



# Common Council

## Agenda Item

### Cover Sheet

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**MEETING DATE:** April 15, 2025

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

**ITEM or ORDINANCE:** #2

**PRESENTED BY:** Attorney Jim Shinaver

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

# **Bending Branch**

**Rezone and PD Ordinance Request  
LEGP-000006-2025 and LEGP-000010-2025**

**CITY OF NOBLESVILLE, INDIANA**

**April 15, 2025**

**City Council Introduction**

Applicant: MI Homes of Indiana, L.P.

Attorneys: Nelson & Frankenberger, LLC

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

## **TABLE OF CONTENTS**

1. Explanation of Request
2. Site Location Map/Aerial Photograph; Zoning Map and Comp Plan Map
3. Color Site Plan
4. Home Elevation Exhibits
5. Bending Branch Preliminary Development Plan
6. Rezone Ordinance (R1 to R3 Residential)
7. Bending Branch PD Ordinance (R3/PD)

# **TAB 1**



**MI HOMES – BENDING BRANCH**  
**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 consists of approximately 99 acres located north and adjacent to 191<sup>st</sup> Street and east and adjacent to Moontown Road (the “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 “Bending Branch Planned Development Ordinance” which will have R3/PD as the underlying zoning classification in order to develop a for-sale residential community to be known as “Bending Branch”.

Uses that surround the Real Estate include: (i) to the west is the Scofield Farms community located in Westfield; (ii) to the south is the Pebble Brook Crossing community and individual homesites and to the southeast is the Pebble Brook Golf Course; (iii) the Albany Ridge at Conner Crossing community is further to the east; and, (iv) to the north are individual homesites.

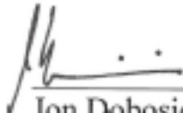
The Bending Branch community will consist of approximately one hundred ninety (190) for-sale, ranch and 2-story homes as depicted on the Concept Plan included behind Tab 3. The community will also include an amenity area, as well as open space areas, common areas and ponds as detailed on the Preliminary Development Plan included behind Tab 5. Access to the community will be from Moontown Road to the west and 191<sup>st</sup> Street to the south.

Character imagery of the proposed home architecture is included behind Tab 4. The ranch homes will start at 1,900 square feet and the 2-story homes will start at 2,200 square feet. MI anticipates price ranges of \$450,000 to \$ 700,000. The Bending Branch PD Ordinance includes development and architecture standards and all common areas, ponds and any community gathering spaces will be maintained in perpetuity by the Homeowner’s Association.

Also associated with the request is the rezone Ordinance and Bending Branch PD Ordinance PD Ordinance (See Tab 7 and Tab 8, respectively).

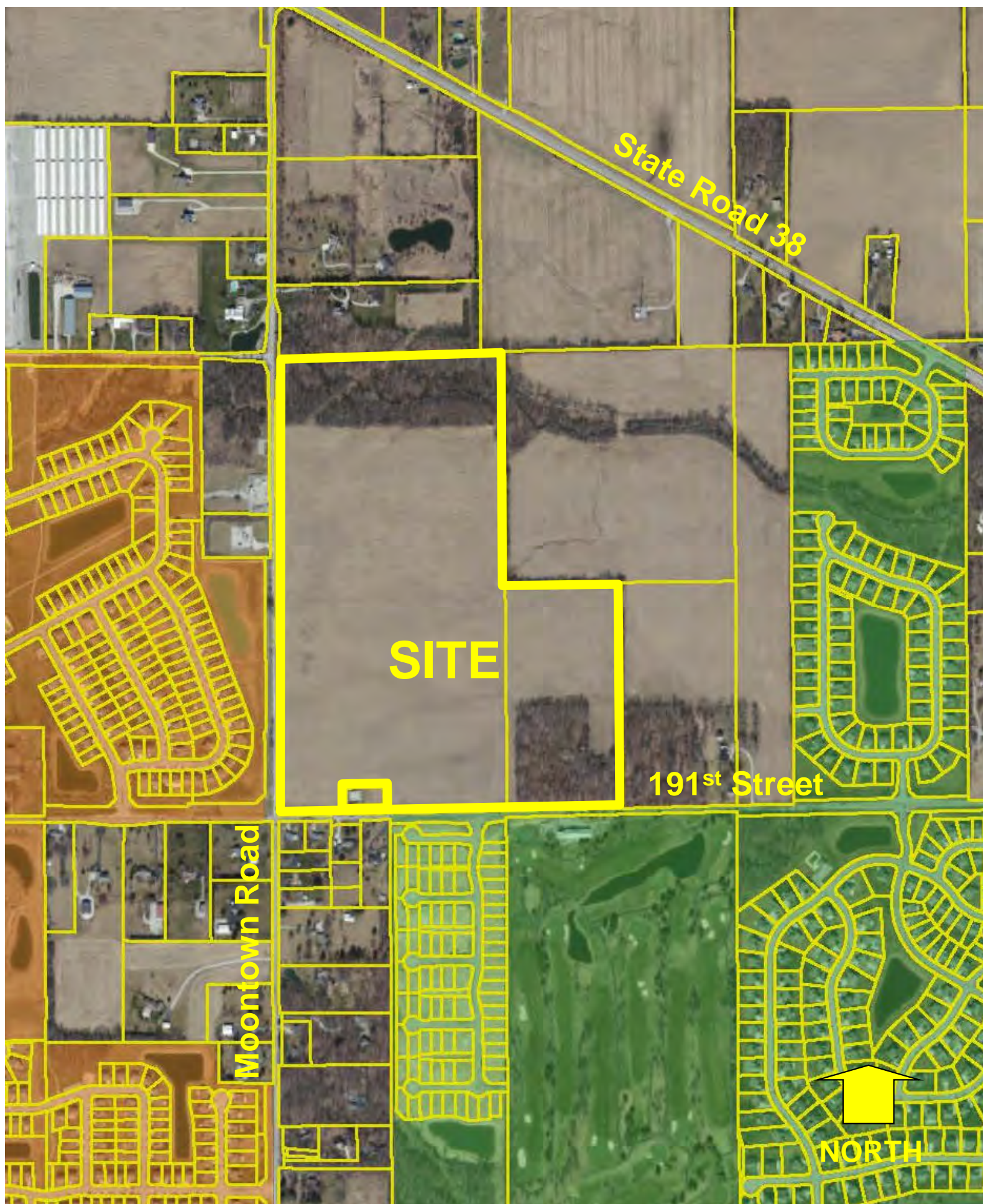
We look forward to presenting this request at City Council Hearing on April 15, 2025.

Respectfully submitted,

  
Jon Dobosiewicz

  
Jim Shihaver

## **TAB 2**



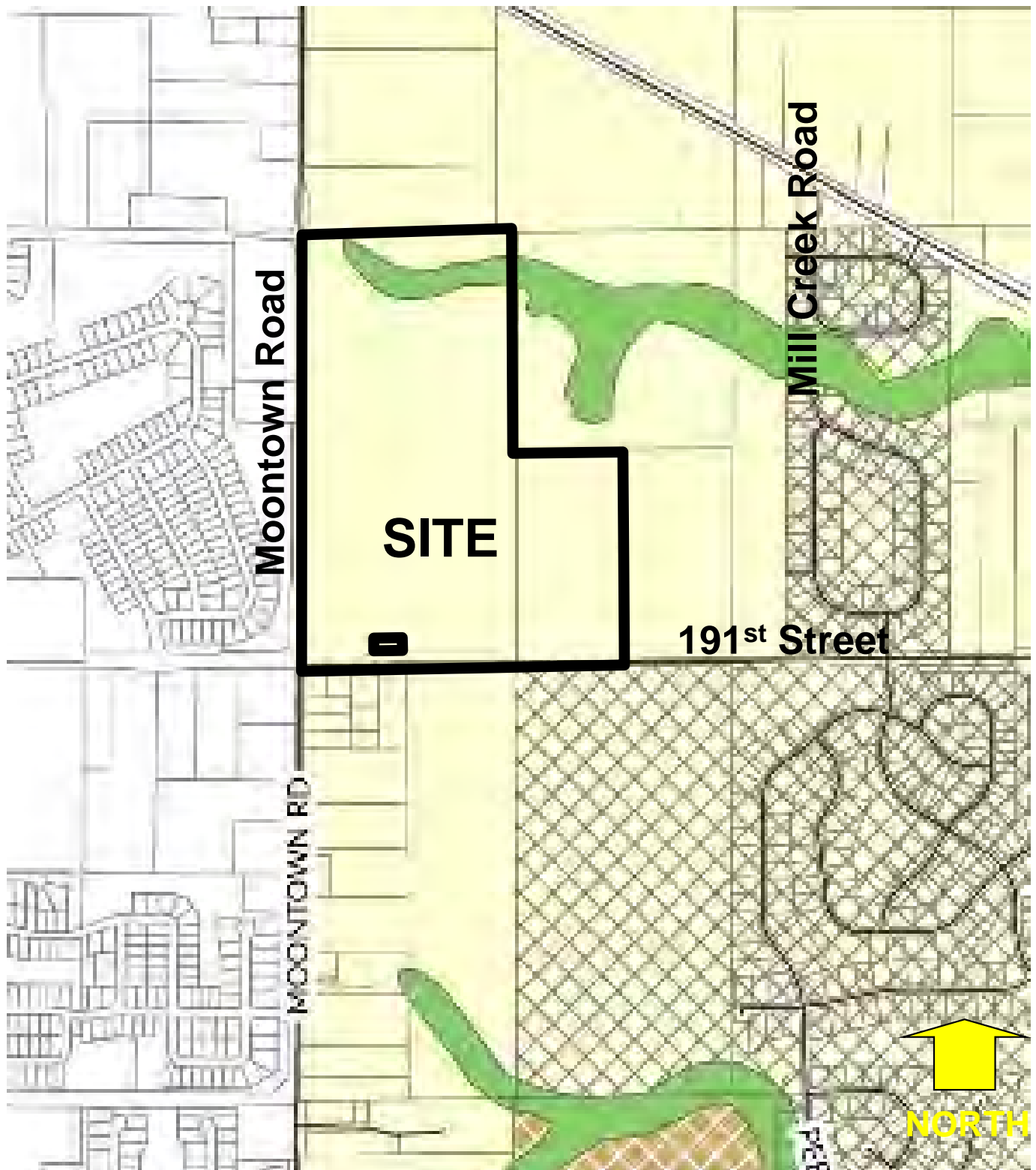
**SITE LOCATION MAP**



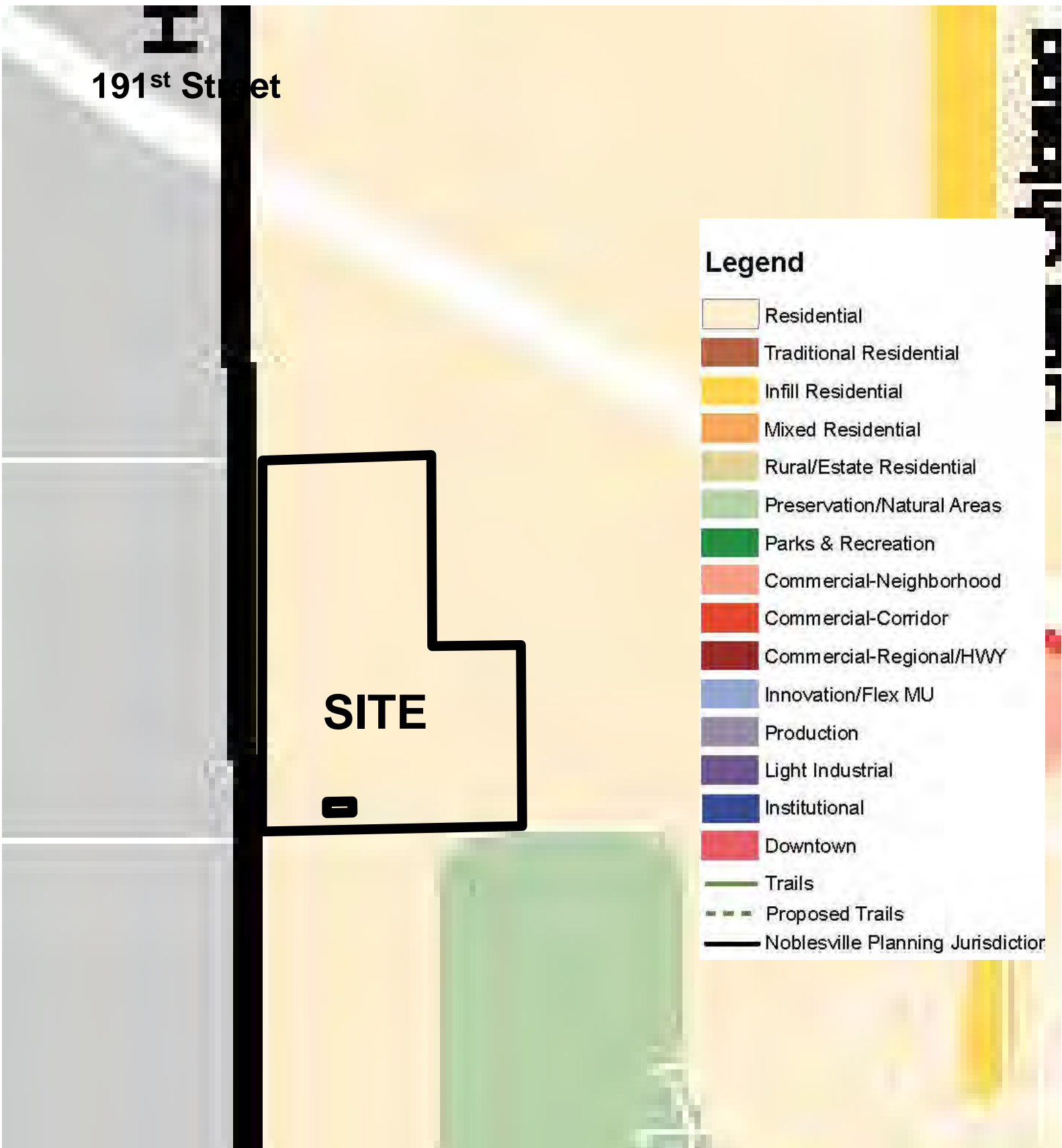
# **Noblesville Zoning Districts**

-  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**



BENDING BRANCH  
OF NOBLESVILLE





# **TAB 4**





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# Bending Branch PUD Moontown LLC, Property MI Homes Indy Division

