

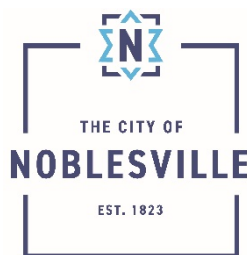
From: Caleb Gutshall
Sent: Thursday, October 24, 2024 9:25 AM
To: Mike Davis; Denise Aschleman
Cc: Joyceann Yelton
Subject: RE: Morse Village

Follow Up Flag: Follow up
Flag Status: Completed

Thank you, Mike. We will make sure this gets added to the staff report for Plan Commission's consideration.

Have a great day!

Caleb



CALEB GUTSHALL

Director
Planning and Development Department
CITY OF NOBLESVILLE
P: 317.776.6325
16 S. 10th Street • Noblesville, IN • 46060
www.CityofNoblesville.org

From: Mike Davis <mdavis@noblesville.in.gov>

Sent: Thursday, October 24, 2024 8:12 AM

To: Caleb Gutshall <cgutshall@noblesville.in.gov>; Denise Aschleman <Daschleman@noblesville.in.gov>

Subject: Fw: Morse Village

Please see the email below from a resident at Carrigan At The Levee.
His house will back up to West Point.
I have talked with him and he has met with Phil at Lor.

Mike Davis
Noblesville City Council, District 1
mdavis@noblesville.in.us
cell: 317-409-4209

From: Ross Coons <rcoons@acespower.com>

Sent: Thursday, October 24, 2024 8:03:04 AM

To: Mike Davis <mdavis@noblesville.in.gov>

Cc: Purduethompson@yahoo.com <Purduethompson@yahoo.com>; jamiweddell@hotmail.com <jamiweddell@hotmail.com>; Kent_shrock@sbcglobal.net <Kent_shrock@sbcglobal.net>; Jeremyross1972.jr@gmail.com <Jeremyross1972.jr@gmail.com>; ks92@evansville.edu

<ks92@evansville.edu>; The Coons <rossandcrystal@gmail.com>

Subject: RE: Morse Village

Good morning,

I had the chance to meet with the developer yesterday. The developer shared their plans for the west side of Hague Rd with me. From what was displayed and discussed, I am not on board with the current proposal for several reasons listed below and would request the planning commission explore additional options for this section of the development.

- The volume of units in this small area. The unit capacity would exceed over 130 units, 60 condo units and roughly 78 townhome units. I understand the developer is trying to maximize revenue but there needs to be some kind of negotiation to bring this many units down to a more reasonable number.
- With the volume of units comes an issue of parking. The developer stated the condo units would not include parking on the first floor and will instead have a parking lot out front. This will not add to the beauty of the surrounding area. With the townhomes, I expect they will have guests during the peak summer periods. Where will guests be allowed to park their vehicles? If you take the condos and townhomes with the allotted vehicles and possible guests at one point, this would not be feasible from a parking situation say for the 4th of July or Memorial Day.
- Rezoning from R-1 to R-5. I purchased my property on the basis the land would be built with the zoning in mind. The properties surrounding the development have been built out with certain limitations and standards. These standards have been applied to everyone prior and should not be changed for the benefit of a single party. The waivers being requested (lot dimensions and height) should be denied to ensure fairness from all other properties before it.
- The developer stated the reason for not siting single family homes on this space is due to the inability to have basements on homes over the \$800k asking price. If you did site single family homes, I'd guess you would be able to price those around \$600k or above based on updated homes as well as the proximity to the lake and trail system.
- Townhomes and condos without lake access would fetch a lower asking price compared to properties with lake access. The "views" value would only be applied to the condos yet the price of that view would still be limited without the access to the lake.
- I've looked at townhomes on the market within Hamilton County. The value of those units is less than the value of a single family home unless the square footage is above 2,500sqft or so. I showed the developer a housing development off Spring Mill Rd and 116th in Carmel which has the look of a townhome but are single family homes with larger sq. I believe that the proposed development would reduce the value of my property sitting within close proximity to the vast number of housing units. Space is a commodity this area values which will be disrupted by this development.

With these points in mind, I think we need to explore other options with this developer to see if there are other feasible options for this property on the west side of Hague Rd. I'm not totally against having the condos on the far side of the property, but I am against adding the volume and density of the townhomes. I would like to see other options that could be available to reduce the volume of units proposed. I believe my neighbors in Carrigan at the Crossing and East Harbor II would agree. I would also request that you be in attendance at the November 6th neighborhood meeting to hear the concerns of the surrounding residents without the time limits imposed at the council meeting in mid November.

Thank you for your time. If you would like to reach out, my number is (317) 345-6857.

Thanks,

Ross Coons
7635 Winding Lake Dr S
Noblesville, IN 46062

Ross Coons | Senior Transmission Analyst
ACES® | 4140 West 99th Street | Carmel, IN 46032
o: 317.344.7277 | m: 317.345.6857 | rcoons@acespower.com

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For questions on this practice, please contact: ACES Legal Department 317.344.7000

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From: Mike Davis <mdavis@noblesville.in.gov>
Sent: Tuesday, October 22, 2024 2:22 PM
To: Ross Coons <rcoons@acespower.com>
Subject: RE: Morse Village

-EXTERNAL*-

Think before clicking links or attachments.

Hi Ross,
Thank you for your email. I do understand some of your concerns stated below and have attached some information on the eagles, traffic study, and renderings

of the condos at the south end of West Point. The buildings behind your house will be 3 stories.

The developer is installing a round a bout at 206th St. and Hauge Rd. The utility poles along the roadway will be moved back into an easement and away from the road, 206th street will be improved east from Hauge Rd to James road and south on Hauge Rd. from the round a bout.

Please let me know if you have any questions and feel free to call me anytime on my cell phone at 317-409-4209 to discuss.

Thank you,



Mike Davis
City Councilman, District 1
Cell 317-409-4209

**Noblesville Common
Council**
16 S. 10th Street
• Noblesville, IN • 46060
mdavis@noblesville.in.gov
www.CityofNoblesville.org

From: Ross Coons <rcoons@acespower.com>

Sent: Monday, October 21, 2024 12:55 PM

To: Mike Davis <mdavis@noblesville.in.gov>

Subject: Morse Village

Good afternoon,

I am writing you about the planned development of Morse Village and the concern I have with regards to rezoning the west side of Hague to a high density zone. For your information, I live at 7635 Winding Lake Dr S which our backyard will be facing the potential new development. I have several concerns about this high density project which are as follows:

- Height – The developer has requested waivers which state the structures can increase from 45 feet to 75 feet or 5 stories. That would reduce our visibility significantly from the surrounding nature/trail.
- Lot area/ Front Yard/ Side Yard – The developer has requested waivers to eliminate such requirements. With these limitations, the look, feel, and sounds of nature will be demolished. Adding 5x or 5 times the amount of units in such a small space will take away the feel of being near the water/reservoir. This will bring the city to my backyard.
- Landscape buffer – The developer has requested waivers for the buffer to be reduced to 20 feet. This would not be able to accommodate much landscape to maintain any sort of natural feel.
- Privacy – With roughly 144 units in this small area, local residents in Carrigan at the Crossing as well as East Harbor will have reduced privacy as these dwellings would be dense with high visibility into our yards all the while reducing our visibility significantly.
- Traffic – Adding this dense of a population is not going to help the area traffic. I believe we should keep the zoning to R1-3 to ensure decent commuting for the current residents. Adding high density housing on this stretch of land is not what local residents are looking for.

While I laid out my concerns, I welcome development in the area. We would like to see a less dense housing option like single family homes on decent lots. I am afraid that adding high density 3-5 stories building behind my house will hinder my property value as appose to a 2 story single family home.

Thank you for listening to my concerns and hope to have additional conversations with you.

Thanks,

Ross

Ross Coons | Senior Transmission Analyst
ACES® | 4140 West 99th Street | Carmel, IN 46032
 o: 317.344.7277 | m: 317.345.6857 | rcoons@acespower.com

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 Please forward this message or post this notice for the benefit of others within your organization.
 For questions on this practice, please contact: ACES Legal Department 317.344.7000*

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November 13, 2024

VIA ELECTRONIC MAIL AND FED EX OVERNIGHT

Noblesville Plan Commission
c/o Jon Hughes, Attorney
BOSE MCKINNEY & EVANS LLP
111 Monument Circle, Suite 2700
Indianapolis, IN 46204
jhughes@boselaw.com

Noblesville Plan Commission
c/o Joyceann Yelton
c/o Caleb Gutshall
c/o Denise Aschleman
16 S 10th Street
Noblesville, IN 46060

*Re: Remonstrance Submission and Renewed Motion to Continue the
November 18, 2024, Noblesville, Indiana Plan Commission Meeting as
to LEGP 0192-2024 and LEGP 0208-2024*

To Whom it May Concern:

As you know Paganelli Law Group has been retained by Jeremy and Jami Ross, to assist in the remonstrance against LOR Rangeline, LLC's ("LOR") Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). We write in two respects:

Renewed Motion to Continue

The Noblesville Plan Commission is currently set to hear comment on the Development at the Public Hearing on November 18, 2024, at 6:00 P.M.

On November 4, 2024 and as permitted by Article VI(8) of the Noblesville Plan Commission's Rules of Procedure, we requested that this matter be continued to the next Public Hearing date of December 16, 2024. A copy of that correspondence is attached hereto as **Exhibit A**. As we indicated in the letter, the continuance was requested because affected landowners have not had enough time to assemble or investigate the Development; explore the retention of experts to opine on their concerns on the Development; or prepare their remonstrance to the Development.

As Noblesville is aware, the Rosses did not receive notice of these proceedings until Friday, November 1, 2024. Other affected landowners likely did not receive their notice of these proceedings until the week of November 4, 2023. This means that Noblesville gave the affected property owners a week or less to meet the staff submission deadline of November 8, 2024 (which you extended for us to today), and two weeks or less to prepare for the hearing on November 18, 2024. This is insufficient by any standard—in vacuum and especially considering Noblesville has been in discussions with LOR on the Development since at least February of 2024.

We spoke on the phone and exchanged several emails last week copying LOR and wherein I attempted to get the Plan Commission to move the Plan Commission meeting from 11/18 to 12/9, with the understanding that the Council will likely vote on the Application on 12/17. But, in the end, Noblesville would not agree to the extension in advance unless I could agree to various terms (including waiving potential statutory compliance arguments) on behalf of all remonstrators – most of whom, due to the abbreviated time period given by Noblesville, I have not yet had a chance to meet, I do not represent and have not authorized me to act on their behalf. This is something that I do not believe I can even legally do without violating the Indiana Model Rules of Professional Conduct and Indiana law.

While I understand that the Plan Commission may ultimately grant the requested continuance at the hearing on 11/18, its unwillingness to do so in advance is very disappointing as it will inherently result in increased costs and tremendous inconvenience to its many remonstrating citizens. Why would the Plan Commission fail to agree to this very reasonable, one-month extension to allow its citizens the time to engage in their statutory right to remonstrate in response to a 175-acre development that will directly impact their homes, businesses, and daily lives?

For Noblesville's records, the following remonstrators join in the requested continuance:

Name	Address
Russ French	135 Edgewater Drive, Noblesville, IN 46062
Carol French	135 Edgewater Drive, Noblesville, IN 46062
Kelly Deuser	7749 Dixon Ct, Noblesville, IN 46062
Stephanie Daugherty	127 Edgewater Drive, Noblesville, IN 46062
Robert Daugherty	127 Edgewater Drive, Noblesville, IN 46062
Ross Coons	7635 Winding Lake Drive South, Noblesville, IN 46062
Crystal Coons	7635 Winding Lake Drive South, Noblesville, IN 46062
Douglas Brucker	125 Edgewater Dr. Noblesville, IN. 46062
Jim Chinni	842 Dorchester Dr., Noblesville, IN 46062
Gina Chinni	842 Dorchester Dr., Noblesville, IN 46062
Chris Ayers	137 Edgewater Dr., Noblesville, IN 46062
Darla Ayers	137 Edgewater Dr., Noblesville, IN 46062
Courtney Kulp	7946 Forreston Oak Drive, Noblesville, IN 46062
Deborah Thompson	8242 River Run Pl., Noblesville, IN 46062
William Thompson	8242 River Run Pl., Noblesville, IN 46062

Objections from Remonstrators

Based upon a preliminary meeting with the Rosses and other affected landowners, the Rosses' initial canvassing resulting in approximately 338 opposition petitions¹, and the palpable tension at the developer/community meeting on November 6, 2024, there is and will be a very strong remonstrance to the Application on at least the following bases:

Contrary to the Comprehensive Plan: The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 300+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forecloses the Development.

Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

Undesirable Use/Irresponsible Development: The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible types of development." In this case, the West Point portion is proposed to occupy land zoned "R1-Low Density Single Family Residential." By virtue of this designation,

¹ We have not compared every single petition signature to determine if there are duplicates as we just received many of them on the date of this correspondence.

Noblesville committed to the community and property owners deciding to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly PROHIBITED. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.

Negative Impact on Property Values: The development could substantially, negatively impact property values of adjacent landowners. The West Pointe portion is proposed to occupy land that is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will inherently harm the property values of the surrounding properties

Copies of the opposition petitions received thus far are attached as **Exhibit B**.

In the incredibly limited time that they have been given by Noblesville, the Rosses have consulted with the Hoosier Environmental Council (“HEC”), which OPPOSES the Development. A copy HEC’s position on the Development is attached hereto as **Exhibit C**. The Rosses join in the concerns of HEC. The Rosses have reached out to obtain the opinion of the White River Alliance, as Morse Reservoir is a water supply for the White River. The Rosses have also consulted with real estate professionals on the impact the Development will have on property values of affected landowners. Unfortunately, they have not had enough time to obtain expert opinions on these issues. This is particularly troubling as both the Plan Commission and the City Council must consider, *inter alia*, the most desirable use for the land and the conservation of property values before rendering their decisions on the Application and the Development. Ind. Code § 36-7-4-603.

In conclusion, we respectfully request that the Plan Commission continue the meeting on the Application, presently set for November 18, 2024, to the next meeting on December 9, 2024. This request was made with good cause and was submitted within the required time period under Article VI(8.2) of the Noblesville Plan Commission’s Rules of Procedure. We also request that this letter and the attached materials be provided to the Noblesville Plan Commission and ultimately to the City

PAGANELLI LAW GROUP

ATTORNEYS AT LAW

Two Meridian Plaza
10401 N. Meridian Street, Suite 450
Indianapolis, Indiana 46290

Voice: 317.550.1855
Fax: 317.569.6016
www.paganelligroup.com

Council in connection with their deliberation on the Application and prior to their decision on the fate of the Development.

Sincerely,

/s/ Raegan M. Gibson

Raegan M. Gibson

Monica S. McCoskey

Cc: Noblesville Plan Commission

jyelton@noblesville.in.gov

cgutshall@noblesville.in.gov

daschleman@noblesville.in.gov

Enclosure: Emails Attached and Had Links to Exhibits
 Fed Ex Packages Have Thumb Drives with Exhibits

"Exhibit A"

PAGANELLI LAW GROUP
ATTORNEYS AT LAW

Two Meridian Plaza
10401 N. Meridian Street, Suite 450
Indianapolis, Indiana 46290

Voice: 317.550.1855
Fax: 317.569.6016
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November 4, 2024

VIA ELECTRONIC AND FED EX OVERNIGHT

Noblesville Plan Commission
iyelton@noblesville.in.gov
cgutshall@noblesville.in.gov
daschleman@noblesville.in.gov

Re: Motion to Continue the November 18, 2024 Noblesville, Indiana Plan Commission Meeting as to LEGP 0192-2024 and LEGP 0208-2024

To Whom It May Concern:

Please be advised that Paganelli Law Group has been retained by Jeremy and Jami Ross, to assist in the remonstrance against LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development").

The Noblesville Plan Commission is currently set to hear comment on the Development at the Public Hearing on November 18, 2024, at 6:00 P.M. Pursuant to Article VI(8) of the Noblesville Plan Commission's Rules of Procedure, we respectfully request the matter be continued to the next Public Hearing date of December 16, 2024. As the Development is a "New Case," and the November 18, 2024, meeting is its "first time on the agenda," the Rules of Procedure provide the continuance may be granted upon request.

The continuance is needed because affected landowners have just received notice of the public hearing—the Rosses only received their notice on Friday, November 1, 2024. Other affected landowners may yet to have receive notice. Based upon a preliminary meeting with the Rosses and other affected landowners, and the Rosses canvassing over the last weekend resulting in approximately seventy-five (75) signatures opposing the Development, there will be a strong remonstrance to the Application on at least the following bases:

Contrary to the Comprehensive Plan: The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 300+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land

use requests.” In this case, the Comprehensive Plan forecloses the Development.

Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country’s endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

Undesirable Use/Irresponsible Development: The Development is not a desirable use for the land. The UDO states that each zoning district is designed to “accomplish a specific purpose,” “encourage a particular type of development,” and “protect that development from being encroached upon by incompatible types of development.” In this case, the West Point portion is proposed to occupy land zoned “R1-Low Density Single Family Residential.” By virtue of this designation, Noblesville committed to the community and property owners deciding to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly PROHIBITED. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.

Negative Impact on Property Values: The development could substantially, negatively impact property values of adjacent landowners. The West Pointe portion is proposed to occupy land that is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will inherently harm the property values of the surrounding properties

Pursuant to the Rules of Procedure, in order for the affected landowners to submit materials in time for them to be included in the Staff Report to the Plan Commission, they must submit those materials by November 8, 2024. Considering the Rosses just received notice of the public hearing on Friday, November 1, 2024, and it is highly likely that other affected landowners have yet to receive notice of the public hearing, Noblesville and LOR Corporation have given affected landowners a week or less to prepare their positions on the Development. This raises significant due process concerns. The affected landowners need additional time to investigate the Development; explore the retention of experts to opine on their concerns on the Development; and prepare their remonstrance to the Development.

