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Tuesday, January 10, 2023

**VIA ELECTRONIC MAIL**

Re: Midland Pointe Planned Development Ordinance – Preliminary Development Plan

Dear Plan Commission Member:

Secure Holdings, LLC (“Secure Holdings”), respectfully submits its request to adopt a Planned Development (PD) Ordinance, preliminary development plan, and waivers for the property at the southeast corner of State Road 32 and Hazel Dell Road as part of an economic development project to develop a premier suburban trailside mixed-use community.

The development team has been working with the Mayor and administration for over a year on this economic development project. The Common Council voted to approve the economic development agreement for this approximately \$72 million mixed-use development project at its May 24, 2022 meeting. The Architectural Review Board gave a favorable recommendation of this project at its June 15, 2022 meeting and its July 27, 2022 meeting. Additionally, the Plan Commission gave a unanimous favorable recommendation of the associated rezoning petition at its November 21, 2022 meeting, and the Common Council voted to approve the rezoning petition at its December 20, 2022 meeting. Secure Holdings has worked with the Department of Planning and Development and the Engineering Department to make this project a success and now is here before the Plan Commission for a favorable recommendation of the PD Ordinance, preliminary development plan, and waivers that implement this project.

The residential core of the Midland Pointe mixed-use community will be Old Town Companies’ “Midland Reserve” neighborhood, which will include a mixture of approximately 256 rental units including two-story flats, three-story units, and townhome-style units along with a clubhouse. In addition to the residential neighborhood, several commercial businesses are planned to front along State Road 32, including a Crew Car Wash, a convenience store and fuel station, bank/office space, neighborhood retail space, and medical uses.

Midland Pointe’s centralized public amenity, known as The Grove, will be a space along the north end of the pond, and adjacent to the dining terrace, and accessed from a trail spur off the Midland Trace Trail. The Grove will connect and engage the retailers and restaurants along State Road 32 with the Midland Trace Trail. Secure Holdings expects outdoor dining and other activities within The Grove and along the trail spur. This development brings immediate energy to the western gateway of Noblesville and connects the Midland Trace Trail to an eclectic mix of residential and commercial uses.

Enclosed please find:

- aerial location map,
- site plan,
- illustrative housing elevations, and
- illustrative renderings of the retail area.


Thank you for your consideration.

