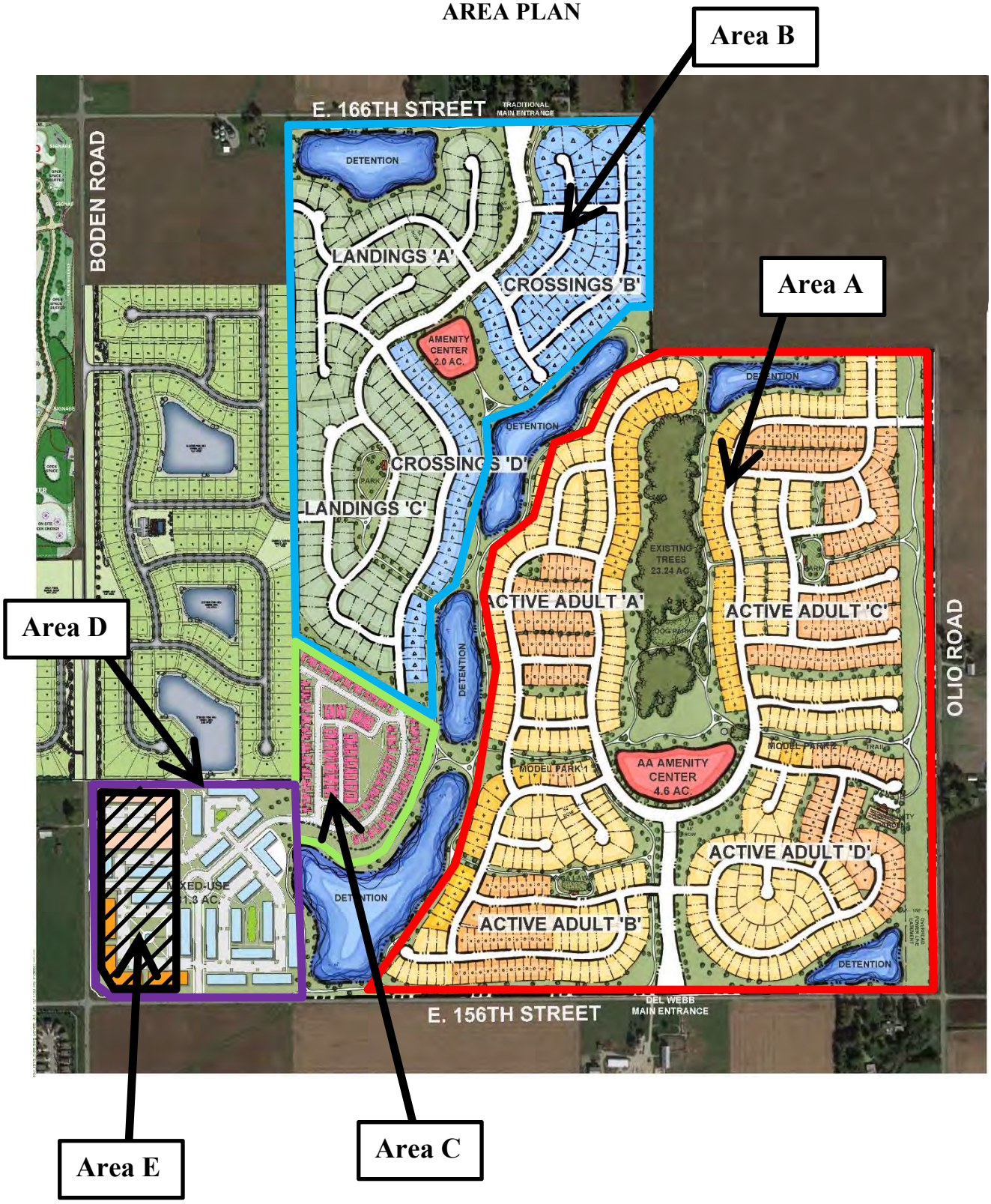


EXHIBIT C – (AREA A - LOT TYPE 1)
MONTEREY SERIES

EXHIBIT C – (AREA A - LOT TYPE 2)
SONOMA SERIES

EXHIBIT C – (AREA A – LOT TYPE 3)
NAPA SERIES

EXHIBIT C – (AREA B – LOT TYPE 1)
LANDINGS SERIES

EXHIBIT C – (AREA B – LOT TYPE 2)
CROSSINGS SERIES

EXHIBIT C – (AREA C – LOT TYPE 1)
CORNERSTONE SERIES

EXHIBIT C – (AREA C – LOT TYPE 2)
ENCORE SERIES

<u>EXHIBIT C – (AREA D)</u>
MULTI-FAMILY

EXHIBIT C – (AREA E)
COMMERCIAL

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS – AREA A

All terms used shall have the meaning ascribed to them in the definitions section at the end of this exhibit.