Noblesville Architectural Presentation



# Ainsley II Elevations



Elevation A



Elevation A Opt. Brick



Elevation C



Elevation D



# Ainsley II Elevations



Elevation D Opt. Brick - Stone



Elevation F Opt. Brick - Stone



Elevation F



Elevation G

# Ainsley II Elevations



Elevation G Opt. Brick



Elevation H



Elevation H – Opt. Brick



# Berkeley Elevations



Elevation A



Elevation B



Elevation B – Opt. Brick



Elevation C

# Berkeley Elevations



Elevation C – Opt. Brick



Elevation D



Elevation D – Opt. Brick



Elevation E



Elevation E – Opt. Brick



M/I HOMES



# Cheswicke II Elevations



Elevation A



Elevation B



Elevation C



Elevation E

# Cheswicke II Elevations



Elevation E Opt. Stone-Dormer



Elevation G



Elevation G Opt. Brick and Stone



Elevation G Opt. Brick



M/I HOMES



# Cheswicke II Elevations



Elevation G Opt. Stone



Elevation H



Elevation H Opt. Brick and Stone



Elevation H Opt. Brick

# Columbia Elevations



Elevation A



Elevation B



Elevation B Opt. Brick



Elevation C



## Columbia Elevations



Elevation C- Opt. Brick



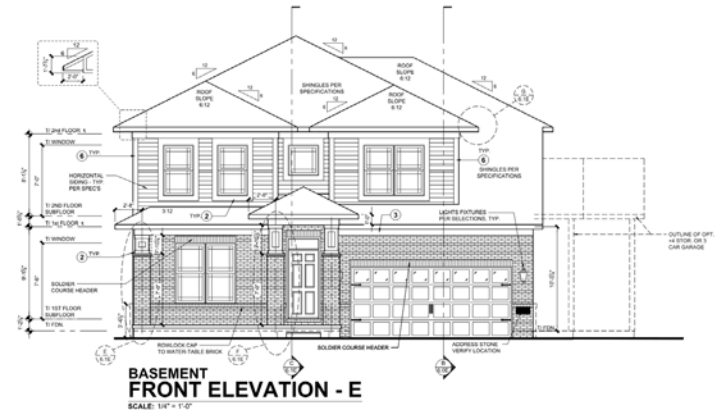
### Elevation D



Elevation D Opt. Brick



Elevation E



### Elevation E Opt. Brick

# Drake Elevations



Elevation A



Elevation B



Elevation B Opt. Brick



Elevation C



Elevation C Opt. Brick



# Drake Elevations



Elevation D



Elevation D Opt. Brick



Elevation E



Elevation E Opt. Brick



Elevation F

# Drake Elevations



Elevation F Opt. Brick



Elevation F Opt. Brick and Stone



Elevation G



Elevation G Opt. Brick



M/I HOMES



# Glendale Elevations



Elevation A



Elevation A Opt. Brick



Elevation B



Elevation B Opt. Brick



Elevation C

# Glendale Elevations



Elevation D



Elevation E



Elevation E – Opt. Brick



Elevation F



Elevation F – Opt. Brick



# Kensington Elevations



Elevation A



Elevation A – Opt. Brick



Elevation B

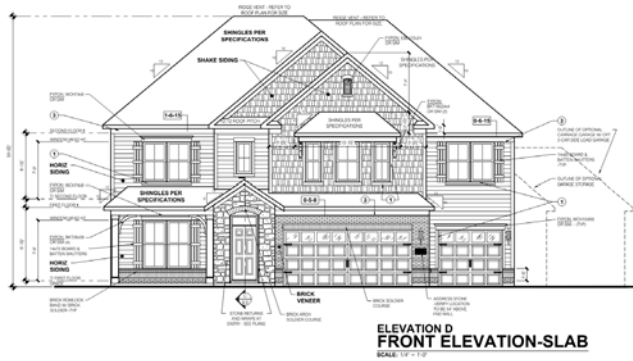


Elevation C



Elevation C – Opt. Stone

# Kensington Elevations



Elevation D



Elevation D – Opt. Brick



Elevation E



Elevation E – Opt. Stone



Elevation F



# Kensington Elevations



Elevation F – Opt. Brick



Elevation G



Elevation G – Opt. Brick

# Kentmore Elevations



Elevation A



Elevation A Opt. Brick



Elevation B



Elevation B Opt. Brick



M/I HOMES



# Kentmore Elevations



Elevation C



Elevation C Opt. Stone



Elevation C Opt. Stone and Brick



Elevation D

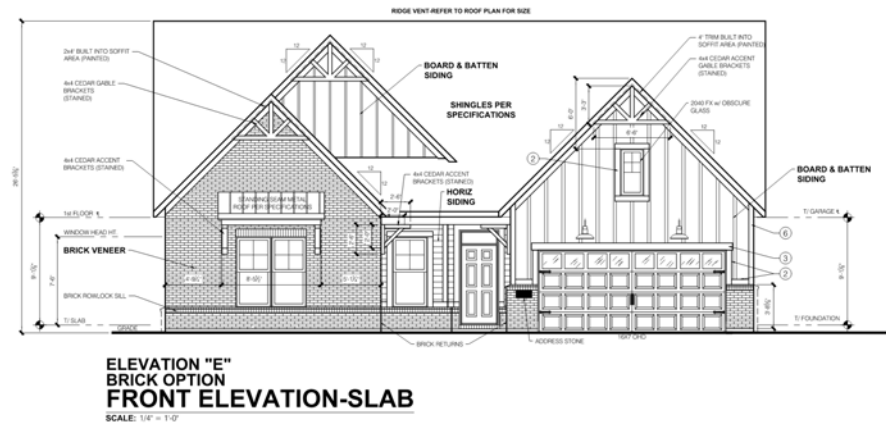
# Kentmore Elevations



Elevation E



Elevation E Opt. Brick and Stone



Elevation E Opt. Brick



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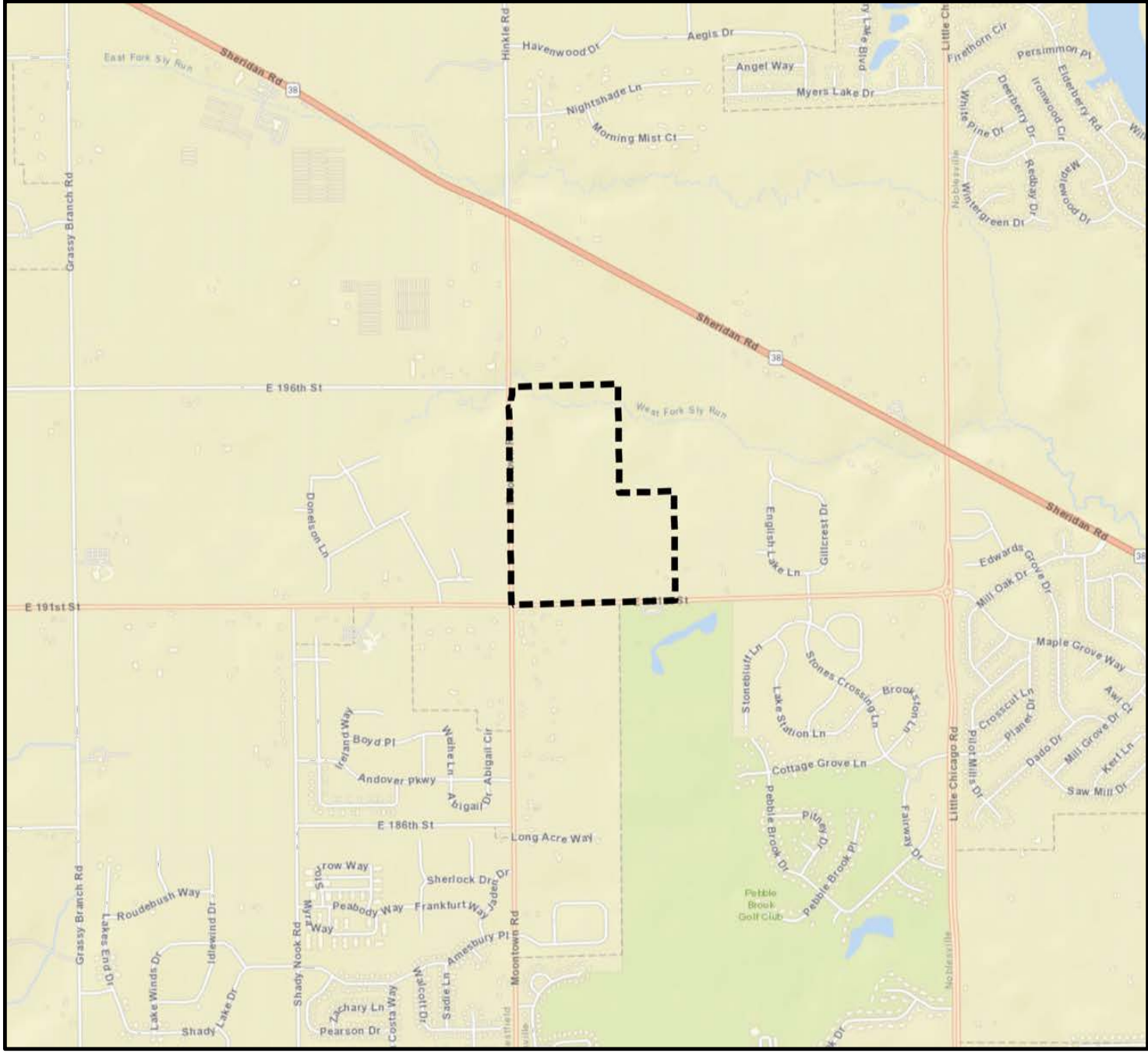
Thank You



# **TAB 5**



By: jcoyle  
File Name: W:\MI Homes\Bending Branch\Design\CAD\24394S\Cover.dwg, Layout: C0.00 COVER  
Plot Time: 3:24pm  
Plot Date: Jun 14, 2025



LOCATION MAP  
NOT TO SCALE

LAND DESCRIPTION:

A part of the Northwest Quarter of Section 28, Township 19 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Southwest corner of said Northwest Quarter of Section 28; thence North 00 degrees 04 minutes 10 seconds West along the West line of said Quarter for a distance of 2,398.09 feet; thence North 89 degrees 54 minutes 26 seconds East for a distance of 25.00 feet; thence North 00 degrees 04 minutes 11 seconds West, parallel with the said West line, for a distance of 100.01 feet; thence North 16 degrees 37 minutes 46 seconds East for a distance of 52.50 feet; thence North 00 degrees 04 minutes 11 seconds West, parallel with said West line, for a distance of 100.39 feet; thence North 88 degrees 57 minutes 04 seconds East, along the North line of said Quarter, for a distance of 1,288.08 feet to the Northeast corner of the West Half of said Quarter; thence South 00 degrees 03 minutes 09 seconds East, along the East line of said West Half, for a distance of 1,324.65 feet to a point on the North line of the South Half of said Quarter; thence North 88 degrees 58 minutes 37 seconds East for a distance of 663.89 feet; thence South 00 degrees 02 minutes 38 seconds East for a distance of 1,324.96 feet to the point on the South line of said Quarter; thence South 89 degrees 00 minutes 09 seconds West, along the said South line, for a distance of 1,991.05 feet to the point of beginning, containing 100.712 acres of land, more or less.

Excepting:

A part of the Northwest Quarter of Section 28, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the Grantor's Land described in Instrument 200300070352, more particularly described as follows: Commencing at the Southwest corner of the said Quarter Section and the Grantor's Land; thence on and along the West line of said Quarter Section and Grantor's Land North 00 degrees 04 minutes 10 seconds West (Basis of Bearing being the Location Control Route Survey Plat recorded as Instrument Number 2018052014 in the Office of the Recorder of said County) 62.93 feet; thence North 89 degrees 00 minutes 09 seconds East 409.67 feet to the Point of Beginning, designated " 652°bn said Plat; thence North 00 degrees 59 minutes 51 seconds West 101.00 feet to point designated " 653°bn said Plat; thence North 89 degrees 00 minutes 09 seconds East 215.00 feet on point designated " 654°bn said Plat; thence South 00 degrees 59 minutes 51 seconds East 101.00 feet to point designated " 655°bn said Plat; thence South 89 degrees 00 minutes 09 seconds West 215.00 feet to the point of beginning, containing 0.499 Acres (21,715.00 Square Feet), more or less.

DEVELOPMENT STANDARDS

BENDING BRANCH  
ZONING DISTRICT: PLANNED UNIT DEVELOPMENT  
UNDERLYING ZONING DISTRICT: R3 RESIDENTIAL  
TOTAL LOTS: 184  
SECTION 1: 51  
SECTION 2: 57  
SECTION 3: 40  
SECTION 4: 36

MIN. LOT AREA 8,450 S.F.  
MIN. LOT WIDTH 65'  
MIN. LOT FRONTAGE 45'  
MIN. FRONT YARD SETBACK 25'  
MIN. REAR YARD SETBACK 15' (MIN.)  
MIN. SIDE YARD SETBACK 5'  
MIN. LIVING AREA: 1,500 S.F.  
MAX. LOT COVERAGE 55%  
MAX. BUILDING HEIGHT 35'

DEVELOPMENT SITE PLAN SUMMARY

TOTAL AREA: 100.224 Ac. ±  
TOTAL NUMBER OF LOTS: 184  
DENSITY (GROSS - UNITS PER ACRE): 1.84  
DENSITY (NET - UNITS PER ACRE): 4.29  
TOTAL LOT AREA: 42,898 Ac. ± (42.8%)  
TOTAL COMMON AREA: 40,284 Ac. ± (40.2%)  
TOTAL RIGHT-OF-WAY AREA: 17,042 Ac. ± (17.0%)

SUBDIVISION STREET WIDTH: 32'  
SUBDIVISION STREET R/W WIDTH: 54'  
TOTAL LENGTH OF STREETS: 9,206'

THOROUGHFARE ROAD CLASSIFICATIONS  
EAST 191ST STREET & MOONTOWN ROAD =  
SECONDARY ARTERIAL (100' TOTAL / 50' HALFS)

POND AREA AT NORMAL POOL: 7.8 Ac. ±

# BENDING BRANCH

## PRELIMINARY DEVELOPMENT PLAN SET

PROPERTY ADDRESS:  
NE. CORNER OF E. 191ST STREET & MOONTOWN ROAD, NOBLESVILLE, IN 46062  
PARCEL #: 10-06-28-00-00-001.000 & 10-06-28-00-00-003.000

DEVELOPER:

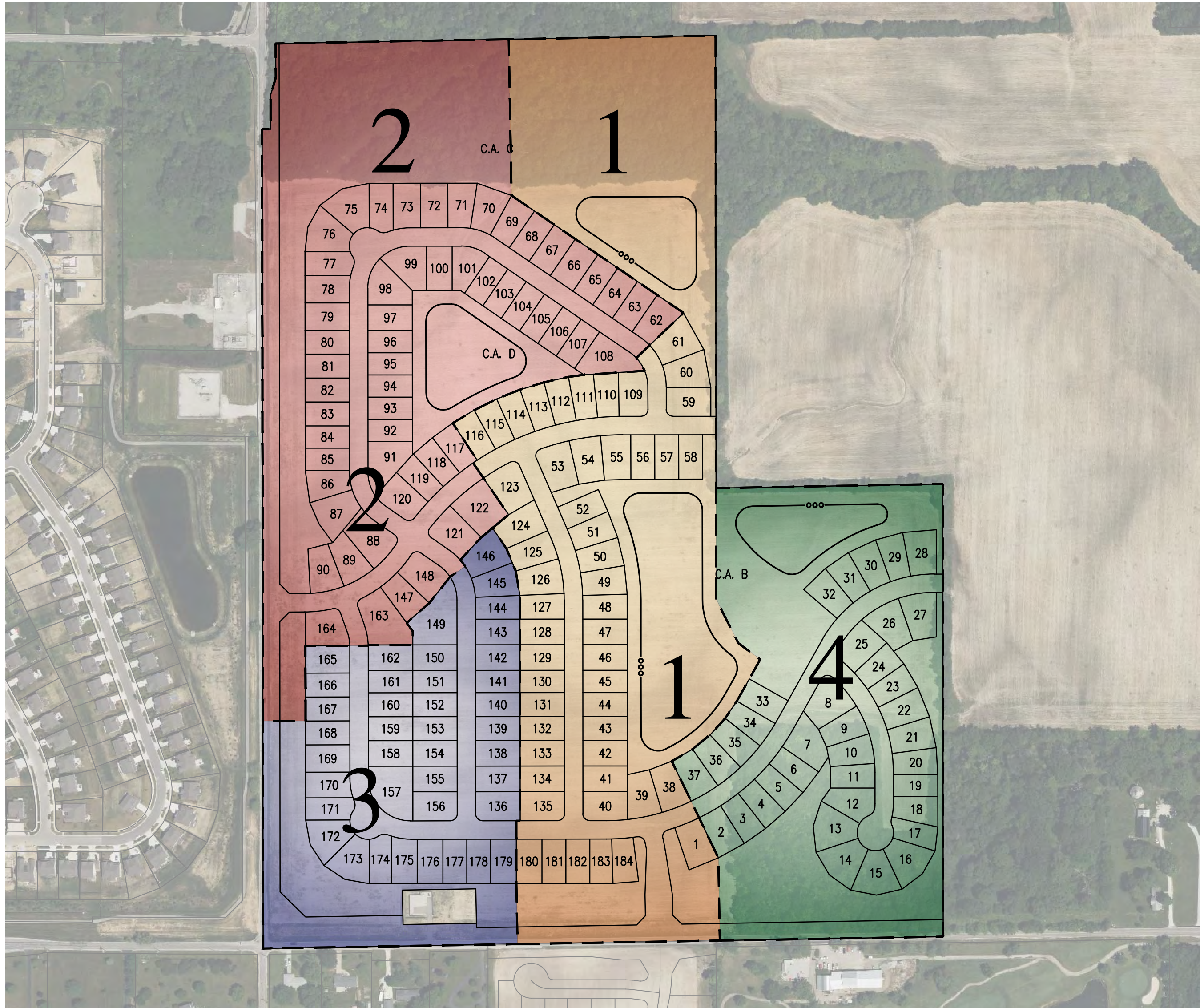
M/I Homes of Indiana, L.P.  
ATTN: Jonathan Isaacs  
Director of Land Acquisition  
8425 Woodfield Crossing Blvd.  
Suite 100 W  
Indianapolis, IN 46240  
(317) 475-3629  
jisaacs@mihomes.com

AGENT/ENGINEER:

HWC Engineering  
R. Jason Coyle  
Sr. Project Manager  
135 N. Pennsylvania,  
Suite 2800  
Indianapolis, IN 46204  
(317) 347-3663  
jcoyle@hwcengineering.com

CITY OF NOBLESVILLE:

Planning Department  
16 S. 10th Street  
Noblesville, IN 46060

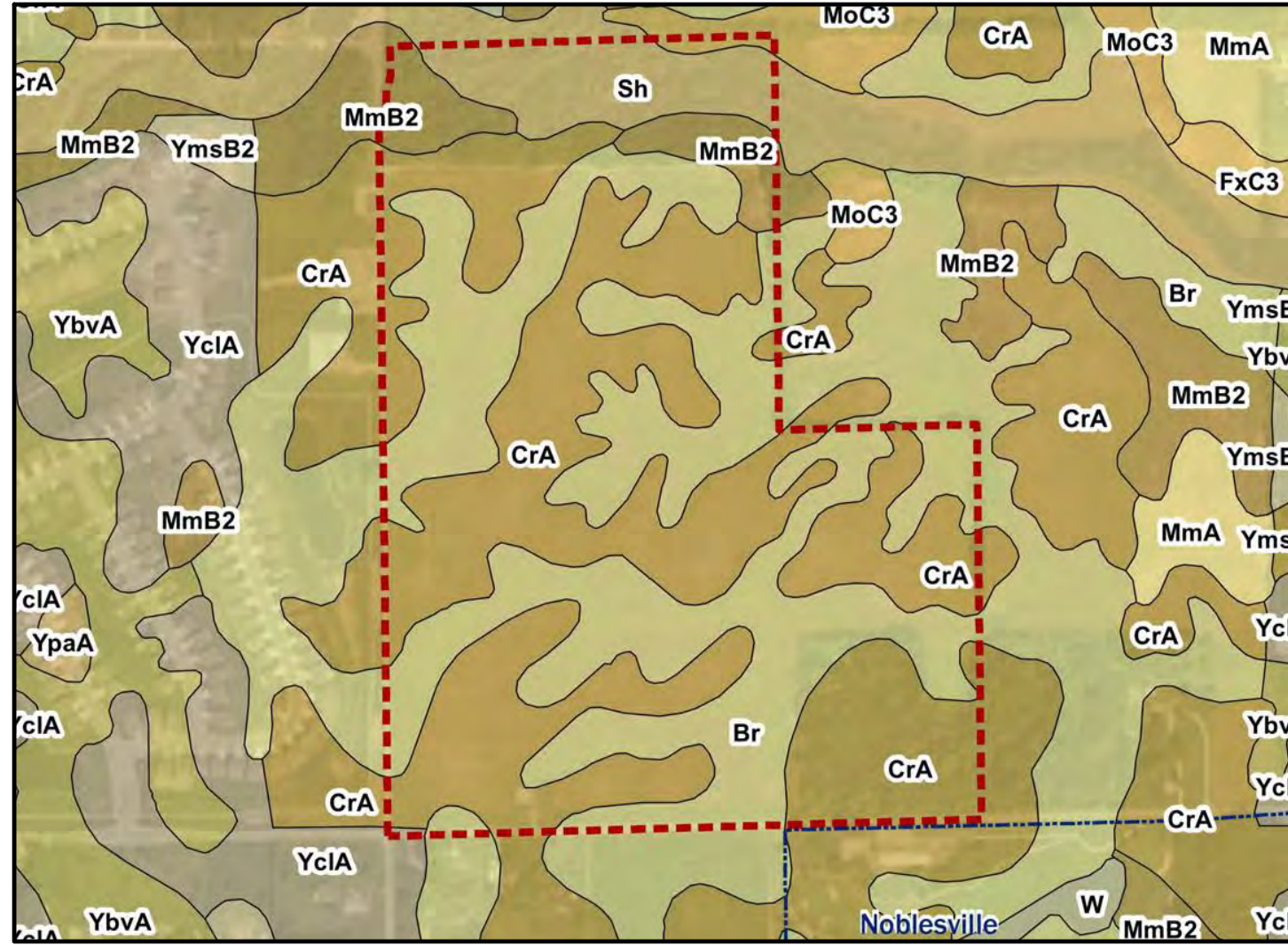


SITE MAP  
SCALE: 1" = 250'

PREPARED BY:  
HWC Engineering  
135 N. Pennsylvania, Suite 2800  
Indianapolis, IN 46204  
(317) 347-3663



Call 811 or 800-382-5544 Before you Dig!



SOILS MAP  
NOT TO SCALE

SOILS LEGEND

Br Brookston silty clay loam, 0 to 2 percent slopes  
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes  
MmB2 Miami silt loam, 12 to 18 percent slopes, eroded  
MoC3 Miami clay loam, 6 to 12 percent slopes, severely eroded  
Sh Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration

### SHEET LIST TABLE

| Sheet Number | Sheet Description        |
|--------------|--------------------------|
| C0.00        | COVER                    |
| C0.10-C0.15  | EXISTING CONDITIONS PLAN |
| C0.20-C0.25  | PRIMARY PLAT             |
| C1.00-C1.05  | DEVELOPMENT PLAN         |
| C1.20        | LIGHT AND SIGNAGE PLAN   |
| C1.30        | CLUSTER MAILBOX PLAN     |
| C1.40        | OPEN SPACE PLAN          |
| C1.5         | PHASING PLAN             |
| BY OTHERS    | LANDSCAPE PLANS          |

UTILITY CONTACT INFORMATION:

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NOBLESVILLE, IN 46060  
JHELLMANN@NOBLESVILLE.IN.US  
P: (317) 776-6330

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OADM@NOBLESVILLE.IN.US  
NOBLESVILLE POSTMASTER  
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1900 PLEASANT ST  
NOBLESVILLE, INDIANA 46060  
NAOMI.K.CARLTON@USPS.GOV  
P: (317) 775-9775

HAMILTON COUNTY SURVEYORS OFFICE  
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STEVE.CASH@HAMILTONCOUNTY.IN.GOV

HAMILTON COUNTY  
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1700 S 10TH STREET  
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DUKE ENERGY (ELECTRIC)  
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5870 N COLLEGE  
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BHOSTETLER@CITIZENSENERGYGROUP.COM

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P: (317) 670-7995

CHRIS THORN  
CHRIS.THORN@METRONET.COM  
P: (812) 213-1292

BENDING BRANCH - EAST 191ST STREET  
CITY OF NOBLESVILLE, INDIANA  
PRELIMINARY DEVELOPMENT PLAN SET  
COVER








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BP, JC, AV  
CHECKED BY  
JC  
DATE  
JANUARY 14, 2025  
SCALE  
AS SHOWN  
SHEET

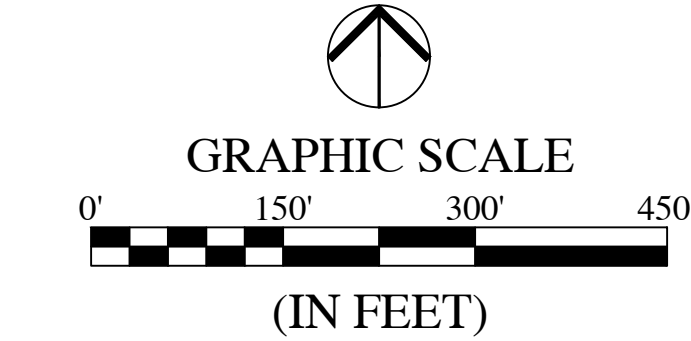
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COVER



SIGNAGE LEGEND:


|                  |  |
|------------------|--|
| STOP SIGN        |  R1-1   |
| SPEED LIMIT SIGN |  W13-1P |
| STREET NAME SIGN |         |
| STREET LIGHT     |         |
| POND SAFETY SIGN |         |

SEE THIS SHEET FOR DUKE ACORN LED STREET LIGHT CUT SHEETS



### Outdoor Lighting

ACORN LED




ACORN LED

|                            |  |
|----------------------------|--|
| LED (Light-emitting diode) | 50 watts   |
| Mounting height            | 12' - 17'  |
| Color                      | Black<br>Green   |
| Pole                       | Style A<br>Style B<br>Style C<br>Style D<br>Style E<br>Style F |

IESNA cutoff classification: Non-cutoff  
Color temperature: 3,000K Primary  
4,000K Available

| FIXTURE | WATTS | LUMENS | PATTERN | BUG RATING |
|---------|-------|--------|---------|------------|
| Acorn   | 50    | 6,588  | III     | B2-U4-G4   |

LIGHT DISTRIBUTION PATTERNS




Type III  
light distribution patterns

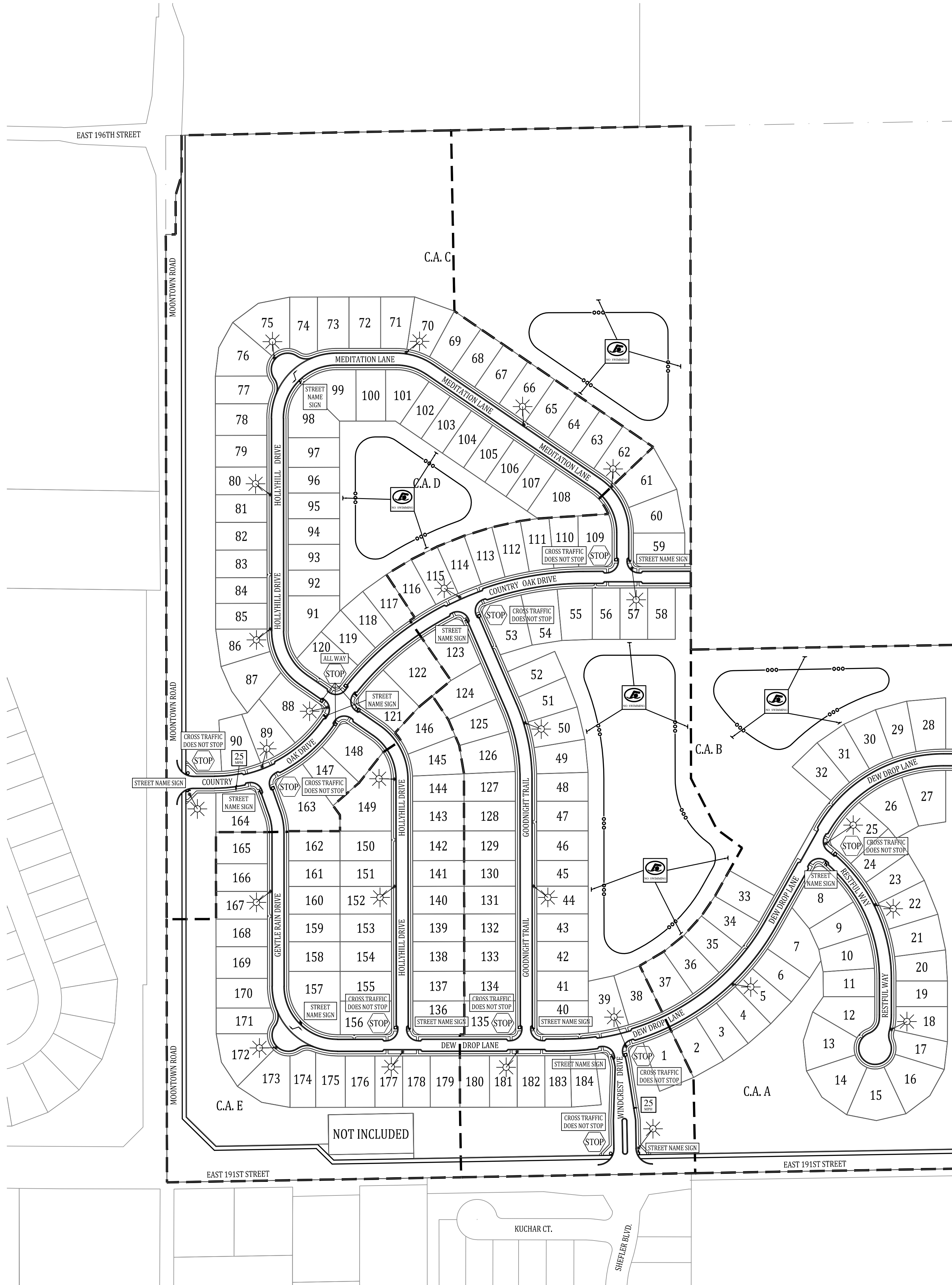
| POLE AVAILABLE | MOUNTING HEIGHT | FOUNDATION               |
|----------------|-----------------|--------------------------|
| Style A        | 12', 15', 17'   | Direct Bury, Anchor Base |
| Style B        | 12', 17'        | Anchor Base              |
| Style C        | 12'             | Anchor Base              |
| Style D        | 12'             | Anchor Base              |
| Style E        | 12'             | Anchor Base              |
| Style F        | 12'             | Anchor Base              |

For additional information, contact us at [ODLMidwest@duke-energy.com](mailto:ODLMidwest@duke-energy.com).