For all these reasons, we respectfully request that the Plan Commission continue the meeting on the Application, presently set for November 18, 2024, to the next meeting on December 9, 2024. This request is made with good cause and is being submitted within the required time period under Article VI(8.2) of the Noblesville Plan Commission's Rules of Procedure.

Sincerely,

/s/ Raegan M. Gibson

Raegan M. Gibson

Michael A. Lang

Monica S. McCoskey

"Exhibit B"



**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below:



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

Contrary to the Comprehensive Plan: The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 300+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forecloses the Development. Noblesville should too.

Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

Undesirable Use/Irresponsible Development: The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible types of development." In this case, the West Pointe portion is proposed to occupy land zoned "R1-Low Density Single Family Residential." By virtue of this designation, Noblesville committed to the community and property owners deciding to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly PROHIBITED. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.

Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

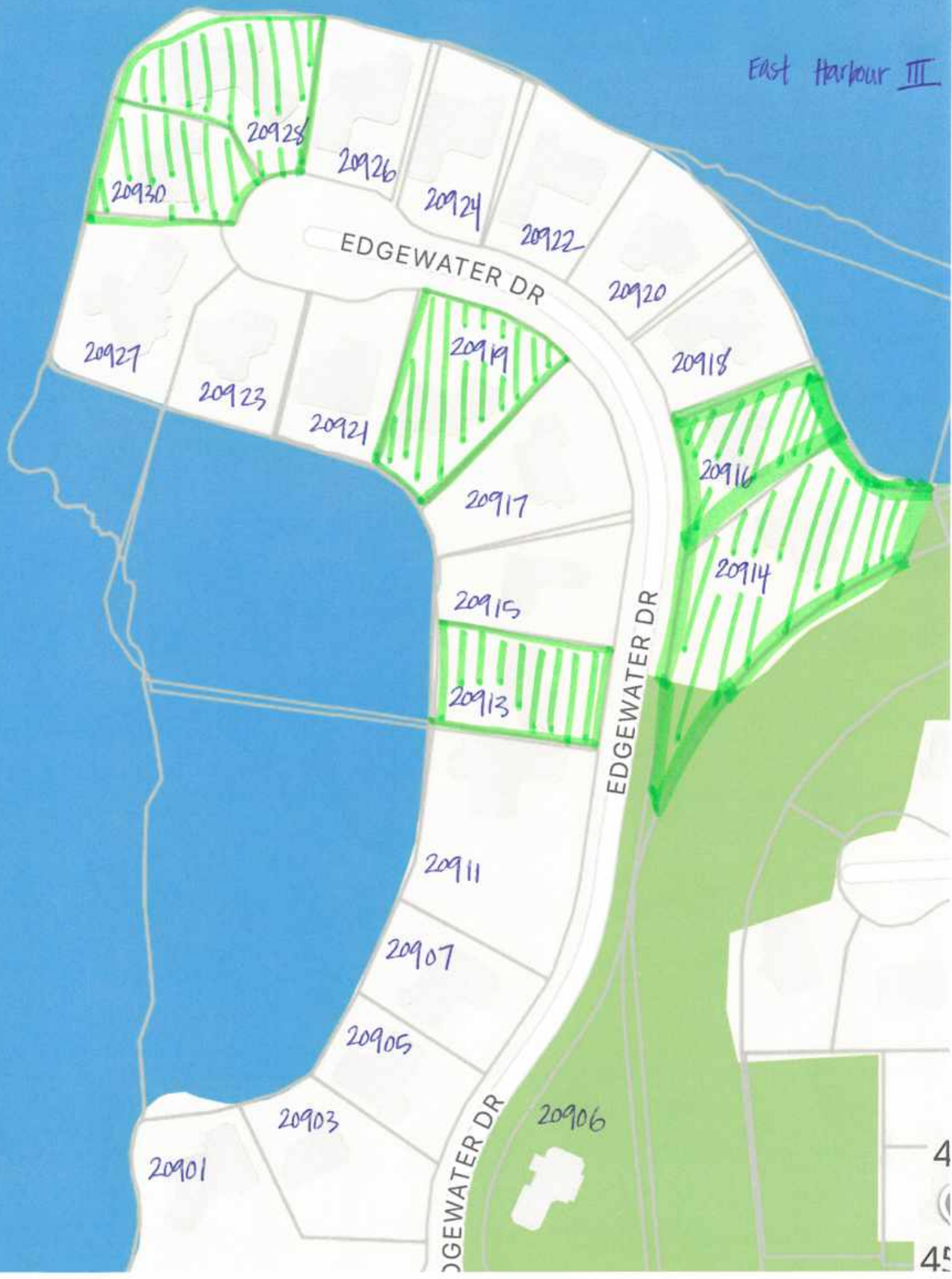
Printed Name: Arleina Holcomb

Address: 201 Edgewater Dr.

Signature: Arleina Holcomb

Noblesville IN 46062

East Harbour III



4
45

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below:



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

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- Environmental Condition and Consequences:** The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

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Printed Name: Joan S Porter

Address: 30913 Chiquita Dr

Signature: Joan S Porter

46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Linda R Dietl

Address: 20914 Edgewater Dr

Signature: Linda R Dietl

Noblesville In.

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Printed Name: Sarah Bearden

Signature: *Sarah Bearden*

Address: 20916 Edgewater Dr
Noblesville IN 46062

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Printed Name: Christopher Bearden

Address: 20916 EdgeWater Dr

Signature: 

Noblesville IN 46062

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Printed Name: JAMES & NANCY HARTLEY Address: 20919 EAGLEWOOD DR
Signature: James W. Hartley Noblesville

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Printed Name:

Damon Diertmeyer

Address:

20928 Edgewater Dr
Noblesville

Signature:

[Handwritten Signature]

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Printed Name: Vendee Maniago

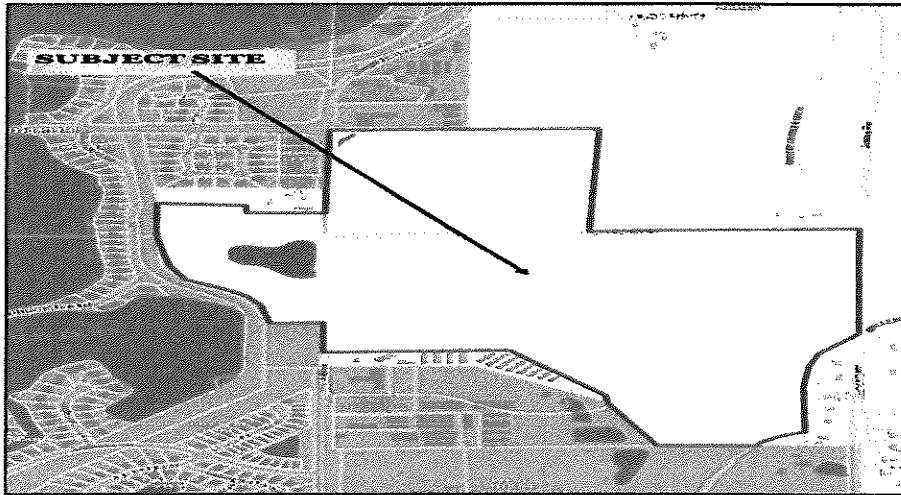
Address: 20930 Edgewater Dr.

Signature: 

Noblesville IN 46062

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Printed Name: Geraldine Russell

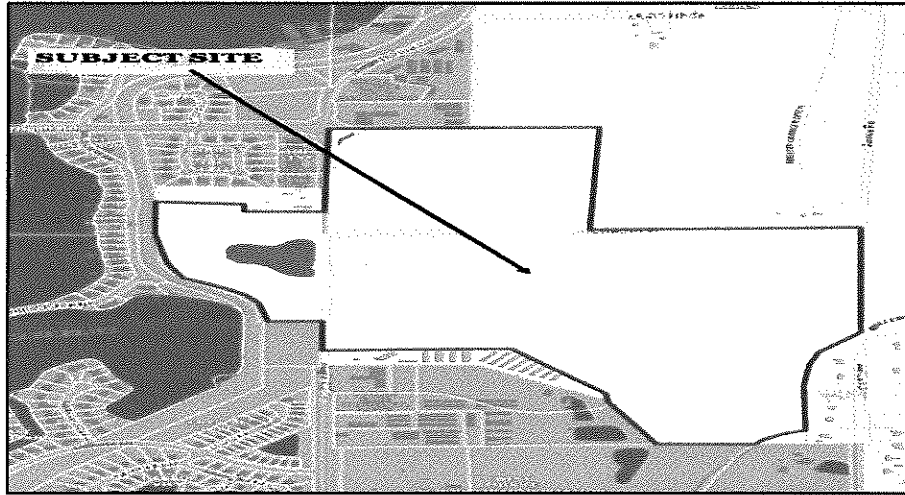
Address: 30970 James Road

Signature: Geraldine Russell

Noblesville In 46062

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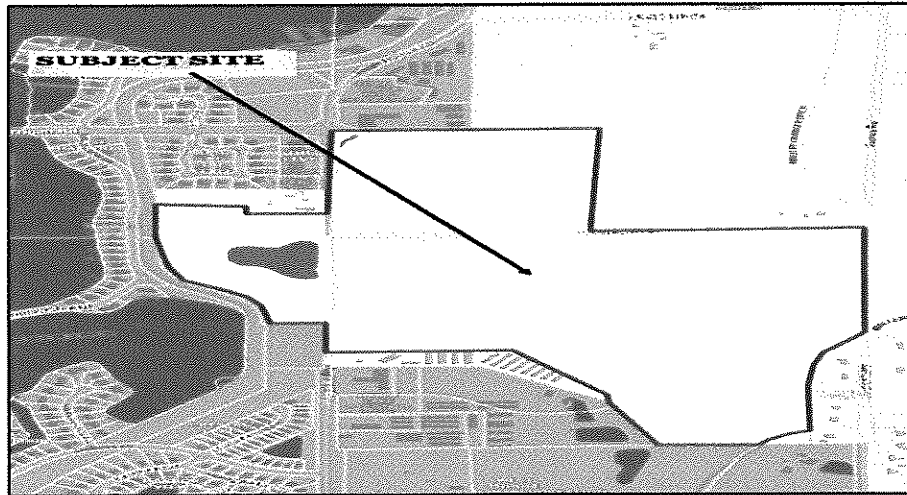
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Printed Name: TERRY KEEP
Signature: [Handwritten Signature]

Address: 102 Chasculon Dr #318
Noblesville, IN 46030

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Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

Undesirable Use/Irresponsible Development: The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible types of development." In this case, the West Pointe portion is proposed to occupy land zoned "R1-Low Density Single Family Residential." By virtue of this designation, Noblesville committed to the community and property owners deciding to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly PROHIBITED. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.

Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: William Dykema

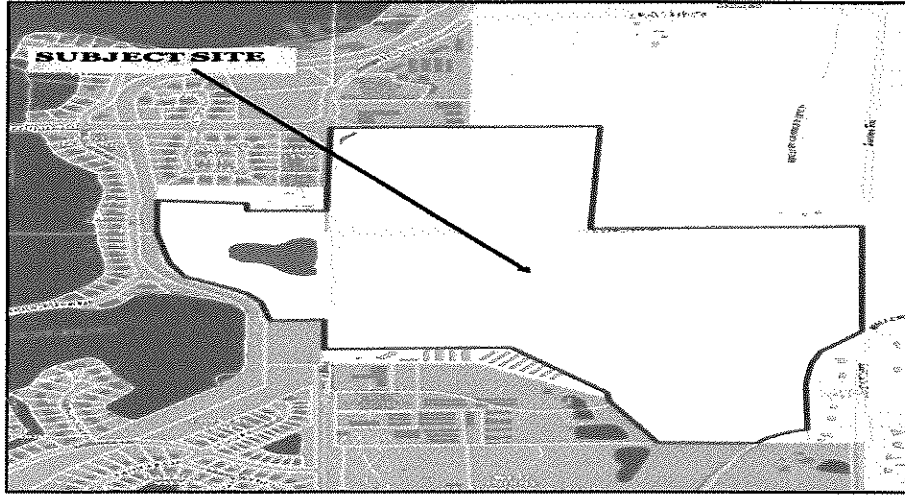
Address: 102 Clarendon Dr Unit 305

Signature: William Dykema

Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below:



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

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Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: LORI J. HETRICK

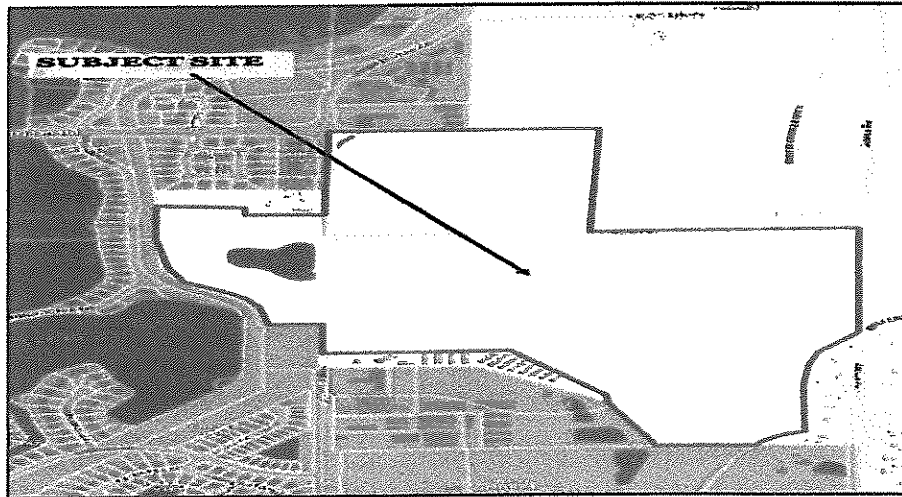
Signature: Lori J. Hetrick

Address: 102 Chardon Dr #301

Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Waterscape

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Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: John Kelleher

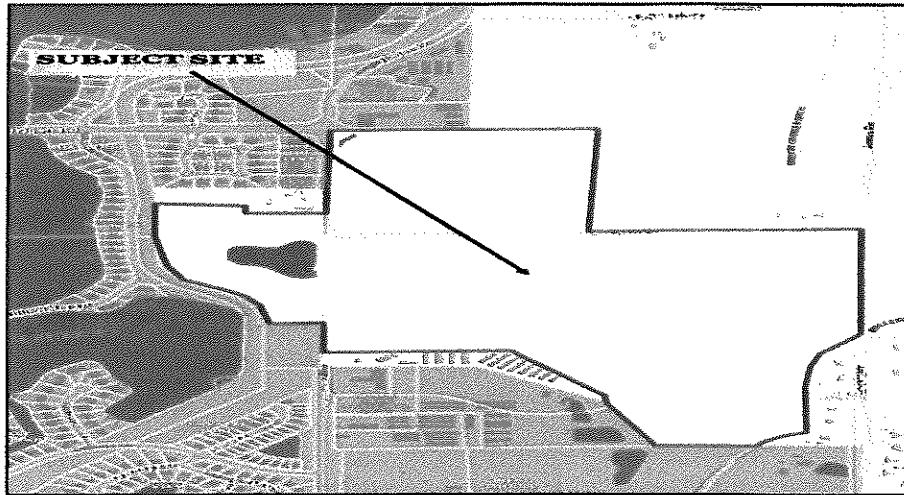
Address: 20763 Waterscape Way

Signature: *John E. Kelleher*

Noblesville, 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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*Water
scape*

You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

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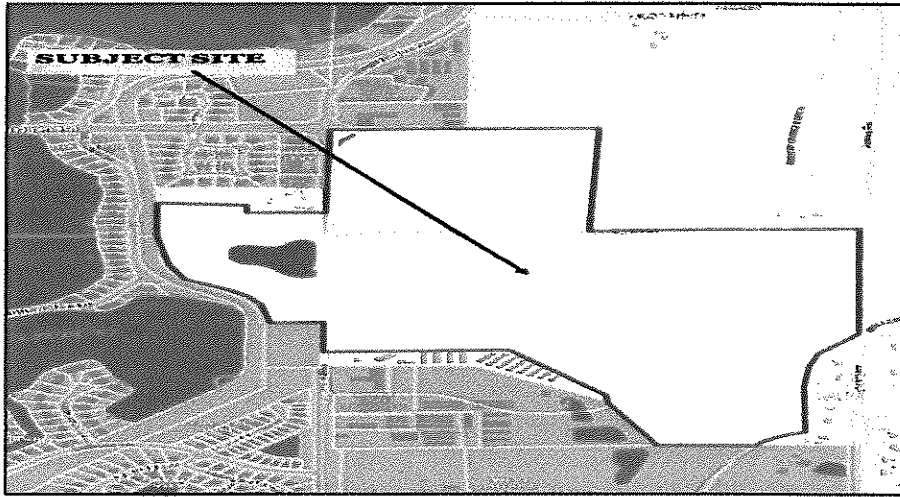
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Printed Name: Tricia Simms
Signature: *Tricia Simms*

Address: 20857 Waterscape Way
Noblesville IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Water Scape

