

Townes at 238

Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

March 18, 2024

Noblesville Plan Commission

Applicant: MI Homes of Indiana, L.P.

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TAB 1

PROJECT DESCRIPTION

The applicant, MI Homes of Indiana, L.P., (“MI Homes”), is seeking rezone approval and preliminary development plan approval (collectively the “Request”) for two (2) parcels of real estate that consist of approximately 28 acres located north and adjacent of Greenfield Avenue/SR 238, east and adjacent to Promise Road and south and adjacent to E. 156th Street (“Real Estate”). The Real Estate is shown on the site aerial map included behind Tab 2. The Real Estate is currently zoned R1 Residential District and the Request seeks to rezone the Real Estate to the “Townes at 238 Planned Development Ordinance” which will have R5/PD as the underlying zoning classification in order to develop a for-sale townhome community to be known as “Townes at 238”.

Uses and zoning classifications that surround the Real Estate include: (i) to the west are individual parcels with homes which are zoned R-1; (ii) to the northwest is the Chapel Villas community which is zoned R4/PD, to the immediate north is the Chapel Woods community which is zoned R1/PD and to the northeast is the Brooks Farms community which is zoned R3/PD; (iii) to the east are individual parcels which are zoned R1/PD and R1 and further east are parcels zoned as PB/PD; and, (iv) to the immediate south is the Waterman Farms neighborhood which is zoned CC/PD and to the southwest is the Meridith Meadows senior apartments.

The Townes at 238 community will consist of approximately one-hundred and ninety (190) townhomes and, as depicted on the Concept Plan (see Tab 3), the community will also include open space and common areas, including a centrally located park for neighborhood residents. Access to the community will be from Greenfield Avenue to the south and to E. 156th Street to the north. The townhomes located immediately adjacent to Greenfield Avenue (and all homes illustrated in orange on the Concept Plan) are 3-story designs and are front facing toward these roadways, with parking in the rear access via an alley. Townhomes illustrated in pink on the Concept Plan are two stories in height and have garages which access the street. All garages face internally and not toward perimeter streets. Photographs and elevations of both townhome types are included in the submittal. Further, landscape buffer yards shall be provided along the perimeter of the Real Estate as shown on the Preliminary Development Plan. Stormwater detention ponds will also be located along the east property line providing additional buffering to the east property line.

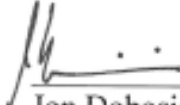
Regarding the townhome architectural design (see photographs included behind Tab 4), MI Homes is proposing its “Suburban Townhome” series which range from 1,500 to 2,050 square feet with anticipated price ranges between \$290,000 and \$350,000. The architecture utilizes a modern farmhouse style with white siding and brick along with bronze window trim. As depicted on the elevations that are included with the Townes at 238 PD Ordinance, all townhomes will have a 2-car attached garage and guest parking will be provided for on street. Further, all common areas, including landscaping and seating areas, as well as internal walking paths within the community, will be maintained in perpetuity by the Homeowner’s Association.

Associated with the Townes at 238 PD Ordinance request, is the Preliminary Development Plan (See Tab 5), including the landscape plan.

Finally, behind Tab 6 and Tab 7, respectively, are the Rezone Ordinance and Townes at 238 PD Ordinance.

We look forward to presenting this request at the Plan Commission meeting on March 18, 2024.

