

# **TAB 8**

**ORDINANCE NO. 0X-0X-24**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,  
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,  
HAMILTON COUNTY, INDIANA**

*Document Cross Reference Nos. \_\_\_\_\_ and \_\_\_\_\_*

This Ordinance (the “Oasis at Hyde Park PD Ordinance” or “PD Ordinance”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the “UDO”) enacted by the City of Noblesville, Indiana (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

**WHEREAS**, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on Docket Number LEGP-0075-2024 at its May 20, 2024 meeting, as required by law, in regard to the application (the “Petition”) filed by Grand Communities, LLC (the “Developer”) concerning a change of zoning of certain property legally described in **Exhibit A** attached hereto (the “Real Estate” which is also referred to herein as the “District”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “Oasis at Hyde Park Preliminary Development Plan”, as further described in Section 3 below (the “Preliminary Development Plan”); and,

**WHEREAS**, the Plan Commission has sent a \_\_\_\_\_ Recommendation for adoption of said amendment with a vote of \_\_\_\_\_ ( ) AYES and \_\_\_\_\_ ( ) NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the “Common Council”);

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council at its meeting in regular session, hereby adopts this Oasis at Hyde Park PD Ordinance, as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”), to read as follows:

**Section 1. Applicability of Ordinance.**

- A. The District's underlying zoning district shall be the Corporate Campus Planned Development (“CCPD”) District, with an underlying Mixed Residential Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type of the UDO; (the "Underlying District").
- B. Development in this District shall be governed entirely by (i) the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits, and (ii) those provisions of the

UDO in effect as of the date of adoption of this PD Ordinance, and applicable to the CCPD Mixed Residential Subdistrict of the UDO, except as modified, revised, supplemented or expressly made inapplicable by this PD Ordinance (collectively, the “Governing Standards”).

- C. All provisions and representations of the UDO that conflict with the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Oasis at Hyde Park PD Ordinance.

**Section 2. Permitted Uses.**

- A. All uses permitted in the Underlying District including (townhome) dwellings shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed seventy-one (71). Townhome dwellings shall be regulated as a permitted Use under Appendix D of the UDO as (two-family and multi-family of 3 or more dwelling units) Uses.
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

**Section 3. Preliminary Development Plan.**

- A. Full sized, scaled development plans are on file with the City’s Planning and Development Department with a date of July 25, 2024. What is attached hereto as **Exhibit B** is a general representation of the full sized plans and **Exhibit B**, together with the full sized plans, shall be collectively referred to as the “Preliminary Development Plan”.
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

**Section 4. Residential Regulations.** The requirements applicable to the Underlying District included in Article 8, Part E, Section 4(B), 4(C) and 4(E) shall not apply, instead the following shall apply:

- A. Bulk Requirements:

<b>Requirements</b>	<b>Oasis at Hyde Park PD Standards</b>
Maximum Density	71 Dwellings
Minimum Lot Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Width	20 ft.
Maximum Building Height	45 ft.
Minimum Front Yard Setback	20 ft.
Minimum Side Yard Setback	10 ft. building separation

Minimum Rear Yard Setback	0 ft. where not adjacent to an Alley and 20 ft. as measured from back of Alley curb
Maximum Permitted Floor Area Ratio	2:1 (floor area : lot area)
Minimum Floor Area (per dwelling unit):	1,550 sq. ft.
Maximum Lot Coverage (coverage standard applies to overall Real Estate)	50%

- B. Lots may front on a public right of way or access an internal private drive/alley.
- C. Corner Lot standards of the UDO shall not apply to townhome dwellings.

**Section 5.** **Architectural Standards.** The requirements included in Article 8, Part E, Section 5 shall not apply, instead the following shall apply to the District:

- A. The approved elevations shall be the set of townhome building elevations on file with the City’s Planning and Development Department as submitted on March 20, 2024 and April 10, 2024, as reviewed and approved by the City’s Architectural Review Board (the “Committee”), at its April 17, 2024 meeting (the “Approved Elevations”).
- B. The Approved Elevations are hereby incorporated and approved. All townhome buildings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve townhome building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.
- C. The elevations of any townhome building that substantially varies from an Approved Elevations shall be submitted for review and approval by the Director of Planning and Development if in compliance with the Architectural Standards hereby incorporated under **Exhibit C** or require approval by the Committee, if not found in compliance with the standards included in **Exhibit C**. The Committee’s review of said elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.
- D. Front, rear and side townhome elevations (Character Illustrations) are included under **Exhibit D** which are representative of the Approved Elevations.

**Section 6.** **Parking and Loading Standards.** The standards of Article 10, Off-Street Parking and Loading, of the UDO rather than Article 8, Part E, Section 6 of the UDO shall apply, except as modified below:

- A. All dwellings shall have a two (2)-car attached garage including a driveway which is a minimum of twenty (20) feet in length to accommodate parking of two (2) vehicles outside of the garage.
- B. Article 10, Section 6 shall not apply.

**Section 7.** **Sign Standards.** Signs within the District shall comply with Article 11 of the UDO, except as modified below:

- A. An entry monument sign with a height of eight (8) feet and thirty-five square feet of area per sign face, as depicted in **Exhibit F**, shall be permitted at the entrance along 136<sup>th</sup> Street. The sign location shall be permitted within the traffic island at the entrance along 136<sup>th</sup> Street.

**Section 8.** **Landscaping and Open Space Standards.** The standards of Article 12 and Article 8, Part E of the UDO shall not apply, instead the following shall apply:

- A. **Dwelling Landscaping.** Building base landscaping plantings shall be as illustrated on **Exhibit E**.
- B. **Landscape Buffer Yards.** Landscape Buffer Yards and Peripheral Yards shall be as provided below:
  - 1. Campus Parkway Street Frontage: A 50' buffer shall be required. The buffer shall permit the encroachment of public right-of-way and the existing sanitary sewer easement. Tree Preservation shall be provided in this area with removal permitted for easements, paths and sidewalks.
  - 2. West perimeter: 5' shall be required where adjacent to Townhome Dwellings with the exception of two (2) dwellings which shall have a minimum 20' buffer yard width. Tree Preservation shall be provided along the buffer as shown on the Landscaping Plan. Public street right-of-way may encroach into the buffer yard due to flood zone which reduces the available area to connect to 141<sup>st</sup> Street.
  - 3. No buffer yard shall be required along the east perimeter of the site between Campus Parkway and 141<sup>st</sup> Street.
  - 4. Street trees:
    - a. 141 Street and Campus Parkway: Street trees shall be spaced 40'-60' on center and may be clustered, as per the street tree plans approved by the City Urban Forester (landscaping may be limited due to easement areas).
    - b. Internal Streets: Street trees shall be spaced 40'- 60' or wider where townhome driveway intersect the street, as per the street tree plans approved by the City Urban Forester.

- C. Open Space. A minimum 15% Open Space shall include lawn areas surrounding individual Townhome Buildings and retention areas, and shall be provided substantially in the size, configuration and locations depicted on the Landscaping Plan.

**Section 9.** **Lighting Standards.** The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:

- A. Light fixtures shall be required (i) between garage doors and (ii) adjacent to each front door. Photocell control shall be required for lights between garage doors.

**Section 10.** **Infrastructure Standards.** Unless otherwise stated within this Oasis at Hyde Park PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved / permitted.

- A. Streets shall be Public and alleys shall be Private.
- B. Sidewalks shall be provided on both sides of the street unless a path is provided as shown on the Preliminary Development Plan.
- C. The typical section for the Alley is detailed on the Preliminary Development Plan.

**Section 11.** **Procedures:**

- A. Detailed Development Plan: Approval of any Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:
  - 1. The Director of Planning and Zoning shall approve a Minor Change; and
  - 2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.
- B. Secondary Plat: A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- C. Major Change. For purposes of this PD Ordinance, a "Major Change" shall mean: (i) a substantial change to the location of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP's and legal drains.

- D. Minor Change. For purposes of this PD Ordinance, a “Minor Change” shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance for the District.

**Section 12.** Effective Date. This Oasis at Hyde Park PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: \_\_\_\_\_  
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ .M.

\_\_\_\_\_  
 Evelyn L. Lees, City Clerk



MAYOR'S APPROVAL

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

MAYOR'S VETO

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Oasis at Hyde Park - PD Ordinance 10 080124

**EXHIBIT A**

Legal Description  
(Page 1 of 3)

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1; (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET; (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET; (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET; (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET; (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, MORE OR LESS.

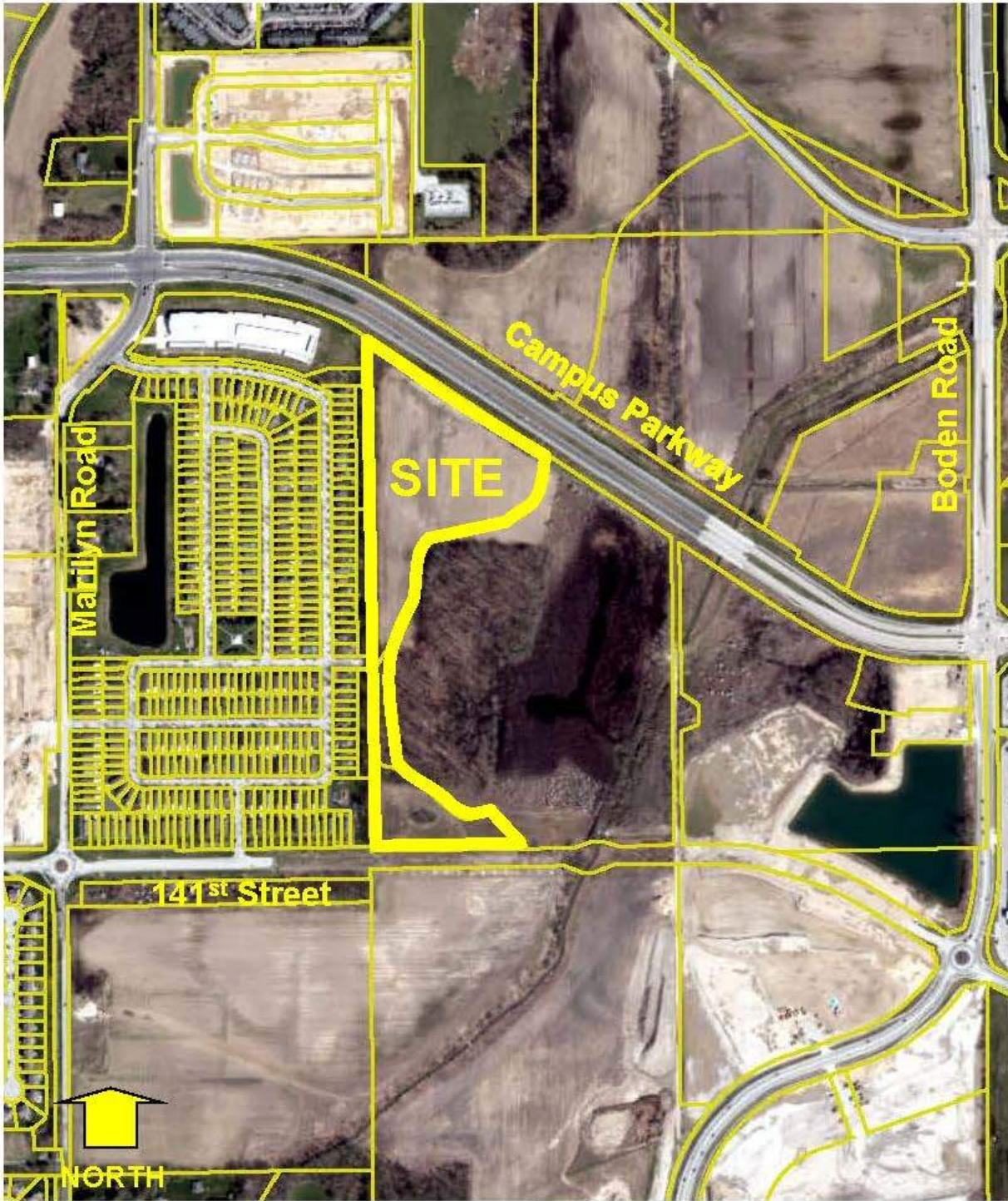
TOGETHER WITH:

PARCEL 2

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 1924.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 697.84 FEET TO THE NORTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT A-5 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING THIRTY TWO (32) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-5 AND A-2; (1) NORTH 89 DEGREES 15 MINUTES 34 SECONDS EAST 670.73 FEET; (2) NORTH 01 DEGREES 24 MINUTES 10 SECONDS WEST 3.92 FEET; (3) NORTH 14 DEGREES 40 MINUTES 12 SECONDS WEST 12.89 FEET; (4) NORTH 25 DEGREES 37 MINUTES 50 SECONDS WEST 7.79 FEET; (5) NORTH 34 DEGREES 49 MINUTES 51 SECONDS WEST 9.58 FEET; (6) NORTH 41 DEGREES 09 MINUTES 52 SECONDS WEST 61.63 FEET; (7) NORTH 44 DEGREES 03 MINUTES 03 SECONDS WEST 38.64 FEET; (8) NORTH 49 DEGREES 49 MINUTES 23 SECONDS WEST 38.84 FEET; (9) NORTH 57 DEGREES 49 MINUTES 58 SECONDS WEST 15.67 FEET; (10) NORTH 58 DEGREES 15 MINUTES 10 SECONDS WEST 16.20 FEET; (11) NORTH 79 DEGREES 48 MINUTES 36 SECONDS WEST 19.14 FEET; (12) SOUTH 89 DEGREES 20 MINUTES 21 SECONDS WEST 14.04 FEET; (13) SOUTH 80 DEGREES 25 MINUTES 50 SECONDS WEST 13.21 FEET; (14) SOUTH 71 DEGREES 19 MINUTES 04 SECONDS WEST 40.77 FEET; (15) SOUTH 77 DEGREES 28 MINUTES 43 SECONDS WEST 20.23 FEET; (16) SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST 17.30 FEET; (17) NORTH 80 DEGREES 03 MINUTES 33 SECONDS WEST 18.19 FEET; (18) NORTH 69 DEGREES 20 MINUTES 25 SECONDS WEST 15.40 FEET; (19) NORTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 21.59 FEET; (20) NORTH 48 DEGREES 03 MINUTES 02 SECONDS WEST 113.51 FEET; (21) NORTH 44 DEGREES 05 MINUTES 35 SECONDS WEST 107.67 FEET; (22) NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST 23.44 FEET; (23) NORTH 58 DEGREES 36 MINUTES 33 SECONDS WEST 27.01 FEET; (24) NORTH 70 DEGREES 39 MINUTES 32 SECONDS WEST 27.00 FEET; (25) NORTH 78 DEGREES 38 MINUTES 38 SECONDS WEST 70.29 FEET; (26) NORTH 70 DEGREES 52 MINUTES 01 SECONDS WEST 14.87 FEET; (27) NORTH 53 DEGREES 22 MINUTES 55 SECONDS WEST 16.81 FEET; (28) NORTH 35 DEGREES 14 MINUTES 14 SECONDS WEST 18.06 FEET; (29) NORTH 21 DEGREES 22 MINUTES 32 SECONDS WEST 9.08 FEET; (30) NORTH 10 DEGREES 45 MINUTES 32 SECONDS WEST 112.46 FEET; (31) NORTH 00 DEGREES 23 MINUTES 31 SECONDS EAST 93.64 FEET; (32) NORTH 05 DEGREES 53 MINUTES 54 SECONDS WEST 90.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES, MORE OR LESS.

Legal Description  
(Page 3 of 3)





**EXHIBIT B**

**PRELIMINARY DEVELOPMENT PLAN**

(Also see following 16 pages which are a subset of the full set of plans on file with Noblesville Planning)



Note: A larger scale copy of the Preliminary Development Plan is on file with the Planning Department under Application No. LEGP-0075-2024.

**EXHIBIT C**

**ARCHITECTURAL STANDARDS – TOWNHOMES**

(Page 1 of 1)

<b>Architectural Feature</b>	<b>Oasis at Hyde Park Standard</b>
Corner Breaks (minimum)	4 per building
Front Façade Masonry (minimum)	70% excluding doors, windows and roof
Secondary Façade Masonry (minimum)	Four (4) feet excluding doors and windows
Prohibited Siding Materials	Vinyl and Aluminum
Roof Pitch (minimum)	5:12
Roof Overhang (minimum inches measured from framing)	12"
Number of Windows – Primary Façade (minimum)	12 per building
Number of Windows – Secondary Façade (minimum)	6 per building

**EXHIBIT D**

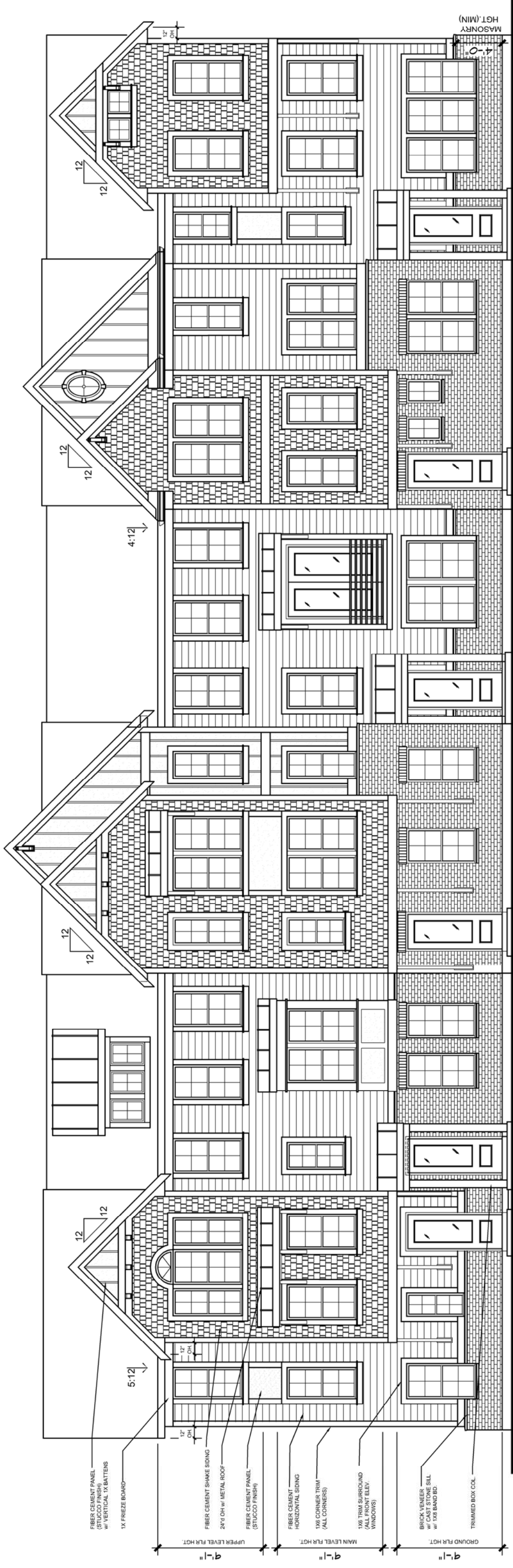
**CHARACTER EXHIBITS – TOWNHOMES**

(See following 14 pages)