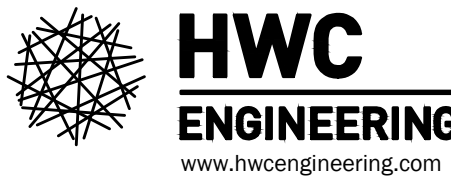
©2022 Duke Energy Corporation 223114 11/22



BUILDING A SMARTER ENERGY FUTURE®



| REVISIONS |             |    |
|-----------|-------------|----|
| DATE      | DESCRIPTION | BY |
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## BENDING BRANCH - EAST 191ST STREET

### CITY OF NOBLESVILLE, INDIANA

## PRELIMINARY DEVELOPMENT PLAN SET

## LIGHT AND SIGNAGE PLAN



Robert Jason Coyne  
REGISTERED  
No. LS20900155  
STATE OF INDIANA  
ENGINEER AND SURVEYOR

*Robert Jason Coyne*

|                          |                          |
|--------------------------|--------------------------|
| DRAWN BY<br>BP, JC, AV   | JOB NUMBER<br>2024-394-S |
| CHECKED BY<br>JC         |                          |
| DATE<br>JANUARY 14, 2025 |                          |
| SCALE<br>AS SHOWN        |                          |
| SHEET                    |                          |

C1.20

LIGHT AND SIGNAGE PLAN



Plot Date: Jan 14, 2025 Plot Time: 3:28pm File Name: W:\MI Homes\Bending Branch\Design\CAD\24394S.Cluster Mailbox Plan.dwg, Layout: C1.30 CLUSTER MAILBOX By: joeyla



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
Call 811 or 800-382-5544 Before you Dig!

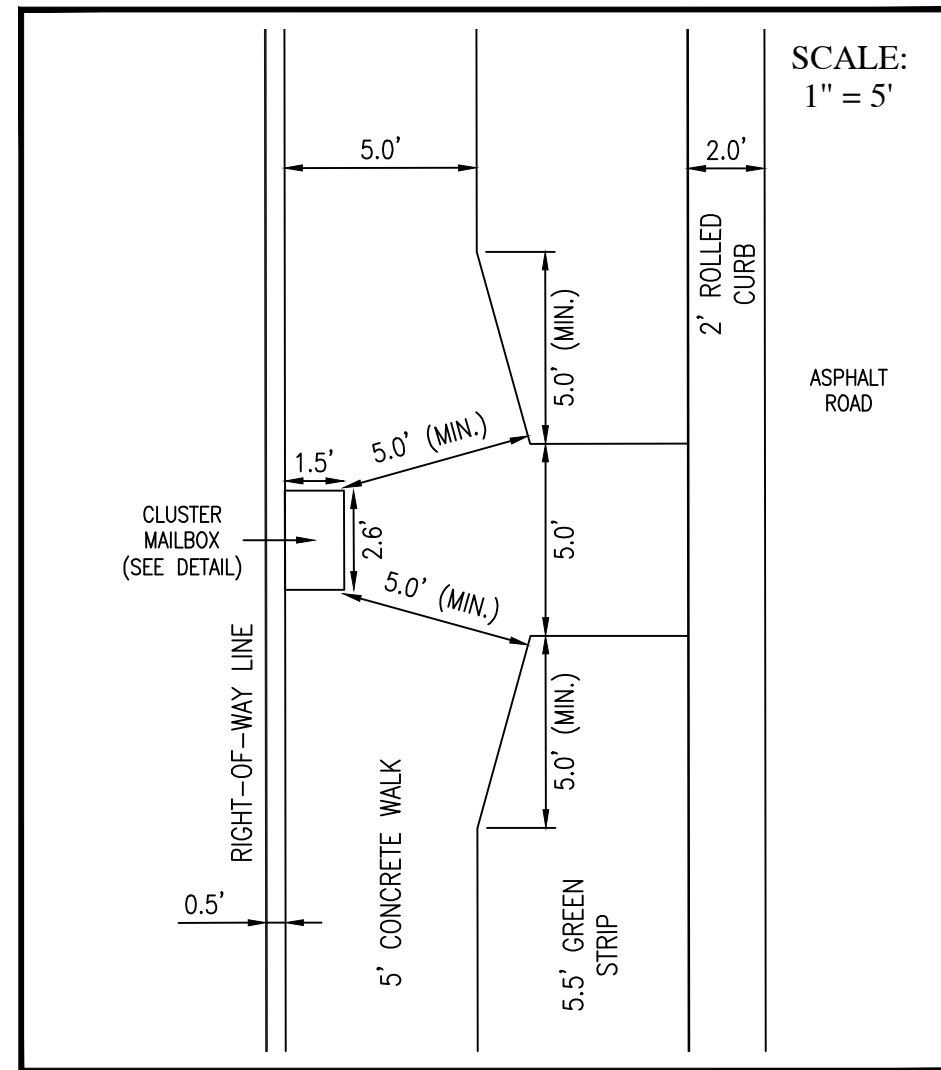


GRAPHIC SCALE



(IN FEET)

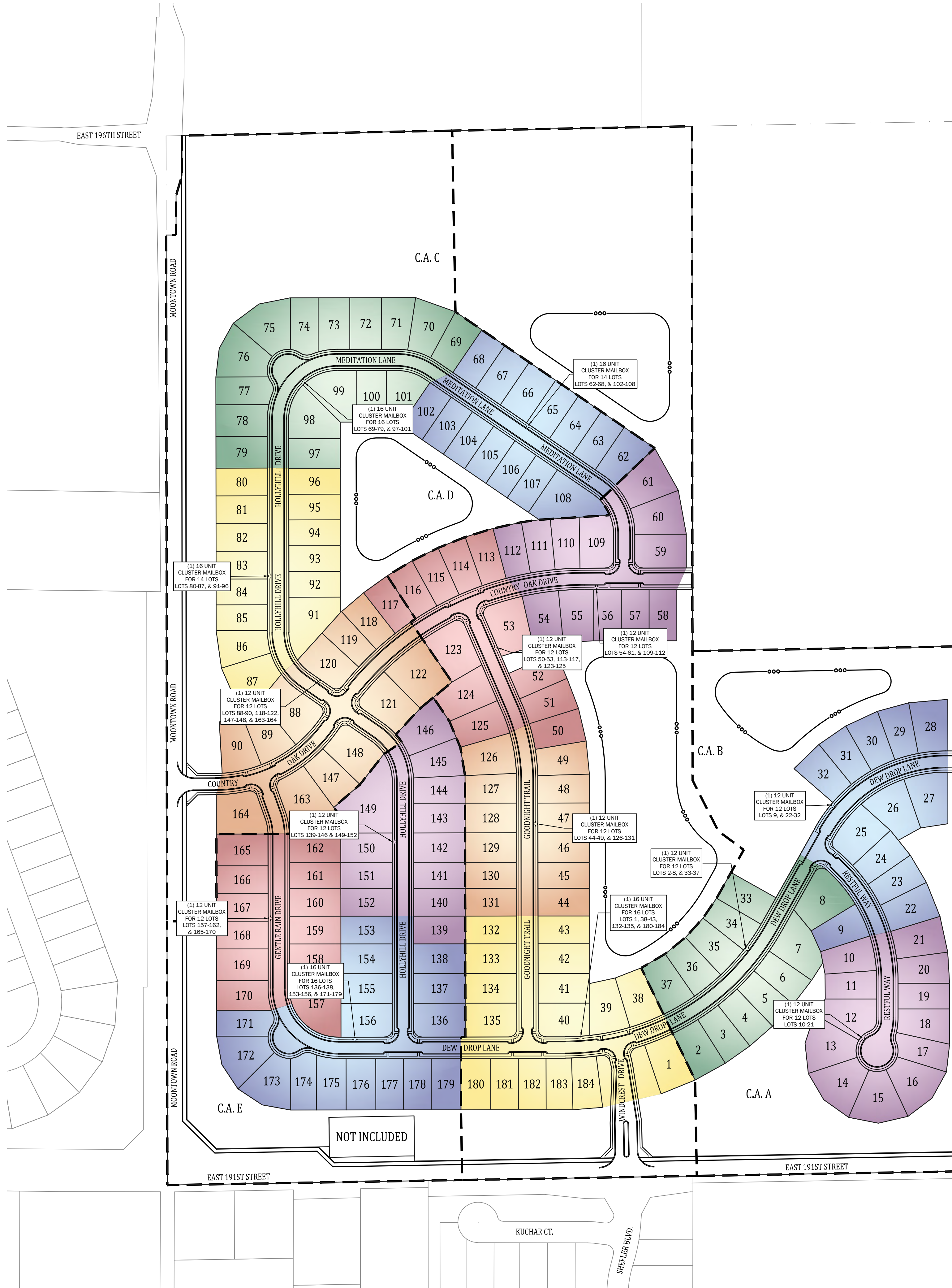
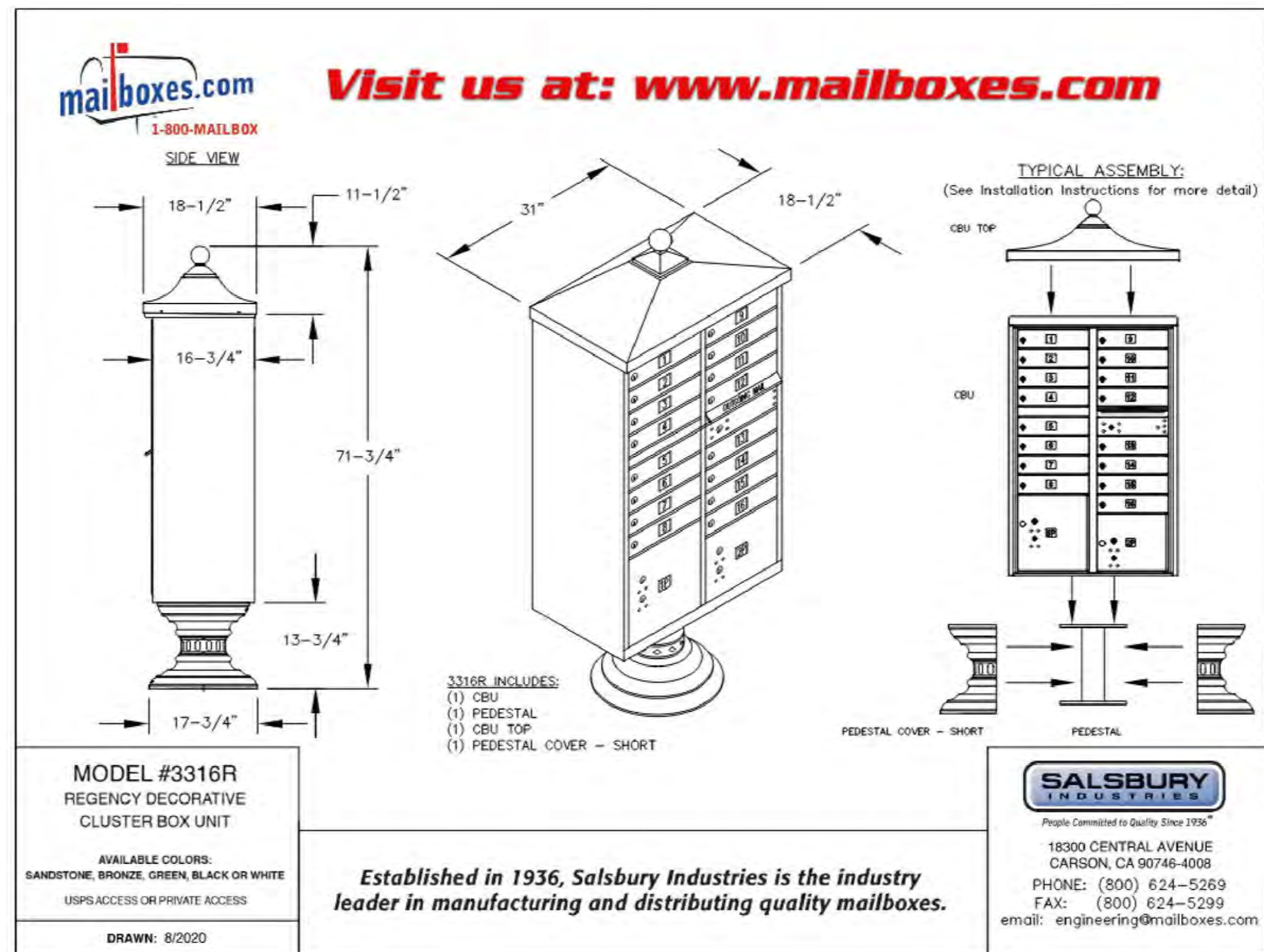
#### CLUSTER MAILBOX ACCESSIBILITY DETAIL



SCALE:  
1" = 5'

#### CLUSTER MAILBOX NOTES

1. CLUSTER BOX MUST BE USPS APPROVED.
2. ALL CLUSTER BOXES TO BE BLACK.
3. ALL CONCRETE "PADS" SHALL BE FLUSH ALONG THE BACK OF CURB AND DOWELED TO MINIMIZE DIFFERENTIAL SETTLEMENT. CONCRETE "PADS" SHALL BE 6" MINIMUM CONCRETE THICKNESS BUILT PER SIDEWALK AND JOINT DETAILS.
4. CLUSTER BOX LOCATIONS CANNOT BE INSTALLED OVER NOBLESVILLE UTILITIES (STORM & SANITARY). ANY ADJUSTMENT TO LOCATIONS MUST BE APPROVED BY THE CITY OF NOBLESVILLE PLANNING AND ENGINEERING DEPARTMENTS AND USPS POSTMASTER PRIOR TO INSTALLATION.