I. ROOF RIDGELINES

All homes required to provide a minimum of two (2) roof ridgelines visible from the front entry of the home.

II. CORNER BREAKS

Single-Level architectural features must project a minimum of four (4) feet from the adjacent architectural plane.

Front Elevations

All homes required to provide a minimum of three (3) corner breaks on each front elevation.

Rear Elevations

All homes on corner lots and those homes with rear elevations visible from the 156th Street, 166th Street, and Olio Road public right-of-way are required to provide a minimum of three (3) corner breaks on each Rear Elevation.

III. WINDOWS

Single-Level homes required to provide a minimum of one (1) Window on each architectural plane, with a minimum aggregate of ten (10) windows per home.

A service door providing access to a front-load garage may be installed on a side elevation in lieu of a required side-elevation Window once per home.

A grouping of Windows containing individual Windows less than 8 square feet may be considered a Window for the purposes of calculation when the Windows comprising the grouping:

- Are identical in height or width to one another; AND
- Are individually at least 4 square feet in size; AND
- Are located on the same architectural plane, in the same interior room; OR are located within 24 inches of an adjacent Window within the same grouping; AND
- Have a combined aggregate size of at least 8 square feet

Window Treatment is required on all windows on the front facade.

IV. GARAGE DOOR PERCENTAGE

Single-Level homes with front-load garages cannot exceed maximum garage door percentage of 35%.

Multiple-Level homes with front-load garages cannot exceed maximum garage door percentage of 20%.

Applies only to two-car front-load garages.

V. FRONT ENTRY & PORCH

All homes must provide a Porch of at least 24 square feet at the front entry.

VI. ROOF PITCH

All homes are required to provide a minimum roof pitch of 5/12 along the main roof ridgeline.

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g., craftsman, prairie, etc.), as identified by *A Field Guide to American Houses*.

VII. ROOF OVERHANG

All homes are required to provide a minimum roof overhang of 11 inches, measured from framing, on all architectural planes.

VIII. APPROVED EXTERIOR CLADDING STYLES

The exterior of all architectural planes must utilize only materials from the City's Approved Exterior Cladding Styles list:

1. Board and Batten Siding
2. Horizontal Siding
3. Shake Shingles
4. Brick
5. Manufactured Stone
6. Solid/Natural Stone
7. Stucco (Synthetic Stucco/EIFS Prohibited)
8. Vinyl
    - Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.046 inches and shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679). All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected

materials shall preserve a wood grained finish in both the siding and the trim. On "gable end trusses" that are constructed out of two by four inch (2"x4") dimensional lumber installed vertically at sixteen inch (16") on center (or greater spacing) and where the vertical two by fours (2x4's) are ten feet (10') or greater in length, the builder shall install a "strongback" and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4's) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4's) and the siding attached to it.

Architectural styles utilizing cladding styles not included in the Approved Exterior Cladding Styles list may be approved by the Director of Planning and Development on a case-by-case basis.

IX. NUMBER OF EXTERIOR CLADDING STYLES PER ARCHITECTURAL PLANE

Front Elevations

Each front elevation is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. One (1) construction material if 100% masonry is used on the architectural plane; or
2. Two (2) different construction materials.

Secondary Architectural Planes

<u>Single-Level Homes:</u>

Each Secondary Architectural Plane is required to utilize a one (1) material from the City's Approved Exterior Materials list.

All Architectural Planes

For the purposes of calculation, an exterior cladding style must comprise at least 9% area of the architectural plane

Exterior cladding styles comprising less than 9% area of the architectural plane may only be counted:

- When installed under an entire roof gable, including all cladding between the roof peak and the bottom of the eaves; OR
- When masonry is installed as an accent material

(Continued on next page)

X. MATERIAL COMPOSITION

Each approved Exterior Cladding Style must be composed from materials from the City's Approved Material Compositions list, which varies among approved construction materials:

1. Board and Batten Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

2. Horizontal Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement
    d. Vinyl/Composite (see thickness and installation standards in Sec. VIII(8).

3. Shake Shingles
    a. Wood
    b. Engineered Wood
    c. Fiber Cement
    d. Clay
    e. Vinyl/Composite (see thickness and installation standards in Sec. VIII(8).