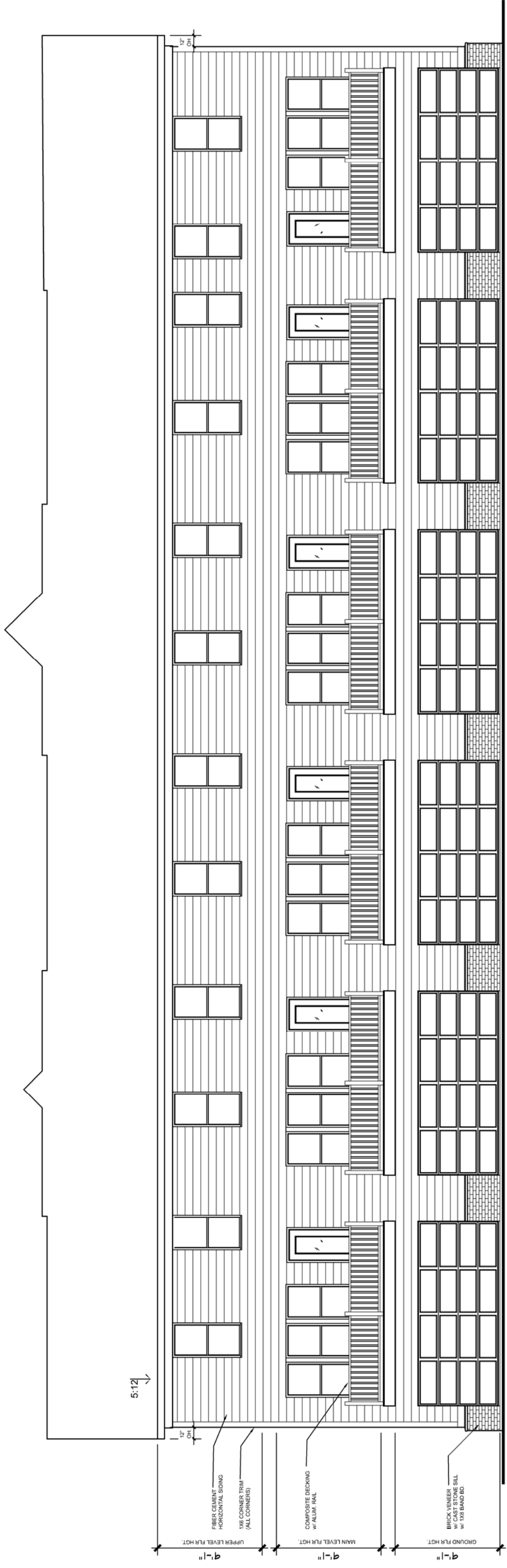






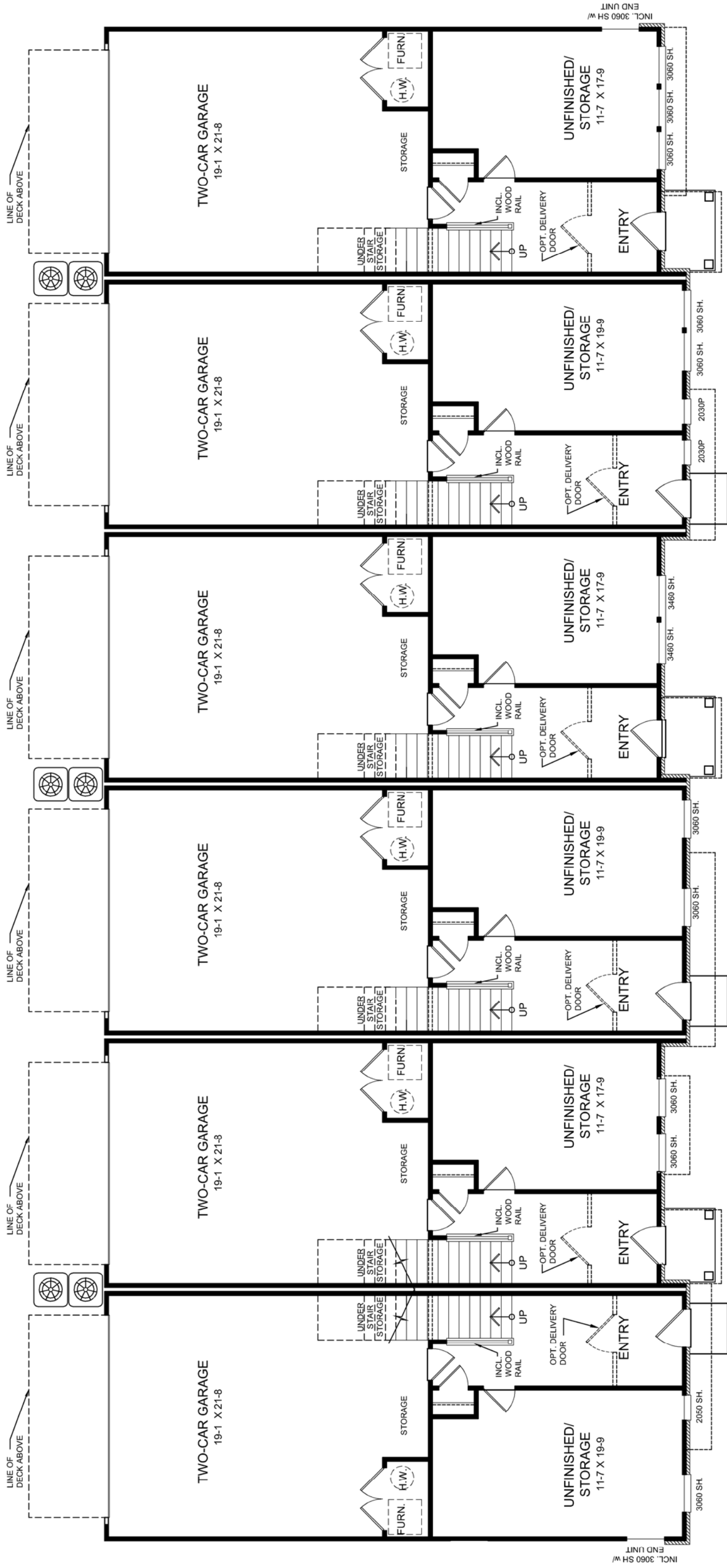


- FIBER CEMENT PANEL (STUCCO FINISH) W/ VERTICAL 1X BATTENS
- 1X FRIEZE BOARD
- FIBER CEMENT SHAKE SIDING
- 24" OH W/ METAL ROOF
- FIBER CEMENT PANEL (STUCCO FINISH)
- FIBER CEMENT HORIZONTAL SIDING
- 1/8" CORNER TRIM (ALL CORNERS)
- 1/8" TRIM SURROUND (ALL FRONT ELEV. WINDOWS)
- BRICK VENEER W/ CAST STONE SILL W/ 1/8" BAND BD.
- TRIMMED BOX COL.