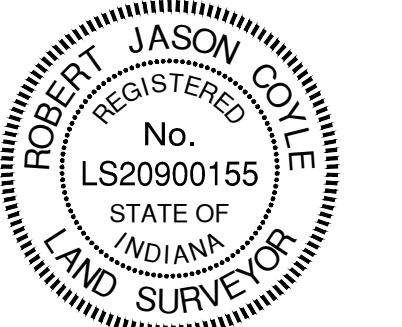
#### REVISIONS

| DATE | DESCRIPTION | BY |
|------|-------------|----|
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BENDING BRANCH - EAST 191ST STREET  
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET  
CLUSTER MAILBOX PLAN



|                          |                          |
|--------------------------|--------------------------|
| DRAWN BY<br>BP, JC, AV   | JOB NUMBER<br>2024-394-S |
| CHECKED BY<br>JC         |                          |
| DATE<br>JANUARY 14, 2025 |                          |
| SCALE<br>AS SHOWN        |                          |
| SHEET                    |                          |

C1.30

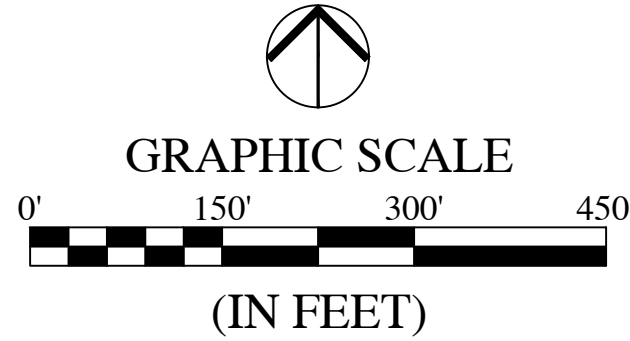
CLUSTER MAILBOX PLAN



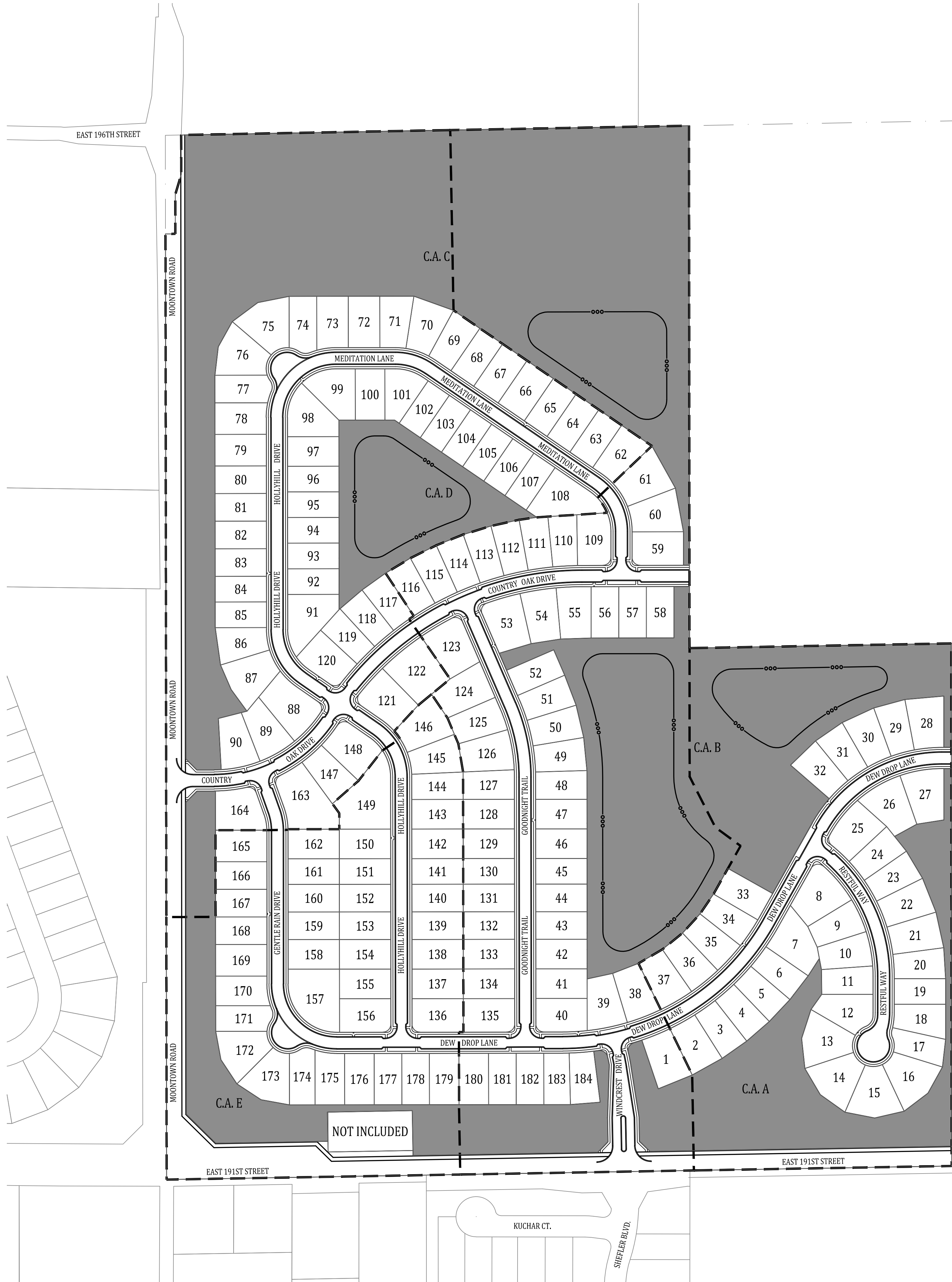
Plot Date: Jan 14, 2025 Plot Time: 3:28pm File Name: W:\MI Homes\Bending Branch\Design\CAD\24394S.Open Space Plan.dwg, Layout: C1.40 OPEN SPACE PLAN By: jcoyle



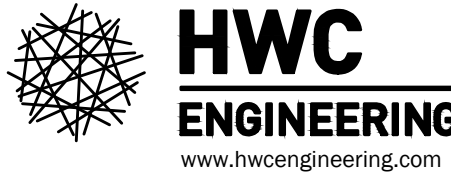
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
Call 811 or 800-382-5544 Before you Dig!



40.19% =  $\frac{\text{OPEN SPACE RATIO}}{\text{OPEN SPACE} = 40.284 \text{ Ac.}} \div \frac{\text{TOTAL ACREAGE} = 100.224 \text{ Ac.}}$



| REVISIONS |             |    |
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BENDING BRANCH - EAST 191ST STREET  
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET  
OPEN SPACE PLAN



|                          |  |                          |
|--------------------------|--|--------------------------|
| DRAWN BY<br>BP, JC, AV   |  | JOB NUMBER<br>2024-394-S |
| CHECKED BY<br>JC         |  |                          |
| DATE<br>JANUARY 14, 2025 |  |                          |
| SCALE<br>AS SHOWN        |  |                          |
| SHEET                    |  |                          |

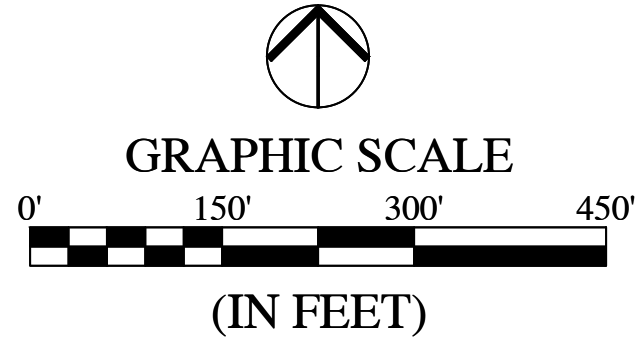
C1.40  
OPEN SPACE PLAN



Plot Date: Jan 14, 2025      Plot Time: 3:28pm      File Name: W:\MI Homes\Bending Branch\Design\CAD\24394-S MI Homes Bending Branch\Phasing Plan.dwg, Layout: C1.50 PHASING      By: jcoyle



Call 811 or 800-382-5544 Before you Dig!



PHASING NARRITIVE

PHASE 1 / SECTION 1

SECTION 1 CONSIST OF 51 LOTS. CONSTRUCTION OF SECTION 1 WOULD COMMENCE WITH APPROVAL OF CONSTRUCTION PLANS – TENTATIVELY AT THE END OF THE THIRD QUARTER OF 2025. THE SANITARY SEWER FOR SECTION 1 WOULD BE DIRECTED ALONG THE WEST FORK OF SHY RUN, THROUGH ALBANY RIDGE AT CONNER CROSSING, TO AND ALONG STATE ROAD 38, TO AND ALONG LITTLE CHICAGO ROAD, TO AN EXISTING MANHOLE IN THE TIMBERS DEVELOPMENT. THE STORMWATER RUNOFF WOULD BE DIRECTED TO TWO PONDS WHICH WOULD ULTIMATELY OUTLET TO WEST FORK OF SLY RUN. THE DETAILED DEVELOPMENT PLAN FOR SECTION 1 WILL PROVIDE THE NECESSARY DETAILS.

PHASE 2 / SECTION 2

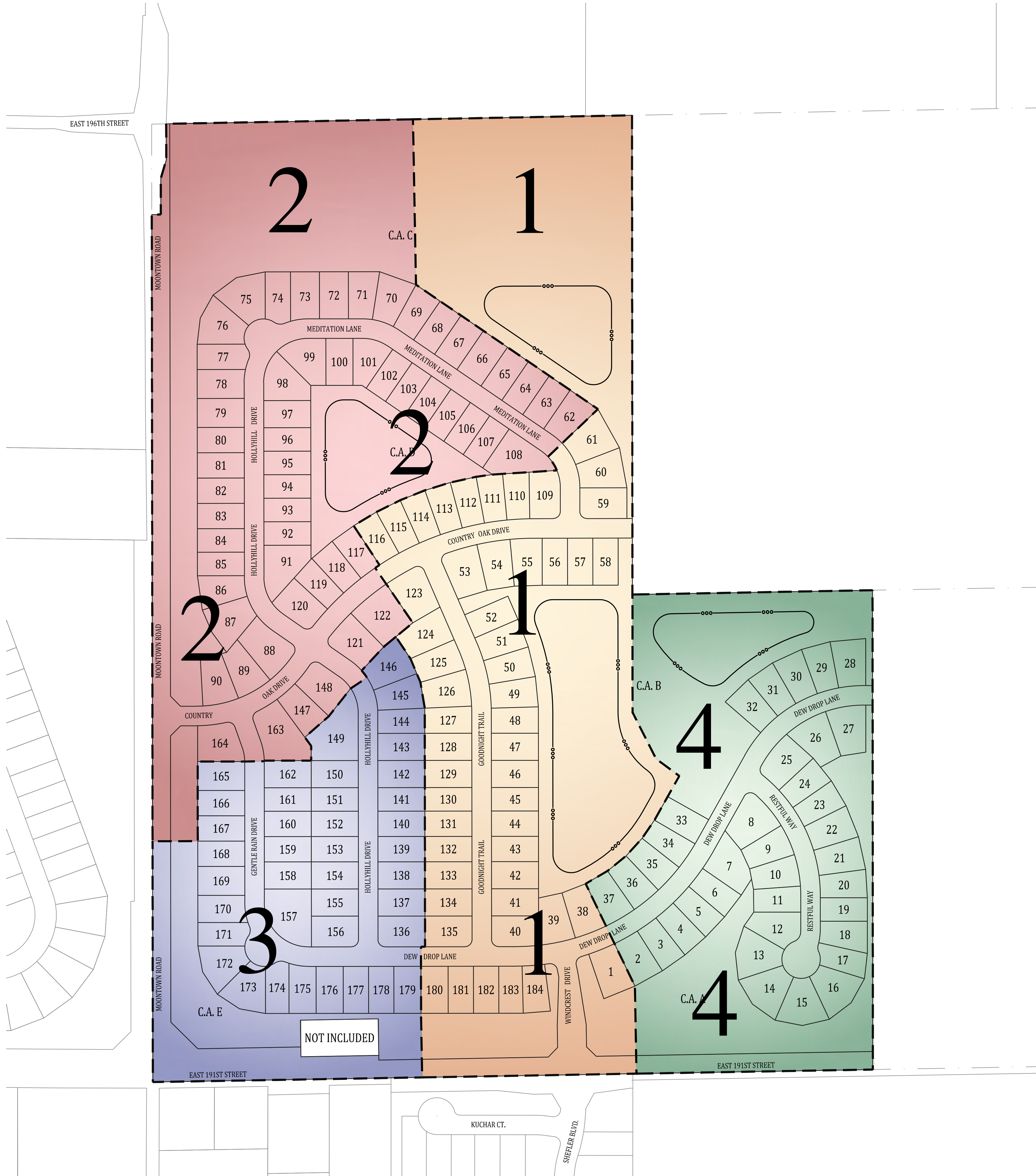
SECTION 2 CONSIST OF 57 LOTS. CONSTRUCTION OF SECTION 2 WOULD COMMENCE WITH APPROVAL OF CONSTRUCTION PLANS – TENTATIVELY DURING THE THIRD QUARTER OF 2026. THE SANITARY SEWER FOR SECTION 2 CONNECTS TO THE SANITARY SEWER CONSTRUCTED WITH SECTION 1. THE STORMWATER RUNOFF WOULD BE DIRECTED TO AN ADDITIONAL POND AND THE TWO PONDS CONSTRUCTED WITH SECTION 1. THE DETAILED DEVELOPMENT PLAN FOR SECTION 2 WILL PROVIDE THE NECESSARY DETAILS.

PHASE 3 / SECTION 3

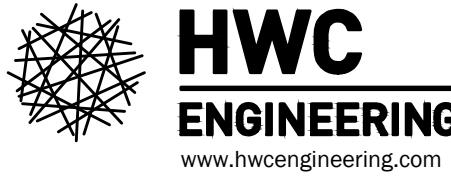
SECTION 3 CONSIST OF 40 LOTS. CONSTRUCTION OF SECTION 3 WOULD COMMENCE WITH APPROVAL OF CONSTRUCTION PLANS – TENTATIVELY DURING THE THIRD QUARTER OF 2027. THE SANITARY SEWER FOR SECTION 3 CONNECTS TO THE SANITARY SEWER CONSTRUCTED WITH SECTIONS 1 AND 2. THE STORMWATER RUNOFF WOULD BE DIRECTED TO THE THREE PREVIOUSLY CONSTRUCTED PONDS WITH SECTIONS 1 AND 2. THE DETAILED DEVELOPMENT PLAN FOR SECTION 3 WILL PROVIDE THE NECESSARY DETAILS.

PHASE 4 / SECTION 4

SECTION 4 CONSIST OF 36 LOTS. CONSTRUCTION OF SECTION 4 WOULD COMMENCE WITH APPROVAL OF CONSTRUCTION PLANS – TENTATIVELY DURING THE THIRD QUARTER OF 2028. THE SANITARY SEWER FOR SECTION 4 CONNECTS TO THE SANITARY SEWER CONSTRUCTED WITH SECTION 1. THE STORMWATER RUNOFF WOULD BE DIRECTED TO AN ADDITIONAL POND AND THE POND PREVIOUSLY CONSTRUCTED WITH SECTION 1. THE DETAILED DEVELOPMENT PLAN FOR SECTION 4 WILL PROVIDE THE NECESSARY DETAILS.



| REVISIONS |             |    |
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| DATE      | DESCRIPTION | BY |
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BENDING BRANCH - EAST 191ST STREET  
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET  
PHASING PLAN