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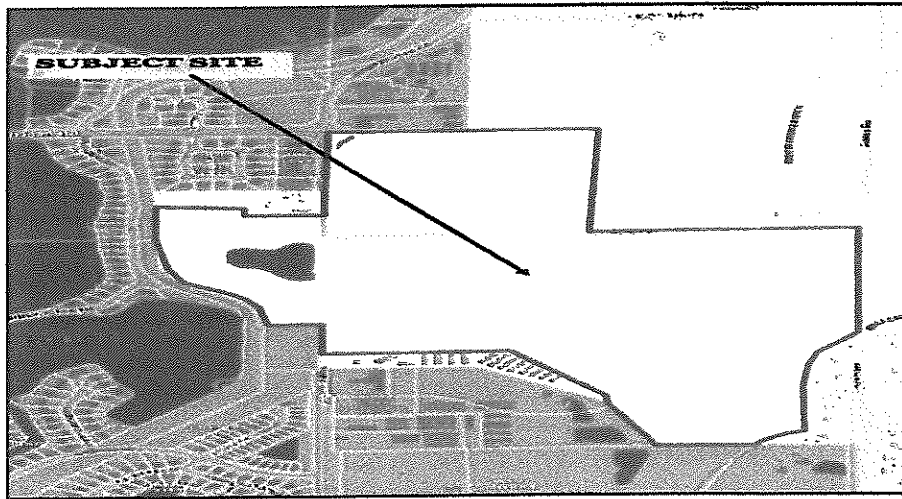
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Printed Name: ALLISON OSBORN
Signature: *Allison Osborn*

Address: 20816 WATERSCAPE WAY
NOBLESVILLE, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Water Scope

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Printed Name: JANE FLANNAGAN

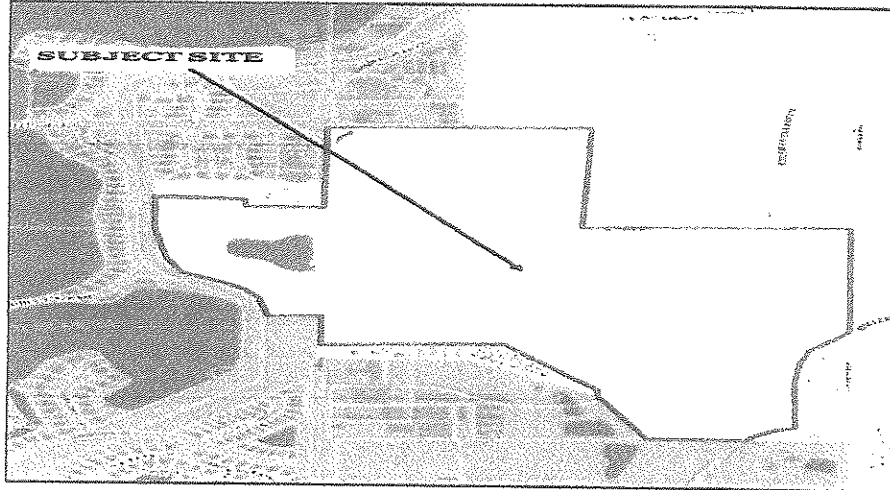
Address: 20860 Waterscape Way

Signature: Jane E. Flanagan

Noblesville, IN 46062

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

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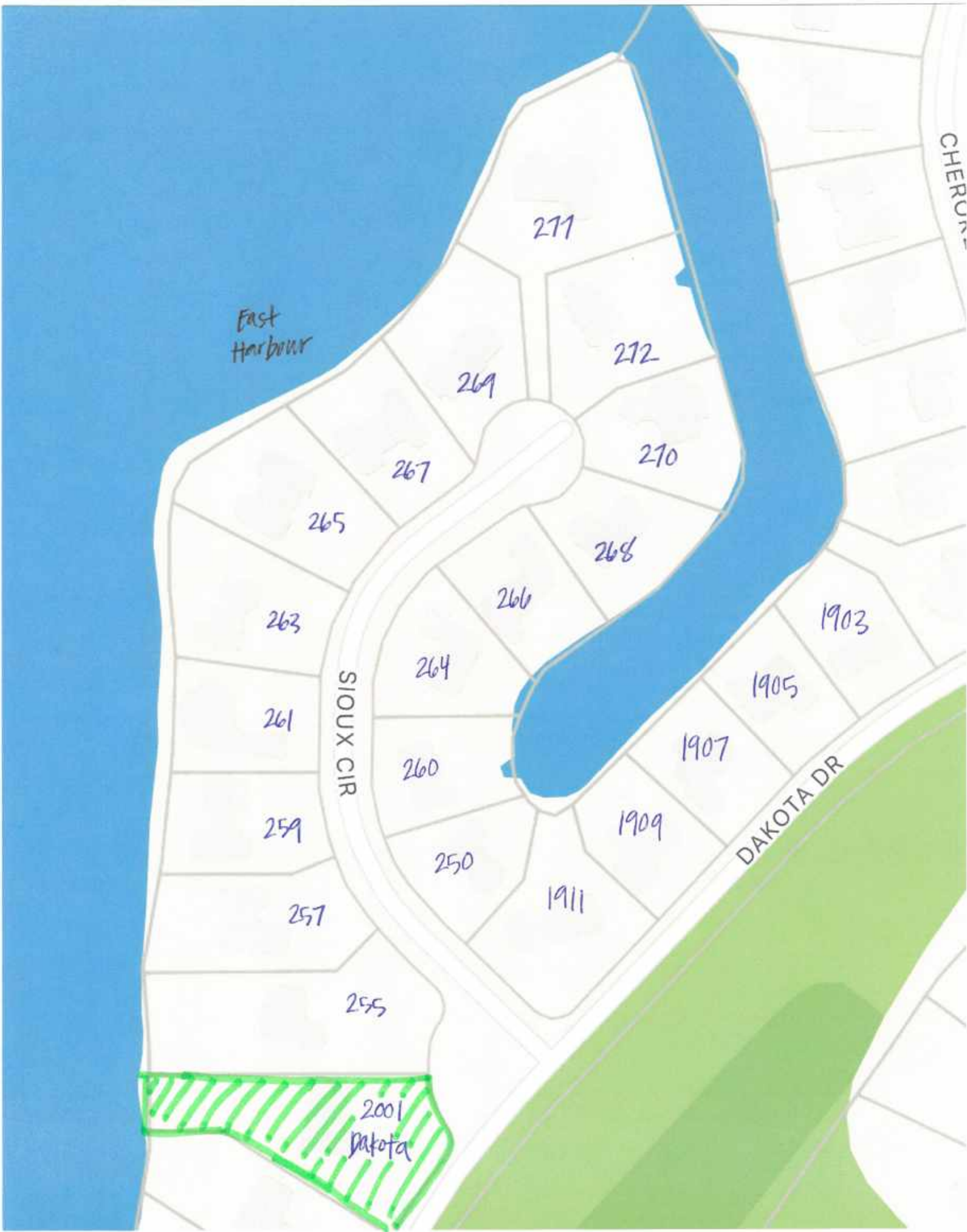
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Printed Name: GARY JONES

Signature: Gary Jones

Address: 507 WESTCHESTER BLVD

NOBLESVILLE, IN. 46062



East Harbour

CHERON

271

272

269

270

265

267

268

266

1903

263

264

1905

261

SIOUX CIR

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1907

259

1909

250

DAKOTA DR

257

1911

255

2001
Dakota

Could you both please sign and return? I need your printed name, a signature, you address, and you must check the boxes that apply on the left hand side of the paper.

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

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You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

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Printed Name: Karen Weddell
Signature: [Handwritten Signature]

Address: 2001 Dakota Drive
Noblesville, IN 46062

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Printed Name:

JAMES Weddell

Address:

2001 DAKOTA Dr
Noblesville, IN

Signature:

James Weddell

46062



CHEROKEE LN

DAKOTA DR

Boice

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**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Sandy Spatta
Signature: Sandy Spatta

Address: 1901 Dakota Dr,
Noblesville, IN 46060

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Debi Polise

Address: 105 Cherokee Lane

Signature: Debi Polise

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Kevin Jaworski

Address: 105 CHAMBERS LN

Signature: [Handwritten Signature]

NOBLESVILLE

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Phil Hall

Address: 109 Cherokee Lane

Signature: Phil Hall

Noblesville IN 46062

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Printed Name: BAMBI STEINER
Signature: Bambi Steiner

Address: 110 Cherokee Lane
Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: _____

JOHN STEINSON

Address: _____

110 Cherokee Lane
Noblesville, IN

Signature: _____

John R. Steinson

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Printed Name: Sarah + Tom Mills
Signature: Sarah + Tom Mills

Address: 111 Cherokee Ln. Noblesville
46062

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Printed Name: MARY PAT FREEMAN

Address: 122 Cherokee Lane

Signature: mpfreeman

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Howard Freeman
Signature: [Handwritten Signature]

Address: 122 Cherokee Lane
Noblesville IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: DANIEL SCHWARTZ

Signature: [Handwritten Signature]

Address: 123 CHEROKEE LANE
Noblesville IN 46062

Levee Trail

101

102

103

104

105

107

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111

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117

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123

125

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East Harbour II

EDGEWATER DR

WINDING LAKE DR W

EDGE



**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
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Printed Name: Riley Meegenhoren

Address: 101 Edgewater Drive

Signature: Riley Meegenhoren

46062, Noblesville

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: TYLER DODD

Address: 101 Edge Water Drive

Signature: 

Noblesville 46060

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Jasany T Gardner Address: 102 Edgewater Dr
Signature: [Handwritten Signature] Noblesville, IN 46062

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Printed Name: JOAN S DEARDORF

Address: 109 Edgewater Dr

Signature: *Joan S Deardorf*

Noblesville, IN 46062

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Printed Name: Michael D. Okelele

Address: 121 Edgewater Dr

Signature: *Michael D. Okelele*

Noblesville IN 46062

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Printed Name:

Susan Brucker

Address:

125 Edgewater Dr
Noblesville, IN

Signature:

Susan Brucker
WRJWMC
Susan Brucker

Noblesville, IN

46062

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Printed Name: Robert Daugherty Address: 27 Englewood Dr
Signature: [Handwritten Signature] Noblesville, IN
46062

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Printed Name: Stephanie Daugherty

Address: 127 Edgewater Dr

Signature: Stephanie Daugherty

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: John Cornet

Address: 129 Edgewater Dr.
Noblesville IN 46062

Signature: [Handwritten Signature]

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Printed Name:

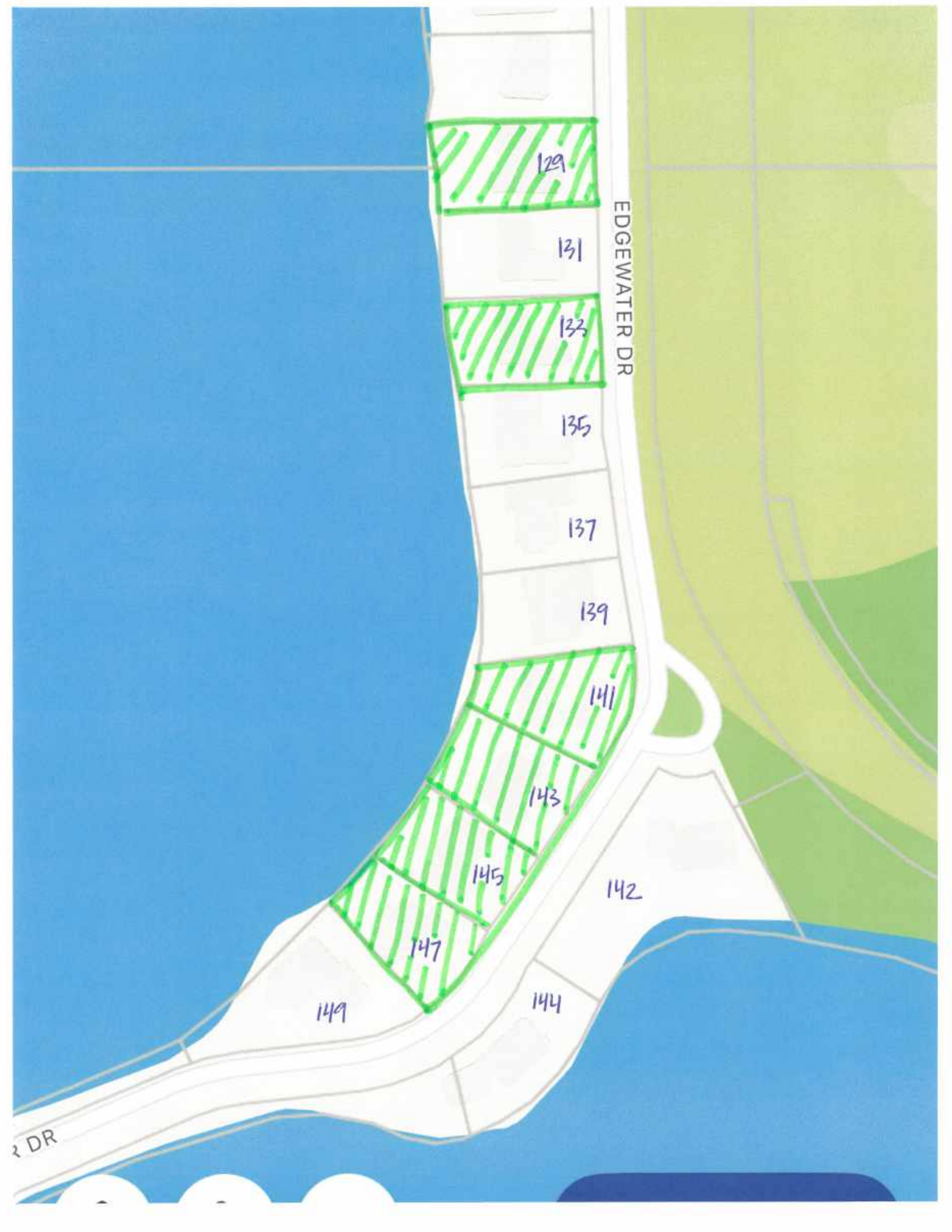
JACK & BECKY BARBER

Address:

133 EDGEWATER DR
NOBLESVILLE 46062

Signature:

Jack Barber



EDGEWATER DR

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Printed Name: Michael J. Score

Signature: [Handwritten Signature]

Address: 141 Edgewater Dr
Noblesville, IN 46062

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Printed Name: Gregg Kyle Trotman

Address: 143 Edgewater Dr

Signature: Gregg Trotman

[Handwritten Signature]

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Printed Name: DETLEF BATHMAN

Address: 145 EDGEWATER DR.

Signature: [Handwritten Signature]

NOBLESVILLE, IN 46062

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Printed Name: Tamela Verdugen / Oppy Address: 147 Edgewater Dr.
Signature: Tamela Verdugen / Oppy Noblesville 46062
JETA VERDEYEN

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Printed Name: LISA ROHE

Address: 423 Roxbury Ln

Signature: Lisa Rohe

Noblesville In 46062

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Printed Name: CAROLE BROOKES

Address: 205 AMHURST CIR

Signature: 

NOBLESVILLE IN 46062

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Printed Name: Rick BALSER
Signature: Rick Balsen

Address: 208 AMHURST CIRCH
NOBLESVILLE, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Sharon Balsler
Signature: Sharon Balsler

Address: 208 Amhurst Cir
Noblesville, In
46062

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Printed Name: Julia J. Hume

Address: 20044 James Rd

Signature: Julia J. Hume

Noblesville, IN 46062

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Printed Name: William Hume

Address: 20044 James Rd

Signature: William Hume

Noblesville Ind

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Printed Name: PAUL W. SMART

Address: 20921 EDGEWATER DR

Signature: P. W. Smart

Noblesville, IN 46062

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Printed Name: Kelly Deuser
Signature: [Handwritten Signature]

Address: 7749 Dixon Court
Noblesville, IN 46062

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Printed Name: Russ French

Signature: Russ French

Address: 135 Edgewater Drive

Noblesville IN 46062

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Printed Name: CAROL FRENCH

Address: 135 EDGEWATER DR

Signature: 

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Printed Name: Deborah J. Bronkenberg Address: 2009 W Harlow Dr
Signature: Deborah Bronkenberg Noblesville, IN
46062

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- Negative Impact on Property Values:** I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Robert Daugherty

Address: 127 Edgewater Drive

Signature: [Handwritten Signature]

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Stephanie Daugherty
Signature: Stephanie A. Daugherty

Address: 127 Edgewater Drive
Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Janine S. Cowell Address: 116 Cherokee Lane
Signature: Janine S. Cowell Noblesville, IN 46062

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Printed Name: GREGORY COWELL

Address: 116 CHEROKEE AVE

Signature: *Gregory Cowell*

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*NO MORE APARTMENTS
we have more than enough apts. in Noblesville*

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Printed Name: KAREN REYNOLDS
Signature: Karen Reynolds

Address: 1905 Walnut Way
Noblesville

* I think the roundabout is too small.

