

## Joyceann Yelton

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**From:** Ryan Greives <rgreives@gmail.com>  
**Sent:** Tuesday, March 5, 2024 6:42 PM  
**To:** Joyceann Yelton; Denise Aschleman; Megan Wiles  
**Cc:** Stephanie Greives  
**Subject:** Remonstrance to the planned "Townes on 238" Development

Some people who received this message don't often get email from rgreives@gmail.com. [Learn why this is important](#)

Dear Noblesville Planning Department,

Please accept this as our notice of remonstrance to the planned "Townes on 238" Development.

After reviewing the concept map, we are concerned about the negative impact the development and the proposed zoning change would have on our Chapel Woods community and the surrounding area. We're opposed to the rezoning for the following reasons:

1. These high-density townhomes do not match the surrounding single-family homes. The area is characterized by its spacious, green landscapes, park and pleasant views, and low-density housing, which creates a serene and peaceful environment for its residents. Introducing high-density townhomes would disrupt the harmony of our neighborhood and diminish the quality of life for current residents. In our judgment, a three-story townhome development is better suited closer to, or in a city center or commercial area—not in the middle of single-family neighborhood developments.
2. The new development is going to create even more traffic in the area. Although some new gravel was added in some areas to the shoulders of 156th Street, it's still an old, narrow country road at this location. Unless additional improvements are made to the roads (currently not showing any in the development concept plan), area residents will bear the brunt of the increased traffic and road deterioration.
3. The new development will adversely affect enrollment numbers at Promise Road Elementary, which is already close to capacity, even after the small expansion last year.
4. Furthermore, I would like to address the NIMBY (Not in My Backyard) argument that is often associated with opposition to development projects. While it is true that I am concerned about how this zoning change will directly affect my property and lifestyle, my opposition is also driven by broader concerns about the well-being of our community. Allowing high-density development in and around Chapel Woods sets a precedent that could further encroach on our neighborhood's character and charm. A more beneficial use for this area would be a lower density, perhaps smaller single-family home development that matches Chapel Woods & Brooks Farm.

If the zoning change is ultimately approved, we urge the new developer to consider mitigating the impact on Chapel Woods and the surrounding area by investing in landscaping along 156th Street. This would not only enhance the area's aesthetics but also help buffer the visual transition between the high-density townhomes and the surrounding single-family homes.

We respectfully request that the Noblesville Planning Department carefully consider the concerns of Chapel Woods and area residents and reject the proposed zoning change. Our neighborhood's unique character and quality of life are worth preserving, and allowing high-density development would only detract from what makes Chapel Woods such a special place to live.

Thank you for your attention to this matter.

Sincerely,  
Ryan & Stephanie Greives

15640 Millwood Drive  
Noblesville, IN 46060

**From:** [Justin Packard](#)  
**To:** [Denise Aschleman](#); [Joyceann Yelton](#)  
**Subject:** Oppose: Townes on 238 PD Ordinance - Resident of Chapel Woods  
**Date:** Tuesday, March 5, 2024 10:17:00 AM  
**Attachments:** [1707494218\\_21047.pdf](#)

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Some people who received this message don't often get email from [jpackard00@gmail.com](mailto:jpackard00@gmail.com). [Learn why this is important](#)

Hello,

I'm trying to find more information as to who I should contact to let them know I oppose this proposal to rezone the area between Greenfield Ave and 156th Street, near Promise Rd and the Chapel Woods neighborhood. I have attached the document from the city to which I am referring to.

Reasons I am against the rezoning of this area, and this project by MI Homes:

1. Noblesville needs to first invest in its schools, police and fire before adding this many units to this small of an area. I worry about the ramifications of adding so many units in another wood-built structure. We do not need to suffer through a tragedy to say we should have put enough police and fire in place first to support that many more residents in this area, or a school expansion before you add this many more students to an already full Promise Road Elementary.
2. This project does not fit with the general community in the area. The area is single family developments and you would be looking to put in a high density, multi-story, condo-style community that does not match the surrounding area. This area would be better fitted for additional single family homes.
3. The configuration of roads in this area is not beneficial to handle the traffic for a dense community of residents like proposed. Test this - Stand at the site of this development and use Waze / Google Maps to navigate to: Meijer, Walmart, Downtown Noblesville, etc and you will find that it recommends you drive through the Chapel Woods neighborhood to get to these locations. This development will take 100s of cars and put them directly through a tight community, filled with children at play. Already the cut-through traffic in Chapel Woods is unmanageable (Cutting through Chapel Woods is the easiest way to get from Union Chapel south to any neighborhood off of 156th street). Speeding, lack of stopping for stop signs, etc... and you will add an entire community who's best path to their Grocery shopping will be to drive through Chapel Woods.
4. The development lacks amenities to support that community. The plan shows a small playground and dog park (no pool, walking paths, greenspace, parks, etc). Due to the high density of units, their residents will seek out other options which will draw them to Waterman Farms, Brooks Farms and Chapel Woods. The City of Noblesville provides limited options for walking paths (in this area the paths aren't connected to anywhere and have many unconnected paths) and no parks or greenspace options. These residents will therefore come to our HOA facilities, which we pay for, and use them since they lack anything at their homes.