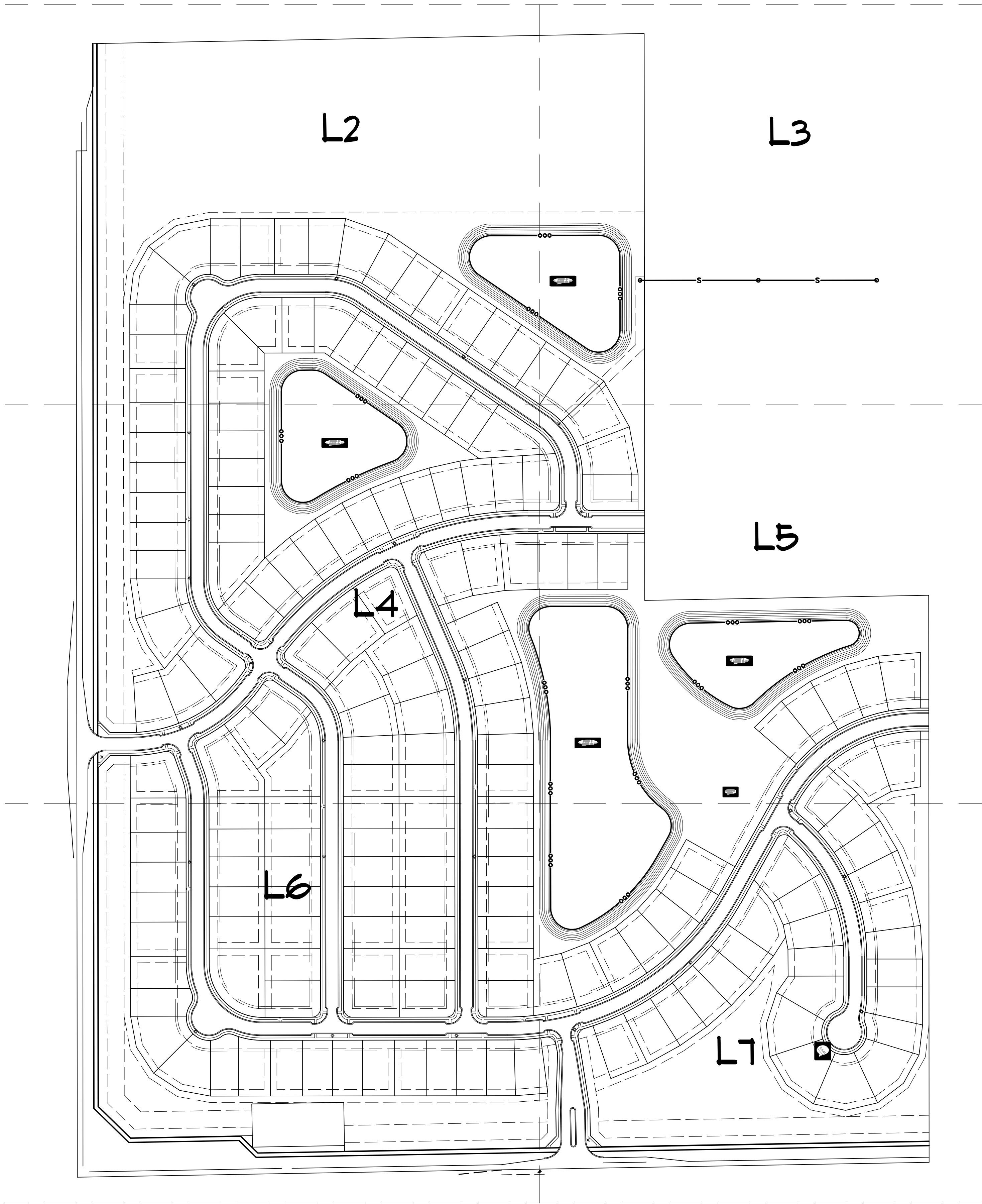


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|--------------------------|--|--------------------------|
| DRAWN BY<br>BP, JC, AV   |  | JOB NUMBER<br>2024-394-S |
| CHECKED BY<br>JC         |  |                          |
| DATE<br>JANUARY 14, 2025 |  |                          |
| SCALE<br>AS SHOWN        |  |                          |
| SHEET                    |  |                          |

C1.50

PHASING PLAN





TREE  
PRESERVATION  
DETAIL

GUIDELINES

1. Erect fence barriers around all "saved" trees near the construction activity.

2. Fence multiple trees together when possible.

3. Fence barriers shall be placed outside the drip line and as far from the trees as construction permits.

4. Fence posts shall be placed no further than 15 feet apart.

5. No staging of material or grading shall occur within the fenced tree preservation area.

DECIDUOUS TREE  
PLANTING  
DETAIL

Remove trunk wrap if necessary.

Remove all wire baskets, twine and burlap.

Before tree is in the hole, remove bottom of basket cutting horizontally. After tree is in the hole, remove rest of basket cutting vertically.

Backfill using existing soil. Water thoroughly to eliminate air pockets.

Add 1-2 inches of hardwood mulch. Keep mulch 3 inches from trunk.

Remove tags and labels.

Prune only dead or broken branches or double leaders.

Stake tree if necessary.

Remove excess soil to locate and expose root flare.

Root flare should be 1-2 inches above finish grade.

Finish grade.

1 1/2 - 2 TIMES BALL DIAMETER

CONIFEROUS TREE  
PLANTING  
DETAIL

Remove all wire baskets, twine and burlap.

Before tree is in the hole, remove bottom of basket cutting horizontally. After tree is in the hole, remove rest of basket cutting vertically.

Backfill using existing soil. Water thoroughly to eliminate air pockets.

Add 1-2 inches of hardwood mulch. Keep mulch 3 inches from trunk.

Remove tags and labels.

Prune only dead or broken branches or double leaders.

Stake tree if necessary.

Remove excess soil to locate and expose root flare.

Root flare should be 1-2 inches above finish grade.

Finish grade.

1 1/2 - 2 TIMES BALL DIAMETER

NOT TO SCALE

| PLANT SCHEDULE |     |                           |                                     |        |       |
|----------------|-----|---------------------------|-------------------------------------|--------|-------|
| SYMBOL         | KEY | COMMON NAME               | SCIENTIFIC NAME                     | SIZE   | QUANT |
| SHADE TREES    |     |                           |                                     |        |       |
|                | BT  | RIVERBIRCH                | BETULA NIGRA                        | 10' CL | 16    |
|                | CY  | BALD CYPRESS              | TAXODIUM DISTICHUM                  | 2-1/2" | 18    |
|                | HL  | HONEYLOCUST 'SHADEMASTER' | GLEDITSIA TRICANTHOS 'SHADEMASTER'  | 2-1/2" | 25    |
|                | OG  | OCTOBER GLORY MAPLE       | ACER RUBRUM 'OCTOBER GLORY'         | 2-1/2" | 26    |
|                | RO  | RED OAK                   | QUERCUS RUBRA                       | 2-1/2" | 20    |
|                | SG  | SWEET GUM 'HAFFIDAZE'     | LIQUIDAMBAR STYRACIFLUA 'HAFFIDAZE' | 2-1/2" | 22    |

|                  |    |                                  |  |        |    |
|------------------|----|----------------------------------|--|--------|----|
| ORNAMENTAL TREES |    |                                  |  |        |    |
|                  | IS | IVORY SILK LILAC                 | SYRINGA RETICULATA 'IVORY SILK'          | 1-1/2" | 17 |
|                  | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL' | 1-1/2" | 14 |
|                  | WK | WINTER KING HAWTHORN             | CRATAEGUS VIRIDIS 'WINTER KING'          | 1-1/2" | 19 |

|                 |    |                    |              |    |    |
|-----------------|----|--------------------|--------------|----|----|
| EVERGREEN TREES |    |                    |              |    |    |
|                 | BH | BLACK HILLS SPRUCE | PICEA GLAUCA | 6' | 18 |
|                 | NS | NORWAY SPRUCE      | PICEA ABIES  | 6' | 19 |

|        |    |                       |                                 |     |     |
|--------|----|-----------------------|---------------------------------|-----|-----|
| SHRUBS |    |                       |                                 |     |     |
|        | CH | BRIGHT RED CHOKEBERRY | ARONIA ARBUTIFOLIA 'BRIGHT RED' | 18" | 406 |
|        | HS | KODIAK HONEYSUCKLE    | DIERVILLA X 'KODIAK'            | 18" | 222 |
|        | L  | DWARF KOREAN LILAC    | SYRINGA MEYERI 'PALIBIN'        | 18" | 281 |
|        | V  | LEATHERLEAF VIBURNUM  | VIBURNUM X RHYTID 'ALLEGHENY'   | 18" | 302 |

| BUFFER PLANTING REQUIREMENTS |            |            |  |
|------------------------------|------------|------------|--|
| MOONTOWN RD - PER 100'       | REQUIRED   | PLANNED    |  |
| 2100' FRONTAGE LENGTH        |            |            |  |
| 3 CANOPY OR EVERGREEN TREES  | 63 TREES   | 63 TREES   |  |
| 33 SHRUBS PER 100'           | 693 SHRUBS | 693 SHRUBS |  |
| 1915' - PER 100'             |            |            |  |
| 1585' FRONTAGE LENGTH        |            |            |  |
| 3 CANOPY OR EVERGREEN TREES  | 48 TREES   | 48 TREES   |  |
| 33 SHRUBS PER 100'           | 524 SHRUBS | 528 SHRUBS |  |

Start to Finish  
LANDSCAPING  
3375 South 500 East  
Whitestown, IN 46075  
tel. 317.265.2281 fax. 317.265.2250  
email: starttofinishlandscaping.com  
web: landscapingstarttofinish.com

DESIGNED FOR

PROJECT NAME

BENDING BRANCH

NOBLESVILLE, IN

SHEET NAME

LANDSCAPE PLAN

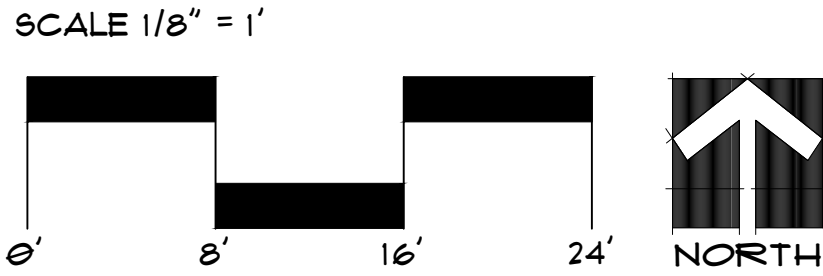
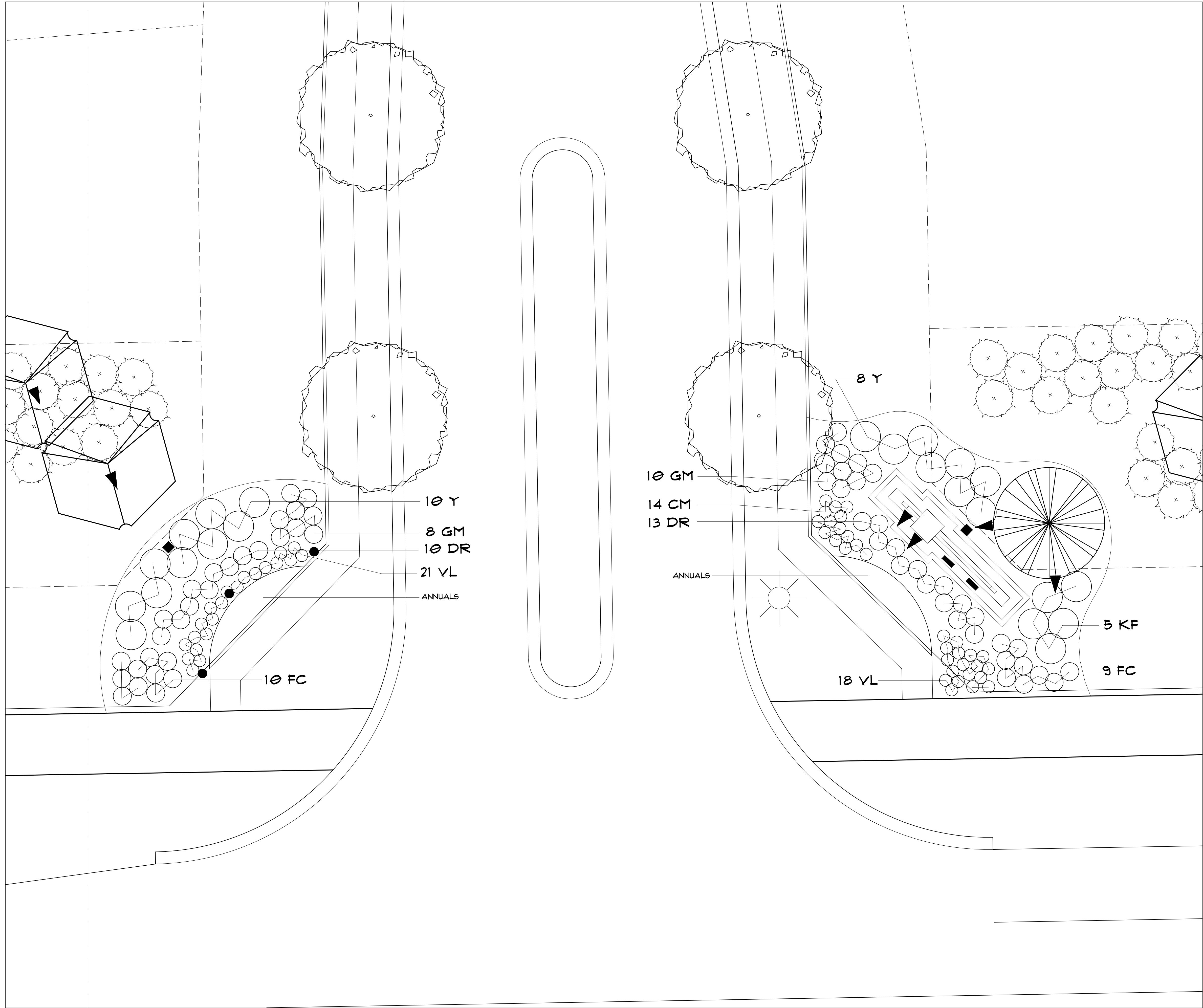
DESIGNER  
THOMAS FELLEGGY, PLA

DATE: JAN 13, 2025

SHEET

1





| 191ST ENTRY - PLANT SCHEDULE |     |                               |  |      |       |
|------------------------------|-----|-------------------------------|--|------|-------|
| SYMBOL                       | KEY | COMMON NAME                   | SCIENTIFIC NAME                            | SIZE | QUANT |
| SHRUBS                       |     |                               |  |      |       |
|                              | DR  | DRIFT ROSE RED                | ROSA 'MEIGALPIO'                           | 3G   | 23    |
|                              | FC  | FIRECHIEF ARBORVITAE          | THUJA OCCIDENTALIS 'CONGARE'               | 3G   | 19    |
|                              | GM  | GOLDMOP CYPRESS 'KING'S GOLD' | CHAMAECYPARIS PISIFERA 'GOLDEN MOP'        | 3G   | 18    |
|                              | KF  | KARL FOERSTER GRASS           | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 3G   | 5     |
|                              | Y   | HICKS YEW                     | TAXUS X MEDIA 'HICKSI'                     | 5G   | 18    |
| PERENNIALS                   |     |                               |  |      |       |
|                              | CM  | RUSSIAN SAGE 'LITTLE SPIRE'   | PEROVSKIA ATRIFOLIOLIA LITTLE SPIRE        | 1G   | 14    |
|                              | VL  | VARIEGATED LIRIOPE            | LIRIOPE MUSCARI X VARIEGATA                | 1G   | 39    |

| LIGHTING SCHEDULE |     |             |       |
|-------------------|-----|-------------|-------|
| SYMBOL            | KEY | FIXTURE     | QUANT |
|                   | WW  | WALL WASH   | 2     |
|                   | UP  | UPLIGHT     | 6     |
|                   | T   | TRANSFORMER | 2     |
|                   | P   | PATH LIGHT  | 3     |

**Plant to Finish**  
LANDSCAPING  
3375 South 500 East  
Whitestown, IN 46075  
tel. 317.769.8211 fax. 317.769.2219  
email: startofthefinish.net  
web: landtofinishplantofinish.com