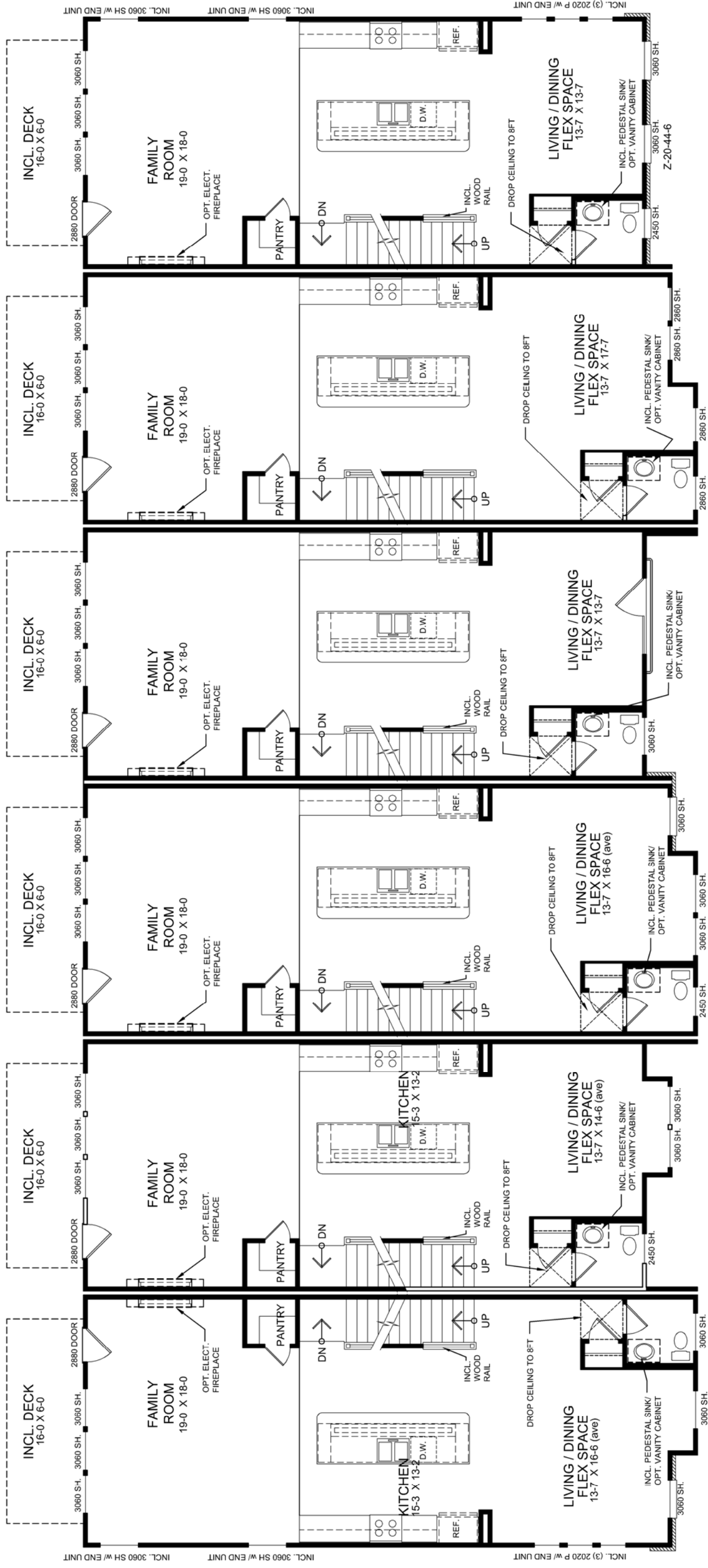


PROPOSED REAR ELEVATION

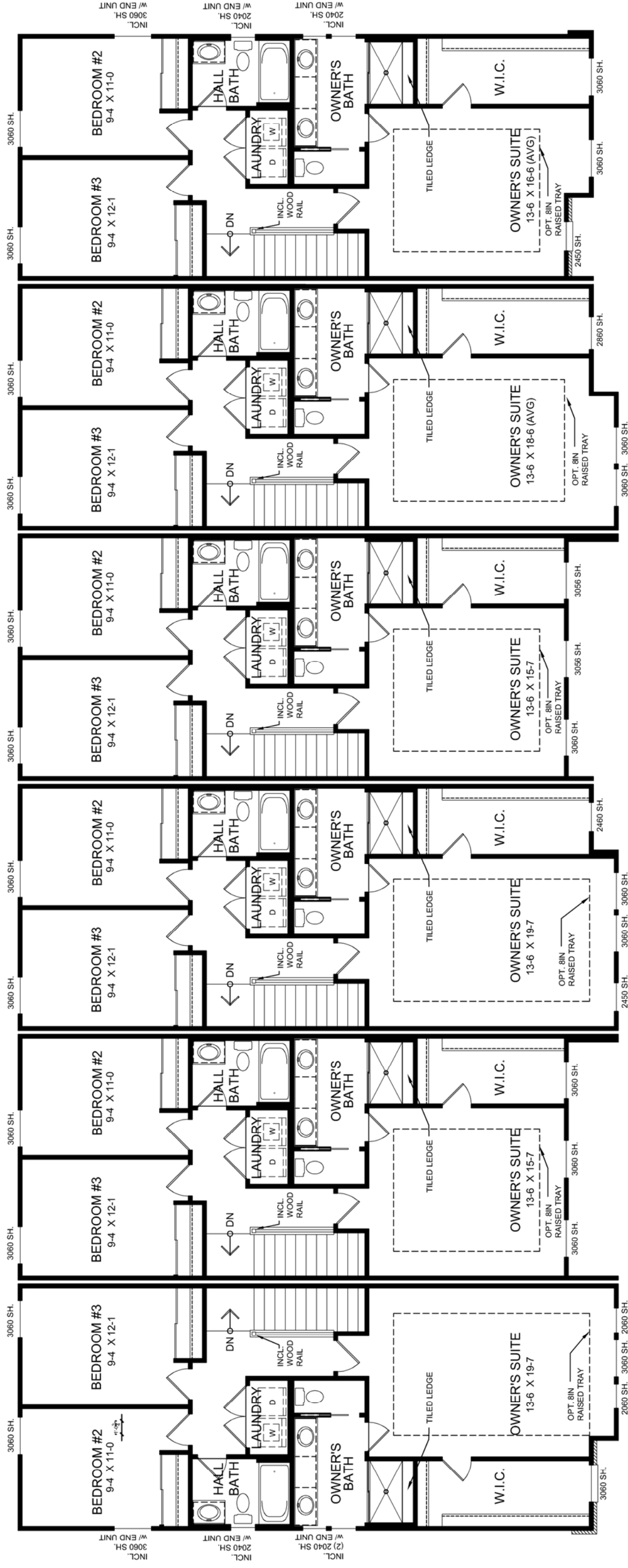




**GROUND LEVEL PLAN**



# MAIN LEVEL PLAN



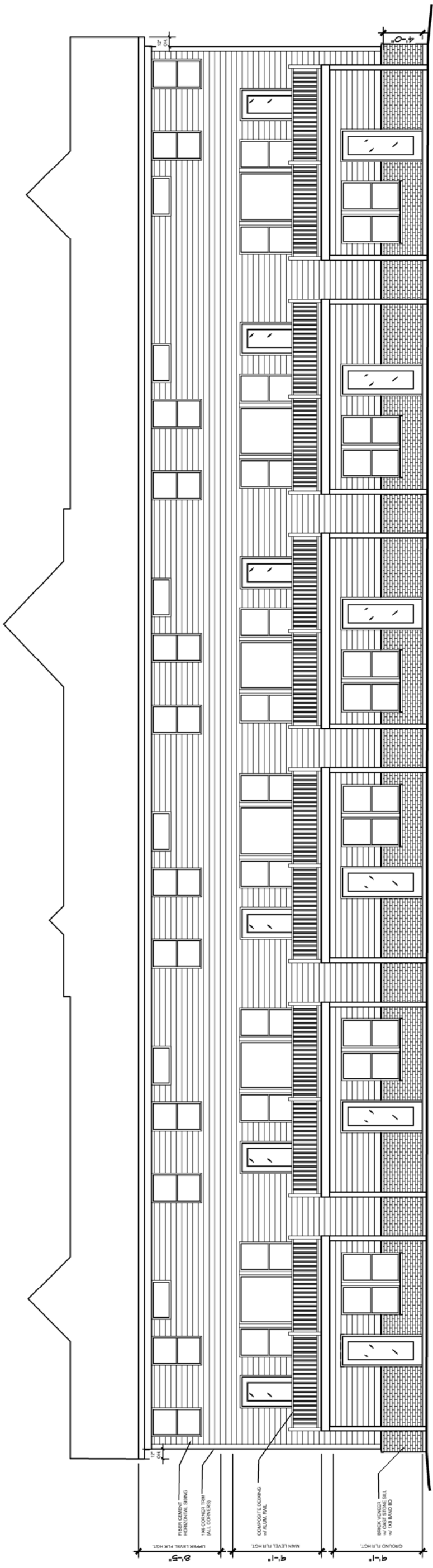
UPPER LEVEL PLAN









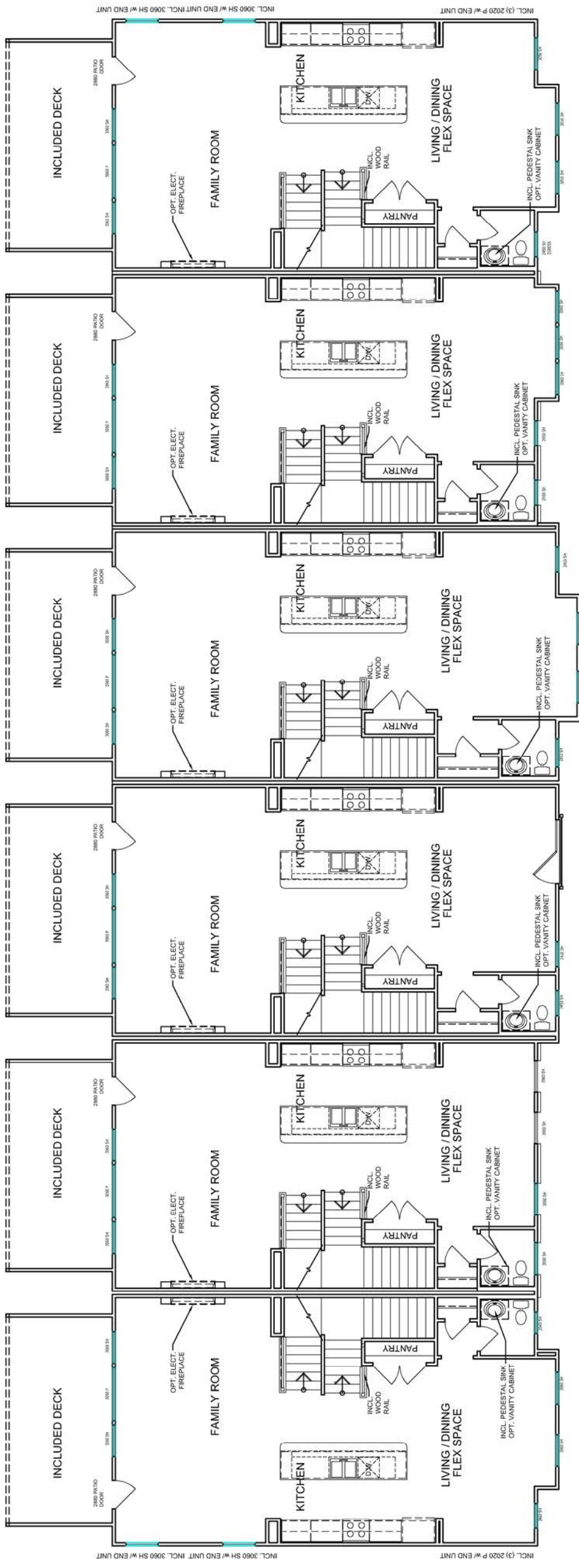


PROPOSED REAR ELEVATION





GROUND LEVEL PLAN



MAIN LEVEL PLAN





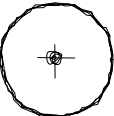
UPPER LEVEL PLAN


**EXHIBIT E**


**DWELLING LANDSCAPING**


(See following 11 pages)


# SUN


- 


DECIDUOUS TREE  
 UPRIGHT OAK  
 URBAN SUNSET MAPLE  
 OCTOBER GLORY MAPLE  
 AUTUMN BLAZE MAPLE  
 SKYLINE HONEYLOCUST  
 AUTUMN GOLD GINKGO (MALE)  
 LACEBARK ELM  
 LITTLE LEAF LINDEN
- 


ORNAMENTAL TREE  
 CRAPE MYRTLE  
 BLOODGOOD JAPANESE MAPLE  
 ASSORTED REDBUD  
 CRIMSON POINT PLUM  
 SEVEN SON FLOWER
- 


DWARF STANDARD ORNAMENTAL TREE  
 STANDARD CRABAPPLE  
 STANDARD VIBURNUM  
 DWARF WEEPING CHERRY
- 


MEDIUM DECIDUOUS SHRUB (MAX 5' TALL AT MATURITY)  
 PROVEN WINNER HYDRANGEAS  
 MONROVIA HYDRANGEAS  
 SPILLED WINE WEIGELA  
 MIDNIGHT WINE WEIGELA  
 COMPACT BURNING BUSH  
 JUDD VIBURNUM  
 BURKWOOD VIBURNUM
- 


DWARF DECIDUOUS SHRUB (MAX 30" AT MATURITY)  
 PROVEN WINNER SPIREAS  
 MONROVIA SPIREAS  
 PYGMY BARBERRY
- 


BROADLEAF EVERGREEN  
 WINTERGREEN BOXWOOD  
 GREEN VELVET BOXWOOD  
 GREEN GEM BOXWOOD  
 CHINA HOLLY  
 INKBERRY
- 

UPRIGHT EVERGREEN  
 UPRIGHT JUNIPER  
 LEYLAND CYPRESS  
 SCHIPKAENSIS CHERRY LAUREL
- 

MEDIUM EVERGREEN SHRUB  
 BIRDS NEST SPRUCE  
 GREY OWL JUNIPER  
 GOLD JUNIPER VARIETIES  
 DWARF CREEPING JUNIPER
- 

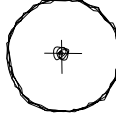
ORNAMENTAL GRASS  
 HEAVY METAL SWITCH  
 NORTHWIND SWITCH  
 ADAGIO MAIDEN  
 FEATHER REED  
 SCOUT MAIDEN
- 


DWARF ORNAMENTAL GRASS  
 KARLEY ROSE DWARF FOUNTAIN  
 HAMELIN DWARF FOUNTAIN  
 LITTLE ZEBRA
- 


PERENNIAL  
 THREADLEAF COREOPSIS  
 DWARF SHASTA DAISY  
 STELLA D'ORO DAYLILY  
 LITTLE SPIRES RUSSIAN SAGE  
 DIANTHUS VARIETIES  
 PROVEN WINNER ECHINACEAS  
 HARDY SEDUM VARIETIES
- 


BIG BLUE LIRIOPE


# SHADE


- 


DECIDUOUS TREE  
 UPRIGHT OAK  
 URBAN SUNSET MAPLE  
 OCTOBER GLORY MAPLE  
 AUTUMN BLAZE MAPLE  
 SKYLINE HONEYLOCUST  
 AUTUMN GOLD GINKGO (MALE)  
 LACEBARK ELM  
 LITTLE LEAF LINDEN
- 


ORNAMENTAL TREE  
 KOUSA DOGWOOD  
 CLUMP SERVICEBERRY
- 


DWARF STANDARD ORNAMENTAL TREE  
 STANDARD HYDRANGEA  
 THREADLEAF JAPANESE MAPLE
- 


MEDIUM DECIDUOUS SHRUB (MAX 5' TALL AT MATURITY)  
 PROVEN WINNER HYDRANGEAS  
 MONROVIA HYDRANGEAS  
 JUDD VIBURNUM  
 BURKWOOD VIBURNUM
- 


DWARF DECIDUOUS SHRUB (MAX 30" AT MATURITY)  
 PROVEN WINNER DWARF HYDRANGEA  
 MONROVIA DWARF HYDRANGEA
- 


BROADLEAF EVERGREEN  
 WINTERGREEN BOXWOOD  
 GREEN VELVET BOXWOOD  
 GREEN GEM BOXWOOD
- 

UPRIGHT EVERGREEN  
 EMERALD GREEN ARBORVITAE
- 

MEDIUM EVERGREEN SHRUB  
 BIRDS NEST SPRUCE  
 PJM RHODODENDRON  
 KAREN AZALEA  
 GOLD THREAD FALSE CYPRESS
- 

ORNAMENTAL GRASS  
 MORNING LIGHT MAIDEN  
 SHENANDOAH SWITCH  
 KARL FOERSTER FEATHER REED
- 

DWARF ORNAMENTAL GRASS  
 KARLEY ROSE DWARF FOUNTAIN  
 HAMELIN DWARF FOUNTAIN  
 EVERGOLD SEDGE
- 

PERENNIAL  
 BRUNNERA  
 EPIMEDIUM  
 PULMONARIA  
 BLEEDNG HEART  
 BIGROOT GERANIUM  
 DEADNETTLE  
 COLUMBINE  
 HOSTA VARIETIES
- 

BIG BLUE LIRIOPE

Notes:

1. Sun and shade lists apply to zones 5, 6, and 7. For other hardiness zones, plant equivalent small, colorful, maintainable, hardy plants.