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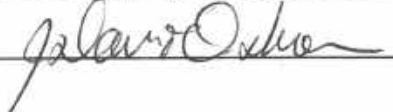
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Printed Name: John D. Osborn

Address: 244 Coventry Way

Signature: 

Noblesville

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

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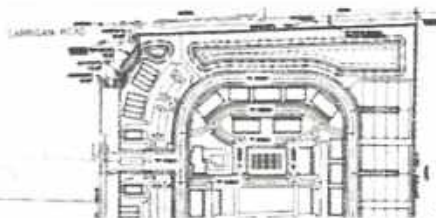
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Printed Name: CHRISTINE STONER
Signature: Christine Stoner

Address: 303 HARBOUR TREES LAKE
NOBLESVILLE

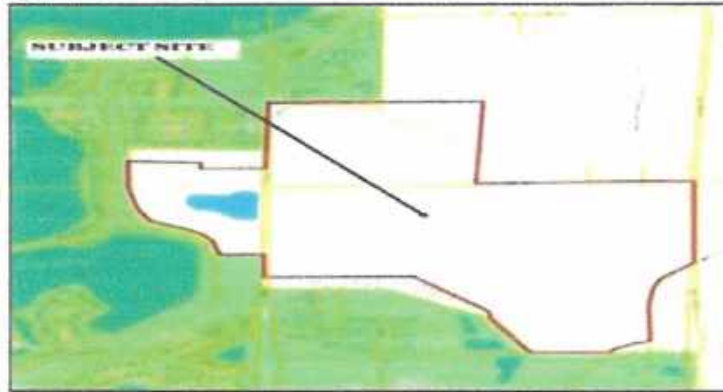
👍 Like 💬 Comment ➦ Share



EXISTING LEGEND	
1.000	As Shown
2.000	As Shown
3.000	As Shown
4.000	As Shown
5.000	As Shown
6.000	As Shown
7.000	As Shown
8.000	As Shown
9.000	As Shown
10.000	As Shown
11.000	As Shown
12.000	As Shown
13.000	As Shown
14.000	As Shown
15.000	As Shown
16.000	As Shown
17.000	As Shown
18.000	As Shown
19.000	As Shown
20.000	As Shown
21.000	As Shown
22.000	As Shown
23.000	As Shown
24.000	As Shown
25.000	As Shown
26.000	As Shown
27.000	As Shown
28.000	As Shown
29.000	As Shown
30.000	As Shown
31.000	As Shown
32.000	As Shown
33.000	As Shown
34.000	As Shown
35.000	As Shown
36.000	As Shown
37.000	As Shown
38.000	As Shown
39.000	As Shown
40.000	As Shown
41.000	As Shown
42.000	As Shown
43.000	As Shown
44.000	As Shown
45.000	As Shown
46.000	As Shown
47.000	As Shown
48.000	As Shown
49.000	As Shown
50.000	As Shown

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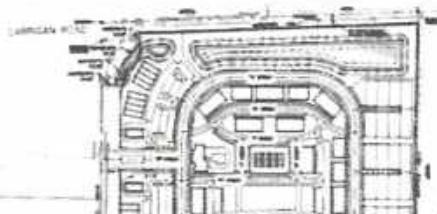
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Printed Name: John Stoner
Signature: [Handwritten Signature]

Address: 303 Harbour Trees Lane
Noblesville, IN

👍 Like 💬 Comment ➦ Share



EXISTING LEGEND

1.00	AS SHOWN	2.00	AS SHOWN
1.01	AS SHOWN	2.01	AS SHOWN
1.02	AS SHOWN	2.02	AS SHOWN
1.03	AS SHOWN	2.03	AS SHOWN
1.04	AS SHOWN	2.04	AS SHOWN
1.05	AS SHOWN	2.05	AS SHOWN
1.06	AS SHOWN	2.06	AS SHOWN
1.07	AS SHOWN	2.07	AS SHOWN
1.08	AS SHOWN	2.08	AS SHOWN
1.09	AS SHOWN	2.09	AS SHOWN
1.10	AS SHOWN	2.10	AS SHOWN
1.11	AS SHOWN	2.11	AS SHOWN
1.12	AS SHOWN	2.12	AS SHOWN
1.13	AS SHOWN	2.13	AS SHOWN
1.14	AS SHOWN	2.14	AS SHOWN
1.15	AS SHOWN	2.15	AS SHOWN
1.16	AS SHOWN	2.16	AS SHOWN
1.17	AS SHOWN	2.17	AS SHOWN
1.18	AS SHOWN	2.18	AS SHOWN
1.19	AS SHOWN	2.19	AS SHOWN
1.20	AS SHOWN	2.20	AS SHOWN

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Printed Name: Christopher F. Ayers

Address: 137 Edgewater Drive

Signature: 

Noblesville, IN 46062

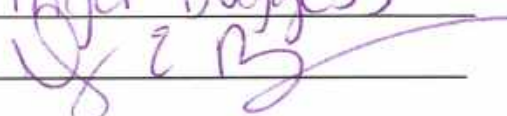
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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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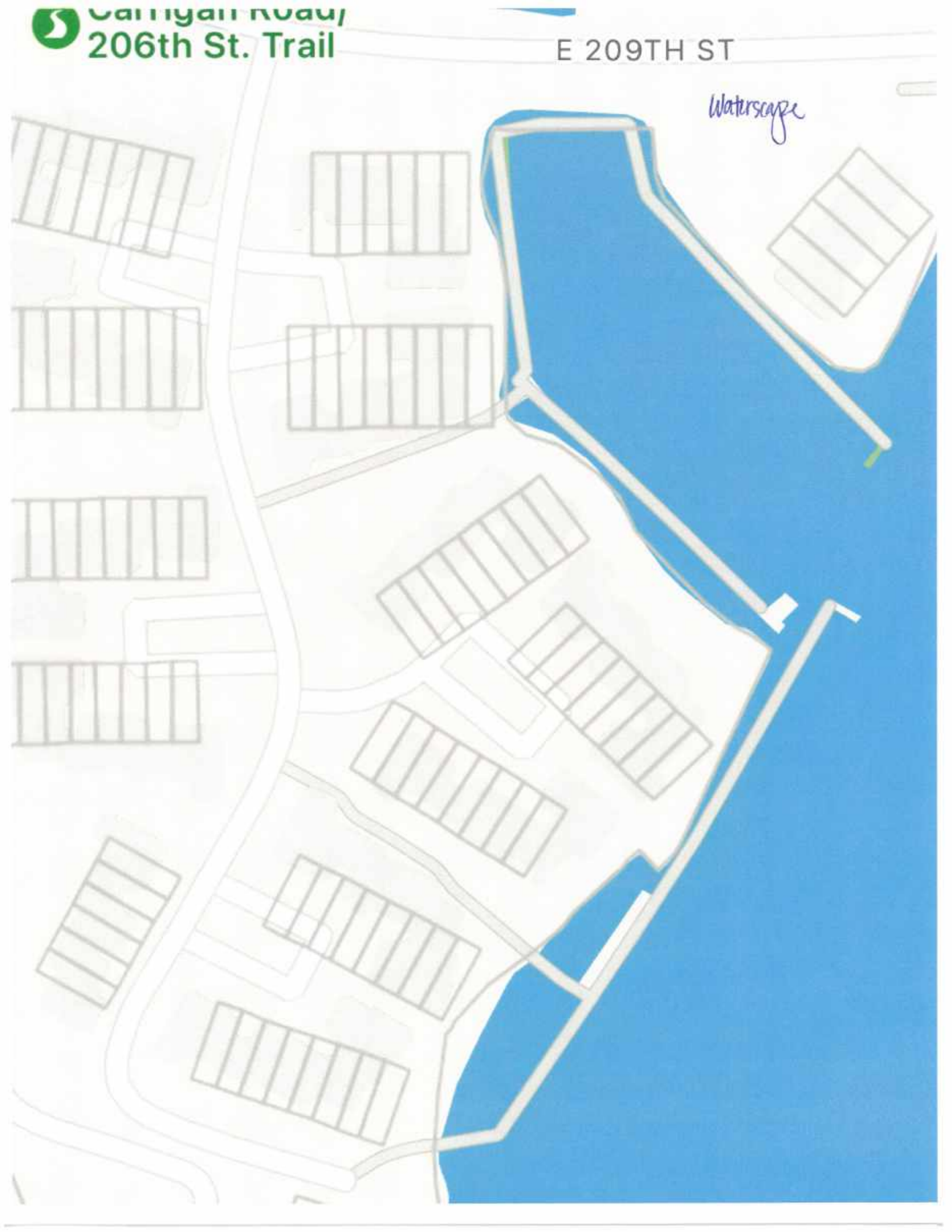
Printed Name: Inger Buggess
Signature: 

Address: 20906 Edgewater Dr
Noblesville

 Carrigan Road/
206th St. Trail

E 209TH ST

Waterscape



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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Joanne Holman

Address: 20881 Waterscape Way

Signature: Joanne Holman

Noblesville, IN 46062

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Printed Name: Thomas Rodriguez

Address: 20877 Water Scape way

Signature: Thomas Rodriguez

Noblesville, IN 46062

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Printed Name: Kent McCoil
Signature: Kent E McCoil

Address: 20871 Waterscape Way
Noblesville, IN 46062

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Printed Name: Lorah Ferguson

Address: 20851 Waterscape Way

Signature: 

Noblesville, IN 46062

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Printed Name: JOHN WEISS

Address: 20830 WATERSCAPEWAY

Signature: [Handwritten Signature]

NOBLESVILLE, IN 46062

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Printed Name: Debi Wers

Address: 20830 WaterScope Way

Signature: Debi Wers

Noblesville, IN

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Printed Name: Kathryn A. Koss

Address: 20826 Waterscape Way

Signature: Kathryn A. Koss

Noblesville, IN

46062

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Printed Name: Meredith Elms

Address: 20799 White Oak Way

Signature: [Handwritten Signature]

Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: MARK GILODAWSKI

Address: 20799 WATERSCAPE WAY

Signature: 

NOBLESVILLE, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Nancy Smith
Signature: Nancy Smith

Address: 20791 Waterscape Way
Noblesville 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Roger Harris

Address: 20784 Waterscape Way

Signature: [Handwritten Signature]

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Bryan S. Stiegler

Address: 20781 WSW

Signature: 

Noblesville, IN

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Printed Name: Mary Ann K. Singer

Address: 20779 Waterscape Way

Signature: Mary Ann K. Singer

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Spencer W. Singer

Address: 20779 Waterscape Way

Signature: [Handwritten Signature]

Noblesville, Ind 46062

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Printed Name: JOE TRUMP

Address: 20702 Waterscape Way

Signature: Joe Trump

Noblesville

Joe Trump

46062

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Printed Name: SUE REAS

Address: 20768 Waterscape Way

Signature: *Sue Reas*

Noblesville IN 46062

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Printed Name: MARGARET EWEIS

Address: 20765 Waterscape Way,

Signature: Margaret Eweis

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Kathryn Benson

Address: 20762 Waterways

Signature: Kathryn Benson

Noblesville IN 46062

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Printed Name: Ann Mummert Address: 20758 Waterscape Way
Signature: Ann Mummert Noblesville 46062

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Printed Name: _____

Brian D. Kirsch

Address: _____

20790 Waterscape Way
Noblesville, IN 46062

Signature: _____

[Handwritten Signature]

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Printed Name: SABINA MARTIN

Address: 20714 NEWPORT DR

Signature: Sabrina K. Martin

NOBLESVILLE IN 46062

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Printed Name: Tom D. Pollard
Signature: Tom D. Pollard

Address: 307 Unit
Noblesville, IN
46062

102 clarendon
mallard pointe

Carrigan at
the level

20978

20974

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20956

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20953

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WATERS EDGE CT



**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
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Printed Name: PATRICIA LOGAN

Address: 20914 WATERS EDGE CT

Signature: Patricia Logan

NOBLESVILLE, IN 46062

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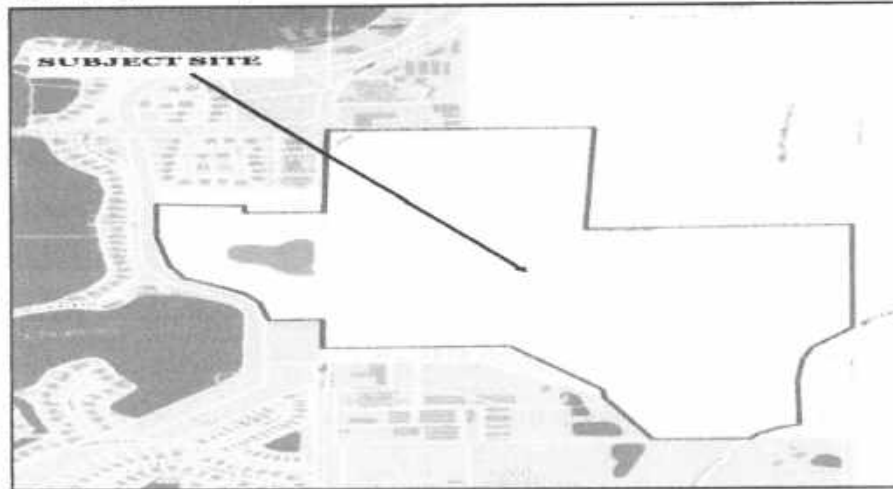
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Printed Name: Carla Cyp
Signature: Carla Cyp

Address: 20942 Waters Edge Ct.
Noblesville, IN 46062

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Printed Name: FRED MARTIN Diana Martin

Address: 20978 WATERS EDGE COURT

Signature: [Handwritten Signature] Diana Martin

NOBLESVILLE, INDIANA 46062-9410

11-3-2024

E 209TH ST

Harbors Village
Center Harbor
Ve Trail

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Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Zachary McDowell

Address: 20871 Winding Lake Drive West
Noblesville IN 46062

Signature: 

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Melissa McDowell

Signature: Melissa McDowell

Address: 20871 Winding Lake Dr. W
Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Grace McDowell

Address: 20871 Winding Lake Dr. W

Signature: Grace McDowell

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Chastity & Drew Apple

Address: 20857 Winding Lake Drive W

Signature: 

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: John + Tammy Hines

Signature: John Hines + Tammy Hines

Address: 20983 Waters Edge Ct.

Noblesville, IN 46062

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Printed Name: _____

Mark Amburgy

Address: _____

20843 Winding Lake Dr W
Noblesville, IN 46062

Signature: _____

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Printed Name: Melinda Amburgy
Signature: Melinda Amburgy

Address: 20843 Winding Lake Dr. W
Noblesville, IN 46062

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Printed Name: Matt & Shannon McDonald Address: 20829 Winding Lake Drw
Signature: S McDonald Noblesville IN 46062

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Printed Name: KATRINA CRIST

Signature: 

Address: 20801 WINDING LAKE DR W
NOBLESVILLE, IN 46062

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Printed Name: Ross Coons Crystal Coons
Signature: Ross Coons Crystal Coons

Address: 7635 Winding Lake Dr S
Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: BILL & DEB THOMPSON
Signature: Bill Thompson
Deb Thompson

Address: 7655 WINDING LAKE DR. S
NOBLESVILLE, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Barbara Bridges

Address: 7658 Winding Lake Dr S
Noblesville, IN 46062

Signature: Barbara Bridges

DAVID B. BRIDGES
David B. Bridges

SAME

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Printed Name: Jeremy Ross

Address: 7675 Winding Lake Dr. South

Signature: 

Noblesville, IN 46062

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Printed Name: Jami Ross

Address: 7675 Winding Lake Dr S

Signature: Jamie Ross

Noblesville, IN 46062

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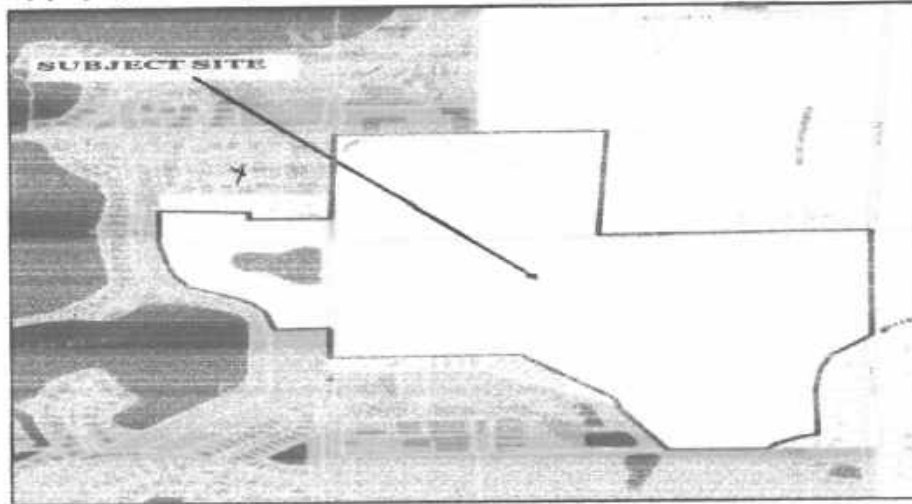
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Printed Name: FRANCIS J. KERWIN, Jr Address: 20822 WINDING LAKE DR E.
Signature: *Francis J. Kerwin* NOBLESVILLE, IN 46062

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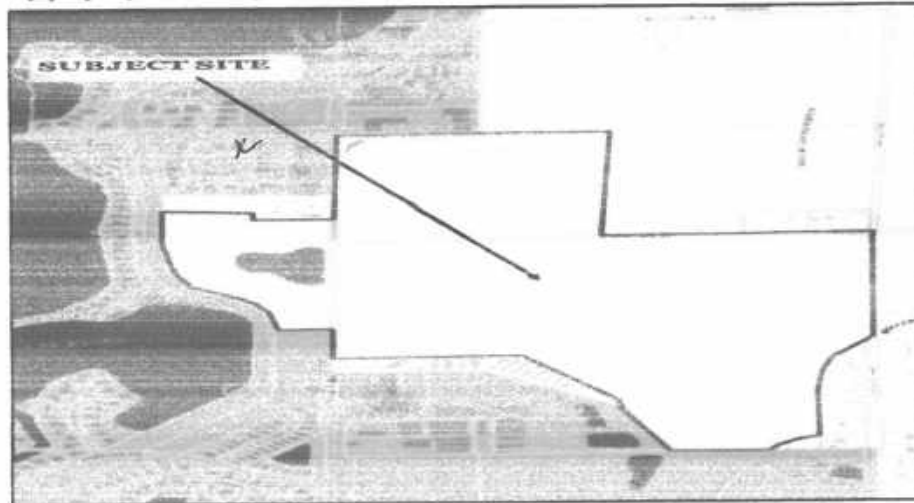
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Printed Name: Renee Deguerana
Signature: [Handwritten Signature]

Address: 20830 Winding Lake Dr E
Noblesville, IN 46062

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Printed Name: Dustin Deguevara

Address: 20830 Winding Lake Dr E

Signature: *Dustin Deguevara*

Noblesville IN 46062

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Printed Name: CHARLES E. CAMBRE

Address: 20838 WINDING LAKE DR. E.