DESIGNED FOR

**M/I HOMES**  
M/I HOMES  
8425 WOODFIELD CROSSING BLVD  
#1000  
INDIANAPOLIS, IN 46240

PROJECT NAME

**BENDING BRANCH**

NOBLESVILLE, IN

SHEET NAME

**191ST ENTRY  
PLANTING PLAN**

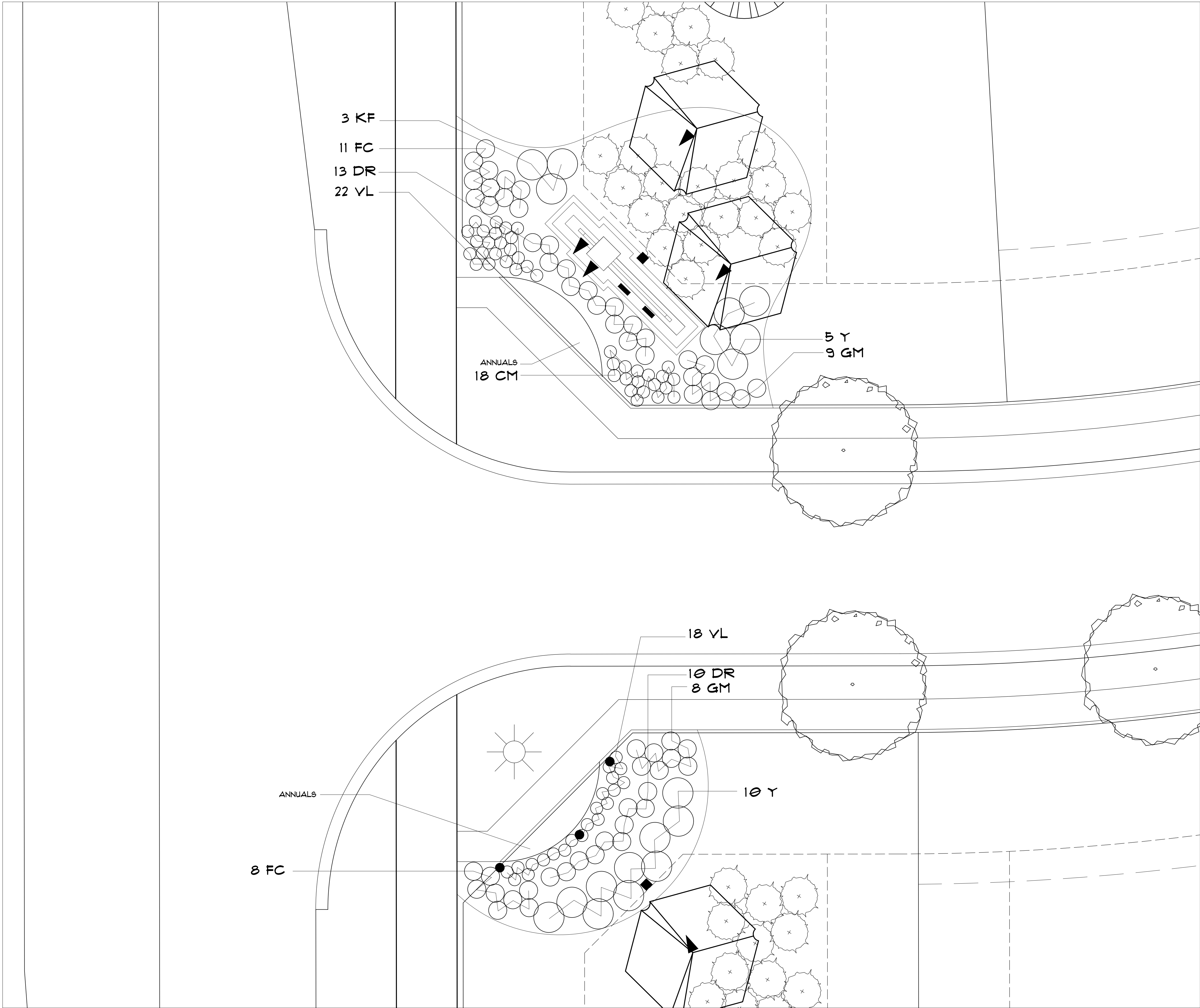
DESIGNER

THOMAS FELLEGGY, PLA

DATE: JAN 13, 2025

SHEET

**L15**



| MOONTOWN ENTRY - PLANT SCHEDULE |     |                               |  |      |       |
|---------------------------------|-----|-------------------------------|--|------|-------|
| SYMBOL                          | KEY | COMMON NAME                   | SCIENTIFIC NAME                            | SIZE | QUANT |
| SHRUBS                          |     |                               |  |      |       |
| ○                               | DR  | DRIFT ROSE RED                | ROSA 'MEIGALPIO'                           | 3G   | 23    |
| ○                               | FC  | FIRECHIEF ARBORVITAE          | THUJA OCCIDENTALIS 'CONGABE'               | 3G   | 19    |
| ○                               | GM  | GOLDMOP CYPRESS 'KING'S GOLD' | CHAMAECYPARIS PISIFERA 'GOLDEN MOP'        | 3G   | 17    |
| ○                               | KF  | KARL FOERSTER GRASS           | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 3G   | 3     |
| ○                               | Y   | HICKS YEW                     | TAXUS X MEDIA 'HICKSI'                     | 5G   | 15    |
| PERENNIALS                      |     |                               |  |      |       |
| ○                               | CM  | RUSSIAN SAGE 'LITTLE SPIRE'   | PEROVSKIA ATRIPUICIFOLIA 'LITTLE SPIRE'    | 1G   | 18    |
| ○                               | VL  | VAREGATED LIRIOPE             | LIRIOPE MUSCARI X VAREGATA                 | 1G   | 40    |

| LIGHTING SCHEDULE |     |             |       |
|-------------------|-----|-------------|-------|
| SYMBOL            | KEY | FIXTURE     | QUANT |
| ■                 | WW  | WALL WASH   | 2     |
| ▼                 | UP  | UPLIGHT     | 5     |
| ■                 | T   | TRANSFORMER | 2     |
| ●                 | P   | PATH LIGHT  | 3     |

Chart to Finish  
LANDSCAPING  
3375 South 500 East  
Whitestown, IN 46075  
tel. 317.763.2291 fax. 317.763.2292  
email: charttofinishlandscaping.com  
web: landscapingspecialistsinc.com

DESIGNED FOR

M/I HOMES  
8425 WOODFIELD CROSSING BLVD  
RICHMOND, INDIANAPOLIS, IN 46240

PROJECT NAME

BENDING BRANCH

NOBLESVILLE, IN

SHEET NAME

MOONTOWN RD ENTRY  
PLANTING PLAN

DESIGNER

THOMAS FELLECY, PLA

DATE

JAN 13, 2025

# **TAB 6**



BENDING BRANCH  
OF NOBLESVILLE



# **TAB 7**

**ORDINANCE NO.    -    -25**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND  
OFFICIAL ZONING MAP, ALL PART OF THE COMPREHENSIVE PLAN OF THE  
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross Reference Nos. 200300070352*

This Ordinance amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the “UDO”), enacted by the City of Noblesville (the “City”) under authority of Indiana Code § 36-7-4-600, et seq., as amended.

**WHEREAS**, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on docket number LEGP-00\_\_-2025 at its \_\_\_\_\_, 2025 meeting as required by law concerning a change of zoning of certain property described in **Exhibit A** attached hereto (the “Real Estate”) containing approximately 99.3 acres, and depicted in **Exhibit B** attached hereto; and,

**WHEREAS**, the Plan Commission has sent a Favorable Recommendation for adoption of said amendment with a vote of \_\_\_\_ (\_\_) AYES and \_\_\_\_ (\_\_) NAYS to the Common Council;

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Official Zoning Map, are hereby amended as follows:

- Section 1.** The Official Zone Map is hereby amended to change the zoning of the parcel legally described in **Exhibit A** and depicted in **Exhibit B** from the R1 Residential District to the R3 Residential District;
- Section 2.** That the Zoning map shall be updated concurrently to reflect the changes referred to in Section 1.
- Section 3.** This 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 \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025 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.

Bending Branch - Rezone Ordinance 010725

## **EXHIBIT A**

### **Legal Description (Page 1 of 1)**

## **AS-SURVEYED LAND DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

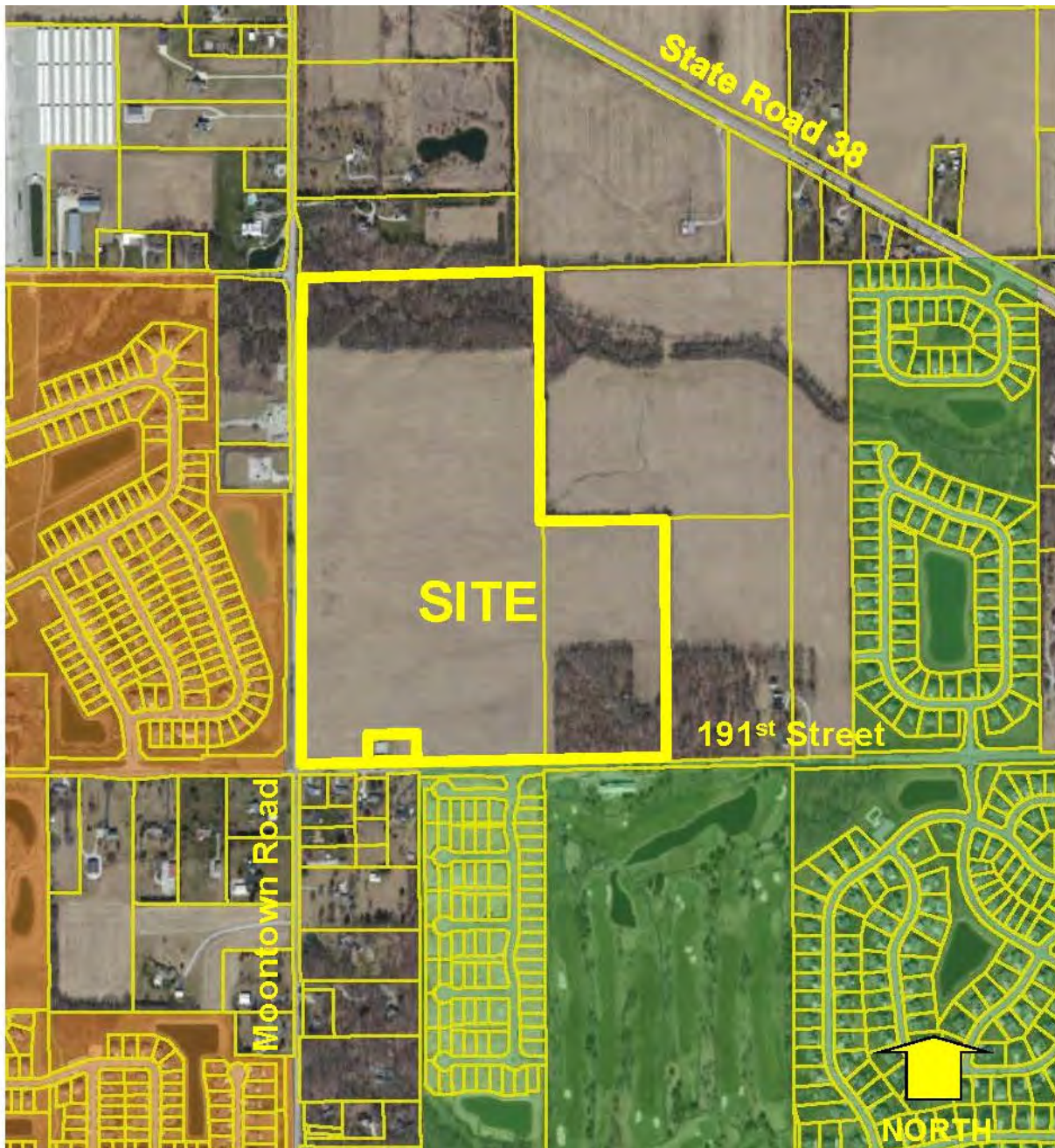
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE NORTH 00 DEGREES 08 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF THE SAID QUARTER FOR A DISTANCE OF 2397.96 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SAID WEST LINE, FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 52.50 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SAID WEST LINE, FOR A DISTANCE OF 100.39 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID QUARTER, FOR A DISTANCE OF 1288.02 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE SAID WEST HALF, FOR A DISTANCE OF 1324.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 663.85 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE SAID QUARTER; THENCE SOUTH 89 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 1990.95 FEET TO THE POINT OF BEGINNING, CONTAINING 100.712 ACRES OF LAND, MORE OR LESS.

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND DESCRIBED IN INSTRUMENT 200300070352, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION AND THE GRANTOR'S LAND; THENCE ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION AND GRANTOR'S LAND NORTH 00 DEGREES 04 MINUTES 06 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2018052014 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 62.93 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 08 SECONDS EAST 409.67 FEET TO THE POINT OF BEGINNING, DESIGNATED "652" ON SAID PLAT; THENCE NORTH 00 DEGREES 59 MINUTES 52 SECONDS WEST 101.00 FEET TO POINT DESIGNATED "653" ON SAID PLAT; THENCE NORTH 89 DEGREES 00 MINUTES 08 SECONDS EAST 215.00 FEET TO POINT DESIGNATED "654" ON SAID PLAT; THENCE SOUTH 00 DEGREES 59 MINUTES 52 SECONDS EAST 101.00 FEET TO POINT DESIGNATED "655" ON SAID PLAT; THENCE SOUTH 89 DEGREES 00 MINUTES 08 SECONDS WEST 215.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.499 ACRES (21715.00 SQUARE FEET), MORE OR LESS.



## **EXHIBIT B**

Depiction of Legal Description  
(Page 1 of 1)



# **TAB 8**

**ORDINANCE NO.      -      -25**

**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. 200300070352*

This Ordinance (the “Bending Branch 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 (the “City”) under authority of Indiana Code § 36-7-4-600, et seq., as amended.

**WHEREAS**, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on docket number LEGP 00\_\_-2025 at its \_\_\_\_\_, 2025 meeting, as required by law, in regard to the application (the “Petition”) filed by MI Homes of Indiana, an Indiana limited partnership (the “Developer”) concerning a change of zoning of certain property 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 “Bending Branch Preliminary Development Plan”, as further described in Section 4 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, meeting in regular session, that it hereby adopts this Bending Branch PD Ordinance as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”) to establish this Planned Development Overlay District (the "District") to read as follows:

**Section 1.     Applicability of Ordinance.**

- A.     The Zoning Map is hereby amended to change the zoning of the Real Estate from “R3” Residential to “R3/PD” Residential Planned Development, which is to be known as the Bending Branch Planned Development (the "District").
- B.     The District's underlying zoning district shall be R3 Residential (the "Underlying District"). Development in this District shall be governed entirely by (i) the



provisions of this Bending Branch PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance. Cross-references to “Article”, “Part”, “Section” and “Subsection” in this Ordinance shall refer to the corresponding Article, Part, Section and Subsection as specified and referenced in the UDO.

