

# **Reserve at Woodside**

**LEGP-0564-2015 & LEGP-0565-2015**

**CITY OF NOBLESVILLE, INDIANA**

**May 26, 2015**

**Noblesville City Council**

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# **TAB 1**

## EXPLANATION OF REQUEST

The applicant, Beazer Homes of Indiana, LLP ("Beazer") is proposing the development of a residential subdivision to be known as the "Reserve at Woodside" on approximately 41.1 acres of real estate. The site is generally located just west of Hazel Dell Parkway, on the south side of 169<sup>th</sup> Street. The site is identified on the site location map and aerial photograph that are included herein under Tab 2. The Reserve at Woodside is a thoughtfully designed Active Adult neighborhood, a follow-up to Beazer's Promenade Woods (on Mill Creek Road in Noblesville). The Reserve at Woodside will feature Beazer Homes' Active Adult one-story homes with an expected average sales price of \$340,000.

The site is currently zoned R1 Residential (R1) and Suburban Residential (SR). Beazer Homes has filed the request to rezone the site to a residential Planned Development to be known as the "The Reserve at Woodside PD" which will have R1 Residential as the underlying zoning classification for the entire property.

The Reserve at Woodside neighborhood will feature the following:

1. Site:

- a. Development of 80 lots to be completed in 2 phases. Home sites to be 65' wide x 140' deep on average.
- b. Existing natural conditions offer an incredible canvas to work with. Mature trees along the perimeter envelope the site and provide a natural screening and buffer. In addition, the site has rolling terrain which will accommodate walk-out and daylight basements.
- c. A pipeline and sewer lateral easement run diagonally through the site which we're proposing adding a walking path to maximize this space.
- d. We have continued the theme of privacy in a thoughtful land plan – over 75% of homeowners will enjoy private views of woods, pond and/or common green space – ideal for the active adult buyer.
- e. Beazer Homes will again feature "The Retreat" - our outdoor gathering area. Complete with gazebo, fire pit and patio furniture. The Retreat will be a part of Beazer's "Reserve" neighborhoods.


2. Product:

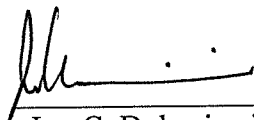
- a. New product specifically designed for the Active Adult and debuting at The Reserve at Woodside. Beazer has conducted focus groups with consumers and realtors to meet/exceed the expectations and lifestyle of this discerning segment of the market.
- b. One-story homes ranging in size from 2200 to 2600+ square feet. Innovative main floor master bedroom designs featuring 3-car tandem garage standard with options of additional living spaces in the tandem garage bay; optional loft; basement options, and outdoor living spaces.
- c. Exteriors to include masonry, stone, fiber cement siding, and dimensional shingles.
- d. 50' wide homes allow attention to be paid to architecture and ensure that the garage does not become dominant - proportionally speaking, a more desirable streetscape results. Garage doors will be 'decorative' and true to match architectural style of front elevation.

Beazer's request is fully detailed in this submittal. Included are: (i) colored illustrative site plan; (ii) exterior renderings and interior photographic examples that depict the types of homes to be constructed; (iii) a list of home features and architectural styles; and, (iv) the Reserve at Woodside PD Ordinance.

We look forward to presenting this request to you on May 26, 2015.

Respectfully submitted,

  
James E. Shinaver

  
Jon C. Dobosiewicz

# **TAB 2**



**The Reserve at Woodside  
Site Location Map**



**The Reserve at Woodside  
Site Location Map**

# TAB 3