



Common Council

Agenda Item

Cover Sheet

MEETING DATE: October 15, 2024

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

ITEM or ORDINANCE: #1

PRESENTED BY: Attorney Matt Skelton

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets



MORSE VILLAGE

N O B L E S V I L L E

EXECUTIVE SUMMARY

PD ORDINANCE AND PRELIMINARY DEVELOPMENT PLAN

OCTOBER 2, 2024



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FILING OVERVIEW

| | |
|-----------------------------|---|
| Practice: | Name |
| Developer | LOR Corporation |
| Engineer | American Structurepoint |
| Zoning | Morse Village PD |
| Filing | PD Ordinance and Preliminary Development Plan |
| Original Filing Date | September 18, 2024 |

FILING DETAILS

Request for rezoning to Morse Village PD and Preliminary Development Plan for roughly 174-acres near the intersection of East 206th Street and Hague Road in Noblesville, Indiana.

PROJECT DESCRIPTION

LOR Corporation is set to launch Morse Village, a transformative mixed-use development covering approximately 174-acres at East 206th Street and Hague Road. The project includes three main areas: North Pointe, which will feature a village-style commercial hub with over 300 multi-family units and townhomes; South Pointe, which will offer roughly 200 high-quality single-family homes including a centralized green for community gatherings; and West Pointe, which will focus on townhomes and condominiums for a community-centric living option. The development aligns with Noblesville’s Comprehensive Plan for a mix of residential and commercial spaces. Additionally, it will enhance local traffic flow with a planned roundabout and prioritize aesthetic design and pedestrian accessibility, contributing to the community's vibrancy.

PROJECT TIMELINE

Section 1 is anticipated to go to construction in the Spring of 2025. Development is anticipated to occur over the next five years for complete buildout.

DEVELOPMENT TEAM INFORMATION

| Team Member | Role | Company |
|--------------------|-----------------------------|-------------------------|
| Adam L. Hill | Project Owner | LOR Corporation |
| Phil A. Sundling | Project Owner | LOR Corporation |
| Matthew Skelton | Land Use Attorney | CCH+A |
| Andrew Wert | Land Use Professional | CCH+A |
| Amanda Johnson | Traffic Engineer | EMCS |
| Nick Everhart | Civil Engineer PM | American Structurepoint |
| Mike Jones | Civil Engineer | American Structurepoint |
| Bri Hope | Environmental Consultant PM | American Structurepoint |

EAGLE PARK PRESERVATION

Bald eagles are an iconic symbol of strength and freedom in America and play a crucial role in the local ecosystem. After being endangered for decades, their populations have rebounded thanks to nationwide conservation efforts. However, continued protection is essential for their long-term survival, especially in rapidly developing areas.

At Morse Village, we understand the importance of safeguarding local wildlife, including the bald eagles residing on our property. Our goal is to create a community that coexists harmoniously with the natural environment, allowing future residents to enjoy both modern amenities and the beauty of local wildlife.

To protect the eagles' nesting area, Morse Village has taken significant steps. After extensive collaboration with various environmental agencies, we established a 330-foot protection radius around the nest, creating a buffer zone where development is prohibited. This preservation area, encompassing over five acres of land, will remain undeveloped to provide the eagles with a safe and undisturbed habitat.

We plan to transform this unique feature into a park-like space where residents can observe and learn about the eagles. The park will include educational signage detailing the eagles' role in the ecosystem and the importance of wildlife preservation.

TRAFFIC AND PUBLIC ROADWAY IMPROVEMENTS

As part of the Morse Village development, we engaged EMCS, a multidiscipline engineering firm with expertise in traffic engineering, to conduct a comprehensive traffic impact analysis. This study included traffic counts for the existing conditions, as well as projections for future traffic generated by the development. The results were used to assess potential impacts on both roadway segments and intersections.

The analysis concluded that all roadway segments will operate satisfactorily with two lanes, with additional turn lanes added at all newly constructed access points to the development. All existing intersections will also function adequately, except for the intersection of 206th Street and Hague Road, which currently operates at an insufficient level, even without the development. To address this, we plan to construct a new single-lane roundabout, as recommended by EMCS.

The complete study has been submitted to the Noblesville Engineering Department for their review.

MORSE VILLAGE OVERVIEW MAP



EXAMPLE SINGLE FAMILY HOME ELEVATIONS





EXAMPLE TOWNHOME AND CONDOMINIUM ELEVATIONS



Morse Village – PD Ordinance and Preliminary Development Plan



EXAMPLE MULTI-FAMILY ELEVATIONS



EXAMPLE COMMERCIAL ELEVATIONS





EAGLE PARK OVERLOOK



Memorandum

To: Noblesville City Council
From: Amanda Johnson, PE, PTOE
Date: 10/4/2024
RE: Traffic Study for Hague Road

EMCS Inc. has been contracted by LOR Corporation to perform a Traffic Impact Analysis (Traffic Study) for the proposed Morse Village development, a master-planned community located at 206th & Hague Road in Noblesville, Indiana. This memo summarizes the findings of the Traffic Study and specifically addresses traffic along Hague Road.

The westbound approach of the existing two-way stop-controlled intersection of Hague Road & 206th Street operates below acceptable levels of service in the evening peak hour with existing traffic volumes. The new roundabout improvement will address any existing traffic concerns and will cause the intersection to operate at or above acceptable levels of service in both peak hours for all scenarios and at all approaches. This roundabout improvement will also cause positive benefits to the rest of the corridor of Hague Road between 196th Street and Carrigan Road.

All other intersections studied in the analysis operate at or above acceptable levels of service, except for the westbound approach to Hague Road from the main entrance of North Pointe (Proposed Access C in the Traffic Study) during the evening peak hour. However, it was determined that adequate gaps would be available for left-turning vehicles to exit the site, or those vehicles have the option to turn right and make a U-turn at an adjacent roundabout. Because of this, no improvements were recommended.

In urbanized areas and corridors with controlled intersections, vehicle delay is mostly influenced by intersections rather than the segment properties. The northbound and southbound approaches to each intersection along Hague Road will operate at or above acceptable levels of service and extensive queueing is not anticipated. Turn lanes will be provided at all proposed driveways to address safety and congestion concerns between intersections. Further, the proposed roundabout corridor provides additional access options for left-turn movements into and out of driveways if needed. Therefore, no other improvements are recommended as a result of the Traffic Study. See the appendix of the Traffic Study for comprehensive results.