

NOBLESVILLE ARCHITECTURAL REVIEW BOARD
STAFF REPORT **SEPTEMBER 16, 2020**

2. ARB-0083-2020	
Architectural review of single-family detached house plans in a new section of Noble West (Westmoor of Noble West) planned development.	
LOCATION:	5500 block of Noble Crossing Parkway, south of E 156 th Street
APPLICANT:	Pulte Homes
ITEMS FOR CONSIDERATION:	House models/elevations:
	1. Amberwood (HR2M)
	2. Hilltop (HR2G, HR2H)
	3. Westchester (HR3S)

Westmoor of Noble West is a single-family subdivision to be comprised of 260 lots, located west of West Haven of Noble West, south of 156th street (Exhibits 2 and 3). Noble West is a large development that includes commercial and residential developments. The residential developments are split into seven parcels, each of them having different bulk standards (Exhibit 4). Noble West ordinance was adopted in 2002 and has been in development since that time. Westmoor is Parcel 7 of the Noble West residential development. Currently, Westmoor is finalizing the platting process. One section of Westmoor that includes three residential lots has been recorded and is ready for construction.

The builder in Westmoor is Pulte Homes. For this review, Pulte submitted a few plans that do not meet an architectural requirement for single-family homes in Noble West. Per Noble West SFR architectural requirements (Exhibit 5), only ARB can approve plans that do not meet a requirement listed in Noble West single-family residential architectural requirements (Review matrices in Exhibit 6).

AMBERWOOD (HR2M)

- Corner Breaks. (Left, Right, & Rears Sides) Minimum 3 (2 proposed each side)

HILLTOP (HR2G, HR2M)

- Corner Breaks. (Left, Right, & Rears Sides) Minimum 3 (2 proposed each side)

WESTCHESTER (HR3S)

- Corner Breaks. (Left, Right, & Rears Sides) Minimum 3 (2 proposed each side)

EXHIBIT 1 – STAFF REPORT

ATTACHED EXHIBITS:

1. Staff Report
2. Location Map
3. Westmoor of Noble West Plat
4. Noble West Parcels and their Bulk Standards
5. Noble West Single Family Residential Architectural Requirements
6. Review Matrices
7. House Plans

The Board must determine if the proposed residential plans and/or architectural standards meet the intent of the Ordinance and/or present sufficient detail to warrant approval by the Architectural Review Board.

The following are your choices for motions:

MOTION I move to APPROVE the [HOUSE PLAN NAME] for [SUBDIVISION NAME] submitted by [APPLICANT NAME] (include any commitments/conditions)

OR

MOTION I move to DENY the [HOUSE PLAN NAME] for [SUBDIVISION NAME] submitted by [APPLICANT NAME]

OR

MOTION I move to CONTINUE the application until (fill in the blank) and (noting what items are to be addressed).