DATE: September 17, 2020

REVISED: April 3, 2023

DRAWN BY: NDS

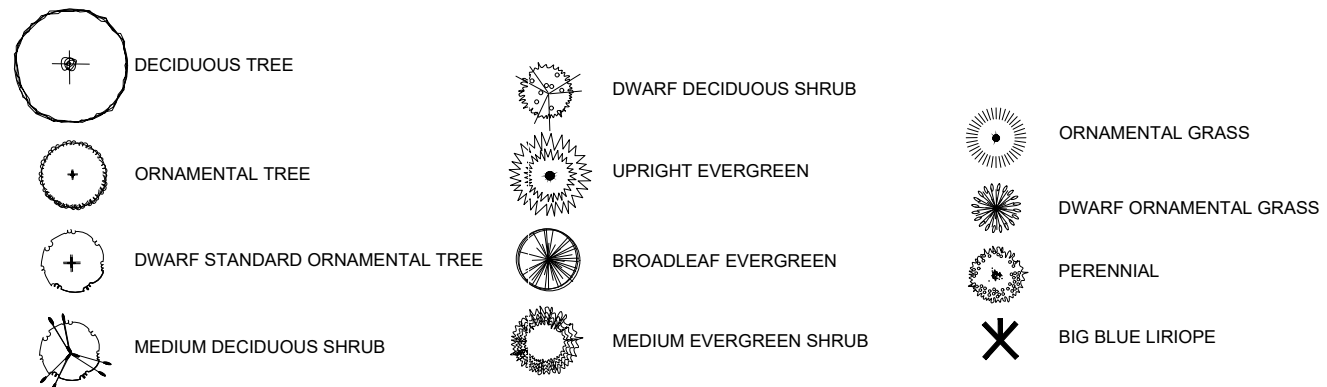
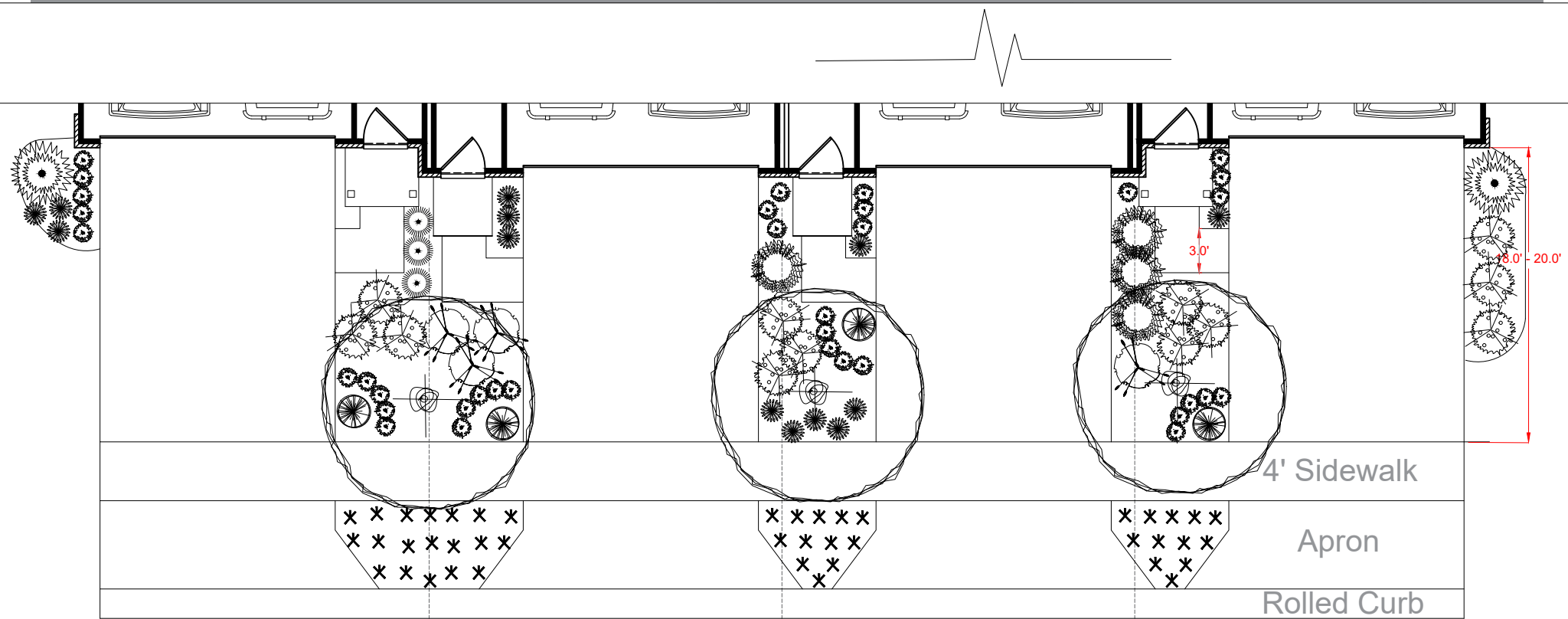
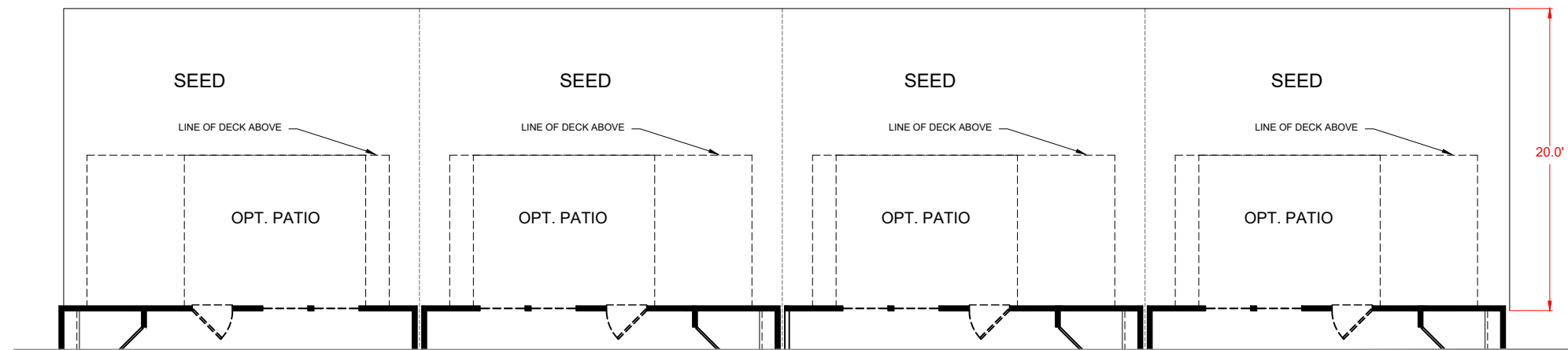
SCALE: NTS

UI\_Landscape 1 of 16

## TEM\_UI\_Landscape\_PlantKey

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Notes:

1. Trees shall be planted a minimum 2 caliper inches.
2. All trees shall be planted a minimum distance of 4' from trunk to building foundation.
3. Except for perennials, no plant material is to be planted within 2' of a building face.
4. Cannot repeat plant selection on adjacent units. E.g. if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units.
5. No turf area is to be smaller than 24" in length or width. Areas smaller than 24" in any direction are to be mulched.



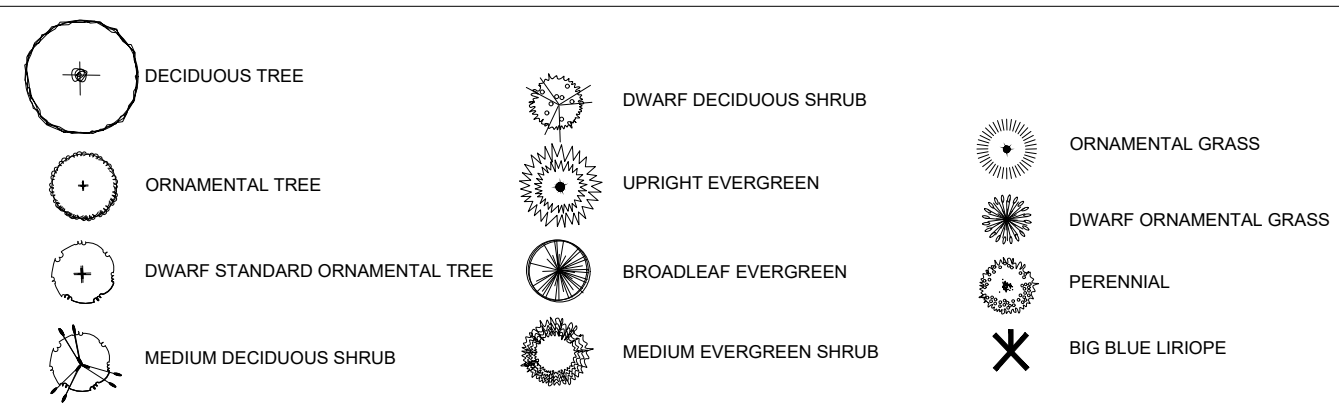
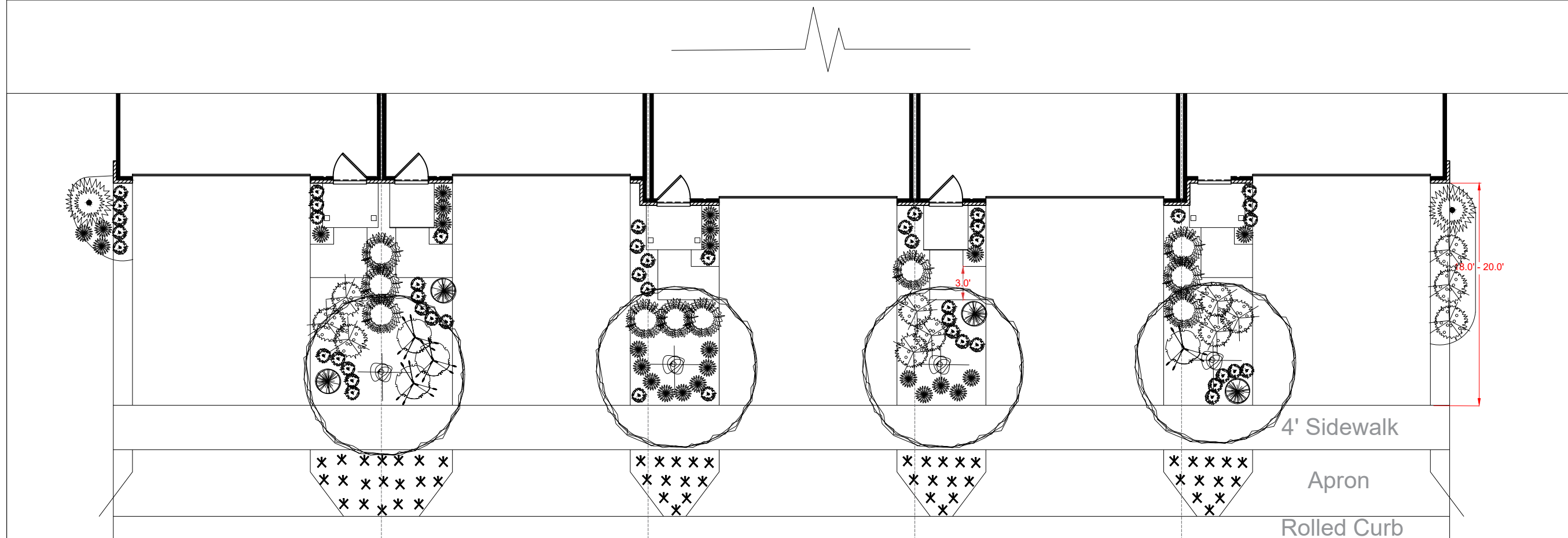
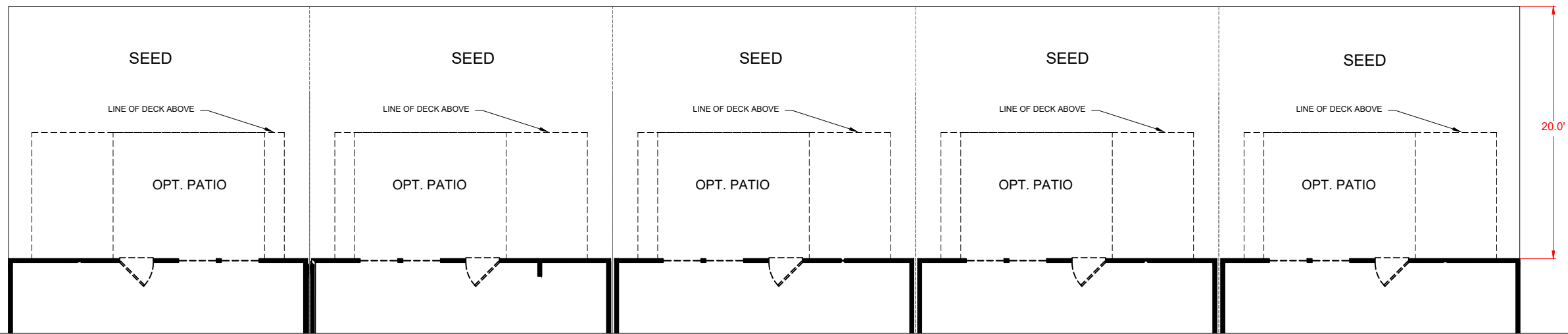
DATE: September 17, 2020  
 REVISED: April 3, 2023  
 DRAWN BY: NDS  
 SCALE: 1.0" = 10.0'  
 UI\_Landscape 2 of 16

