



# MORSE VILLAGE

NOBLESVILLE

## EXECUTIVE SUMMARY

PD ORDINANCE AND PRELIMINARY DEVELOPMENT PLAN

OCTOBER 2, 2024



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## FILING OVERVIEW

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

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## FILING DETAILS

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

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## PROJECT DESCRIPTION

LOR Corporation is set to launch Morse Village, a transformative mixed-use development covering approximately 174-acres at East 206<sup>th</sup> 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.

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## 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.

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## DEVELOPMENT TEAM INFORMATION

<b>Team Member</b>	<b>Role</b>	<b>Company</b>
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

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## 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.

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## 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.

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**MORSE VILLAGE OVERVIEW MAP**





**EXAMPLE SINGLE FAMILY HOME ELEVATIONS**







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**EXAMPLE TOWNHOME AND CONDOMINIUM ELEVATIONS**





Morse Village – PD Ordinance and Preliminary Development Plan





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**EXAMPLE MULTI-FAMILY ELEVATIONS**



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**EXAMPLE COMMERCIAL ELEVATIONS**





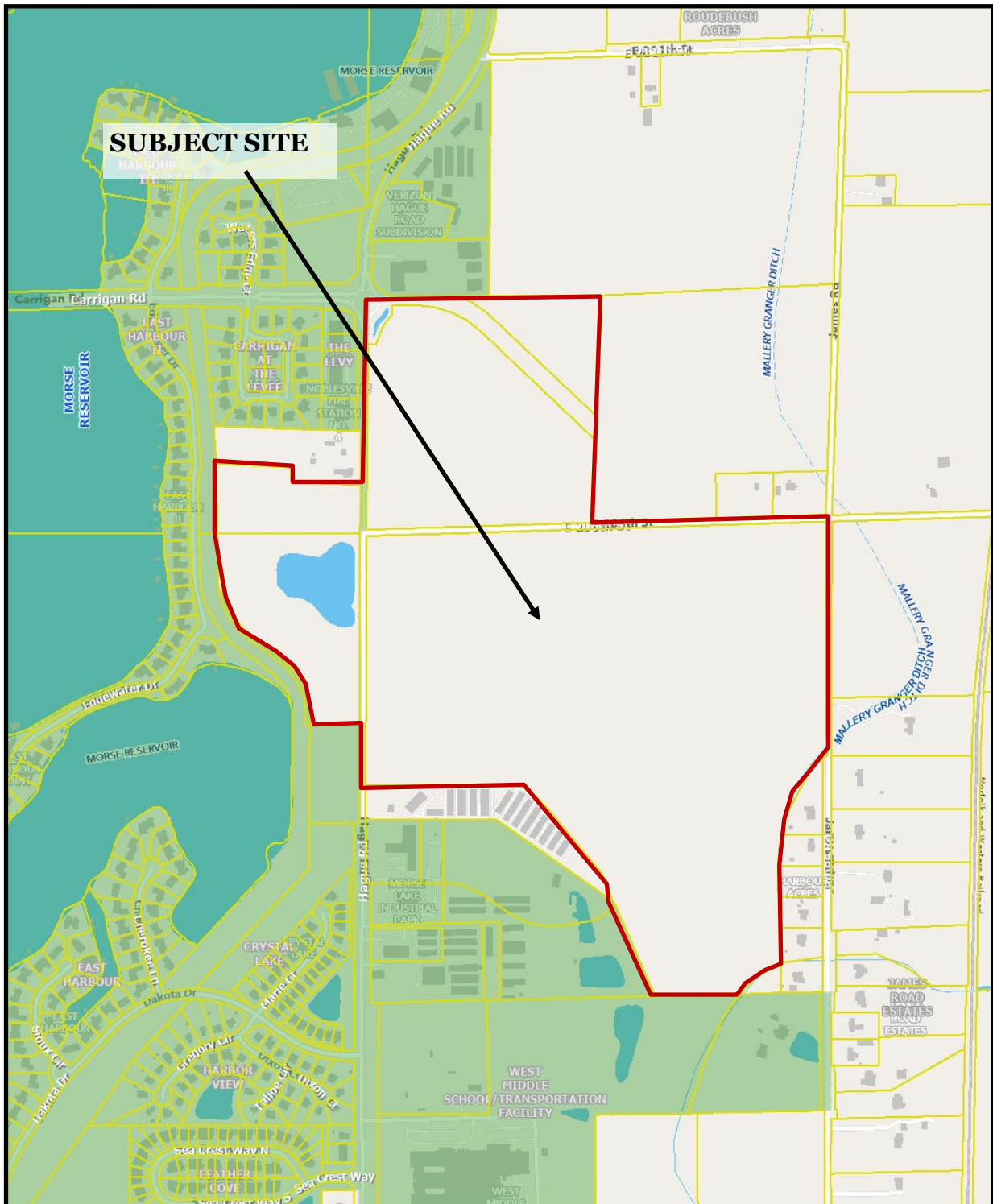


## EAGLE PARK OVERLOOK



# VICINITY MAP

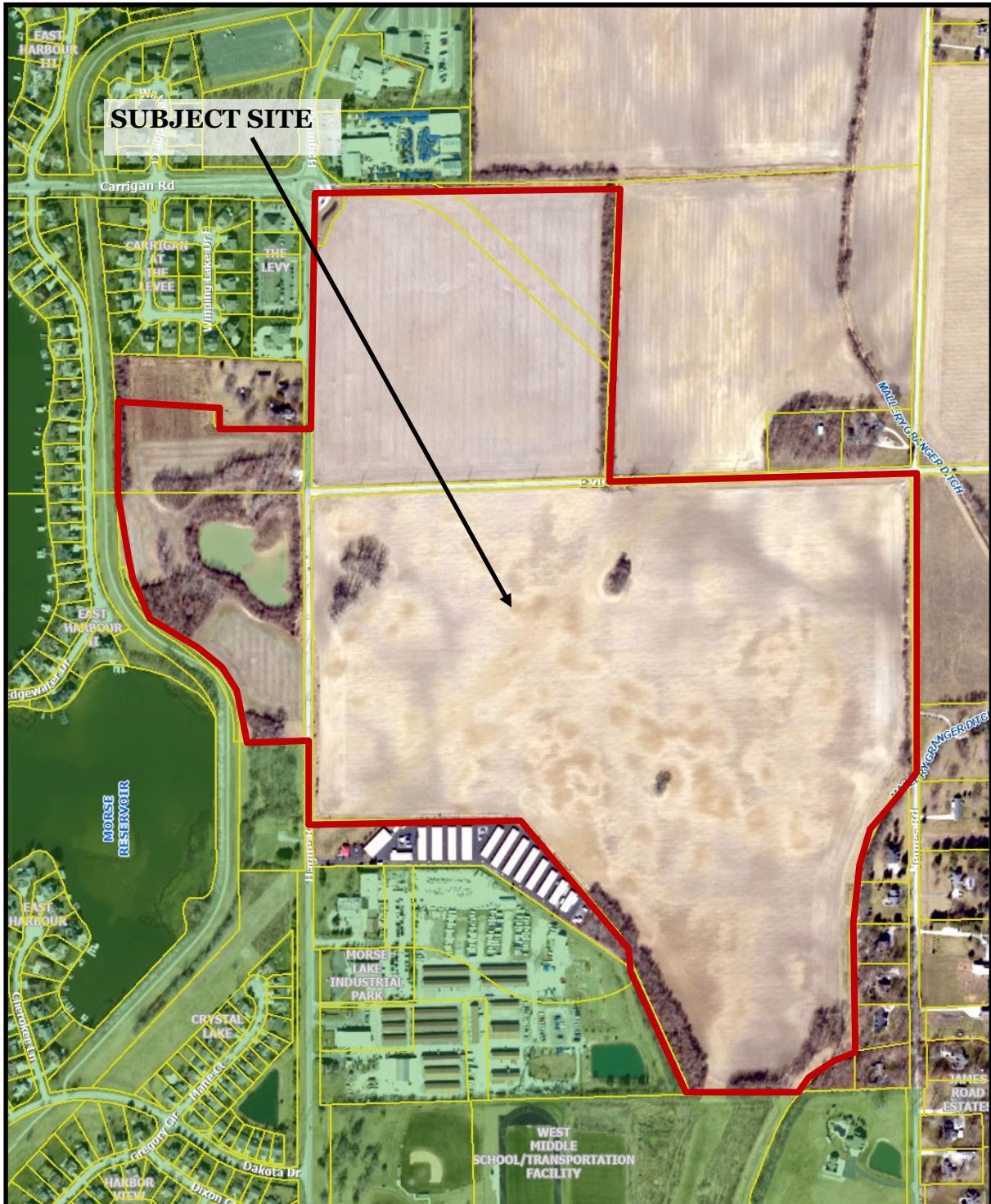
## Morse Village Planned Development





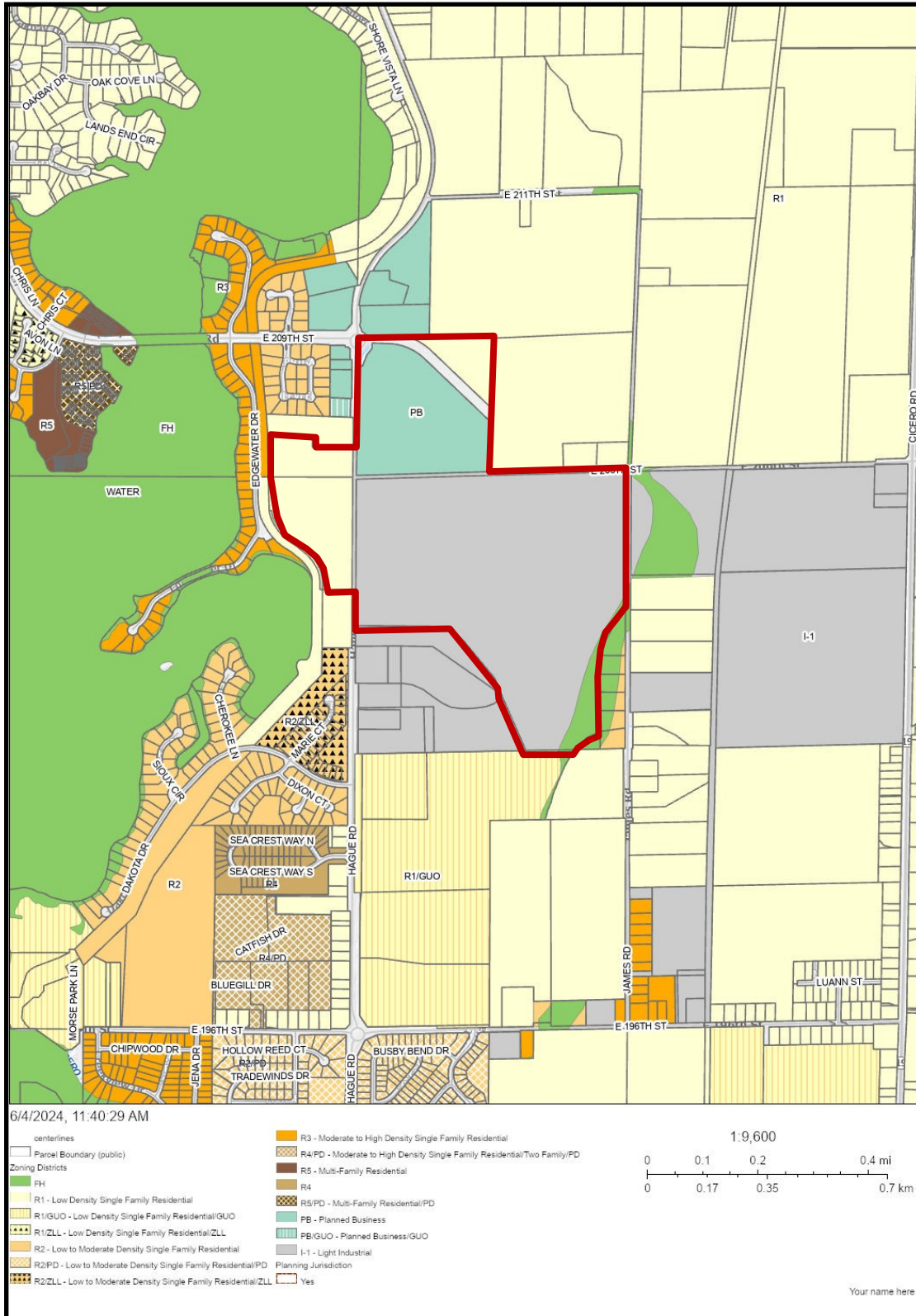
# VICINITY MAP

## Morse Village Planned Development



# ZONING MAP EXCERPT

## Morse Village Planned Development





# Morse Village Narrative Statement



## 206th Street and Hague Road, Noblesville, Indiana

LOR Corporation is excited to introduce Morse Village, a master planned mixed-use development set to transform roughly 173 acres at the intersection of East 206th Street and Hague Road. This project is meticulously planned to integrate residential, commercial, and mixed-use elements, offering a diverse range of housing options and commercial spaces while enhancing the local community.

### Development Breakdown:

- **North Pointe (36.79 acres):**
  - **Mixed-Use Commercial:** The northeast corner will feature a village-style commercial hub along with 300+ multi-family units, townhomes and additional village single family homes. This area aims to attract carefully selected commercial users, creating a vibrant mixed-use environment.
- **South Pointe (114.3 acres):**
  - **Single Family Residential:** This area will offer single-family homes, providing a mix of high-quality residential options within the community. The parcel is currently characterized by two natural gas pipelines, and discussions are ongoing with Panhandle Eastern Pipeline Company to address any critical crossings.
- **West Pointe (22.26 acres):**