Signature: *Charles E. Cambre*

Noblesville, IN 46062

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Printed Name: Marcia Cambre
Signature: Marcia Cambre

Address: 20838 Winding Lake Dr. E
Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below:



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Printed Name: Bob J Logswere
Signature: [Handwritten Signature]

Address: 7652 Windy Lake Dr N
Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Sallie Kean-Cogswell

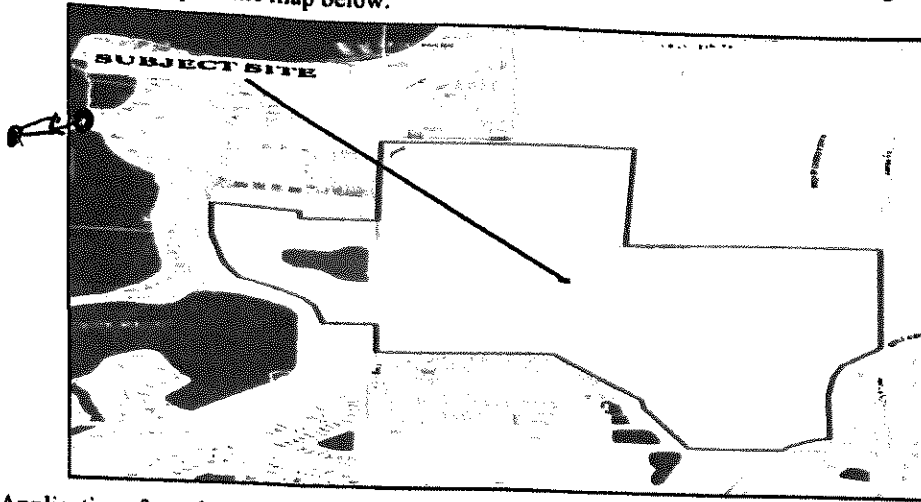
Address: 7652 Winding Lake Drive N

Signature: Sallie Kean-Cogswell

Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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- Negative Impact on Property Values:** *No townhomes and less density*
I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Daig & Susan Moore

Address: 210 Edgewater Dr.

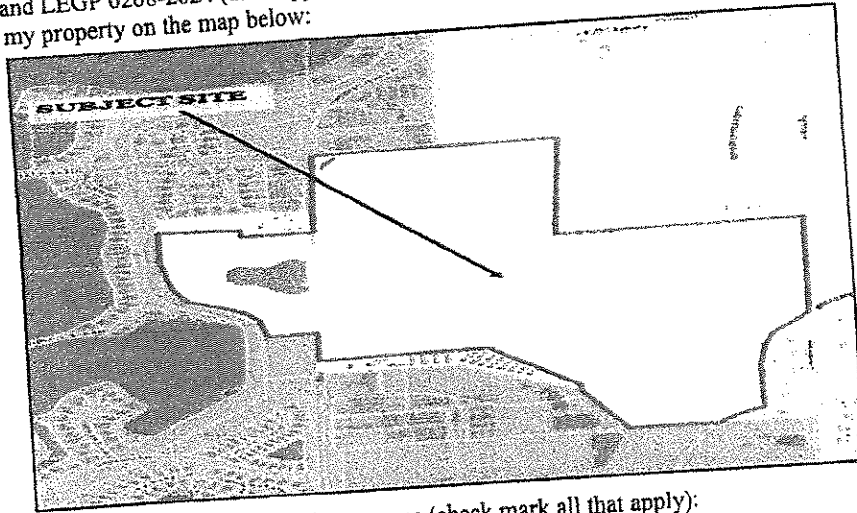
Signature: Daig & Susan Moore

Noblesville, IN 46062

payton moore 32 @ me . com

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Printed Name: Julie Fogle

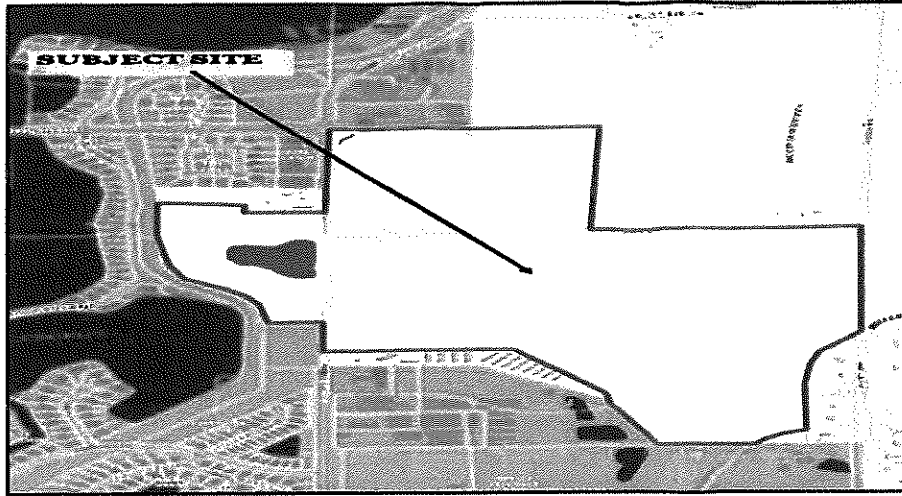
Address: 422 Oxford Dr
Noblesville, IN 46062

Signature: Julie Fogle

Jack - Julie Fogle
foglejack1960@gmail.com

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Lisa Willis
George Willis

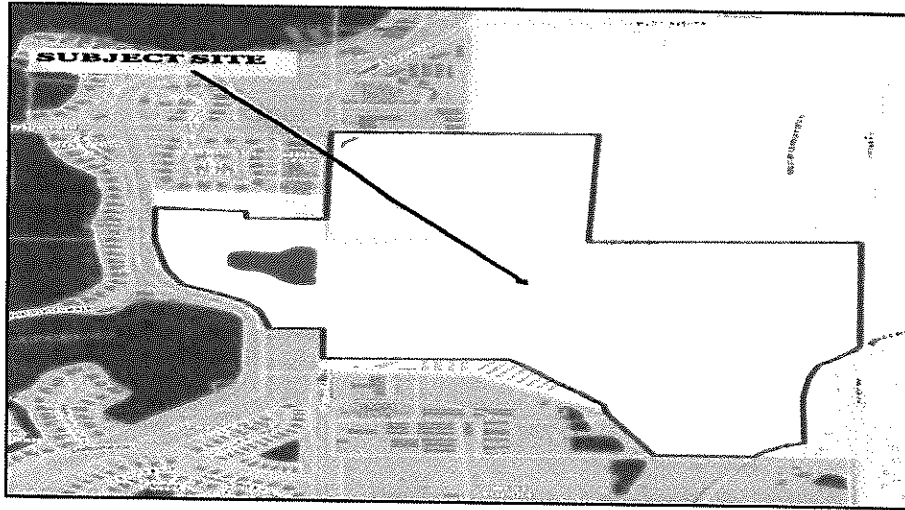
Address: 139 Edgewater Dr.
East Harbor II

Signature: George P. Willis
Lisa Willis

twillis@iu.edu

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Ann Marie Bauer

Signature: Ann Marie Bauer

Address: 21380 Oakview Drive

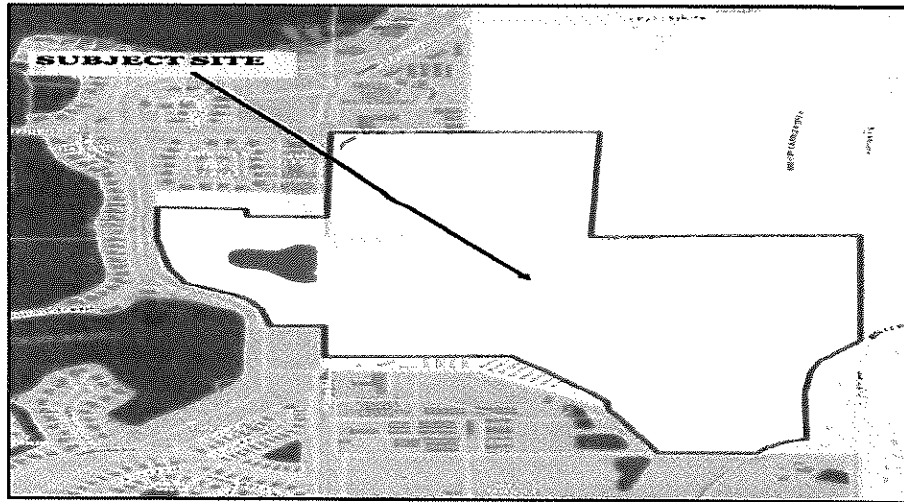
Noblesville, IN 46062

I live in Oakbay Subdivision and have since April of 1999.

bauer.annmarie@gmail.com

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Barbara A. Graham

Address: 21375 Oakview Dr

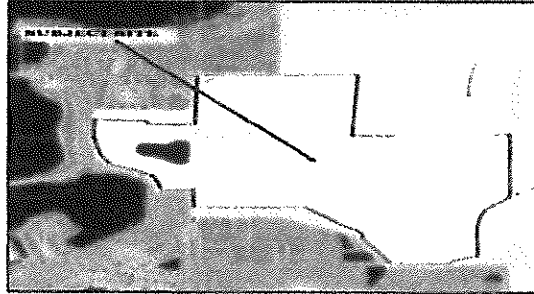
Signature: Barbara A. Graham

Noblesville, IN 46062

Oakbay Subdivision.
22-33 yrs.

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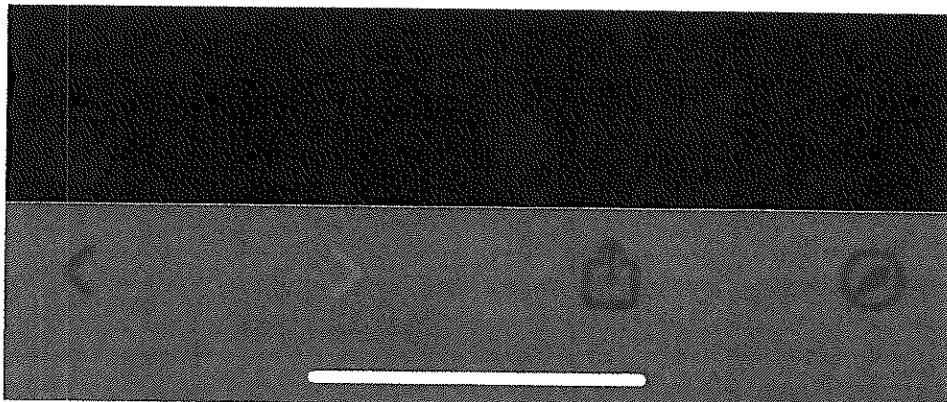
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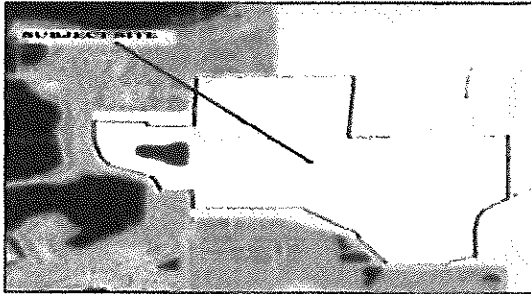
Negative Impact on Property Values: I believe this development will substantially, negatively impact my property value. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefited from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: WILLIAM LOFTUS Address: 1540 BAYSWATER LN.
Signature: [Handwritten Signature] CICERO, IN. 46034



PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangelme, LLC's Applications LFGP 0192-2024 and LFGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development") I have circled my property on the map below:



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

Contrary to the Comprehensive Plan: The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 300+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forecloses the Development. Noblesville should too.

Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

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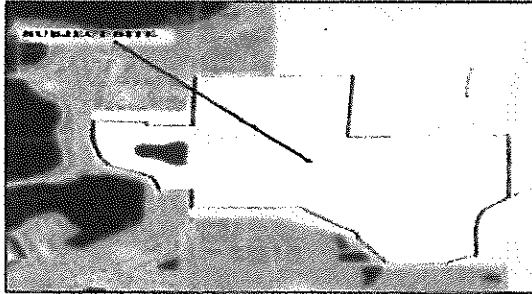
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Printed Name: JILLIE HAYS
Signature: Jillie Hays

Address: 1540 Bay Swater LN
Cicero IN 46034

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

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Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

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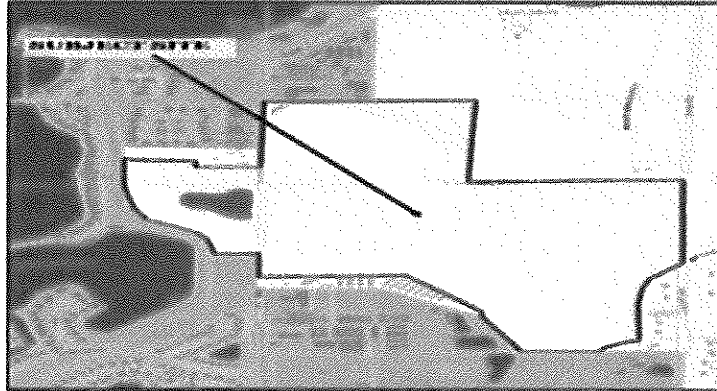
Printed Name: Daniel Hays
Signature: Daniel Hays

Address: 1540 Baywater Ln.
Cicero, IN 46034

hays.pub@comcast.net

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Printed Name: Carol Bell

Address: 265 N 9th

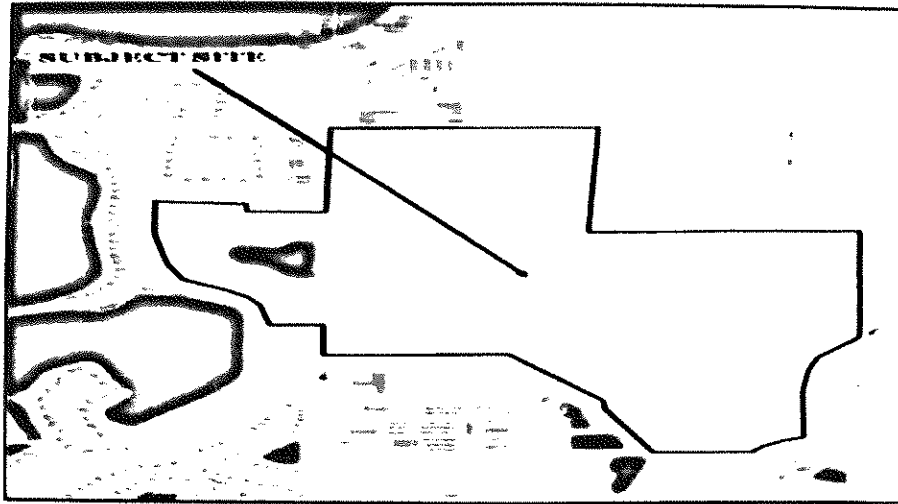
Signature: [Handwritten Signature]

Noblesville

bluemoonpottery@comcast.net

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: AJ HARRIS

Address: 1300 BEACHWAY CT.

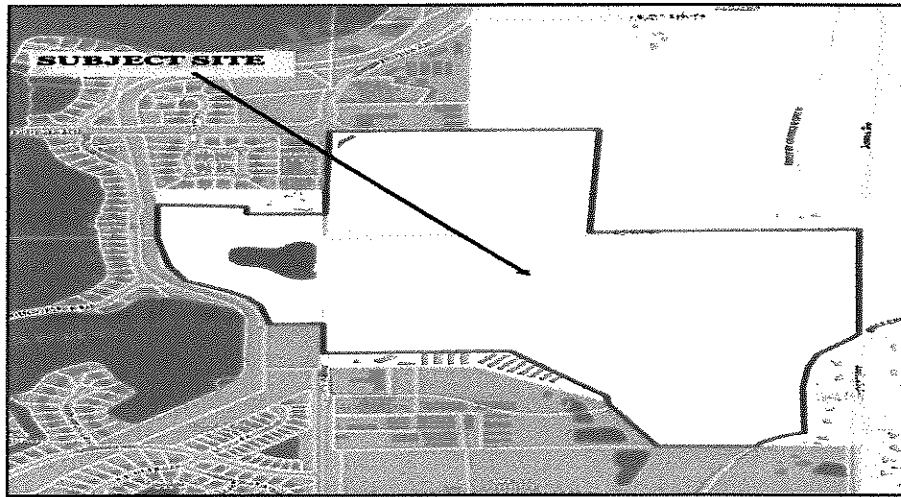
Signature: 

CICERO, IN 46034

five star home inspections 1@gmail.com

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Michael Clark

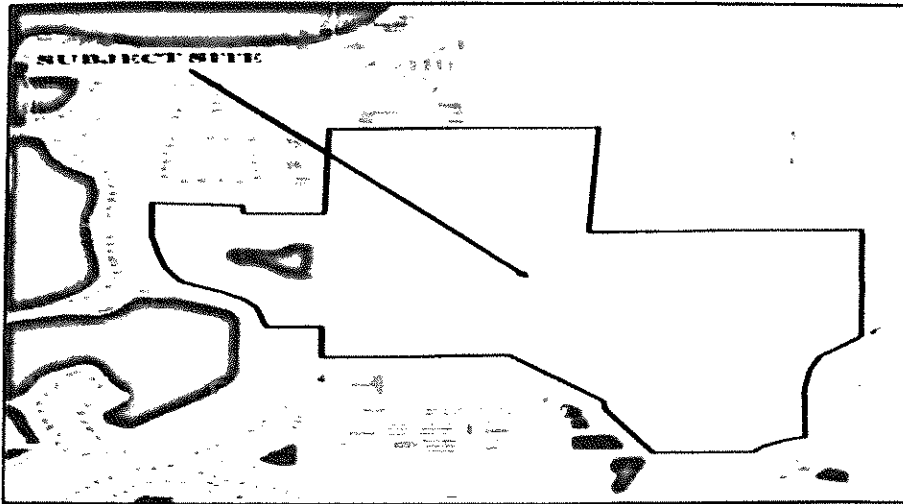
Address: 107 Walnut Ct

Signature: Michael Clark

Nob. In 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: ANGELA HARRIS

Address: 1300 BEACHWAY CT.