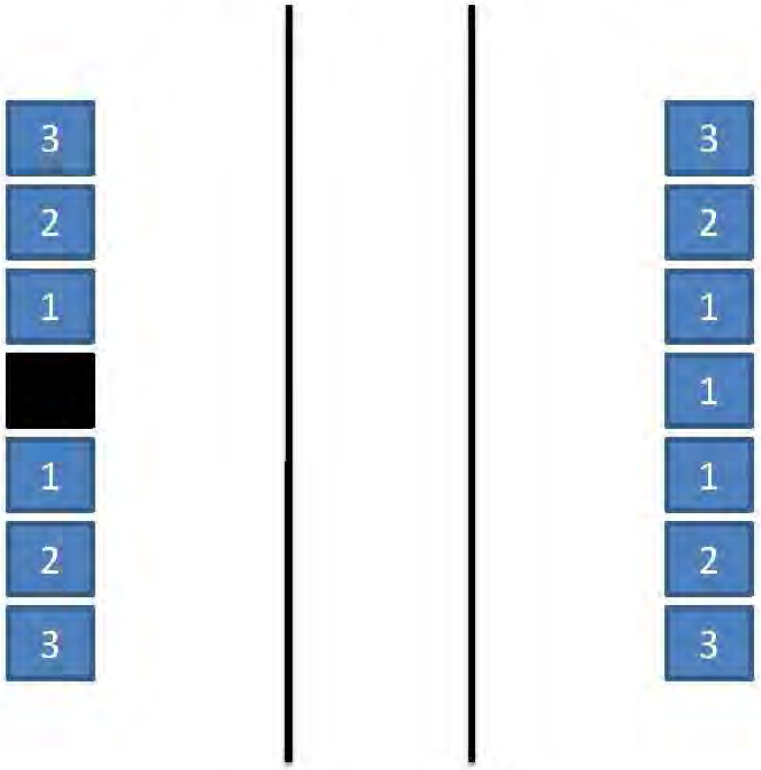
XI. HOMOGENEITY

Exterior design details, including but not limited to: exterior cladding styles, material compositions, number and style of windows, window placement, trim detailing, and roof design must logically transition onto adjacent architectural planes to be consistent with the intended architectural style of the structure.

(Continued on next page)

XII. ANTI-MONOTONY

FACADE VARIETY CODE



1 **Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package. Home cannot be mirrored or flipped elevation.**

2 **Home may be of the same plan and elevation as the Subject home, but must be a different color package.**

3 **May be identical to Subject home.**

XIII. LANDSCAPING

Front Yard Landscaping

In addition to Street Trees, each front yard required to contain a minimum of:

- Two (2) shade trees (2.5" minimum trunk diameter) OR one (1) shade tree (2.5" minimum trunk diameter) AND one (1) ornamental tree (2.5" minimum trunk diameter)
- Ten (10) shrubs (24" minimum height)

RESIDENTIAL ARCHITECTURAL STANDARDS DEFINITIONS

Architectural Plane, Primary: Any architectural plane with frontage on a street or roadway. Corner lots are considered to have multiple primary architectural planes.

Architectural Plane, Secondary: Any architectural plane that is not considered to be a primary architectural plane.

Architectural Plane: A two-dimensional surface defined by width and length

Building, Multi-Level: Any building containing more than one (1) story located above adjacent grade

Building, Single-Level: Any building containing exactly one (1) story located above adjacent grade

Corner Break: The position at which two architectural planes meet and form relief creating a third dimension, excluding all interior points.

Elevation: A two-dimensional scaled drawing of any side of a building or structure.

Exterior Cladding Percentage: The ratio of the area of an exterior cladding style divided by the sum of all other exterior cladding on an architectural plane, excluding the roof, windows, and doors.

Garage Door Percentage: The ratio of the area of a garage door divided by the total area of the architectural plane on which the garage door is located, including the roof, windows, and doors.

Masonry: Any exterior cladding style composed of brick, stone, stucco, terra cotta, or similar material.

Perimeter Lot: Any lot adjacent to a street, roadway, or publicly owned land for which no buildable lots are located between the lot and the roadway or publicly owned property.

Porch: A structure attached to a building that has a roof and that may or may not have walls.

Roof Overhang: The horizontal distance, excluding gutters, which the roof projects beyond the framing of the architectural plane immediately below.

Roof Pitch: The ratio of the slope of the main roof ridges, measured as rise divided by run.

Roof Ridgeline: The line of intersection formed between opposite slopes or sides of the main roof. Roof ridgelines must project from the main roof and do not include minor architectural features such as bay windows, dormers, turrets, garage eyebrows, or other similar features.

Story, Half: The portion of a building located above a story and under a sloping, gable, hip, or

gambrel roof, the wall plates on at least two (2) opposite exterior walls of which are not more than three (3) feet above the floor level of such half-story.

Story: The portion of a building, above adjacent grade, between the surface of any floor and the surface of any floor next above it; or, if there is no floor above it, then the space between such floor and the ceiling next above it.

Window Treatment: The application of shutters, masonry, or trim composed of wood (a minimum of 1"x4"), engineered wood (a minimum of 1"x4"), or fiber cement installed around and immediately adjacent to a window frame.

Window: A framed opening on an architectural plane containing glass product.

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS – AREA B

All terms used shall have the meaning ascribed to them in the definitions section at the end of this exhibit.

I. ROOF RIDGELINES

All homes required to provide a minimum of two (2) roof ridgelines visible from the front entry of the home.