  - **Townhomes:** The west side will be developed with townhomes, catering to those seeking a more compact, community-focused residential option.

### Planning and Infrastructure:

- **Planned Development Overlay:**
  - This overlay allows for a mix of uses in the North Pointe parcel and a range of housing densities in South Pointe and West Pointe, ensuring a flexible and cohesive development that aligns with both current and future needs.
- **Utilities:**
  - **Sanitary Sewer:** Extension of the sewer system will be undertaken from its current endpoint on the Noblesville Schools property at the southeast corner of the development.
  - **Water Service:** Indiana American Water Company will supply water services to the development.

### Compliance and Community Impact:

- **Noblesville's Comprehensive Plan:**
  - Morse Village aligns with the Comprehensive Plan's Future Land Use map, designated for Residential and Commercial/Neighborhood use. The development promises a blend

of housing types and commercial opportunities, contributing to the community's diversity and vibrancy.

- **Thoroughfare Plan:**

- The development incorporates a planned roundabout at the intersections of Hague and 206th Street, with the right-of-way dividing North Pointe being vacated and integrated into the development. Both 206th Street and Hague Road are designated as primary arterials, supporting efficient traffic flow as supported by our traffic analysis.

- **Aesthetic and Functional Design:**

- Morse Village aims to reflect the high standards of the Morse Reservoir area, with thoughtfully designed commercial buildings oriented towards the grid streets and parking positioned behind the structures. Safe pedestrian connections will be a key feature, enhancing accessibility and community integration.

**Summary:**

Morse Village represents a significant step in the positive evolution of the Morse Reservoir area, offering a well-rounded development that perfectly blends residential, commercial, and mixed-use elements. With its adherence to local plans and commitment to high standards, Morse Village is poised to be a valuable addition to the community, providing diverse housing options, vibrant commercial spaces, and a well-designed, pedestrian-friendly, wellness-focused environment.



## Morse Village – Waiver Requests & Justifications

- 1. Article 8.H.3.F.2.** *Establishment of Peripheral Yard: A minimum 50-FT peripheral yard landscape buffer yard shall be provided along the perimeter of the Planned Development District. The 50-FT peripheral landscape buffer yard shall be maintained as Common Area, labeled on the development plan/subdivision plat/parcel as Common Area/landscape buffer with a minimum of 25-FT used exclusively for landscaping and labeled.*

### **Table 12.0.7.E.** *Landscape Buffer Yard Width for Planned Developments.*

**Request:** Reduce to 20 feet in width.

**Justification:** This project has significant frontage on existing public roads. The focus and theme is to engage the community with commercial building fronts and outdoor patios situated in close proximity to the roads, with off-street parking generally located behind the buildings.

