

**NOBLESVILLE ARCHITECTURAL REVIEW BOARD  
STAFF REPORT**

**SEPTEMBER 16, 2020**

2. ARB-0112-2020 Architectural review of multi-family residential structures	
LOCATION:	17901 River Road
APPLICANT:	Cityscape Residential, LLC
ITEMS FOR CONSIDERATION:	Multi-Family Residential

This is a proposed redevelopment of a site that now is a vacant Marsh Supermarket along the west side of River Road and north of State Road No. 32 (Westfield Boulevard). The proposed project will contain 287 luxury apartments, associated amenities, and approximately 30,000 of first class office space. This proposed development is less than one mile from downtown Noblesville, Federal Hill Commons, and west of the White River. There are five apartment buildings, one amenity structure and pool, one leasing office, with the office building being constructed in the northeast portion of the site just north of Logan Street.

The apartment buildings include a brick veneer, soldier course, garage units underneath, balconies, cementitious panels, and cementitious siding material. The colors are most in the brown tones.

ATTACHED EXHIBITS:

1. Staff Report
2. Location Map
3. Aerial Photograph
4. Existing Conditions
5. Connectivity Map
6. Conceptual Layout
- 7A Architectural Rendering
7. Elevation(s)
8. ARB Guideline Matrix

EXHIBIT 1 – STAFF REPORT

The Board must determine if the proposed plans meet or exceed the guidelines for multi-family residential architectural standards.

The following are your choices for motions:

MOTION I move to APPROVE the multi-family architectural elevations as submitted or if modified provide details.

OR

MOTION I move to DENY the multi-family architectural elevations as submitted.

OR

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