I agree that Noblesville needs more multi-family units, especially ones for lower income.. but this project is not for them (between \$290,000 and \$350,000) and is only to maximize profit for MI Homes, a corporation that is not apart of Noblesville and does not care about their impact on our community. Their interest is about maximizing their profits, and this project

will do that and the cost of our wonderful community.

Please reconsider this rezoning and deny the request for this project. Instead focus on the intent of its current zoning and look for options to build and support our community in positive ways. I would like to remain in Noblesville for a long time, but projects like this will motivate me to leave, quickly.

Please let me know if I should be sending this to anyone else specifically.

Thank you,  
Justin Packard  
15825 Millwood Dr

## Joyceann Yelton

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**From:** jrhd11 2001 <jrhd112001@yahoo.com>  
**Sent:** Tuesday, March 5, 2024 12:05 PM  
**To:** Joyceann Yelton; Denise Aschleman; Megan Wiles  
**Cc:** Cathy Wilson  
**Subject:** Remonstrance to Townes on 238 Development

You don't often get email from jrhd112001@yahoo.com. [Learn why this is important](#)

Please accept this as our notice of remonstrance to the planned "Townes on 238" Development.

After reviewing the concept map we feel this development's density is too high and not right for this location. This land is a pocket with single family residences to it's East and West, as well as, single family residential neighborhoods to the North (Chapel Woods/Brooks Farm) and South (Waterman Farms). In our judgement a 3-Story Townhome development is better suited closer to, or in a city center or commercial area and not in the middle of single family neighborhood developments.

A more beneficial use for this area would be a lower density, perhaps smaller single family home development that matches up with Chapel Woods & Brooks Farm.

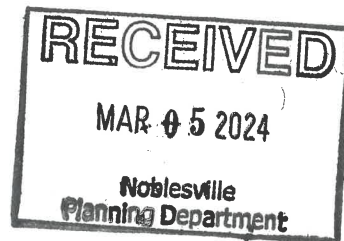
This is going to create even more traffic in the area. Although 156th St did get some new gravel on it's shoulders in some areas it's still basically an old country road at this location. We don't see any improvements on the Concept Plan to the roads (156th St / Promise Rd) that are going to take the brunt of this increased traffic load.

It's also going to adversely affect enrollment numbers at Promise Road Elementary, which is already close to capacity, even after the small expansion last year.

Thank you for your time.

Respectfully,

**Darren & Cathy Wilson**  
15821 Eastpark Dr  
Noblesville, IN 46060  
317-507-7418 / 317-490-3300  
jrhd112001@yahoo.com  
cathymorford@yahoo.com



March 13, 2023

11019 Matherly Way  
Noblesville, Indiana 46060

In Re: Zoning opposition

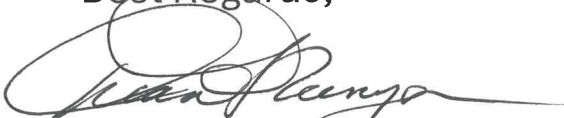
Dear Planning Commission members

This letter opposes the R5 designation for high-density residential for the proposed Townes of 238 on Greenfield Ave. I live in Chapel Villas, a nice, quiet community. Chapel Villas, zoned an R4 district, is 1.0-2.5 units per acre. The proposed R-5 will allow the 190 proposed to make this development financially feasible. As a community, we are not opposed to an R-4 zoning, which would put this property at a density of about 139 residential units. The Merion subdivision by the same developer has 54.149 acres with 115 residential units.

I oppose the new zoning on the high-density component, and the height of the townhouses does not embrace the second-story skyline of the surrounding neighborhoods. We want to save the integrity of our community.

Thank you for your kind consideration.