- 2. Table 8.B.** *Residential Bulk Standards*

**Request:**

- Minimum Lot Area: Reduction from 3000 square feet to None.
- Minimum Lot Width: Reduction from 150 feet to None.
- Maximum Building Height: Increase from 45 feet to 75 feet or 5 stories
- Minimum Front Yard: Reduction from 45 feet to 0 feet
- Minimum Side Yard: Reduction from 5 feet to 0 feet
- Floor Area Ratio: Reduction from 60% to None.

**Justification:** Minimum Lot Area – Applicable to condo, town home and multi-family areas; A lot area standard is not practical for condo, town home and multi-family areas; single family lot widths will be appropriately sized for the housing product

Minimum Lot Width – A lot width standard is not practical for condo, town home and multi-family areas; single family lot widths will be appropriately sized for the housing product

Maximum Building Height – Applicable to condo, town home and multi-family areas, this standard is more in keeping with current market products

Minimum Front Yard – This reduction is in line with the intended character of the development with buildings located close to the public roads and parking to the rear

Minimum Side Yard – Applicable to condo, town home and multi-family areas, with appropriate maintenance easements provided

Floor Area Ratio – This standard is not appropriate for a town home product

In general, these waivers are needed due to the necessity of the underlying zoning to be R-5 in order to develop the non-single family residential.

**3. Table 8.B. Commercial Bulk Standards**

**Request:** Minimum Lot Area: Reduction from 20,000 square feet to None  
Minimum Lot Width: Reduction from 1:2 width:depth ratio to None  
Maximum Impervious Surface Coverage: Reduction from 75% to None.  
Minimum Front Yard: Reduction from 60 feet to 0 feet  
Minimum Side Yard: Reduction from 15 feet to 0 feet  
Minimum Rear Yard: Reduction from 20 feet to 0 feet

**Justification:** Minimum Lot Area – This standard is more in keeping with the limited neighborhood commercial areas proposed for this real estate

Minimum Lot Width – Elimination of this standard will allow for greater flexibility in the unique layout proposed

Maximum Impervious Surface – Storm sewer system will be appropriately designed with the preliminary development in mind; landscaping standards set forth in the UDO will be met

Minimum Front Yard – The preliminary development plan is uniquely designed to engage the community with building fronts and patio areas facing streets and parking generally located behind the buildings

Minimum Side Yard – This reduction is to accommodate shared parking fields and drive aisle connectivity issues

Minimum Rear Yard – This reduction is to accommodate shared parking fields and drive aisle connectivity issues

**4. Article 11.C.1.F.3.** One designation sign permitted per each street frontage external to the development including a minimum of 300 feet of frontage and an established building setback of a minimum of sixty (60) feet.

**Request:** Removal of building setback condition

**Justification:** The over-arching design of the project involves buildings to be constructed close to the roadway, with parking generally located behind the buildings.

**5. Article 12.6. Building Base Landscaping**

**Request:** Building base landscaping shall not be required.

**Justification:** The proposed commercial store fronts do not lend themselves to this landscape application. While landscaping is a critical component for Morse Village, the design requires flexibility to allow approachable store fronts close to public roads.



## MEMORANDUM

Date: October 3, 2024

To: Noblesville Common Council

Cc: Joyceann Yelton, Development Services Manager

16 S. 10<sup>th</sup> Street, Noblesville, Indiana 46060

From: Phil A. Sundling, P.E., LOR Corporation

6350 Rucker Road, Suite 101, Indianapolis, Indiana 46220

**Re: Morse Village PD Ordinance and Preliminary Development Plan  
Eagle Park Overlook**

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.