II. CORNER BREAKS

Single-Level architectural features must project a minimum of four (4) feet from the adjacent architectural plane.

Multiple-Level architectural features must project a minimum of three (3) feet from the adjacent architectural plane.

Front Elevations

All homes required to provide a minimum of three (3) corner breaks on each front elevation. Architectural features located above the ground level are counted as corner breaks subject to the minimum corner break projection regulations.

Side Elevations

Any side elevation with street frontage required to provide a minimum of three (3) corner breaks.

Rear Elevations

All homes on corner lots and those homes with rear elevations visible from the 156th Street, 166th Street, and Olio Road public right-of-way are required to provide a minimum of three (3) corner breaks on each Rear Elevation.

III. WINDOWS

Single-Level homes required to provide a minimum of two (2) Windows on each architectural plane.

Multiple-Level homes required to provide a minimum of three (3) Windows on each architectural plane.

A service door providing access to a front-load garage may be installed on a side elevation in lieu of a required side-elevation Window once per home.

A grouping of Windows containing individual Windows less than 8 square feet may be considered a Window for the purposes of calculation when the Windows comprising the

grouping:

- Are identical in height or width to one another;AND
- Are individually at least 4 square feet in size; AND
- Are located on the same architectural plane, in the same interior room; OR are located within 24 inches of an adjacent Window within the same grouping; AND
- Have a combined aggregate size of at least 8 square feet

Window Treatment is required on all windows on the front facade.

IV. GARAGE DOOR PERCENTAGE

Single-Level homes with front-load garages cannot exceed maximum garage door percentage of 35%.

Multiple-Level homes with front-load garages cannot exceed maximum garage door percentage of 20%.

Applies only to two-car front-load garages.

V. FRONT ENTRY & PORCH

All homes must provide a Porch of at least 30 square feet at the front entry.

VI. ROOF PITCH

All single-level homes are required to provide a minimum roof pitch of 5/12 along the main roof ridgeline. All multiple-level homes are required to provide a minimum roof pitch of 6/12 along the main roof ridgeline.

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g., craftsman, prairie, etc.), as identified by *A Field Guide to American Houses*.

VII. ROOF OVERHANG

All homes are required to provide a minimum roof overhang of 11 inches, measured from framing, on all architectural planes.

VIII. APPROVED EXTERIOR CLADDING STYLES

The exterior of all architectural planes must utilize only materials from the City's Approved Exterior Cladding Styles list:

1. Board and Batten Siding
2. Horizontal Siding
3. Shake Shingles
4. Brick
5. Manufactured Stone
6. Solid/Natural Stone

7. Stucco (Synthetic Stucco/EIFS Prohibited)

Architectural styles utilizing cladding styles not included in the Approved Exterior Cladding Styles list may be approved by the Director of Planning and Development on a case-by-case basis.

IX. NUMBER OF EXTERIOR CLADDING STYLES PER ARCHITECTURAL PLANE

Front Elevations

Each front elevation is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. One (1) construction material if 100% masonry is used on the architectural plane; or
2. Two (2) different construction materials entire front elevation has brick wainscot up to sill of lowest first floor window; or
3. Three (3) construction materials.

Secondary Architectural Planes

Single-Level Homes:

Each Secondary Architectural Plane is required to utilize a one (1) material from the City's Approved Exterior Materials list.

Multiple-Level Homes:

On Corner Lots, each Secondary Architectural Plane is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. Two (2) different construction materials
2. One (1) construction material if 100% masonry is used on the architectural plane

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis.

All Architectural Planes

For the purposes of calculation, an exterior cladding style must comprise at least 9% area of the architectural plane

Exterior cladding styles comprising less than 9% area of the architectural plane may only be counted:

- When installed under an entire roof gable, including all cladding between the roof peak and the bottom of the eaves;OR
- When masonry is installed as an accent material

(Continued on next page)

X. MATERIAL COMPOSITION

Each approved Exterior Cladding Style must be composed from materials from the City's Approved Material Compositions list, which varies among approved construction materials:

1. Board and Batten Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

2. Horizontal Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

3. Shake Shingles
    a. Wood
    b. Engineered Wood
    c. Fiber Cement
    d. Clay
    e. Vinyl/Composite (minimum thickness forthcoming)

XI. MASONRY PERCENTAGE

Each Primary Architectural Plane required to contain at least one (1) exterior material composed of masonry in accordance with the Exterior Cladding Style calculation requirements - the following exterior materials and/or compositions are considered masonry for the purposes of this calculation:

1. Shake Shingles composed of clay
2. Brick
3. Manufactured Stone
4. Solid/Natural Stone
5. Stucco

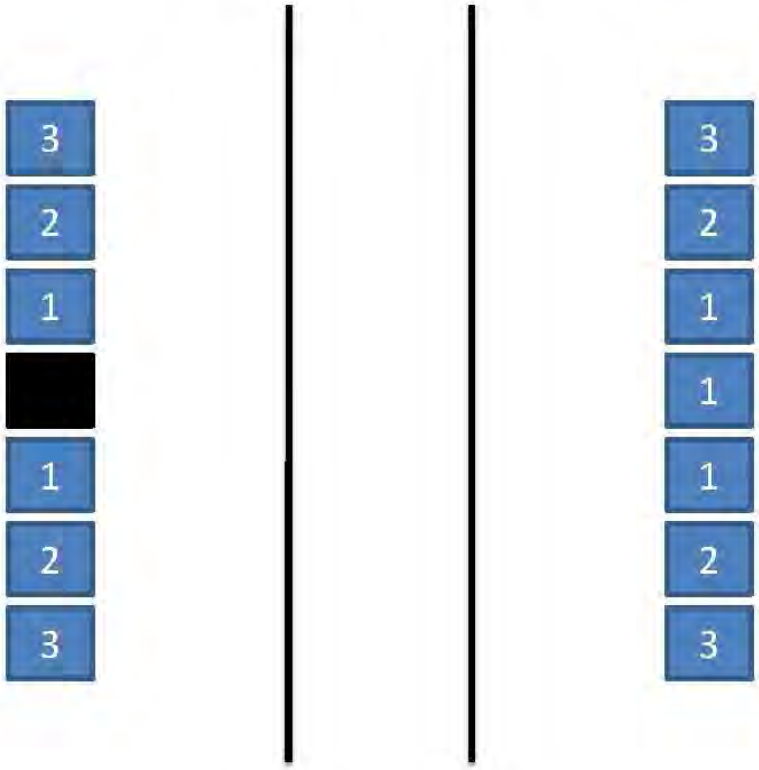
XII. HOMOGENEITY

Exterior design details, including but not limited to: exterior cladding styles, material compositions, number and style of windows, window placement, trim detailing, and roof design must logically transition onto adjacent architectural planes to be consistent with the intended architectural style of the structure.

(Continued on next page)

XIII. ANTI-MONOTONY

FACADE VARIETY CODE



1 Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package. Home cannot be mirrored or flipped elevation.

2 Home may be of the same plan and elevation as the Subject home, but must be a different color package.

3 May be identical to Subject home.

XIV. LANDSCAPING

Front Yard Landscaping

In addition to Street Trees, each front yard required to contain a minimum of:

- Two (2) shade trees (2.5" minimum trunk diameter) OR one (1) shade tree (2.5" minimum trunk diameter) AND one (1) ornamental tree (2.5" minimum trunk diameter)
- Ten (10) shrubs (24" minimum height)

RESIDENTIAL ARCHITECTURAL STANDARDS DEFINITIONS

Architectural Plane, Primary: Any architectural plane with frontage on a street or roadway. Corner lots are considered to have multiple primary architectural planes.

Architectural Plane, Secondary: Any architectural plane that is not considered to be a primary architectural plane.

Architectural Plane: A two-dimensional surface defined by width and length

Building, Multi-Level: Any building containing more than one (1) story located above adjacent grade

Building, Single-Level: Any building containing exactly one (1) story located above adjacent grade

Corner Break: The position at which two architectural planes meet and form relief creating a third dimension, excluding all interior points.

Elevation: A two-dimensional scaled drawing of any side of a building or structure.

Exterior Cladding Percentage: The ratio of the area of an exterior cladding style divided by the sum of all other exterior cladding on an architectural plane, excluding the roof, windows, and doors.

Garage Door Percentage: The ratio of the area of a garage door divided by the total area of the architectural plane on which the garage door is located, including the roof, windows, and doors.

Masonry: Any exterior cladding style composed of brick, stone, stucco, terra cotta, or similar material.

Perimeter Lot: Any lot adjacent to a street, roadway, or publicly owned land for which no buildable lots are located between the lot and the roadway or publicly owned property.

Porch: A structure attached to a building that has a roof and that may or may not have walls.

Roof Overhang: The horizontal distance, excluding gutters, which the roof projects beyond the framing of the architectural plane immediately below.

Roof Pitch: The ratio of the slope of the main roof ridges, measured as rise divided by run.

Roof Ridgeline: The line of intersection formed between opposite slopes or sides of the main roof. Roof ridgelines must project from the main roof and do not include minor architectural features such as bay windows, dormers, turrets, garage eyebrows, or other similar features.

Story, Half: The portion of a building located above a story and under a sloping, gable, hip, or gambrel roof, the wall plates on at least two (2) opposite exterior walls of which are not more

than three (3) feet above the floor level of such half-story.

Story: The portion of a building, above adjacent grade, between the surface of any floor and the surface of any floor next above it; or, if there is no floor above it, then the space between such floor and the ceiling next above it.

Window Treatment: The application of shutters, masonry, or trim composed of wood (a minimum of 1"x4"), engineered wood (a minimum of 1"x4"), or fiber cement installed around and immediately adjacent to a window frame.