Best Regards,



Diane Kelly Runyon  
11019 Matherly Way  
Noblesville, In. 46060

The undersigned strongly **oppose** the change to R-5 zoning for Willow Farms LLC. property and are unable to attend the March 18<sup>th</sup> meeting at 6:00 at City Hall.

| Name                         | Address                | Phone        |
|------------------------------|------------------------|--------------|
| David Curtis                 | 15652 Millwood Dr.     | 317-679-1762 |
| Alexi Curtis                 | 15652 Millwood Dr.     | 317-679-1762 |
| Milofar Moshwef              | 15690 E. Park Dr       | 845-337-0589 |
| Eric <del>King</del> Bu Hman | 11278 Black Gold Drive | 317-757-9593 |
| Thyra Bu Hman                | 11278 Black Gold Drive | 317-757-9593 |
| ZENA BROWN                   | 15146 Proud Truth      | 606-571-1847 |
| GARY BROWN                   | 15146 Proud Truth      | 606 465-2466 |
| JAMES YEAKEL                 | 10987 MATHERLY WAY     | 317-727-8838 |
| AGNES YEAKEL                 | 10987 MATHERLY WAY     | 317-727-8838 |
| SUSAN BIGLER                 | 15650 SIMPSON CT.      | 317-910-0733 |
| Vivian Gross                 | 10966 Matherly Way     | 317-966-9966 |
| Jacob Oberst                 | 15788 Millwood Drive   | 414-755-9544 |
| Kiad Albano                  | 15787 Millwood Dr.     | 317-900-9779 |
| Brittany Hodde               | 15775 Millwood Dr.     | 317-319-3925 |
| RYAN ERVIN                   | 15695 Millwood Dr.     | 815-351-0238 |
| Max Hodde                    | 15775 Millwood Dr.     | 317-446-2282 |
| <del>Lana</del>              | 15695 Millwood Dr.     | 219-771-0994 |
| Kelly Oberst                 | 15788 Millwood Dr.     | 414-708-9548 |

We, the undersigned, strongly **oppose** the change to R-5 zoning for Willow Farms LLC. property and are unable to attend the March 18<sup>th</sup> meeting at 6:00 at the City Hall

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9/10/18

| Name                | Address                                | Phone                         |
|---------------------|--|-------------------------------|
| Michelle Woschitz   | 10910 Matherly Way                     | 765-617-8810                  |
| Paul Flaefcke       | 10868 Matherly Way                     | (239) 287-4209                |
| Jim Bennett         | 10858 Matherly Way                     | 317-579-5269                  |
| Joyce Bennett       | 10858 Matherly Way                     | 317-579-5269                  |
| Chris Floetker      | 10812 Matherly Way                     | 317-841-0685                  |
| Kathy J. Verow      | 108 <sup>45</sup> Matherly Way         | 502-594-9281                  |
| Jay <del>Ward</del> | 10861 Matherly Way                     | 402-699-1768                  |
| David Schroeder     | 10861 Matherly Way                     | 402-699-1765                  |
| Jayce/Suzanne       | 15641 Simpson Ct.                      | 317-850- <del>4042</del> 4042 |
| Nancy Benning       | 15641 Simpson Ct.                      | 317-850-4043                  |
| Stan Tunison        | 11022 Matherly Way                     | 815-904-9678                  |
| Lo Glass            | 10954 Matherly Way                     | 317- <del>4042</del> 514-2590 |
| Jackson Murphy      | <sup>Karen Worl</sup> 15627 Simpson Ct | 317-649-2918                  |
| Kate Pull           | 1563 Simpson Ct                        | 317-409-5484                  |
| Nelda Cunningham    | 15515 Promise Rd                       | 317-985-0095                  |
| Paul Cunningham     | 15515 Promise Rd                       | 317-985-0095                  |
| Chris Bishop        | 15811 Millwood Dr.                     | 317-345-4925                  |

The undersigned strongly **oppose** the change to R-5 zoning for Willow Farms LLC. property and are unable to attend the March 18<sup>th</sup> meeting at 6:00 at City Hall.

| Name             | Address               | Phone                       |
|------------------|-----------------------|-----------------------------|
| Renee Cunningham | 15495 Promise Rd      | 317 697 6665                |
| Justin Waterman  | 15495 Promise Rd      | <del>817</del> 603 558 1061 |
| Tikki Ely        | 15465 Promise Rd      | 317-502-1964                |
| Larry Ely        | 15465 Promise Rd      | 317-432-1496                |
| Matt Steele      | 11018 Greenfield Ave. | 317-496 3335                |
| Sharda Steele    | 11018 Greenfield Ave. | 317-331-1652                |
| John Maloy       | 10978 Greenfield Ave  | 502 432 7753                |
| Jerry Adam       | 15632 SIMPSON CT      | 317-219-7217                |
| Kathleen Adam    | 15632 SIMPSON CT      | 317-414-0912                |

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