TEM\_UI\_Midtown-Brookline  
 Landscape\_Typical\_4UNIT

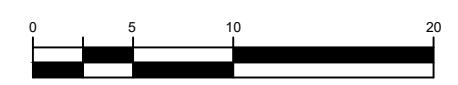
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TEM\_UI\_Midtown-Brookline  
Landscape\_Typical\_5UNIT



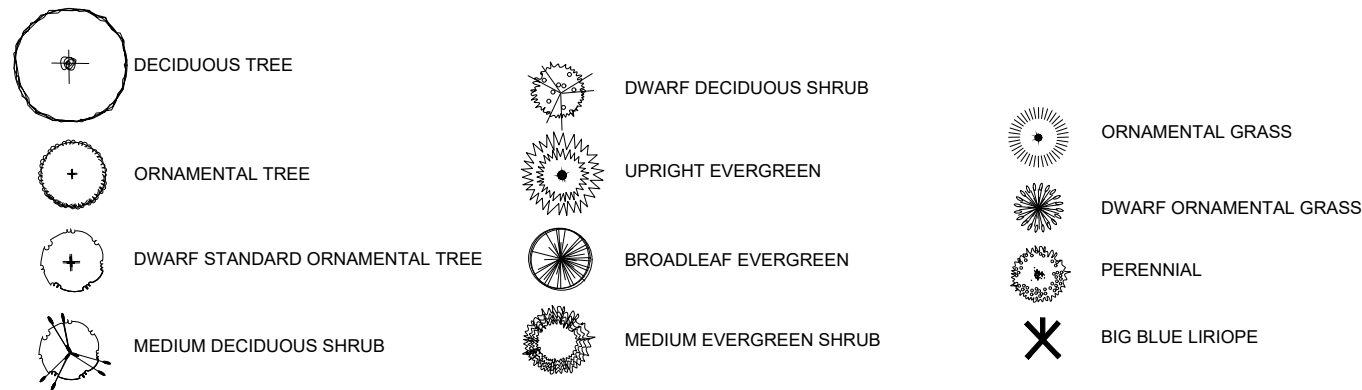
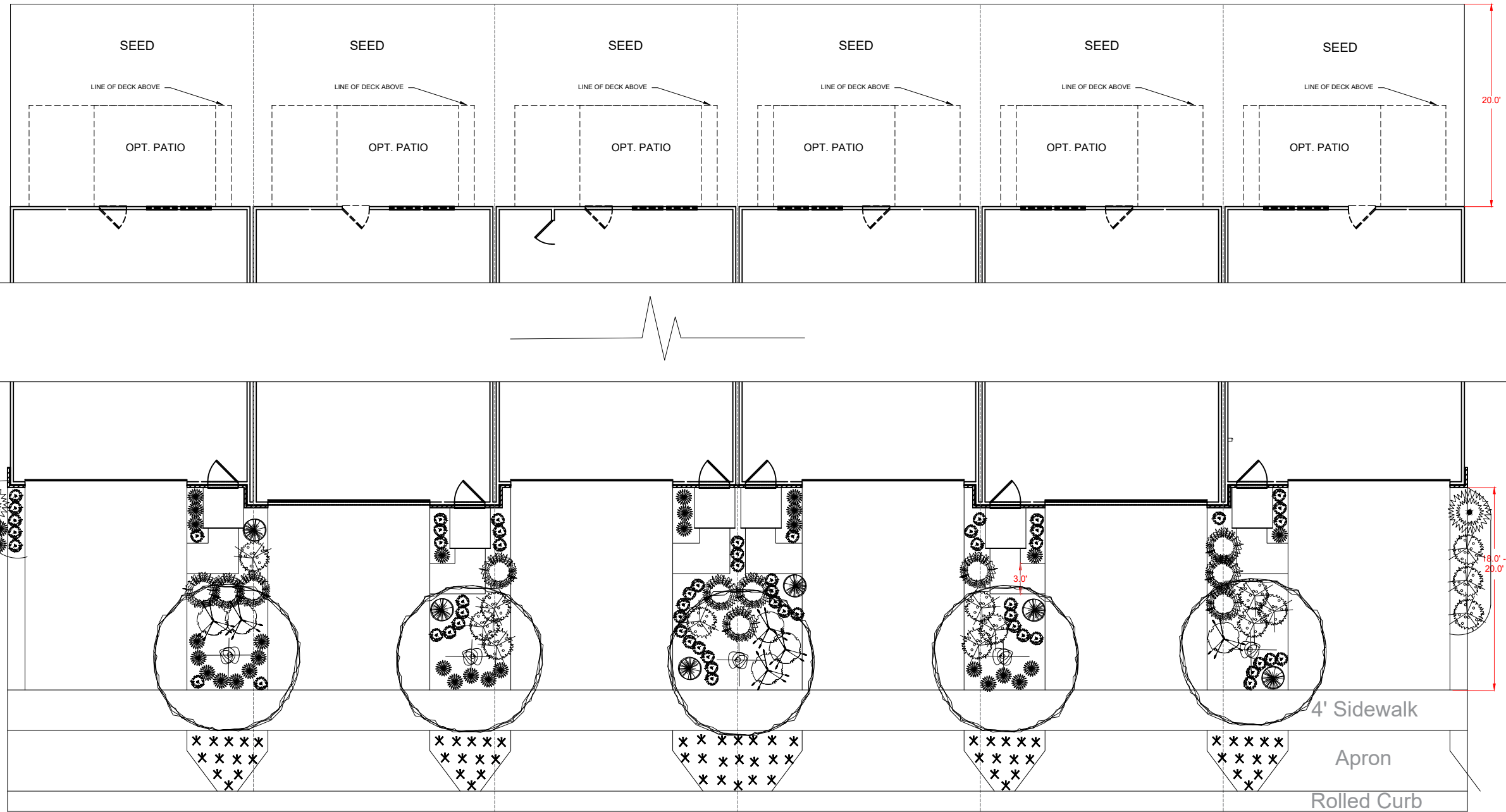
DATE: September 17, 2020  
 REVISED: April 3, 2023  
 DRAWN BY: NDS  
 Scale: 1.0" = 10.0'  
 UI\_Landscape 3 of 16

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DATE: September 17, 2020  
 REVISED: April 3, 2023  
 DRAWN BY: NDS  
 SCALE: NTS  
 UI\_Landscape 4 of 16

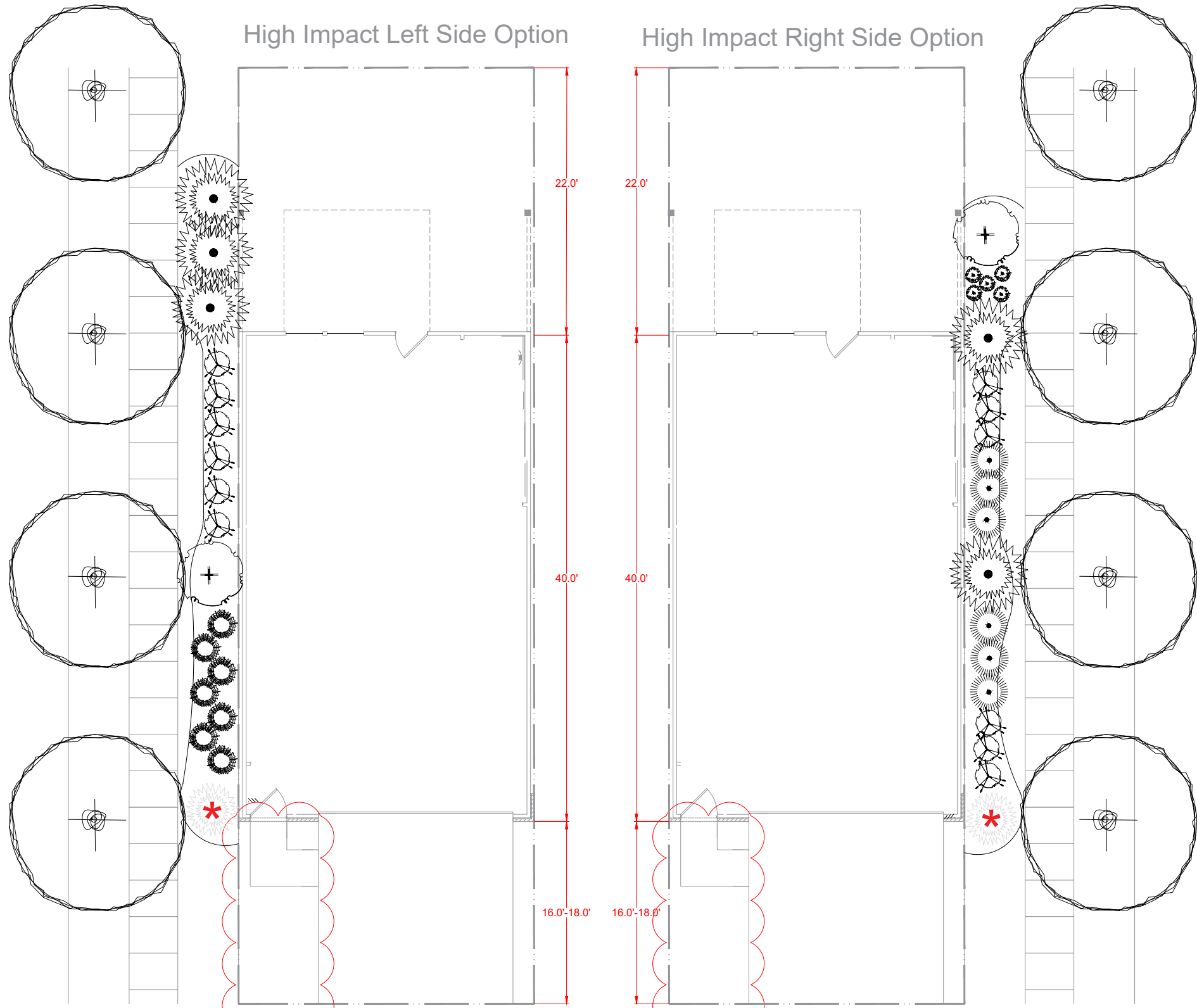
TEM\_UI\_Midtown-Brookline  
 Landscape\_Typical\_6UNIT

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High Impact Left Side Option