Respectfully submitted,

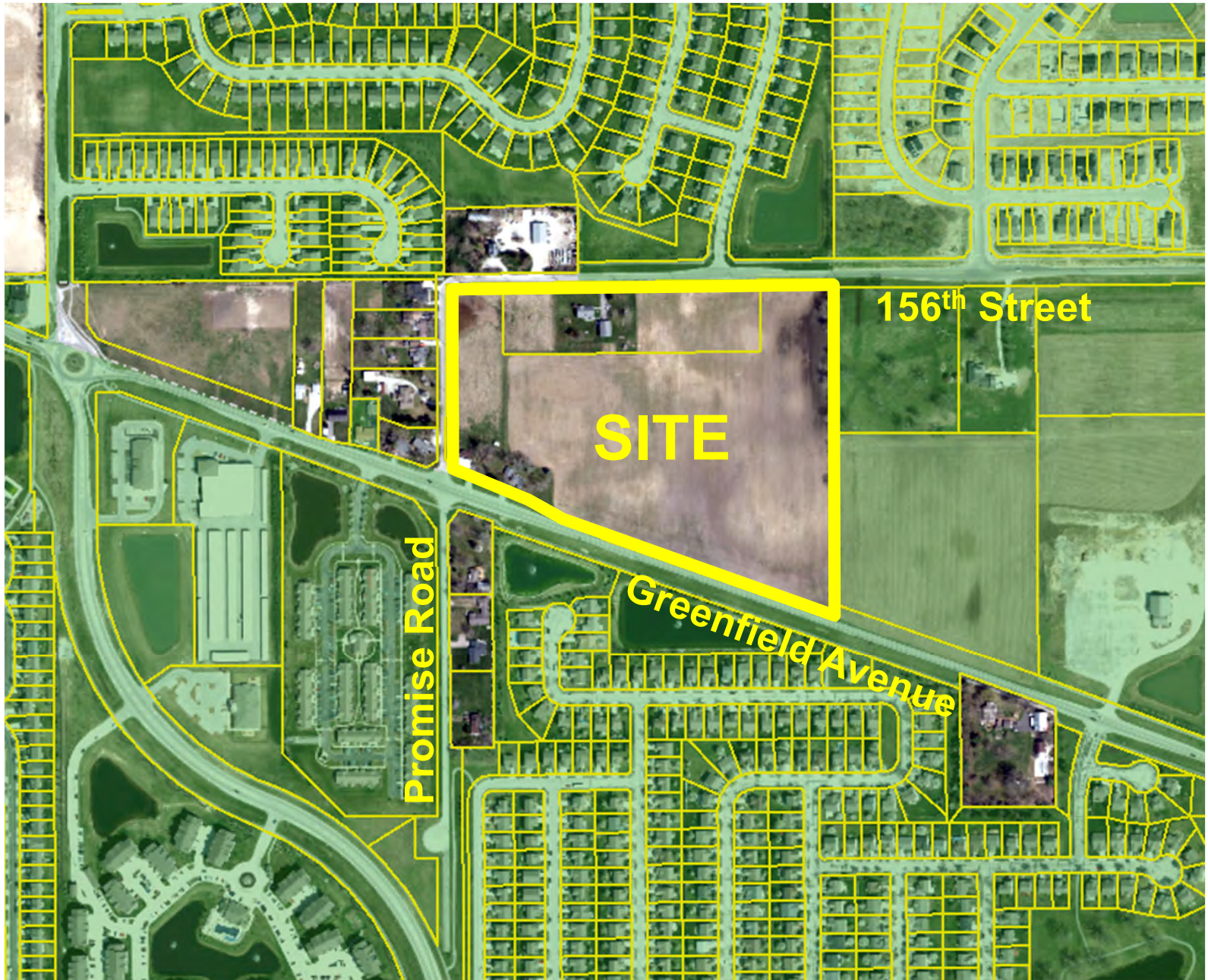


Jon Dobosiewicz



Jim Shinaver







TAB 2



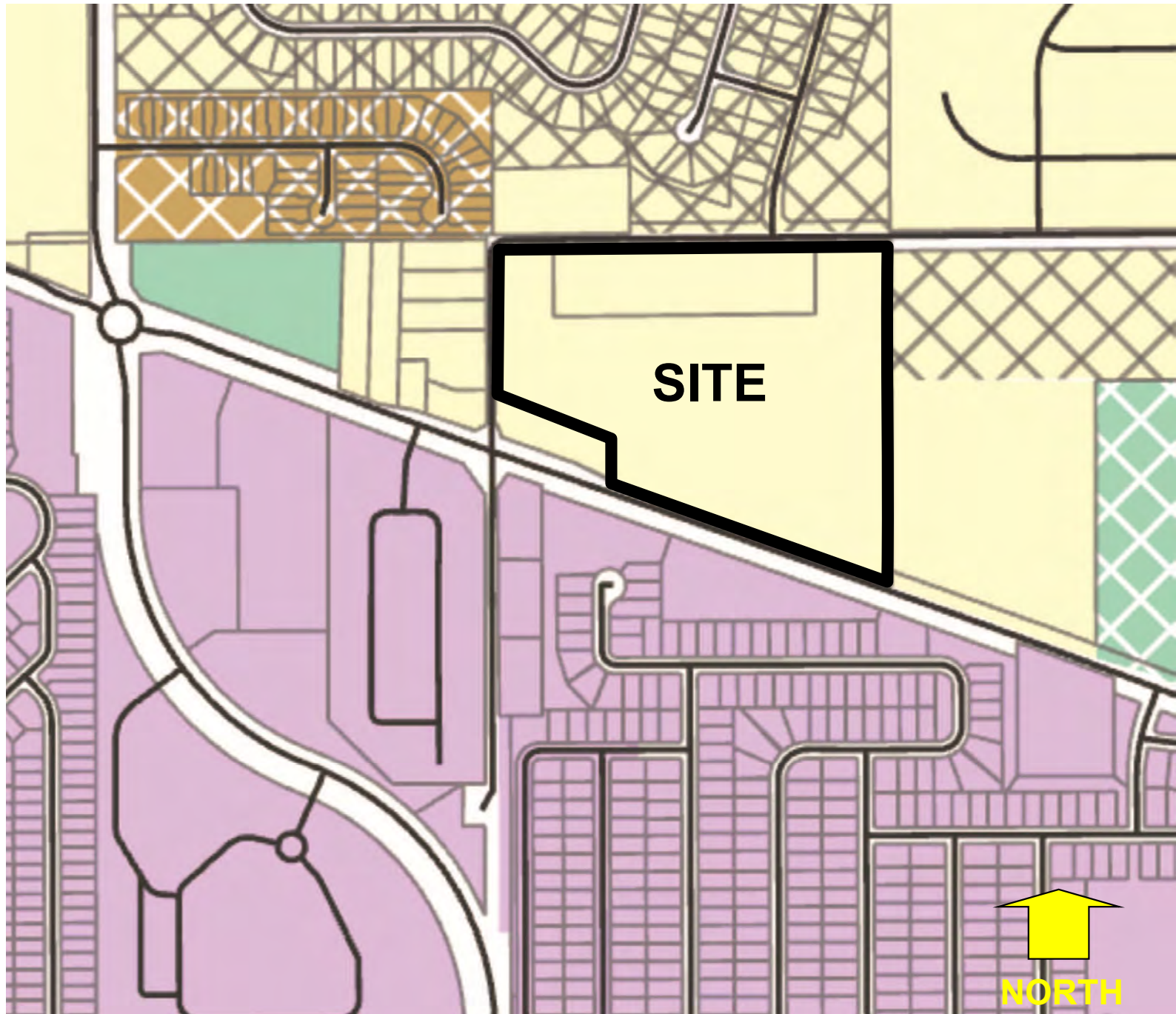
NORTH

SITE LOCATION MAP

Noblesville Zoning Districts

-  SR - Low Density Single Family Suburban Residential
-  **R1 - Low Density Single Family Residential**
-  R2 - Low to Moderate Density Single Family Residential
-  R3 - Moderate to High Density Single Family Residential
-  R4 - Moderate to High Density Single Family Residential/Two Family
-  R5 - Multi-Family Residential

-  GB - General Business
-  PB - Planned Business
-  DT - Downtown
-  B-PD - Business/PD
-  I-1 - Light Industrial
-  I-2 - Heavy Industrial



SITE ZONING

TAB 3



MI HOMES

TOWNES AT 238

NOBLESVILLE, INDIANA

DATE: 3/5/24



TAB 4