Window: A framed opening on an architectural plane containing glass product.

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS – AREA C

All terms used shall have the meaning ascribed to them in the definitions section at the end of this exhibit.

I. ROOF RIDGELINES

All homes required to provide a minimum of two (2) roof ridgelines visible from the front entry of the home.

a. Homes with a historical architectural style[1] that lends itself to the use of less ridgelines may be excluded from this requirement.

II. CORNER BREAKS

Front Elevations

All homes required to provide a minimum of three (3) corner breaks on each front elevation.

Side Elevations

All homes required to provide a minimum aggregate of five (5) corner breaks among the side elevations.

Rear Elevations

All homes required to provide a minimum of three (3) corner breaks on each Rear Elevation.

III. WINDOWS*

Single-Level homes required to provide a minimum of two (2) Windows on each architectural plane.

Multiple-Level homes required to provide a minimum of three (3) Windows on each architectural plane.

A service door providing access to a front-load garage may be installed on a side elevation in lieu of a required side-elevation Window once per home.

A grouping of Windows containing individual Windows less than 8 square feet may be considered a Window for the purposes of calculation when the Windows comprising the grouping:

- Are identical in height or width to one another; AND
- Are individually at least 4 square feet in size; AND
- Are located on the same architectural plane, in the same interior room; OR are located within 24 inches of an adjacent Window within the same grouping; AND
- Have a combined aggregate size of at least 8 square feet

(Continued on next page)

Window Treatment is required on all windows on the front facade.

*Window requirements shall not apply to facades that face an alley.

IV. FRONT ENTRY & PORCH

All homes must provide a Porch of at least 30 square feet at the front entry.

V. ROOF PITCH

All homes are required to provide a minimum roof pitch of 5/12 along the main roof ridgeline.

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g., craftsman, prairie, etc.), as identified by *A Field Guide to American Houses*.

VI. ROOF OVERHANG

All homes are required to provide a minimum roof overhang of 11 inches, measured from framing, on all architectural planes.

VII. APPROVED EXTERIOR CLADDING STYLES

The exterior of all architectural planes must utilize only materials from the City's Approved Exterior Cladding Styles list:

1. Board and Batten Siding
2. Horizontal Siding
3. Shake Shingles
4. Brick
5. Manufactured Stone
6. Solid/Natural Stone
7. Stucco (Synthetic Stucco/EIFS Prohibited)

Architectural styles utilizing cladding styles not included in the Approved Exterior Cladding Styles list may be approved by the Director of Planning and Development on a case-by-case basis.

VIII. NUMBER OF EXTERIOR CLADDING STYLES PER ARCHITECTURAL PLANE[2]

Front Elevations

Each front elevation is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. One (1) construction material if 100% masonry is used on the architectural plane; or
2. Two (2) different construction materials entire front elevation has brick wainscot up to sill of lowest first floor window; or
3. Three (3) construction materials.

Secondary Architectural Planes

Single-Level Homes:

Each Secondary Architectural Plane is required to utilize a one (1) material from the City's Approved Exterior Materials list.

Multiple-Level Homes:

On Corner Lots, each Secondary Architectural Plane is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. Two (2) different construction materials
2. One (1) construction material if 100% masonry is used on the architectural plane

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis.

All Architectural Planes

For the purposes of calculation, an exterior cladding style must comprise at least 9% area of the architectural plane

Exterior cladding styles comprising less than 9% area of the architectural plane may only be counted:

- When installed under an entire roof gable, including all cladding between the roof peak and the bottom of the eaves; OR
- When masonry is installed as an accent material

IX. MATERIAL COMPOSITION

Each approved Exterior Cladding Style must be composed from materials from the City's Approved Material Compositions list, which varies among approved construction materials:

1. Board and Batten Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

2. Horizontal Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

(Continued on next page)

3. Shake Shingles
    a. Wood
    b. Engineered Wood
    c. Fiber Cement
    d. Clay
    e. Vinyl/Composite

X. MASONRY PERCENTAGE

Each Primary Architectural Plane required to contain at least one (1) exterior material composed of masonry in accordance with the Exterior Cladding Style calculation requirements. If a primary architectural plane is a street-facing side elevation, then two (2) different exterior materials may be used in lieu of masonry. The following exterior materials and/or compositions are considered masonry for the purposes of this calculation:

1. Shake Shingles composed of clay
2. Brick
3. Manufactured Stone
4. Solid/Natural Stone
5. Stucco

XI. HOMOGENEITY

Exterior design details, including but not limited to: exterior cladding styles, material compositions, number and style of windows, window placement, trim detailing, and roof design must logically transition onto adjacent architectural planes to be consistent with the intended architectural style of the structure.

XII. ANTI-MONOTONY

No two structures including color, style, composition, etc. are permitted to be located adjacent to or across the street from the subject property.