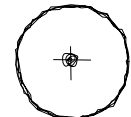



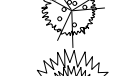

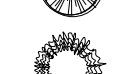




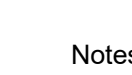
High Impact Right Side Option

Street

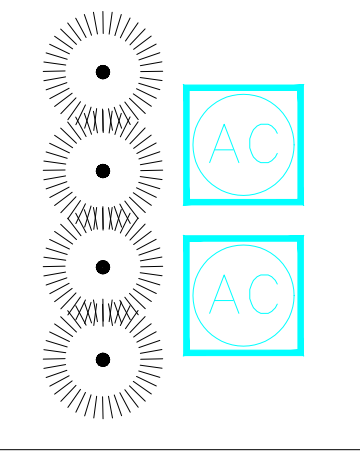
Street

See "TEM\_UI\_FSFA\_Landscape\_Typical" for details

\* From Front Landscape Package

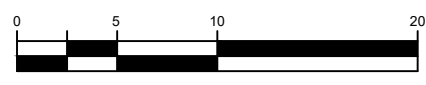
-  DECIDUOUS TREE
-  ORNAMENTAL TREE
-  DWARF STANDARD ORNAMENTAL TREE
-  MEDIUM DECIDUOUS SHRUB
-  DWARF DECIDUOUS SHRUB
-  UPRIGHT EVERGREEN
-  BROADLEAF EVERGREEN
-  MEDIUM EVERGREEN SHRUB
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-  DWARF ORNAMENTAL GRASS
-  PERENNIAL
-  BIG BLUE LIRIOPE

**AC UNIT SCREENING**  
Add 2 Karl Foerster Feather Reed Grass per unit, held 1' off>



Notes:

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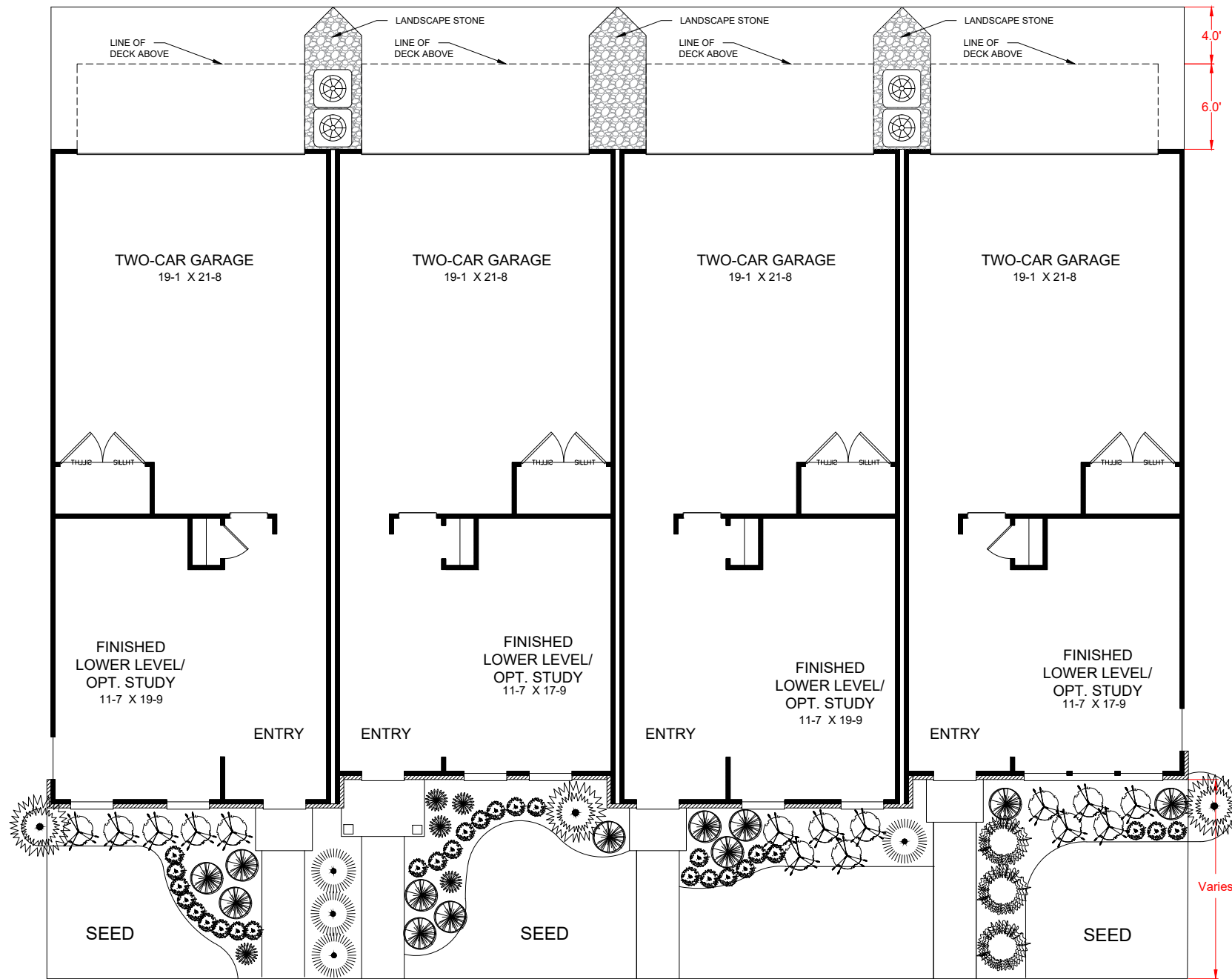


DATE: September 17, 2020  
 REVISED: April 3, 2023  
 DRAWN BY: NDS  
 SCALE: 1.0" = 10.0'  
 UI\_Landscape 5 of 16

TEM\_UI\_Midtown-Brookline  
 Landscape\_High Impact

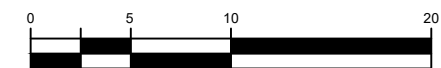
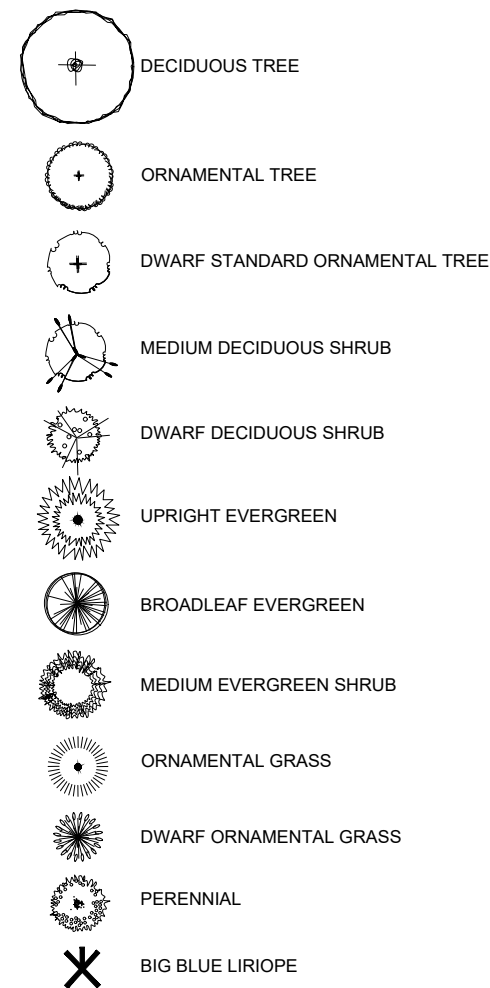
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6. Add additional plantings <=30" high (to maintain vision from vehicle when backing out) in The alley of the RSFA (Midtown-Tustin) as space allows and does not interfere with placement and access to utilities.
7. Utilize stone instead of mulch between units and in planting area of the alley.



DATE: September 17, 2020  
 REVISED: April 3, 2023  
 DRAWN BY: NDS  
 SCALE: 1.0" = 10.0'  
 UI\_Landscape 7 of 16

TEM\_UI\_Midtown-Tustin  
 Landscape\_Typical\_4UNIT

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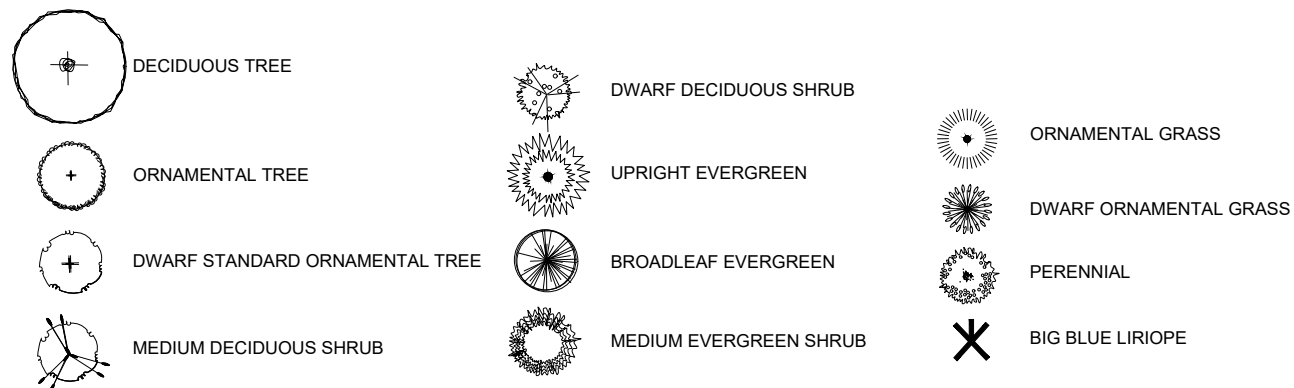
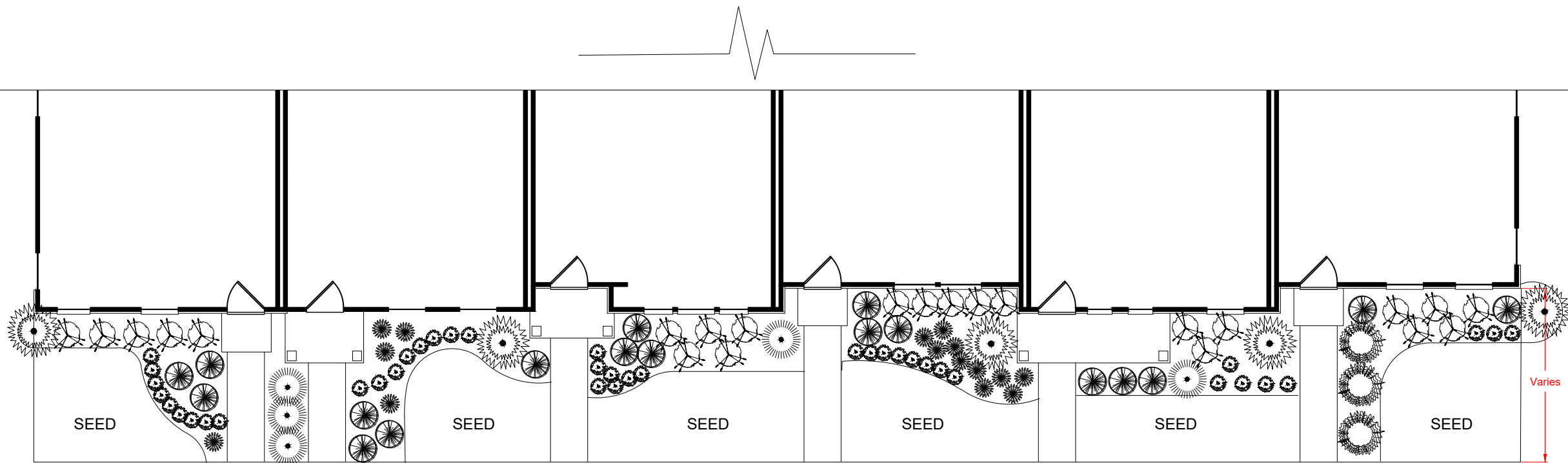
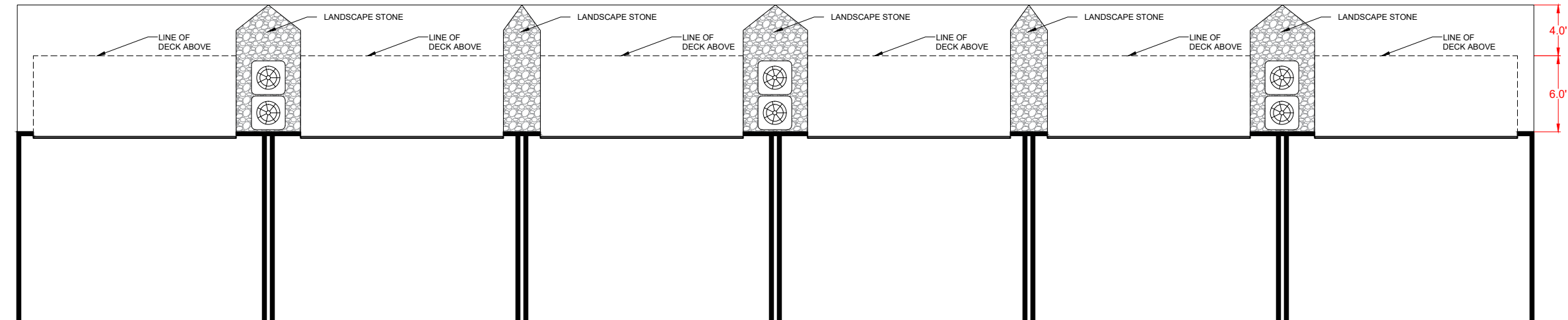
DRAWN BY: NDS