Sincerely,

Steven D. Hardin

# Aerial Location Map

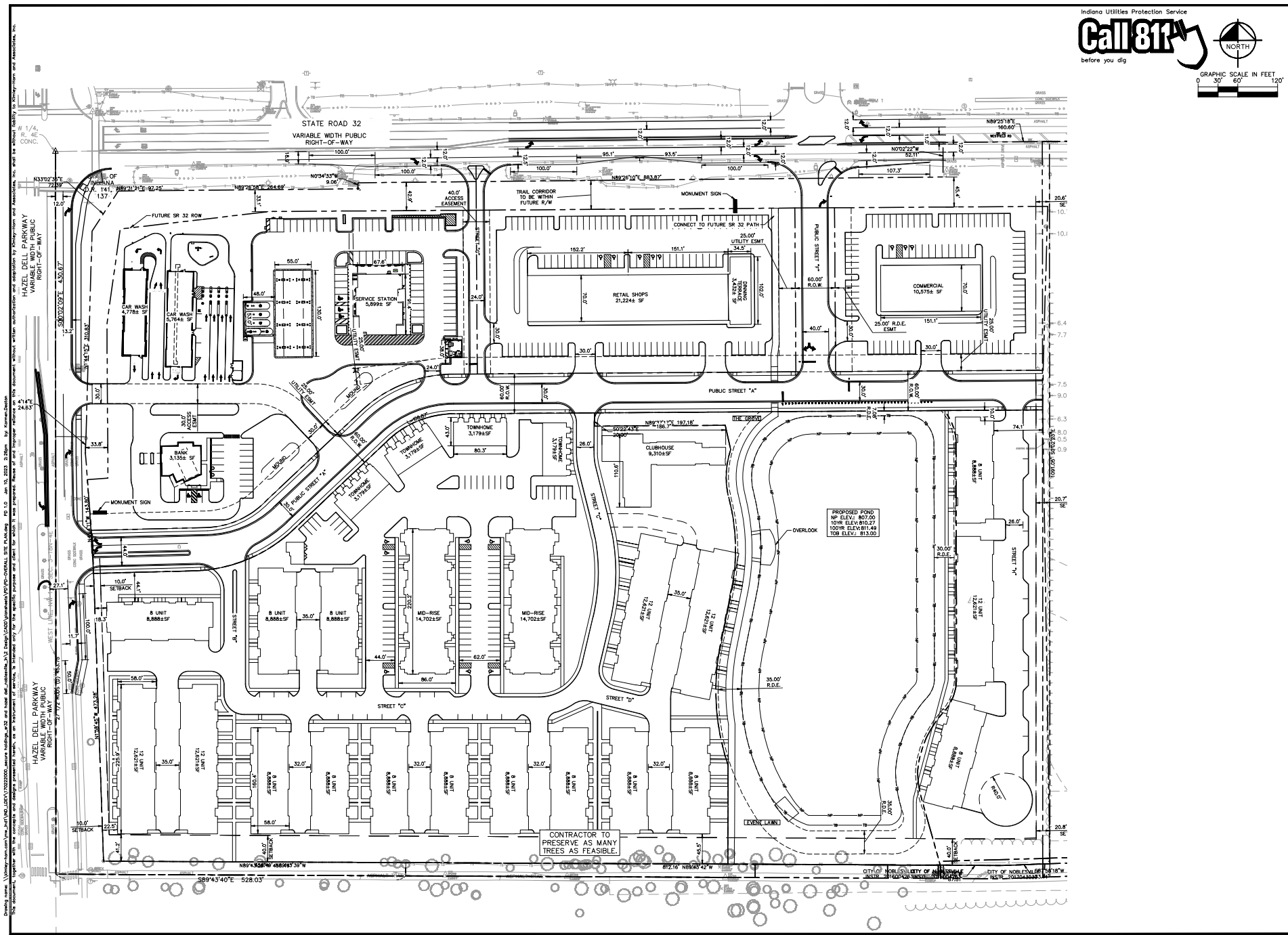


 Real Estate

Indiana Utilities Protection Service  
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NORTH

GRAPHIC SCALE IN FEET  
 0 30 60 120'



Note: 1. All utility lines shown on this plan are based on records and field surveys. The user of this plan should verify the location and depth of all utility lines before any excavation. 2. The user of this plan should verify the location and depth of all utility lines before any excavation. 3. The user of this plan should verify the location and depth of all utility lines before any excavation. 4. The user of this plan should verify the location and depth of all utility lines before any excavation. 5. The user of this plan should verify the location and depth of all utility lines before any excavation. 6. The user of this plan should verify the location and depth of all utility lines before any excavation. 7. The user of this plan should verify the location and depth of all utility lines before any excavation. 8. The user of this plan should verify the location and depth of all utility lines before any excavation. 9. The user of this plan should verify the location and depth of all utility lines before any excavation. 10. The user of this plan should verify the location and depth of all utility lines before any excavation.

<b>RESUSE ENGINEERS, LLC</b> 2000 American Crossing, Ste 800 Indianapolis, IN 46240	<b>Kimley-Horn</b> 2000 American Crossing, Ste 800 Indianapolis, IN 46240	<b>Jared L. Wilke</b> Professional Engineer License No. 2017022000	<b>Jared L. Wilke</b> Professional Engineer License No. 2017022000	<b>Jared L. Wilke</b> Professional Engineer License No. 2017022000
<b>MIDLAND POINTE</b> SEC SR. 32 & HAZEL DELL RD. NOBLESVILLE, IN 46062	<b>SITE PLAN</b>	<b>SCALE AS NOTED</b> DESIGNED BY: JWS DRAWN BY: JMS CHECKED BY: JMW DATE: 01/10/2023	<b>REVISIONS</b>	<b>BY</b>
ORIGINAL ISSUE: 01/10/2023 KHA PROJECT NO. 170222000	SHEET NUMBER <b>PD 2.0</b>	SHEET NUMBER <b>PD 2.0</b>	SHEET NUMBER <b>PD 2.0</b>	SHEET NUMBER <b>PD 2.0</b>

### Elevations - 8 Plex



Street Elevation



Rear Elevation

### Elevations - Carriage House



Street Elevation



Rear Elevation

### Elevations - 12 Plex



Street Elevation



Rear Elevation

- General Notes:
- Doors and gutters will be painted to match building's trim color.
  - All porches to be a minimum of 6" deep.
  - All roof overhangs to be a minimum of 12".
  - Roof pitches may be lower than 8/12 in select locations to maintain the architectural scale of the building. Excavate and install grade to provide level site when this occurs.

4/2/22 - 10:11 a.m. All Rights Reserved. A091623

## MIDLAND POINTE

HOUSING ELEVATIONS | OCTOBER 2022



Elevations - Townhomes 4 Unit



Elevations - Townhomes 5 Unit



Elevations - 3 Story Apartments



- General Notes:
- Doorposts and gutters will be painted to match building's trim color.
  - All porches to be a minimum of 6" deep.
  - All roof low-pitches to be a minimum of 12/12.
  - Roof pitches may be lower than 12/12 in select locations to maintain the architectural scale of the building. Structures and roof pitches need to be shown in perspective views that apply.

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**MIDLAND POINTE**

HOUSING ELEVATIONS | OCTOBER 2022





**MIDLAND POINTE**  
RETAIL VISUALS | OCTOBER 2022



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