(Continued on next page)

RESIDENTIAL ARCHITECTURAL STANDARDS DEFINITIONS

Architectural Plane, Primary: Any architectural plane with frontage on a street or roadway. Corner lots are considered to have multiple primary architectural planes.

Architectural Plane, Secondary: Any architectural plane that is not considered to be a primary architectural plane.

Architectural Plane: A two-dimensional surface defined by width and length

Building, Multi-Level: Any building containing more than one (1) story located above adjacent grade

Building, Single-Level: Any building containing exactly one (1) story located above adjacent grade

Corner Break: The position at which two architectural planes meet and form relief creating a third dimension, excluding all interior points.

Elevation: A two-dimensional scaled drawing of any side of a building or structure.

Exterior Cladding Percentage: The ratio of the area of an exterior cladding style divided by the sum of all other exterior cladding on an architectural plane, excluding the roof, windows, and doors.

Garage Door Percentage: The ratio of the area of a garage door divided by the total area of the architectural plane on which the garage door is located, including the roof, windows, and doors.

Masonry: Any exterior cladding style composed of brick, stone, stucco, terra cotta, or similar material.

Perimeter Lot: Any lot adjacent to a street, roadway, or publicly owned land for which no buildable lots are located between the lot and the roadway or publicly owned property.

Porch: A structure attached to a building that has a roof and that may or may not have walls.

Roof Overhang: The horizontal distance, excluding gutters, which the roof projects beyond the framing of the architectural plane immediately below.

Roof Pitch: The ratio of the slope of the main roof ridges, measured as rise divided by run.

Roof Ridgeline: The line of intersection formed between opposite slopes or sides of the main roof. Roof ridgelines must project from the main roof and do not include minor architectural features such as bay windows, dormers, turrets, garage eyebrows, or other similar features.

Story, Half: The portion of a building located above a story and under a sloping, gable, hip, or gambrel roof, the wall plates on at least two (2) opposite exterior walls of which are not more than three (3) feet above the floor level of such half-story.

Story: The portion of a building, above adjacent grade, between the surface of any floor and the surface of any floor next above it; or, if there is no floor above it, then the space between such floor and the ceiling next above it.

(Continued on next page)

Window Treatment: The application of shutters, masonry, or trim composed of wood (a minimum of 1"x4"), engineered wood (a minimum of 1"x4"), or fiber cement installed around and immediately adjacent to a window frame.

Window: A framed opening on an architectural plane containing glass product.

[1]Historical architectural styles are styles such as Colonial, Craftsman, Farmhouse, Cottage, Italianate, Arts & Crafts, or homes with various architectural elements taken from the foregoing to create a more recent and modern version.

[2]Homes with a historical architectural style that lends itself to the use of less material changes may be excluded from the requirements set forth above.

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS – AREA D

All descriptions are intended to provide a basic description and outline for the development. Final development plans and elevations will be submitted as part of the Procedures in Section 13.

Development Intent

The development(s) in Area D are intended to focus on multi-family and senior living housing. The goal for the development(s) is to create a high-quality village setting that has a sense of place with regards to building layout and design.

All buildings will seek to create strong "streetwalls", permeable building frontages, and screen parking lots along every building right-of-way.

The architectural style will focus on a "lodge" theme with the use of materials including but not limited to raw/stained wood and stone. The style could take on a traditional style with gabled roofs or a flat roof with potential awnings.

The landscaping will be minimal with the small setbacks and village layout but will be strategically utilized to screen parking lot areas.

Architectural Standards

All facades shall feature a building undulation (i.e. setback/bump-out) every 100 feet.

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS – AREA E

All descriptions are intended to provide a basic description and outline for the development. Final development plans and elevations will be submitted as part of the Procedures in Section 13.

Development Intent

The development(s) in Area E are intended to focus on commercial development including retail and office buildings. The goal for the development(s) is to create a high-quality village setting that has a sense of place with regards to building layout and design.

All buildings will seek to create strong "streetwalls", permeable building frontages, and screen parking lots along every building right-of-way.

The architectural style will focus on a "lodge" theme with the use of materials including but not limited to raw/stained wood and stone. The style could take on a traditional style with gabled roofs or a flat roof with potential awnings.

The landscaping will be minimal with the small setbacks and village layout but will be strategically utilized to screen parking lot areas.

Majority of the commercial buildings will be one (1) story structures but should market conditions be favorable, residential units may be added for a mixed-use building.