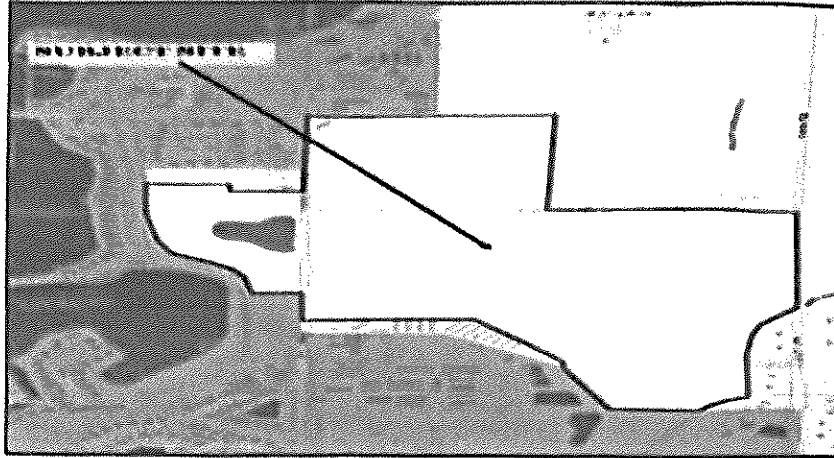
Signature: 

CICERO, IN 46034

aharrisamt80@gmail.com

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name:

Kristofer C Deekard

Address: 106 Lila Ct

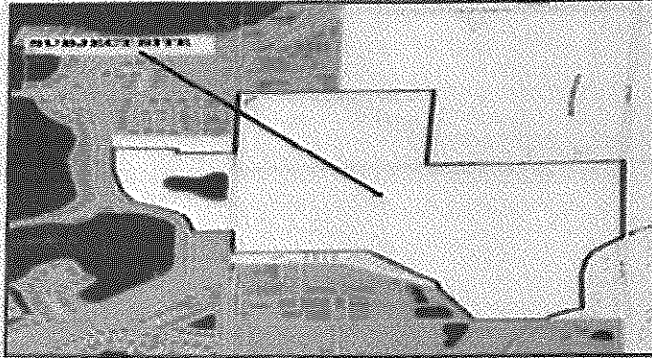
Signature:

Noblesville, IN 46062

Kris @ diverse fabrication .com

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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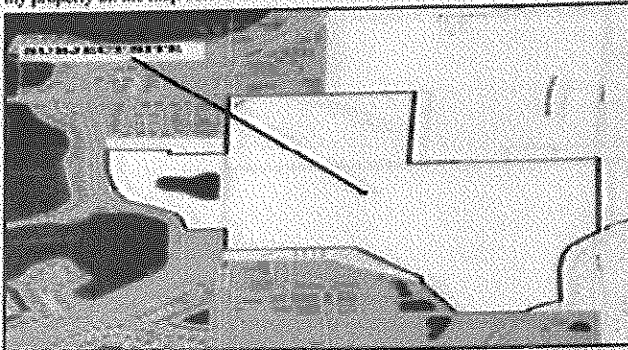
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Printed Name: Jennifer Schelling Address: 109 Lilac Ct
 Signature: [Handwritten Signature] Noblesville, IN 46062

jennrlewis14@gmail.com

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEOP 0192-2024 and LEOP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below:



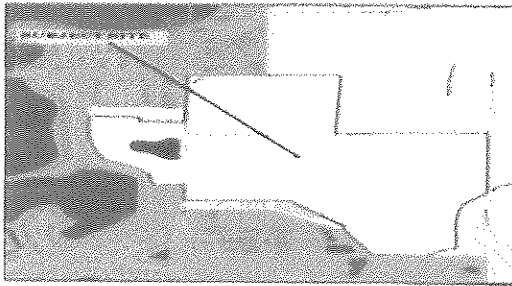
You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

- Contrary to the Comprehensive Plan:** The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 300+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forecloses the Development. Noblesville should too.
- Environmental Condition and Consequences:** The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.
- Undesirable Use/Irresponsible Development:** The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible types of development." In this case, the West Pointe portion is proposed to occupy land zoned "R1-Low Density Single Family Residential." By virtue of this designation, Noblesville committed to the community and property owners deciding to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly **PROHIBITED**. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.
- Negative Impact on Property Values:** I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefited from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Daniel Schellky Address: 109 Lilac Court
 Signature: [Handwritten Signature] Noblesville, IN 46062

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangelme, LLC's Applications LERP 0192-2624 and LERP 0208-2624 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below.



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

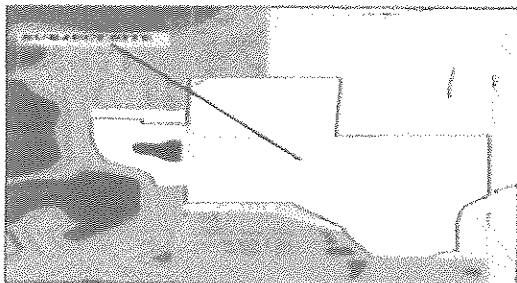
- Contrary to the Comprehensive Plan:** The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 500+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in this corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forbids the Development. Noblesville should not.
- Environmental Conditions and Concerns:** The Development is proposed to be built on or to the proximity of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to DDEP, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to White Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop in this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.
- Undesirable Uninhabitable Development:** The Development is not a desirable use for the land. The UTX states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible types of development." In this case, the West Pointe portion is proposed to occupy land zoned "R1-Low Density Single Family Residential." By virtue of this designation, Noblesville committed to the community and property owners desiring to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly **PROHIBITED**. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning intent for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.
- Negative Impact on Property Values:** I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. This area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefited from its scenic view and peaceful atmosphere. LOR proposes to tear down the trees, fill in with concrete, and turn it into an up to 5 story, 500+ unit townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Art Roslender Address: 1406 Roxbury Lane, Noblesville, IN 46062
Signature: _____

Art Roslender
gertro@sbcglobal.net
Roxbury Lane
46062
North Harbour

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Kingston, LLC's Applications LEZP 0102-2024 and LEZP 0200-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below.



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

- Conflict with the Comprehensive Plan:** The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe parcel is in an area designated as "Residential" on the Future Land Use Map. This denotes the predominant use for the area is "one- to two-unit single-family residential," NOT a 5-story, 500+ unit residential complex. Additionally, the West Pointe parcel is either partially inside or right next to a Floodplain-Opportunity Corridor. The text of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forecloses the Development. Noblesville should not.
- Environmental Condition and Concerns:** The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 17% of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop at this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.
- Undesirable Use/Inappropriate Development:** The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect the development from being encroached upon by incompatible types of development." In this case, the West Pointe parcel is proposed to occupy land zoned "R-1-Low Density Single Family Residential." By virtue of this designation, Noblesville committed to the community and property owners desiring to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly **PROHIBITED**. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.
- Negative Impact on Property Values:** I believe this development will substantially, negatively impact my property values. The West Pointe parcel is very close to my property and concerns me tremendously. That area is undeveloped, replant with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefited from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and erect it into an up to 5-story, 500+ unit residential complex that will take over the surrounding structure, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Kirsti Roslender Address: 1401 Easton Lane, Noblesville, Indiana

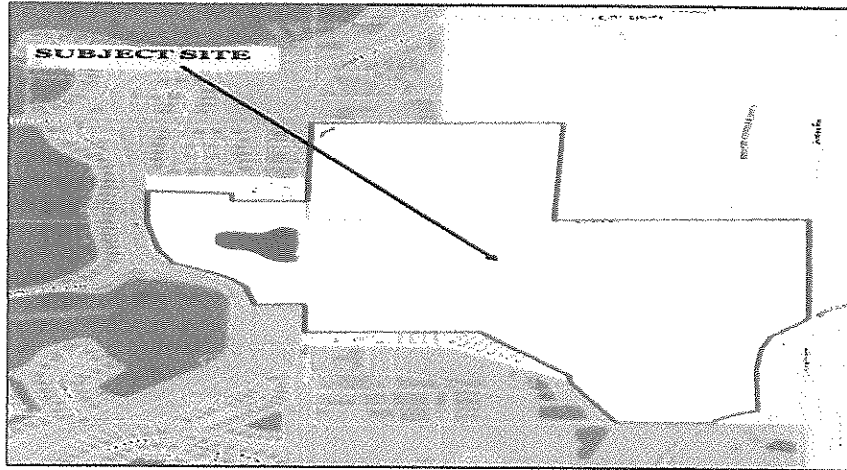
Signature: [Handwritten Signature]

kirsti Roslender

kirstino@sbcglobal.net

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property on the map below:



You should **REJECT** the Applications for at least the following reasons (check mark all that apply):

- Contrary to the Comprehensive Plan:** The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," NOT a 5 story, 300+ unit townhome complex. Additionally, the West Pointe portion is either partially inside or right next to a Floodplain-Opportunity Corridor. The list of "Allowable Development" in that corridor does not include or even contemplate high-density residential. The Comprehensive Plan is supposed to be used "as criteria in making decisions upon land use requests." In this case, the Comprehensive Plan forecloses the Development. Noblesville should too.
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Printed Name: Bill ELSON

Address: 305 SUSSEX CIR

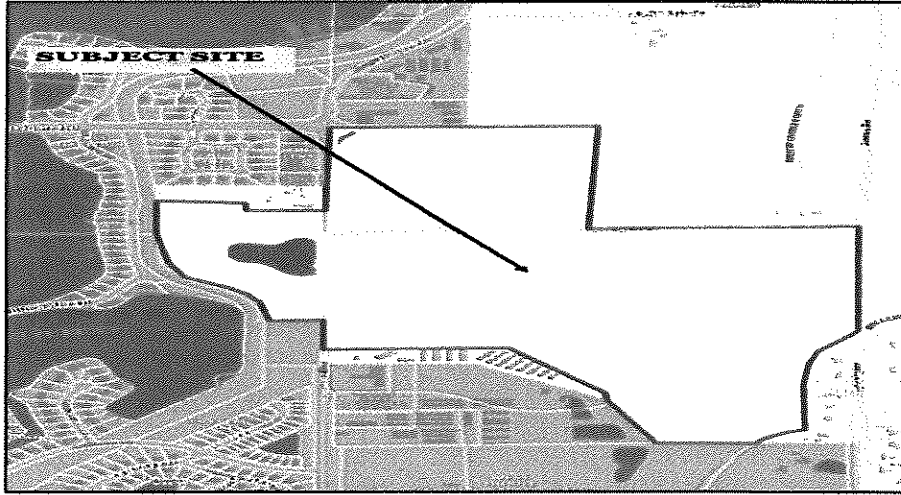
Signature: Bill Elson

NOBLESVILLE IN 46062

bill.elson27@gmail.com

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Gina Moody

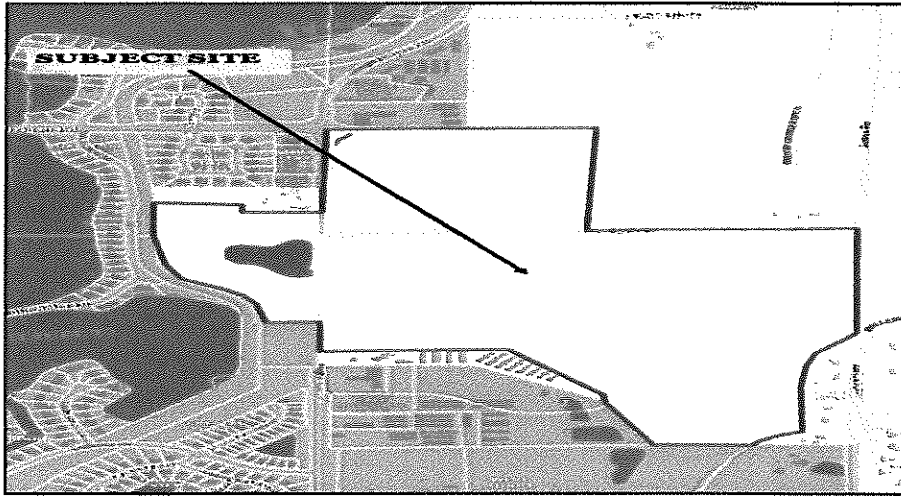
Address: 102 QUEENSBURY Ct.

Signature: Gina Moody

NOBLESVILLE, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.

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Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: BRUCE MADDY

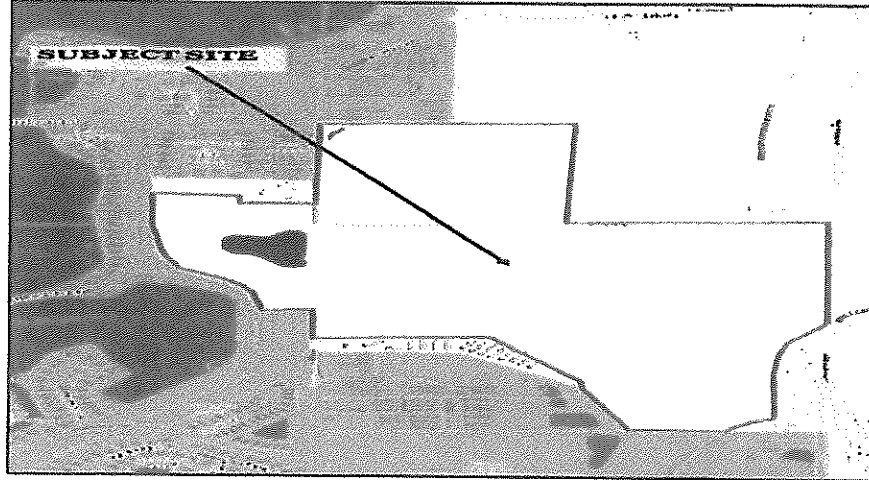
Address: 102 QUEENSBURY CT.

Signature: Bruce Maddy

NOBLESVILLE, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: MARCO HAYES

Address: 924 Greensbury Lane

Signature: Marco Hayes

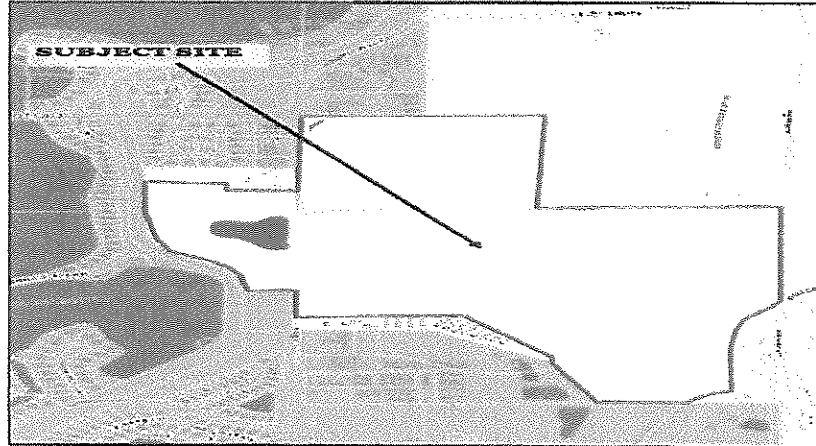
Noblesville IN 46062

Jamie Teamendicott.com

Jami Ross 404-376-0775

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: DAVID B. MAINE

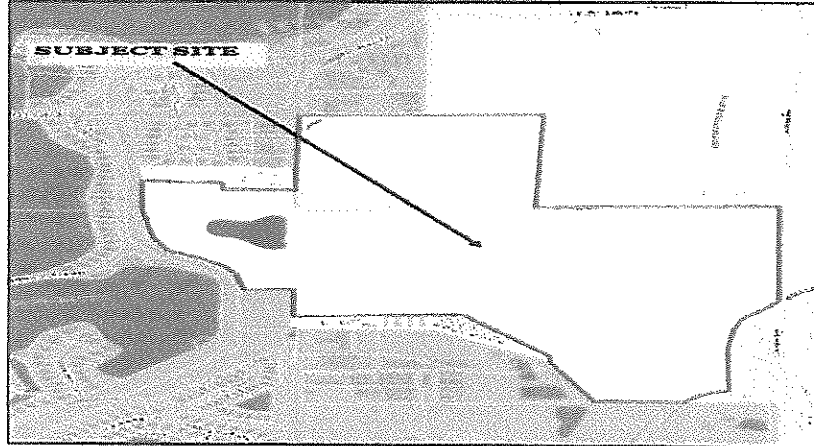
Address: 930 QUEENSBURY DR.

