

EXHIBIT F

Branson Reserve

Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

May 20, 2024

Plan Commission

Applicant: MI Homes of Indiana, L.P.

Attorneys: Nelson & Frankenberger, LLC

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TAB 1

BRANSON RESERVE PROJECT DESCRIPTION

The applicant, MI Homes of Indiana, L.P., (“MI”), is seeking rezone approval and preliminary development plan approval (collectively the “Request”) for two (2) parcels of real estate that consist of approximately 52 acres which parcels are generally located on the west side of Promise Road at the intersection of 196th Street, which parcels are identified by the Hamilton County, Indiana’s Auditor’s Office as Tax Parcel Identification Numbers 10-07-28-00-00-001.000 and 10-07-21-00-00-034.000 (collectively, “Real Estate”). The Real Estate is shown on the Site Location 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 “Branson Reserve Planned Development Ordinance” which will have R4/PD as the underlying zoning classification in order to develop a single-family detached, for-sale residential community to be known as “Branson Reserve”.

Uses and zoning classifications that surround the Real Estate include: (i) to the east is a larger parcel with a single family home which is zoned R3/PD; (ii) to south is the Roudebush Woods community and to the southeast is the Roudebush Farms community, both of which are zoned R2/PD; (iii) to the west is the Meadows Knoll community which is zoned R1/PD; and, (iv) to the north are individual parcels that are zoned R1.

As depicted on the Color Site Plan included behind Tab 3, Branson Reserve will consist of approximately one hundred and forty-seven (147) for-sale, single-family detached homes from MI’s “Smart Product Line Up” series of homes. This residential community will consist of a mix of home types, including ranch homes, 2-story homes and split-level homes with square footages ranging from approximately 1,500 square feet to 2,900 square feet. Exterior building materials will generally consist of Masonry and Hardi-plank Siding. MI anticipates that average sales prices may range from \$380,000 to \$430,000, depending on the home size and buyer amenity selections. Included behind Tab 4 are the Home Elevation Exhibits. MI also anticipates that the overall investment in this community upon build-out to be approximately 58 million dollars.


Also associated with the Branson Reserve PD Ordinance request, is proposed entry monument signage (see Tab 5) and the Preliminary Development Plan (See Tab 6), including the landscape plan.

Finally, behind Tab 7 and Tab 8, respectively, are the Rezone Ordinance and the Branson Reserve PD Ordinance.

We look forward to presenting this request to the Plan Commission on May 20, 2024.