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

**Section 2.**     **Definitions.** The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

**Section 3.**     **Permitted Uses.**

- A. All uses permitted in the Underlying District shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed one hundred and ninety (190).
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

**Section 4.**     **Preliminary Development Plan.**

- A. Full sized, scaled development plans are on file with the City’s Planning and Development Department with a revision date of \_\_\_\_\_, 2025. 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 5.**     **Bulk Standards.** The bulk requirements applicable to the Underlying District shall be replaced, modified and superseded by the below:

- A. The Minimum Lot Area: Eight thousand, four hundred and fifty (8,450) Square Feet

- B. Minimum Lot Width measured at the front building setback line:  
Sixty-five (65) feet
- C. Minimum Street Frontage: forty-four (44) feet
- D. Maximum Building Height: Thirty-five (35) feet
- E. Minimum Front Yard Setback: Twenty-five (25) feet
- F. Minimum Side yard Setback: Five (5) feet
- G. Minimum Rear yard Setback: Fifteen (15) feet
- H. Minimum Living Area: Fifteen Hundred (1,500) Square Feet
- I. Maximum Lot Coverage: Fifty-five (55) percent

**Section 6.** **Architectural Standards.** The requirements included in Article 8, shall not apply, instead the following shall apply to the District:

- A. The approved elevations shall be the set of elevations on file with the City's Planning and Development Department as submitted on \_\_\_\_\_, 2025, as reviewed and approved by the City's Architectural Review Board / PUD/Plat Committee (the "Committee"), at its \_\_\_\_\_, 2025 meeting (the "Approved Elevations").
- B. The Approved Elevations are hereby incorporated and approved. All home elevations shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve 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 dwelling 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. Elevations (Dwelling Character Exhibits) are included under **Exhibit D** which are representative of the Approved Elevations.
- E. Corner Breaks shall be a minimum of 2' by 6' creating an additional roof line. A corner lot street side is required to have the same number of corner breaks as the

front elevations of the home. An additional corner break is required on homes that back to 191<sup>st</sup> Street and Moontown Road (lots within one hundred (100) feet of the subject road right-of-way).

**Section 7.** Landscaping and Open Space Standards. The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as modified below:

A. Lot Landscaping. All Lots shall be landscaped with building base and yard plantings as required below:

1. Front yard: A minimum of two (2) trees and ten (10) shrubs.
2. Side yard: 2' wide planting bed, 6' extension from front corner, and four (4) shrubs.
3. Rear Yard: One (1) shade or deciduous trees.
4. All Dwellings shall have sod installed in the front yard.

B. Street Trees. Street Trees shall be installed per the planting standards of the UDO.

1. Street Trees in front of lots shall be installed by the builder of the home on the subject lot at the time of home construction.
2. Street Trees along common area frontages shall be installed by the Developer at the time to installation of Buffer Yard plantings.

C. Landscape Buffer Yards. The establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO shall not be applied to the Real Estate. Instead, landscape buffer yards shall be provided as illustrated on the Preliminary Development Plan subject to the following:

1. East Peripheral Yard (east perimeter of the Real Estate including the north segment between the two east segments): No landscape buffer yard shall be required along the east perimeter of the Real Estate. The continuation of a residential subdivision is anticipated east of the subject Real Estate as illustrated on the Preliminary Development Plan.
2. North Peripheral Yard: A minimum three- hundred fifty (350) foot common area including the preservation of existing trees as shown on the Preliminary Development Plan shall be required.
3. 191<sup>st</sup> Peripheral Yard:
  - a. The 191<sup>st</sup> Street Peripheral Yard shall be a minimum of forty (40) feet of common area.



- b. Three trees, at least two (2) of which shall be shade trees, and thirty-three (33) shrubs, shall be provided per one-hundred (100) linear feet of road frontage west of the subdivision entrance and within one-hundred and fifty feet east of the subdivision entrance.
  - c. East of the subdivision entrance between a distance of one-hundred and fifty feet and the east perimeter of the Real Estate the preservation of existing trees as shown on the Preliminary Development Plan shall be required.
  - d. No buffer yard shall be required where the real estate is adjacent to the parcel recorded as Hamilton County Instrument Number 201915838.
  - e. Moontown Road Peripheral Yard: The west Peripheral Yard shall be a minimum of forty (40) feet of common area. Three trees, at least two (2) of which shall be shade trees, and thirty-three (33) shrubs, shall be provided per one-hundred (100) linear feet of road frontage. The preservation of trees in the North Peripheral Yard shall supersede this Moontown Road Peripheral Road standard.
- D. Open Space. Open Space shall be a provided substantially in the size, configuration and locations depicted on the Preliminary Development Plan.
- E. Tree Preservation. The requirements of Article 12, Section 13.B (Tree Preservation) of the UDO shall be applicable to the Real Estate in areas specified as Tree Preservation Easements on the Preliminary Development Plan and notice of the regulation of such standards shall be included in the Declaration of Covenants and Restriction that will be applicable to the Real Estate.

**Section 8.** Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply except as noted below:

- A. The minimum distance between the street centerline and the driveway for lots which front more than one public street shall be seventy (70) feet and driveways are not required to be placed 7.5' from the lot line furthest from the intersection.

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

- A. Photocell controlled light fixtures shall be required on either side of garage doors.

**Section 10.** Sign Standards. The District's signs shall comply with Article 11 of the UDO, except as modified below:

- A. Two (2) signs shall be permitted at each of the two entrances to the subdivision which flank the entrance and the sign design is as depicted in **Exhibit E**.

**Section 11. Site Design and Infrastructure Standards.** Unless otherwise stated within this Bending Branch 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:

- A. The minimum right-of-way radius for a cul-de-sac shall be fifty-three (53) feet.
- B. Corner lots shall be permitted at the minimum Lot Size applicable to the Real Estate but accommodate the required twenty-five foot front setback on both street frontages.
- C. The Centerline Radii for Residential Minor Collectors shall be 150 feet.

**Section 12. 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 Bending Branch Ordinance for the District.

**Section 13. Effective Date.** This Bending Branch 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 \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025 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.

Bending Branch PD - PD Ordinance 2 0101425



## **EXHIBIT A**

### **Legal Description**

(Page 1 of 1)

### **AS-SURVEYED LAND DESCRIPTION**

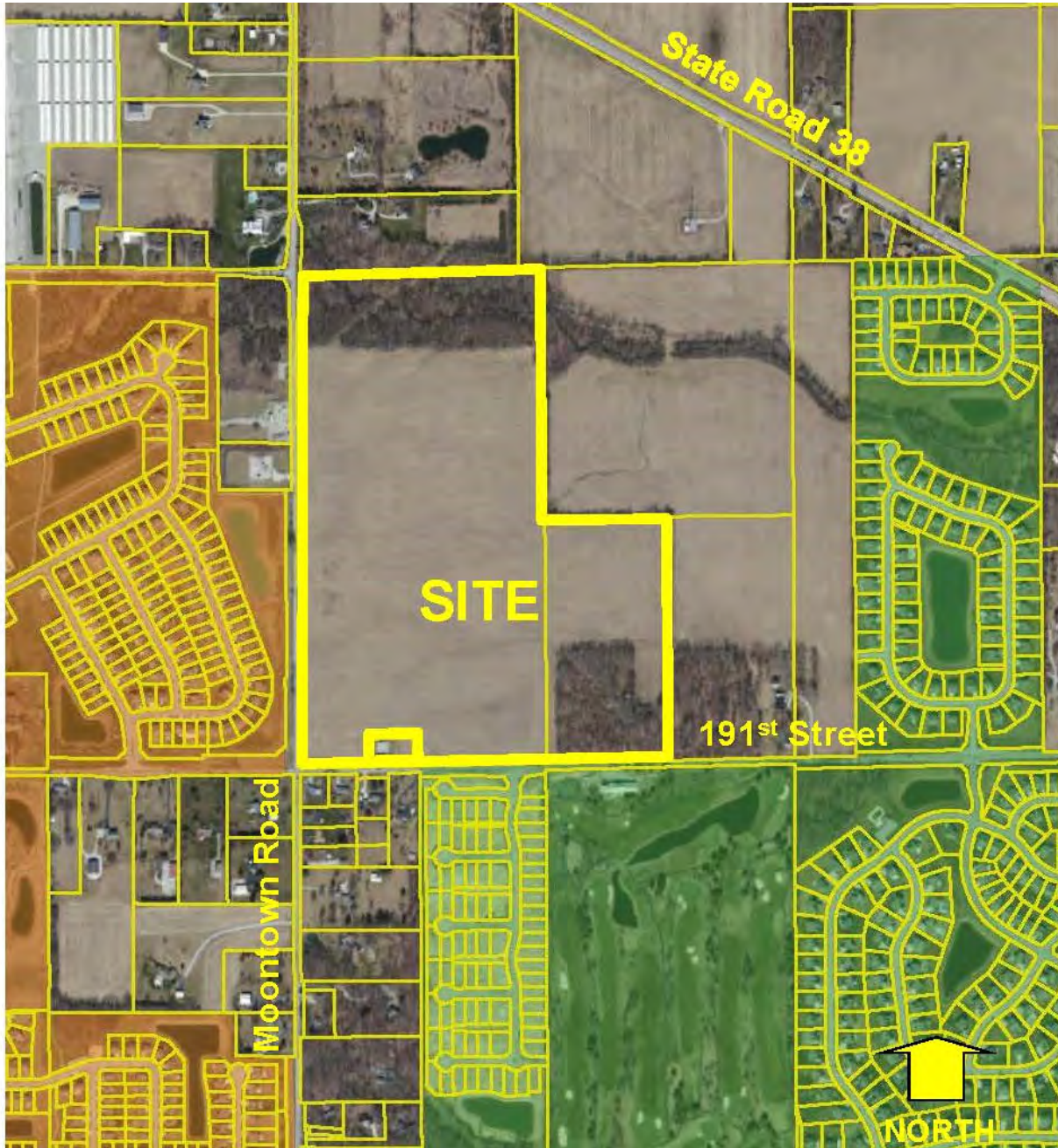
A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE NORTH 00 DEGREES 08 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF THE SAID QUARTER FOR A DISTANCE OF 2397.96 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SAID WEST LINE, FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 52.50 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 42 SECONDS EAST, PARALLEL WITH THE SAID WEST LINE, FOR A DISTANCE OF 100.39 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID QUARTER, FOR A DISTANCE OF 1288.02 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE SAID WEST HALF, FOR A DISTANCE OF 1324.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 663.85 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE SAID QUARTER; THENCE SOUTH 89 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 1990.95 FEET TO THE POINT OF BEGINNING, CONTAINING 100.712 ACRES OF LAND, MORE OR LESS.

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND DESCRIBED IN INSTRUMENT 200300070352, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION AND THE GRANTOR'S LAND; THENCE ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION AND GRANTOR'S LAND NORTH 00 DEGREES 04 MINUTES 06 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2018052014 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 62.93 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 08 SECONDS EAST 409.67 FEET TO THE POINT OF BEGINNING, DESIGNATED "652" ON SAID PLAT; THENCE NORTH 00 DEGREES 59 MINUTES 52 SECONDS WEST 101.00 FEET TO POINT DESIGNATED "653" ON SAID PLAT; THENCE NORTH 89 DEGREES 00 MINUTES 08 SECONDS EAST 215.00 FEET TO POINT DESIGNATED "654" ON SAID PLAT; THENCE SOUTH 00 DEGREES 59 MINUTES 52 SECONDS EAST 101.00 FEET TO POINT DESIGNATED "655" ON SAID PLAT; THENCE SOUTH 89 DEGREES 00 MINUTES 08 SECONDS WEST 215.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.499 ACRES (21715.00 SQUARE FEET), MORE OR LESS.

## **EXHIBIT A**

Depiction of Legal Description  
(Page 2 of 2)





## **EXHIBIT B**

### **PRELIMINARY DEVELOPMENT PLAN**



(See following **x** pages which are a subset of the PDP plan set on file with Noblesville Planning)

**EXHIBIT C**  
**ARCHITECTURAL STANDARDS**

(Page 1 of 2)

| Architectural Standards – [Bending Branch] |                                    |   |                            |
|--|------------------------------------|---|----------------------------|
| General/ Miscellaneous                     | Floor Area/Dwelling Unit (Minimum) | One-Story   | 1,800 sf                   |
|  |                                    | Two-Story   | 2,000 sf                   |
|  | Building Height (Maximum)          |   | 35 feet                    |
|  | Corner Breaks (Minimum)            | Primary Architectural Plane                                   | Ranch = 3<br>two-story = 4 |
|  |                                    | Secondary Architectural Plane                                 | 2                          |
|  | Porch                              | Required  | No,                        |
|  |                                    | Area (Minimum)  | 20 sf when provided        |
| Materials                                  | Masonry Percentage (Minimum)       | Primary Architectural Plane                                   | 15%                        |
|  |                                    | Secondary Architectural Plane                                 | Not applicable             |
|  | Approved Materials                 | Fiber Cement Board  | Permitted                  |
|  |                                    | Masonry   | Permitted                  |
|  |                                    | Wood  | Permitted                  |
|  |                                    | Chimneys: Direct vent – non-masonry                           | Permitted                  |
|  |                                    | Vinyl and Aluminum siding                                     | Not permitted              |
|  |                                    | Soffits and Rake Boards Vinyl or aluminum                     | Permitted                  |
| Roof                                       | Roof Pitch (Minimum)               | Primary Ridge unless architecture style suggests less.        | 6/12                       |
|  | Roof Ridgelines (Minimum)          | One-Story   | 3                          |
|  |                                    | Two-Story   | 3                          |
|  | Roof Overhang (Minimum)            | All Architectural Planes – from framing                       | 12 inches                  |
|  | Allowable Vent Location (Roof)     | Primary Architectural Plane                                   | Yes                        |
|  |                                    | Secondary Architectural Plane                                 | Yes                        |
| Windows                                    | Window Size (Minimum)              | Standard Window   | 7 sf                       |
|  |                                    | Accent Window (accent windows adding to 8 SF equals 1 window) | 4 sf                       |
|  | Number of Windows (Minimum)        | Primary Architectural Plane                                   | Ranch = 3<br>2-story = 3   |
|  |                                    | Secondary Architectural Plane                                 | Ranch = 2<br>2-story = 2   |
|  |                                    | Total Aggregate (doors count as windows)                      | Ranch = 14<br>2-story = 14 |
|  | Window Treatment Required          | Primary Architectural Plane                                   | Yes                        |
|  |                                    | Secondary Architectural Plane                                 | No                         |
| Garage                                     | Garage Location                    | Primary Architectural Plane                                   | Permitted                  |
|  |                                    | Primary Architectural Plane (Corner Lot)                      | Permitted                  |
|  |                                    | Secondary Architectural Plane                                 | Permitted                  |



|  |   |           |     |
|--|---|-----------|-----|
|  | Garage Door Percentage, Primary Architectural | One-Story | 50% |
|  |   | Two-Story | 50% |
|  | Garage Windows Required                       |           | No  |

**Applicable Footnotes:**

- (1) Window Treatment includes shutters, wood trim wrap, or brick detail surround.
- (2) Ridge vent not included in restricted vent type on primary architectural plane.
- (3) The minimum overhang shall be measured from framing and shall be 8" in masonry areas.
- (4) A group of accent windows with an aggregate window size greater than 7 SF count as a window.
- (5) Corner break projections shall be a minimum of 2 feet in depth from the architectural plane which it is attached on both sides of the dwelling.
- (6) For 3-car garages the maximum percentage shall not include the 3<sup>rd</sup> car garage.

## **EXHIBIT D**

### **DWELLING CHARACTER EXHIBITS**

(See the below and following page)







## **EXHIBIT E**

### **Entrance Signage Exhibit**

(Page 1 of 1)

BENDING BRANCH  
OF NOBLESVILLE





## **EXHIBIT F**

### **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 Minimum lot area per lot, Minimum lot width per lot, street frontage, setback, floor area, living area, and lot coverage bulk standards (see Section 5).
- B. Reduction in the Buffer Yards and Peripheral Yards: See Section 7.
- C. Open space as illustrated on the Preliminary Development Plan.
- D. Amended sign standards to permit signs flanking entrances.
- E. Reduction of the minimum cur-de-sac radius and street centerline radius (see Section 11).