Signature: David B. Maine

NOBLESVILLE, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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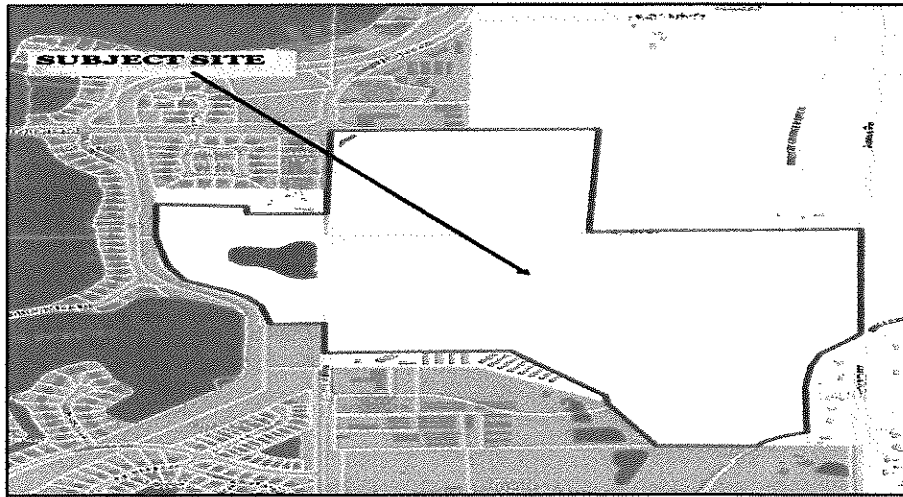
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Printed Name: BARBARA F. MAINE Address: 930 QUEENSAURY DRIVE
Signature: Barbara F. Maine NOBLESVILLE, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Elizabeth HART

Address: 423 Westchester Blvd

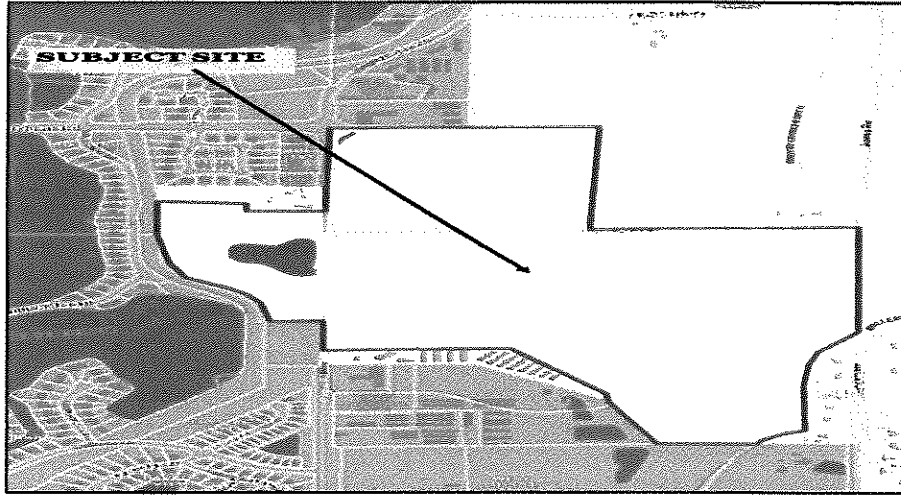
Signature: [Handwritten Signature]

Noblesville IN
46062

eahart1968@gmail.com

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Carlynn Dolenski

Address: 423 Westchester Blvd

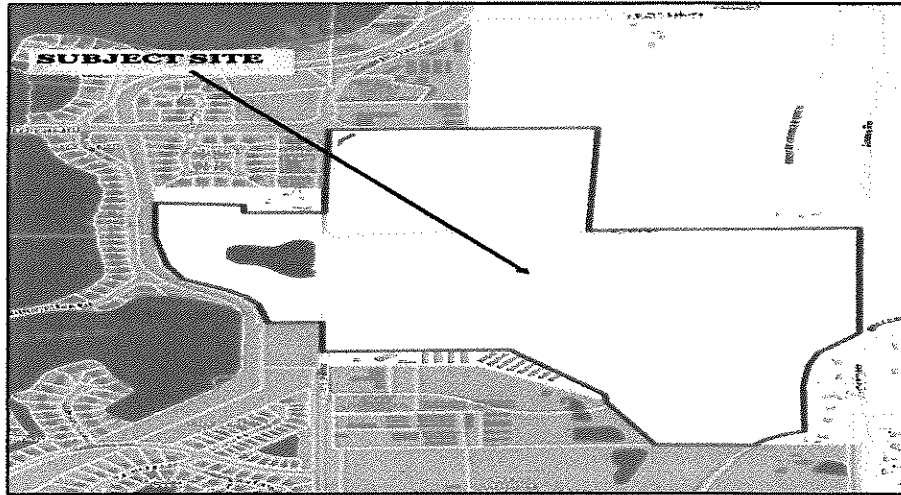
Signature: *CDolenski*

Noblesville IN

46002

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: Lynette Jones

Address: 507 Westchick Blvd

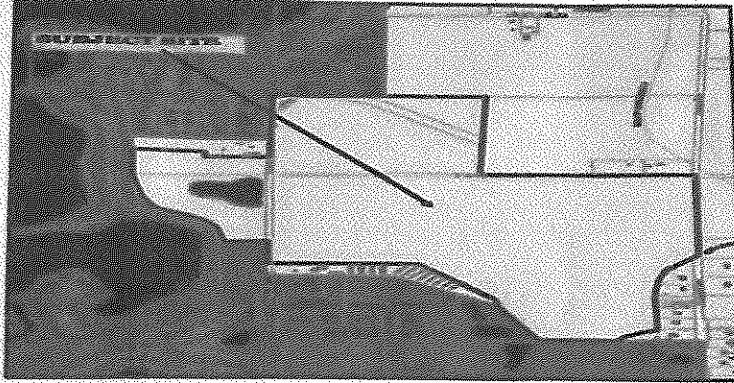
Signature: Lynette Jones

Noblesville, In 46062

lkj81@comcast.net

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: HEIDI WOLFE

Address: 2156B Anchor Bay DR

Signature: *Heidi Wolfe*

Noblesville, IN 46062

mrs heidi wolfe @ gmail . com

PETITION OPPOSING THE PROPOSED CHANGE OF ZONING FOR THE MORSE VILLAGE PLANNED DEVELOPMENT

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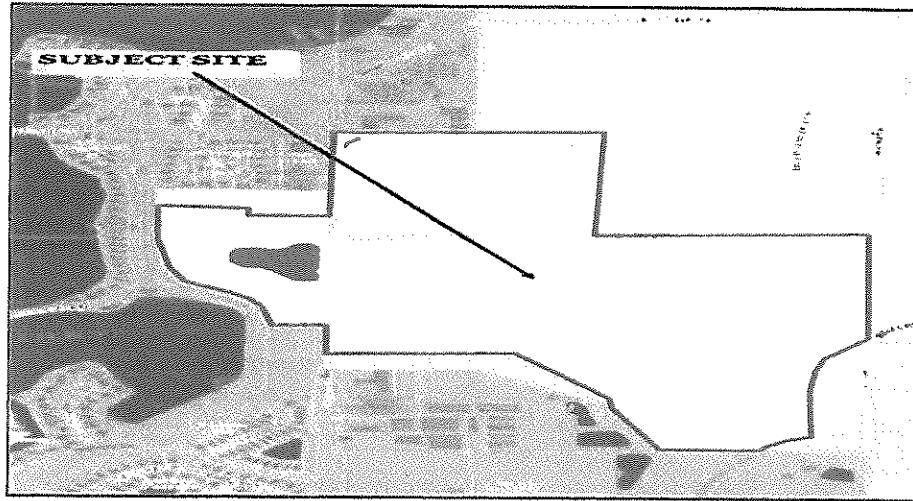
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Printed Name: Kenneth R Wolfe
Signature: [Handwritten Signature]

Address: 2156B Archer Bay Dr.
Noblesville, IN 46067

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Printed Name: Darla Ayers

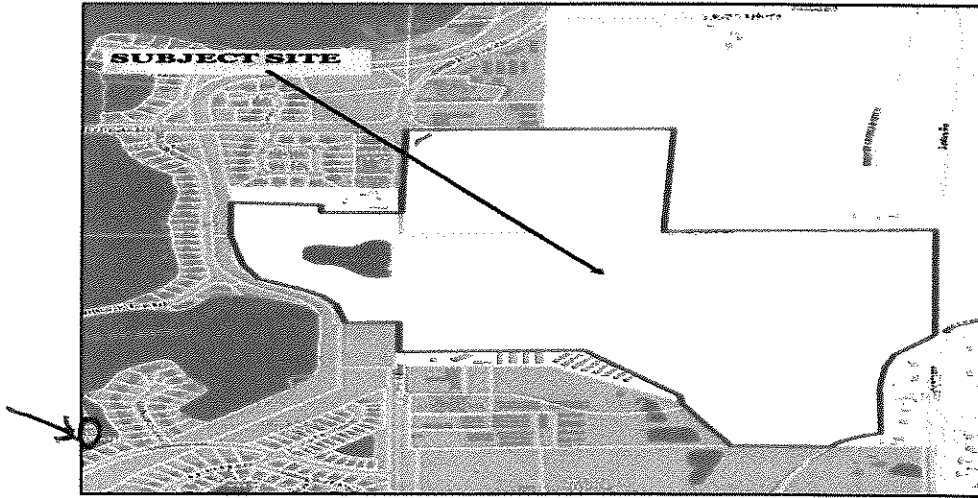
Signature: Darla M Ayers

Address: 137 Edgewater Drive
Noblesville IN 46062

* EAST HARBOUR II

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Printed Name: MARK CURRIER

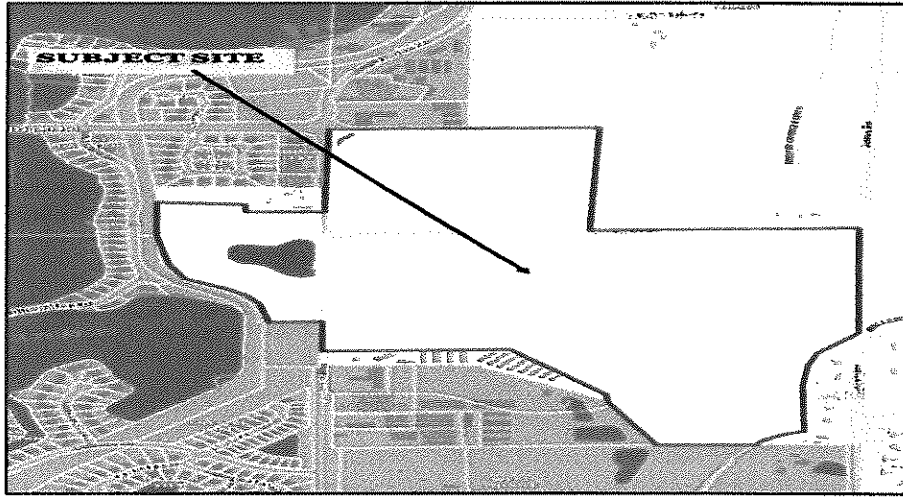
Address: 270 SIOUX CIRCLE

Signature: 

NOBLESVILLE, IN 46062

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Printed Name: Ruth A. Hayes

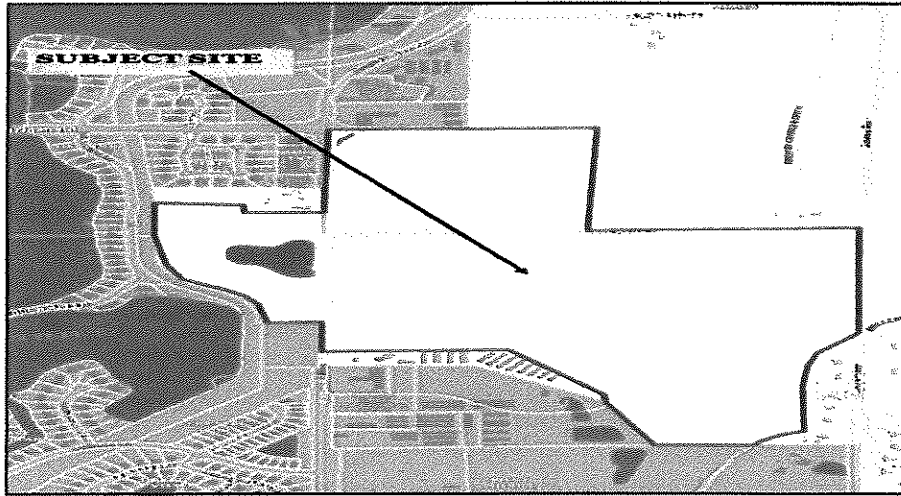
Address: 104 Cherokee Lane

Signature: Ruth A Hayes

Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
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Printed Name: JEFF HAYES

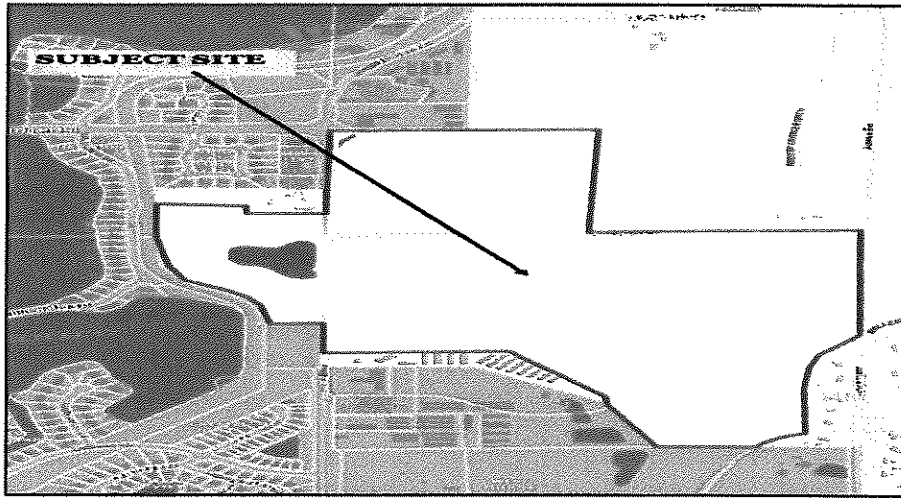
Address: 104 CHEROKEE LN

Signature: Jeff Hayes

NOBLESVILLE IN 46062

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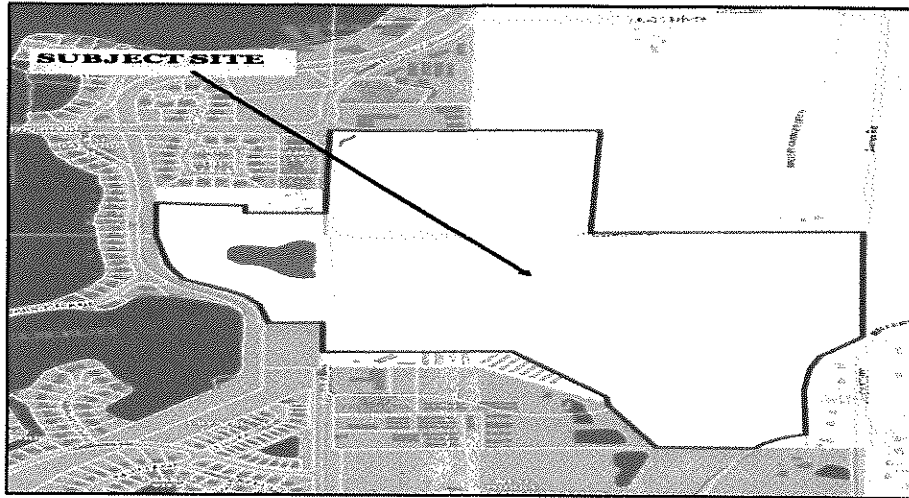
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Printed Name: Lee Ann Chavastoy
Signature: Lee Ann Chavastoy

Address: 123 Cherokee Lane
Noblesville, IN 46062

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Printed Name: Kristin Shrock

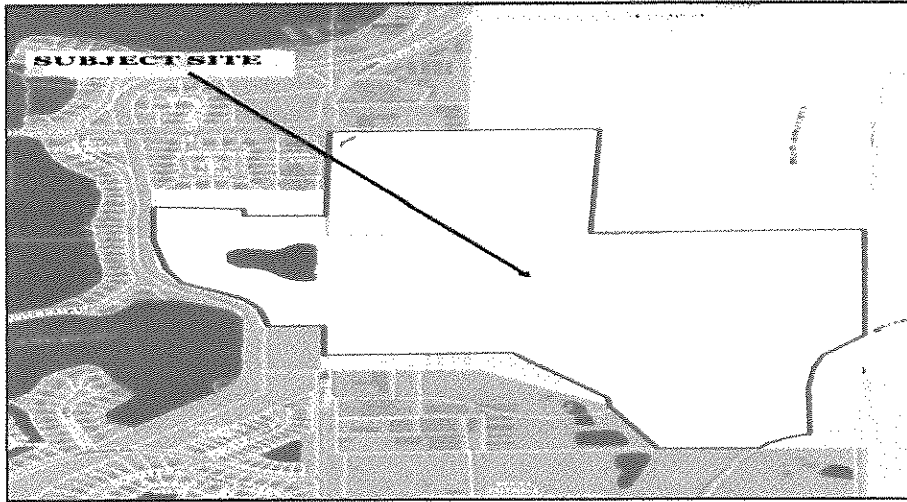
Address: 7695 Winding Lake Dr S

Signature: *Kristin Shrock*

Noblesville, IN 46062

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Printed Name: Matthew J. Clark

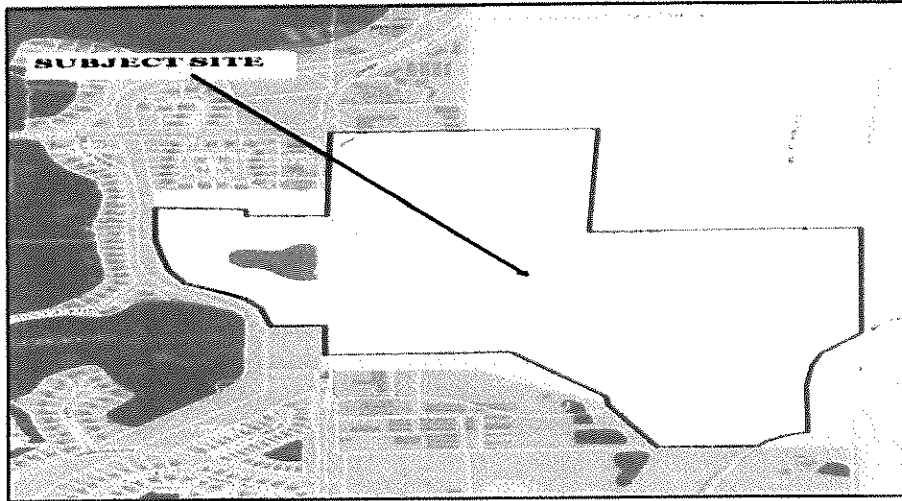
Address: 20815 Winding Lake Dr.