Respectfully submitted,


Jon Dobosiewicz


Jim Shihaver


TAB 2

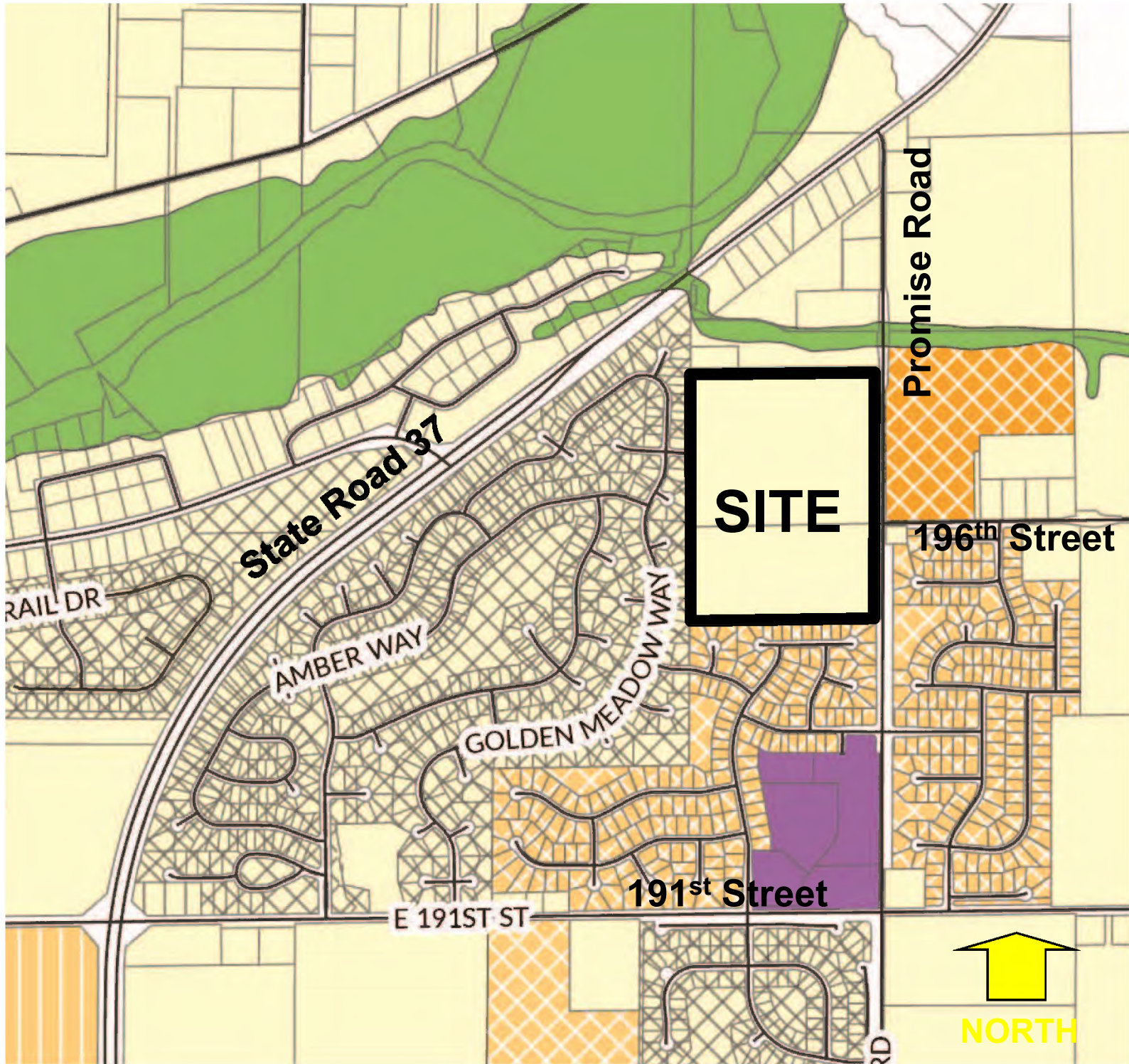


SITE LOCATION MAP

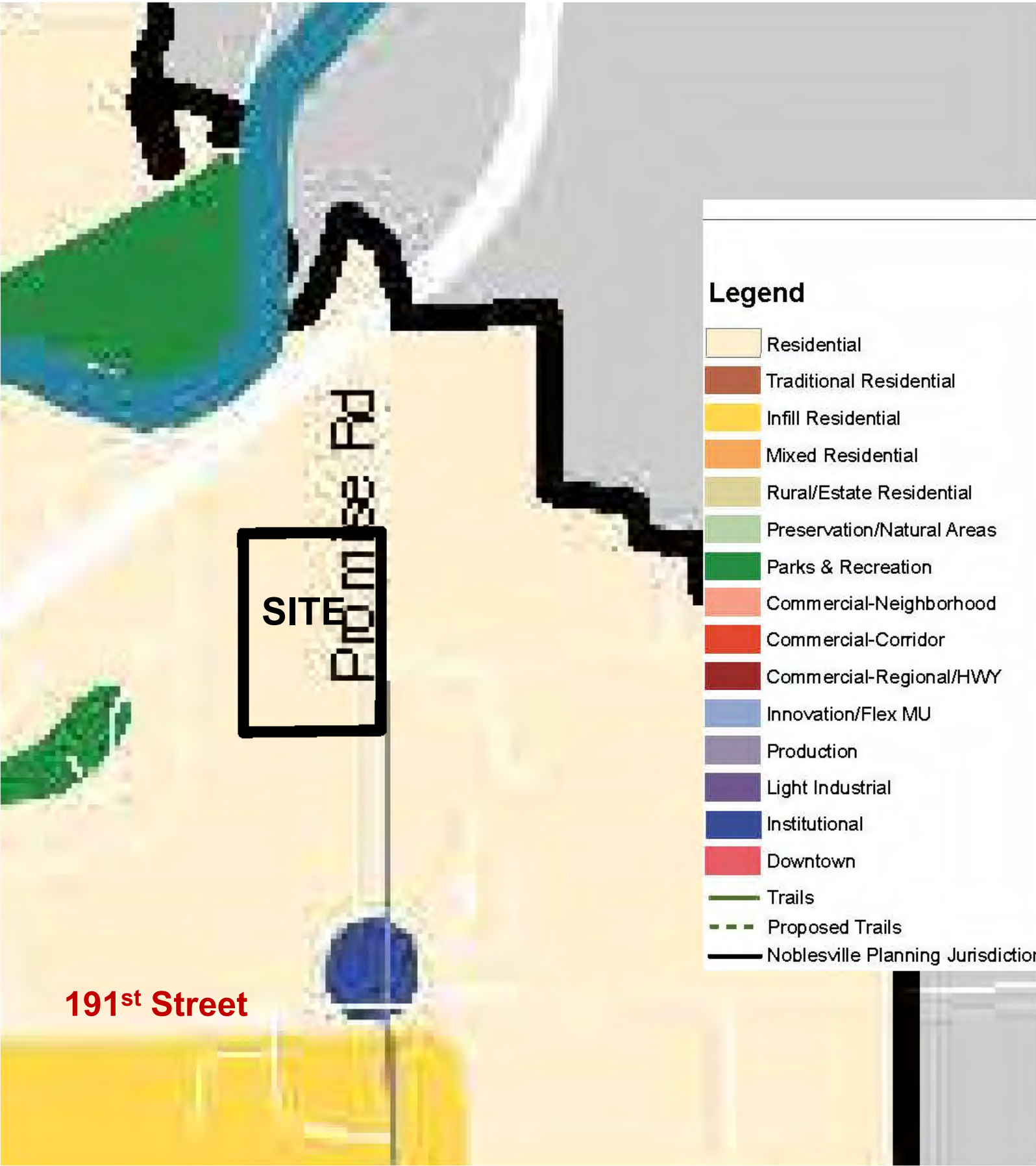
Noblesville Zoning Districts

-  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



Noblesville Comprehensive Plan Map

TAB 3

BRANSON RESERVE



TAB 4

Mackey II



A



B



D



E

Ashton



A