SCALE: 1.0" = 10.0'

UI\_Landscape 8 of 16

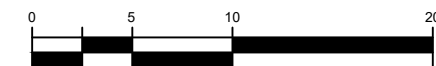
# TEM\_UI\_Midtown-Tustin Landscape\_Typical\_6UNIT

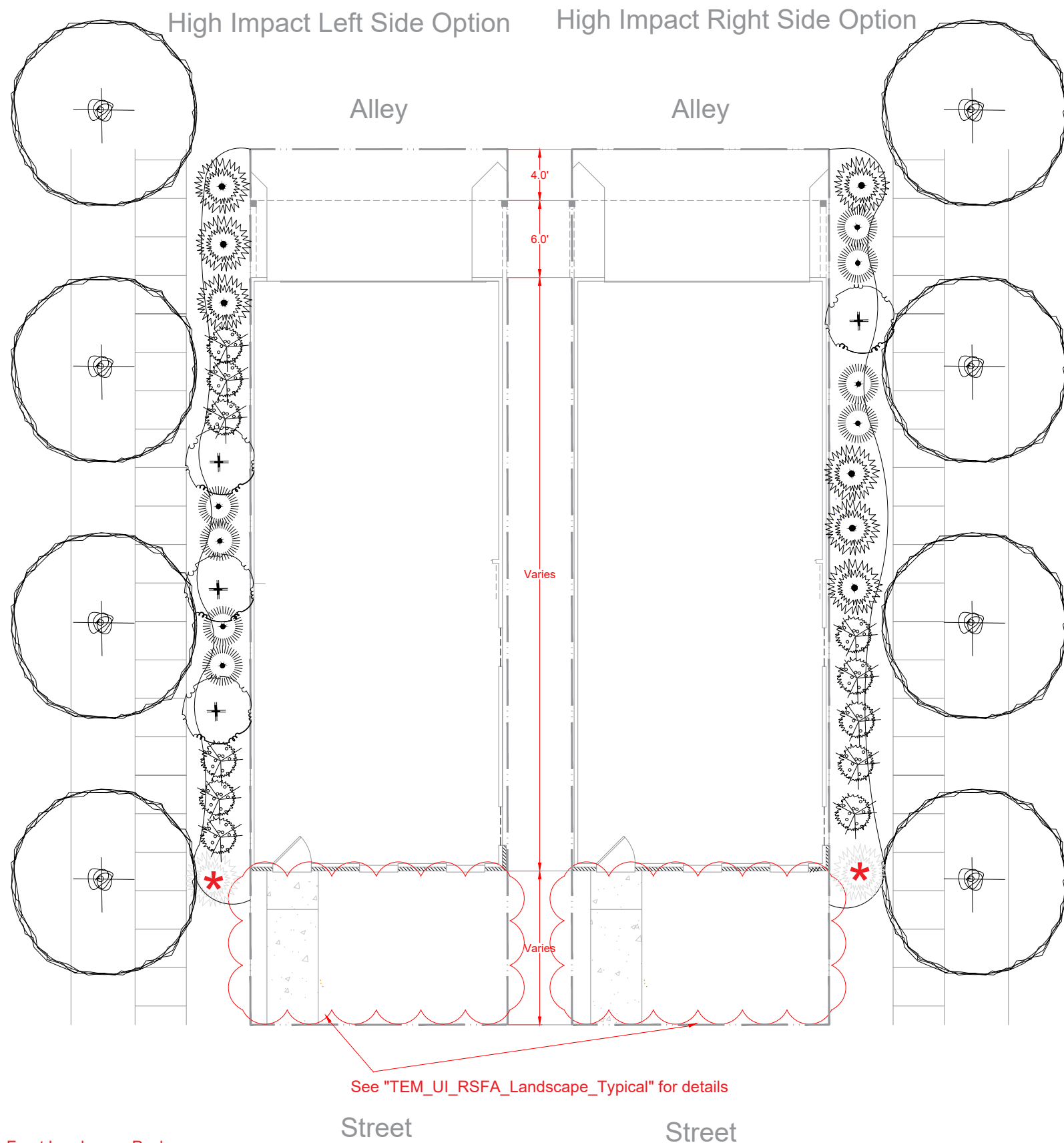
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See "TEM\_UI\_RSFA\_Landscape\_Typical" for details

Street

Street

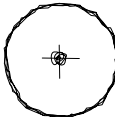











Alley

Alley

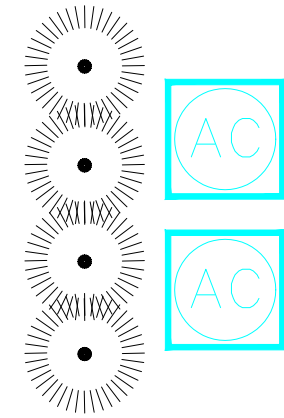
High Impact Left Side Option

High Impact Right Side Option

\* From Front Landscape Package

-  DECIDUOUS TREE
-  ORNAMENTAL TREE
-  DWARF STANDARD ORNAMENTAL TREE
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**AC UNIT SCREENING**  
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TEM\_UI\_Midtown-Tustin  
Landscape\_High Impact

DATE: September 17, 2020  
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SCALE: 1.0" = 10.0'  
UI\_Landscape 11 of 16

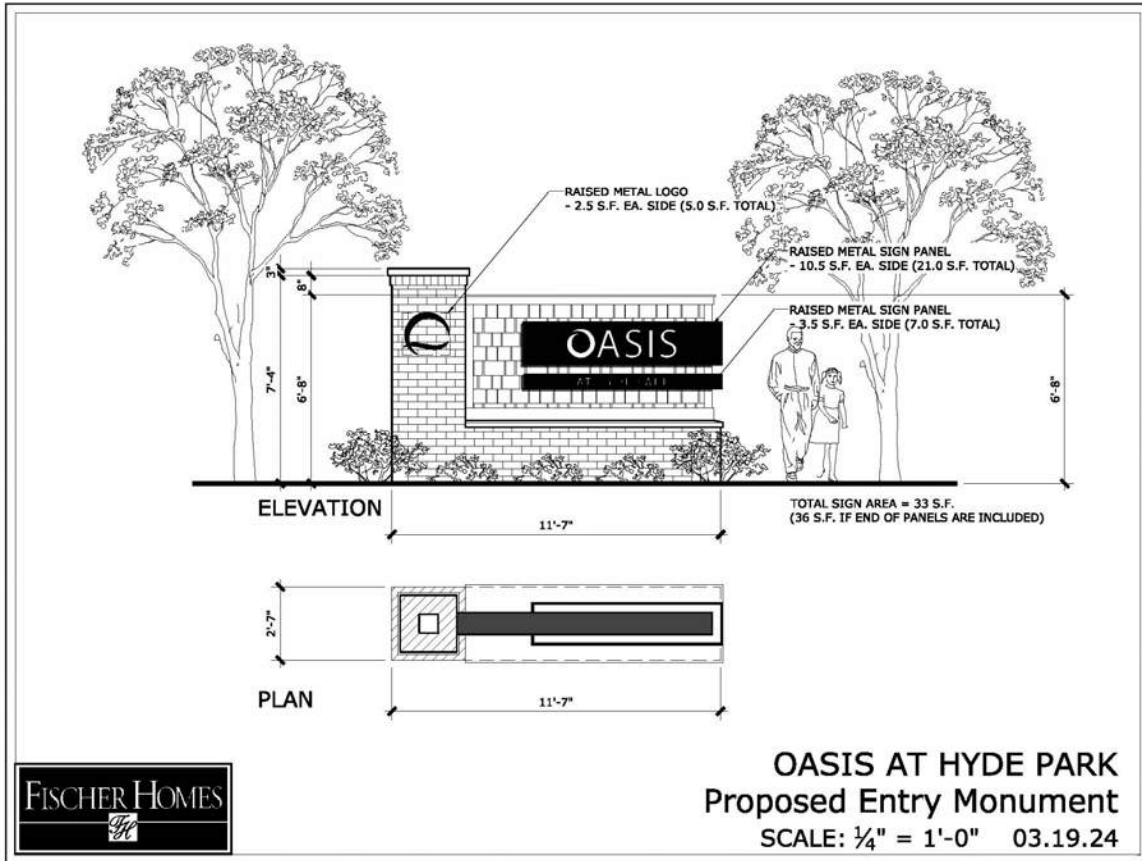


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# EXHIBIT F

## Entrance Signage Exhibit

(Page 1 of 1)



## **EXHIBIT G**

### **WAIVERS**

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

- A. Modification of the Minimum lot area per lot to address Townhome Dwellings,
- B. Modification of the Minimum lot width per lot to address Townhome Dwellings widths,
- C. Modification of the front yard setback to address Townhome Dwellings,
- D. Modification of the rear yard setback (20' required between buildings),
- E. Modification of the maximum permitted floor area ratio per unit to address 3-story Townhome Dwellings,
- F. Modification of the maximum lot coverage requirement to address the overall coverage of the Real Estate,
- G. Modification to Architectural Requirements (to address Townhome Buildings),
- H. Increase in the entry monument sign to eight (8) feet in height and located in the entry median island,
- I. Modification of the lot landscaping standards of the PD Ordinance to address Townhome Dwellings,
- J. Reduction and/or encroachment into the Landscape Buffer and Peripheral buffer Yards as noted in Section 8.B. of this Oasis at Hyde Park PD Ordinance.