Architectural Standards

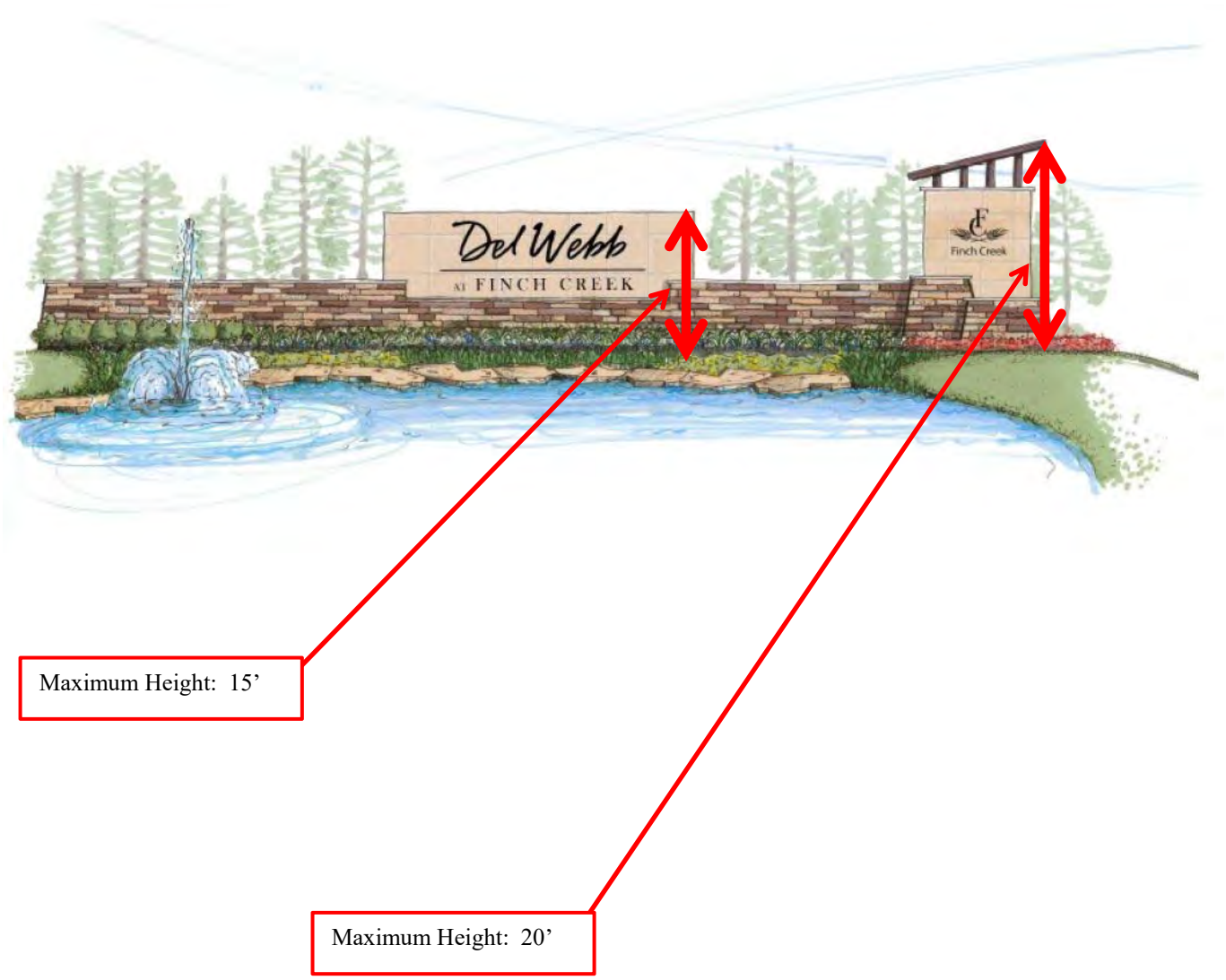
All facades shall feature a building undulation (i.e. setback/bump-out) every 100 feet.

EXHIBIT E
USE CHART

Planned Business Permitted Uses (“P”)
Dwelling, Multi-Family of 3 or more dwelling units
Downtown Mixed-Use Residential
Nursing/Retirement/Convalescent Facility
Care Centers, Child & Adult Care Services
Preschool/Nursery School
Fire and/or Police Station
Government Office
Library
Post Office
Public Service Facility
Club or Lodge (Private)
Gallery and/or Museum
Health/Fitness Facility
Public Parks and Playgrounds
Animal Hospitals & Veterinarian Offices (without Commercial Kennel)
Automated Teller Machine ATM (Stand Alone Structure)
Automobile Fuel Station
Bar, Tavern, Lounge, or Brewpub
Drinking Place
Financial, Insurance & Real Estate Services
Laundry/Dry Cleaners without On-Site Plant
Offices
Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners
Personal Care Establishment
Professional and Technical Services
Restaurant (With Drive-Thru)
Restaurant (Without Drive-Thru)
Retail Sales

Planned Business Conditional Uses (“C”)
Church, Temple, Place of Worship
Wireless Telecommunication Service Facility

EXHIBIT F
BUFFER EXHIBIT

EXHIBIT G
SIGN EXHIBIT

***For illustrative purposes only. Drawing not to scale**