



Common Council

Agenda Item

Cover Sheet

MEETING DATE: April 15, 2025

- ☐ Previously Discussed Ordinance
- ☒ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

ITEM or ORDINANCE: #1

PRESENTED BY: Attorney Jim Shinaver

- ☒ Information Attached
- ☐ Verbal
- ☐ No Paperwork at Time of Packets



MontClaire at Noblesville

Mont Claire
OF NOBLESVILLE



Welcome to Noblesville's most coveted luxury community, MontClaire. Nestled along the picturesque Hazeldell corridor this new home development will span 91-acres and feature rolling terrain, lush wooded backdrops, and a rippling stream enhancing the charm and elegance of the southwestern common area.

Homeowners will enjoy a grand entrance that sets a tone of elegance. The entrance showcases a beautiful mix of executive-style homes boasting rich architectural details, inviting brick wainscoting, and side-load garages—all surrounded by over 43-acres of beautiful open space.

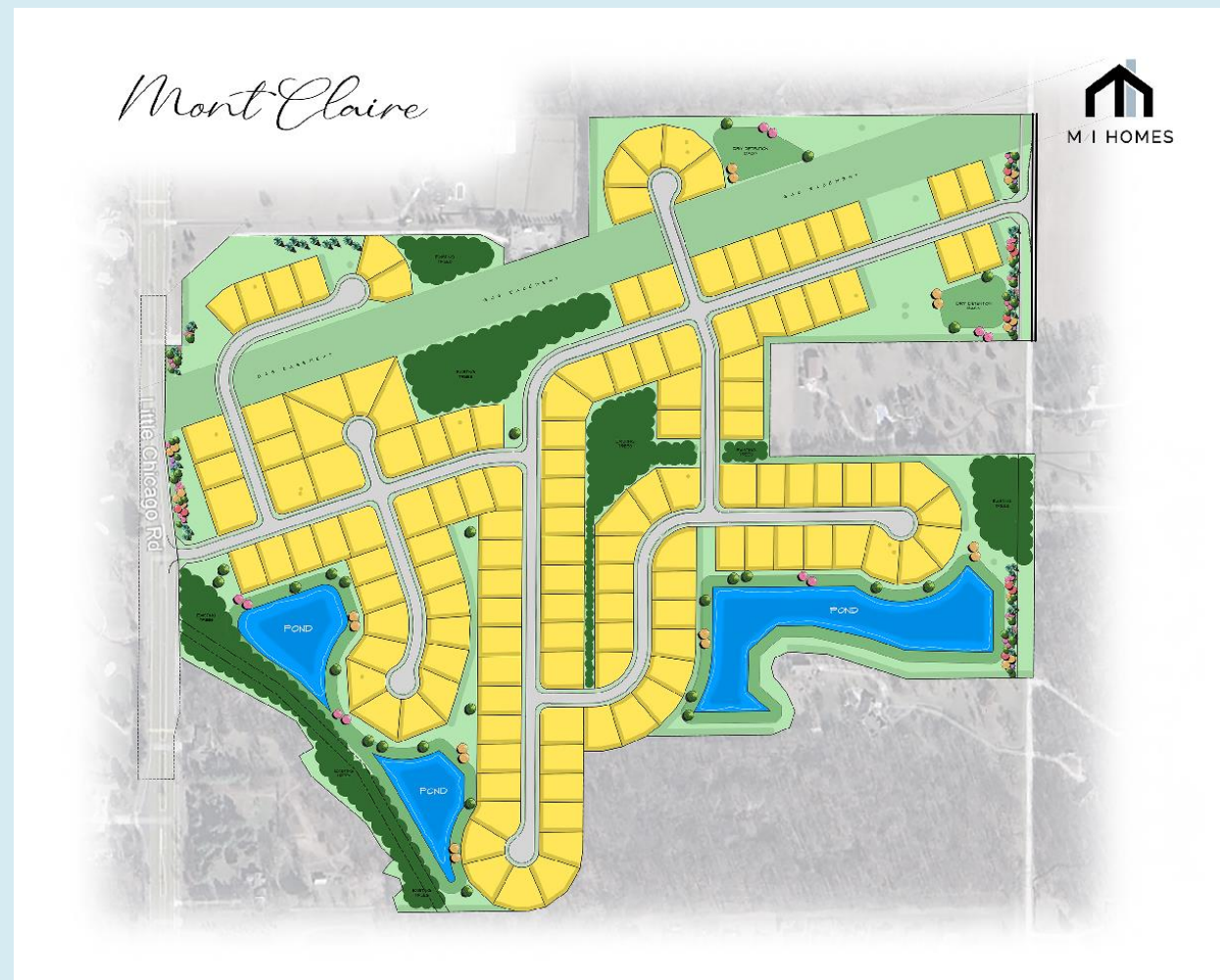
M/I Homes is thrilled to share an exciting selection of side-load garage designs paired with innovative new floor plans, creating a vibrant and welcoming ambiance. Our single-story ranch-style homes range from 1,900 to over 2,700 square feet, with flexible options for lofts and basements. Our two-story homes start at 2,200 square feet and can expand up to 3,800 square feet, with basement options as well. Homes will range from the mid \$600's to \$800's.

Welcome home, and welcome to MontClaire!



Exclusive Community Design

- 85 feet wide minimum lot size
- Side-load garages for an upscale streetscape
- Elegant main entrance with boulevard entry
- Street trees in accordance with Noblesville standards
- 46% open space with large areas of tree preservation
- Community gathering area



Rich Architectural Design

- Diverse lineup of new floorplans and elevations creating upscale and inviting streetscapes
- Covered porches and patio options per plan elevations
- Garages will have optional forward extensions to create a dimensional effect on the streetscape and create enhanced curb appeal
- All homes to have 24-inch wainscot on all four sides
- 4-sided architecture will align with Gatewood Lakes and Morse Village



M/I HOMES



Welcome to
MontClaire





Home Architecture



Home Architecture



Home Architecture



Home Architecture





Home Interiors



M/I HOMES



Estate designs featuring open floor plans and grand ceiling heights.



**Welcome Home.
Welcome to MontClaire.**



M/I HOMES