B



C



D

Irvington



A



B



C



D

Findlay



A



B



C



D

Akerman (McKinley)



A



B



C



D

Foster



A



B



C



D

Fairbanks



A



C



D



E

TAB 5



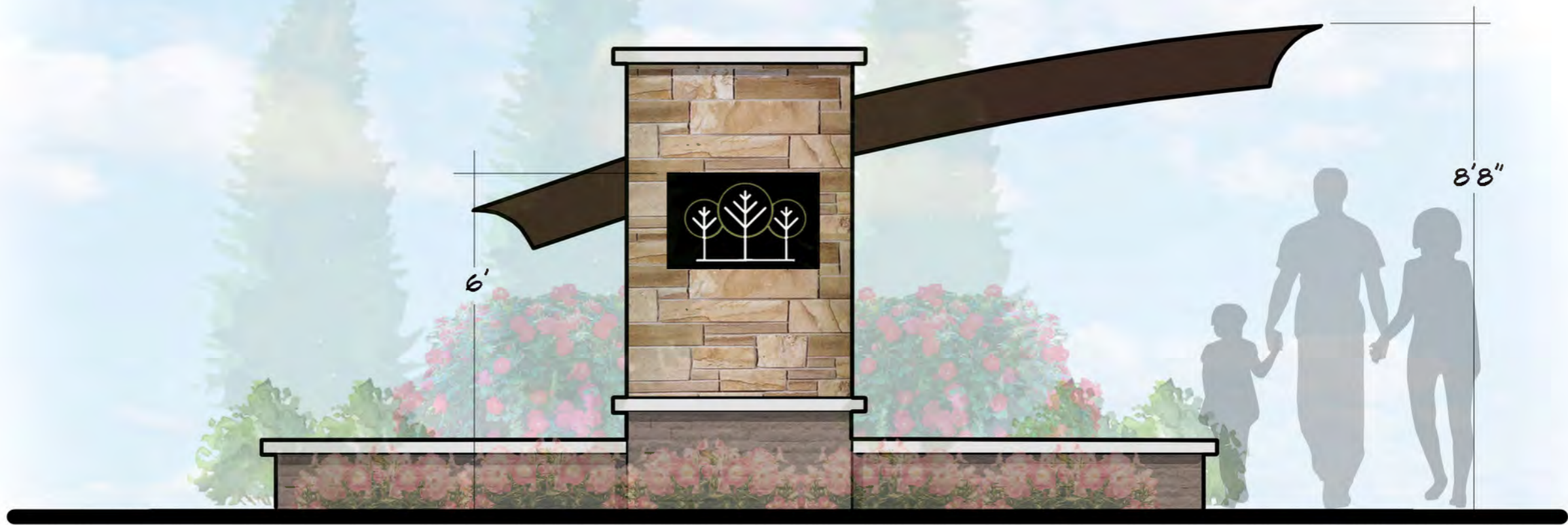
Branson

Reserve



M/I HOMES





BRANSON RESERVE
ENTRY LAYOUT

PROMISE ROAD

139

138

10' OFFSET

ROW

ROW

10' OFFSET

19.0'

2

1

SCALE: 1" = 20'