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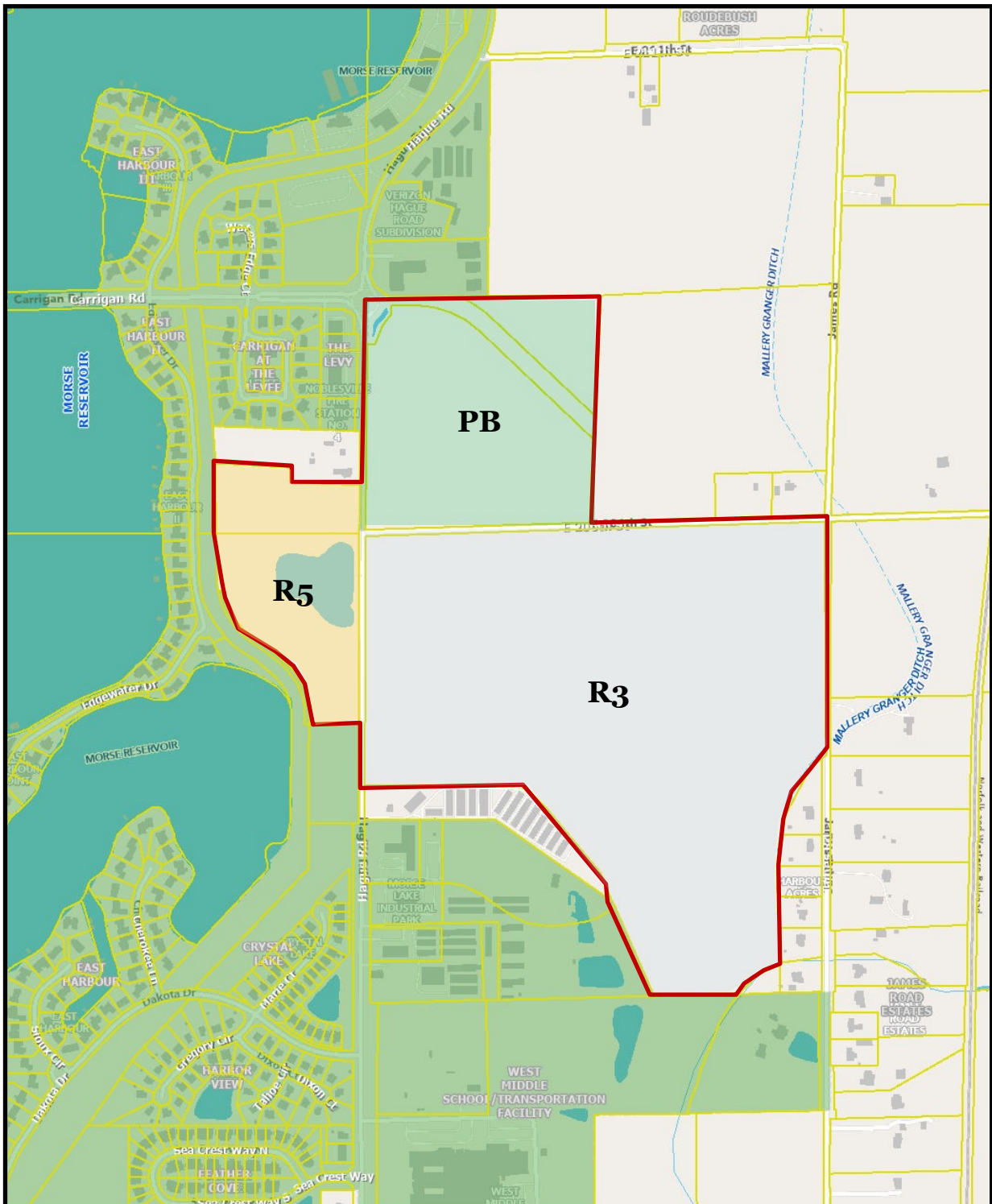
We plan to transform this unique feature into a park-like space where residents can observe and learn about the eagles. The park will include educational signage detailing the eagles' role in the ecosystem and the importance of wildlife preservation.

We have secured all permits relating to the bald eagle for the development of Morse Village and look forward to preserving a very important member of our community.



# UNDERLYING ZONING MAP

## Morse Village Planned Development



# ZONING MAP EXCERPT

## Morse Village Planned Development