Signature: _____

Noblesville, Indiana 46062

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Printed Name: Monte & Shari Nicholls

Address: 20969 Waters Edge Ct.

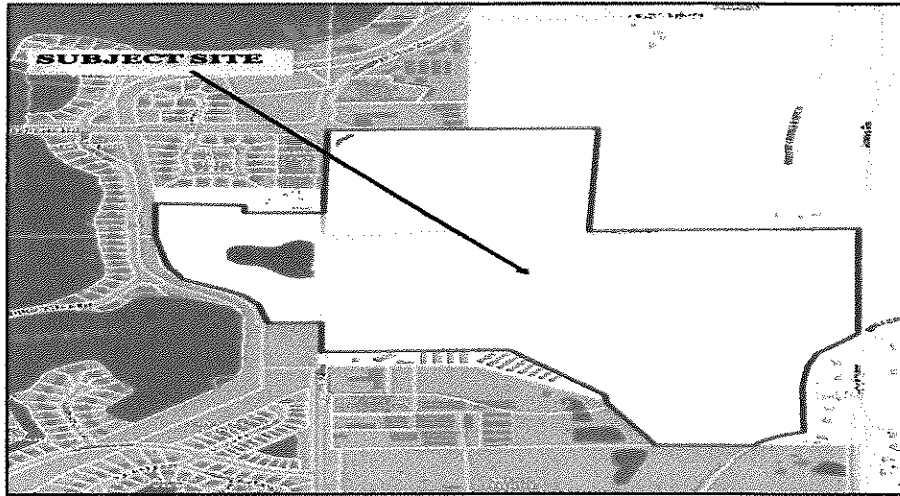
Signature: Monte Nicholls

Noblesville, IN 46062

S. Nicholls

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Printed Name: Terrsa Rousebus

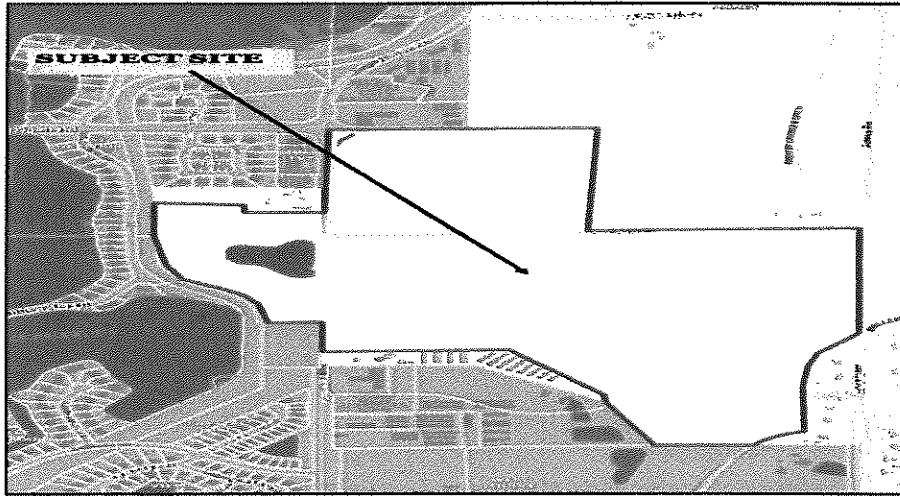
Address: 20603 James Rd

Signature: [Handwritten Signature]

Noblesville, IN 46062

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Printed Name:

Rick Rondebush

Address:

20603 Lancel Rd.

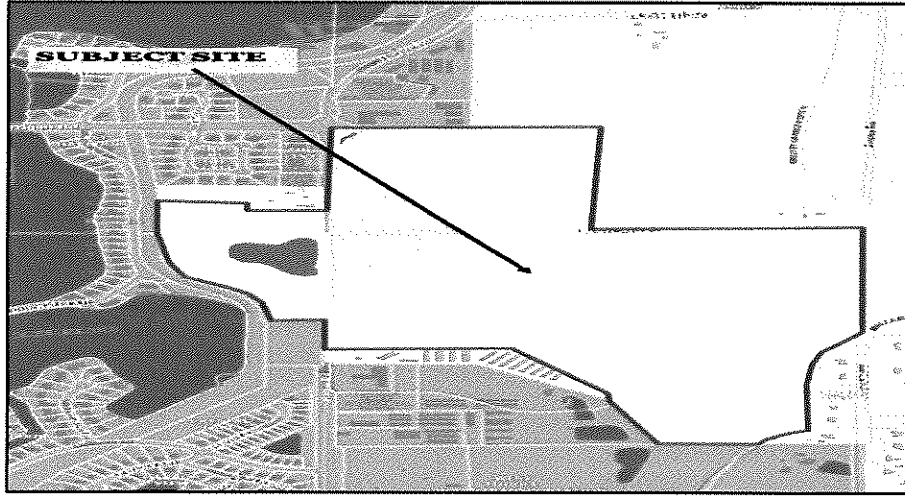
Signature:

Rick Rondebush

Noblesville, IN 46062

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Printed Name: Steve May

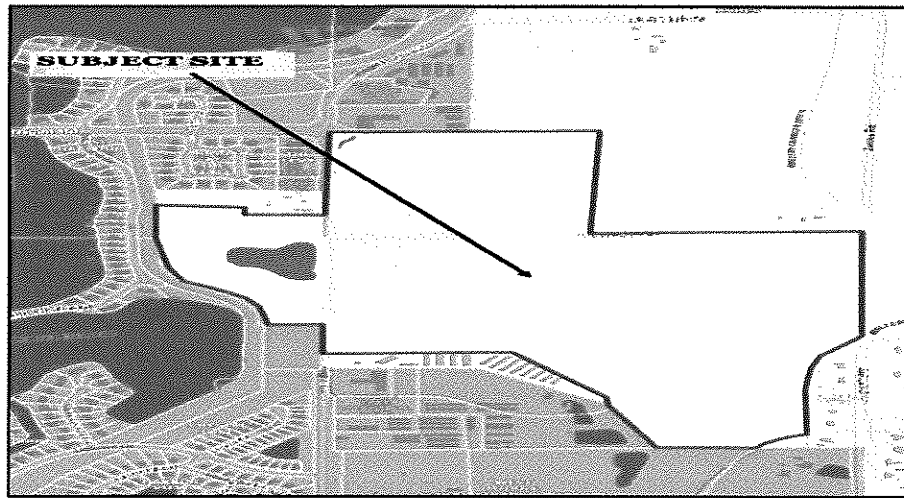
Address: PO Box 1598

Signature: [Handwritten Signature]

Noblesville IN 46061

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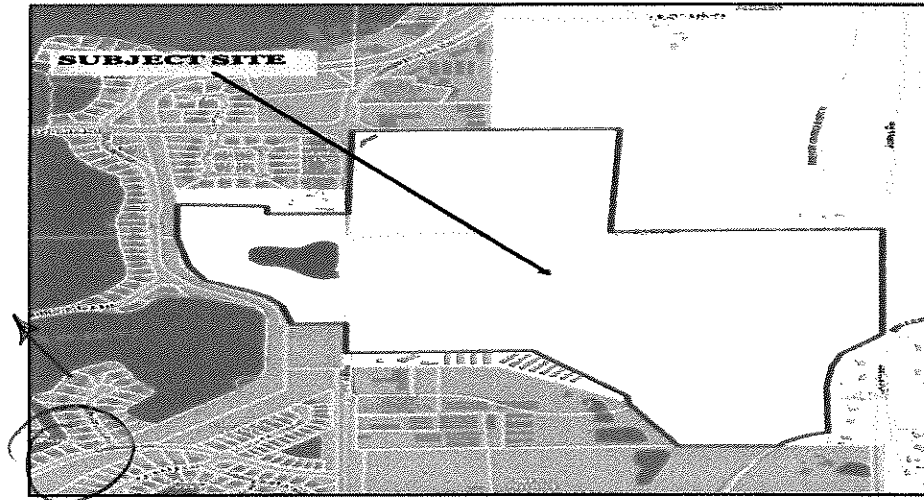
Printed Name: Peter Nechay

Address: 20784 Waterscape Way
Noblesville, IN 46062

Signature: [Handwritten Signature]

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: NATALIE RAPPAPORT

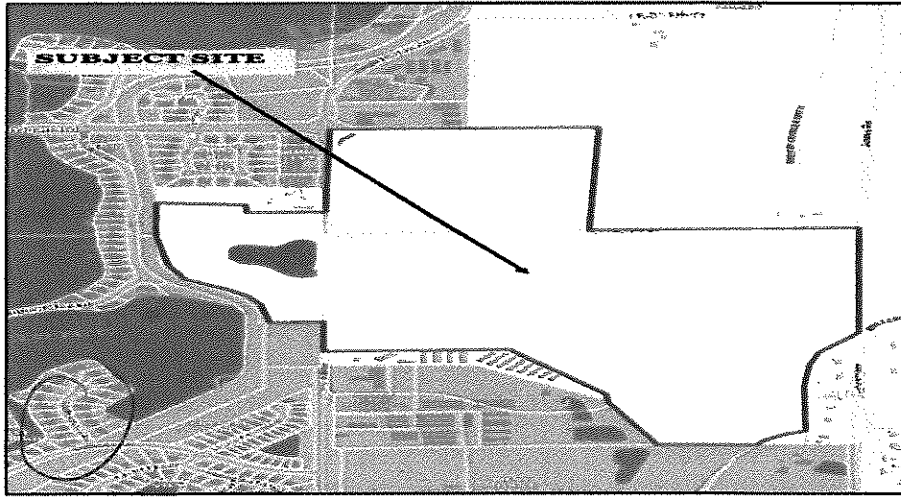
Address: 20793 WATERSCAPE WAY

Signature: 

NOBLESVILLE, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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*Water -
scape*

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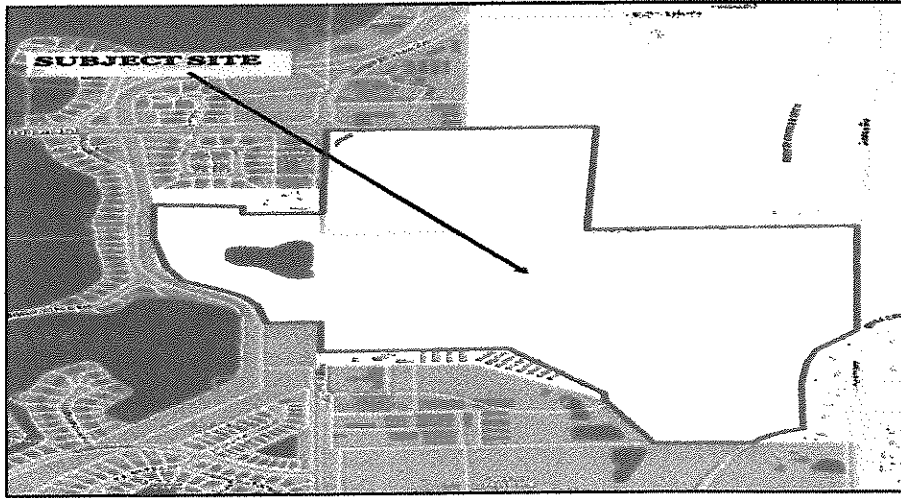
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Printed Name: Brad Armstrong
Signature: *Brad Armstrong*

Address: 20793 Waterscape Way
Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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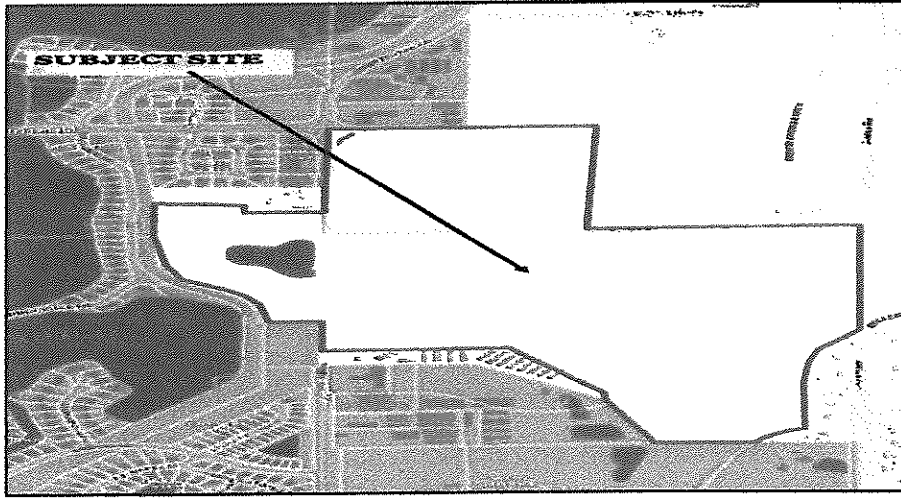
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Printed Name: DAVIA REES
Signature: [Handwritten Signature]

Address: 20365 WATERSCAPE WY
NU IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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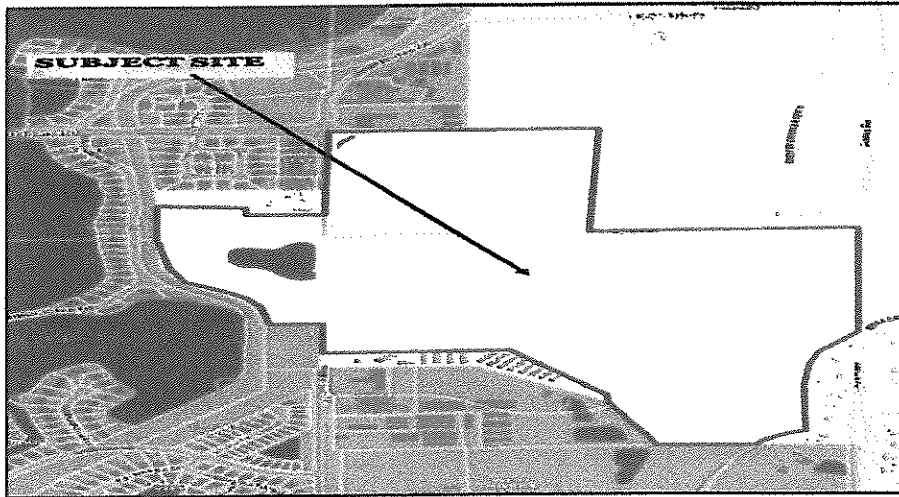
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Printed Name: Connie J. Burgan
Signature: Connie J. Burgan

Address: 20782 Waterscape Way
Noblesville, IN 46062

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FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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Printed Name: PHIL BURGAN

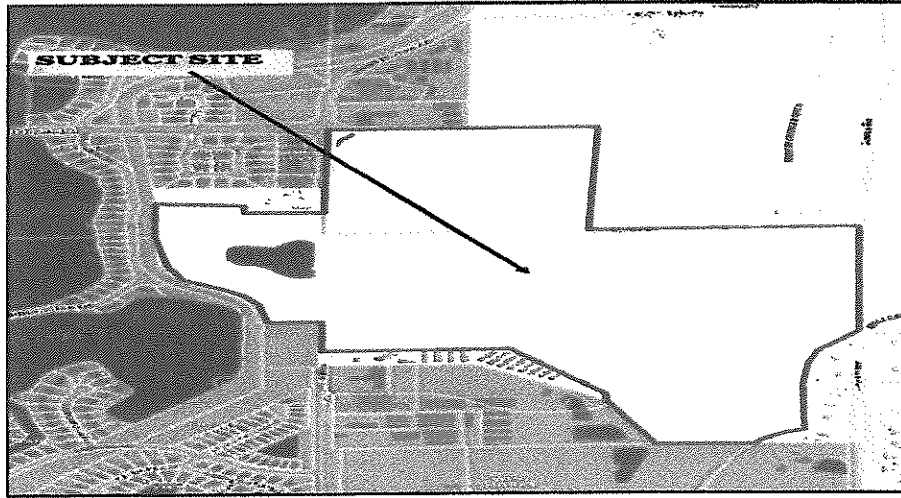
Signature: Phil Burgan

Address: 20782 Waterscape Way

Noblesville, In. 46062

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Printed Name: ROBIN MEONIER

Address: 70812 Waterscape Way

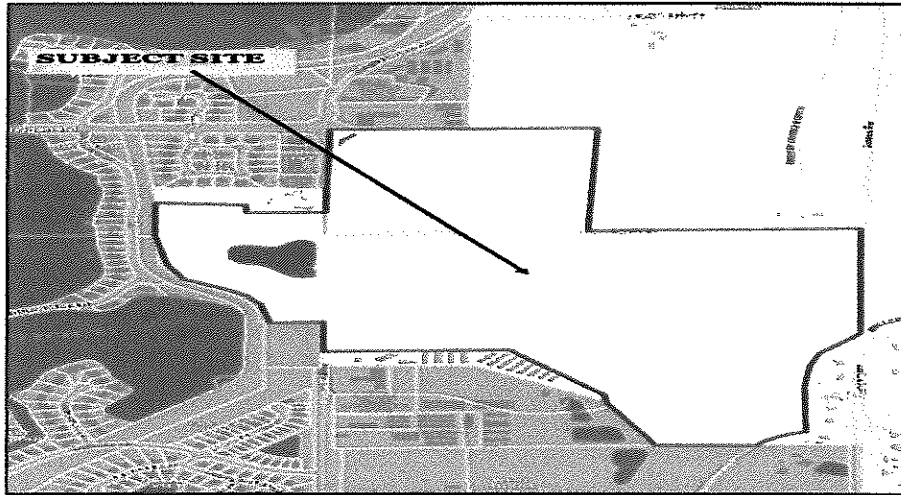
Signature: [Handwritten Signature]

Noblesville, IN

46062

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Printed Name: Tracy Spurlink

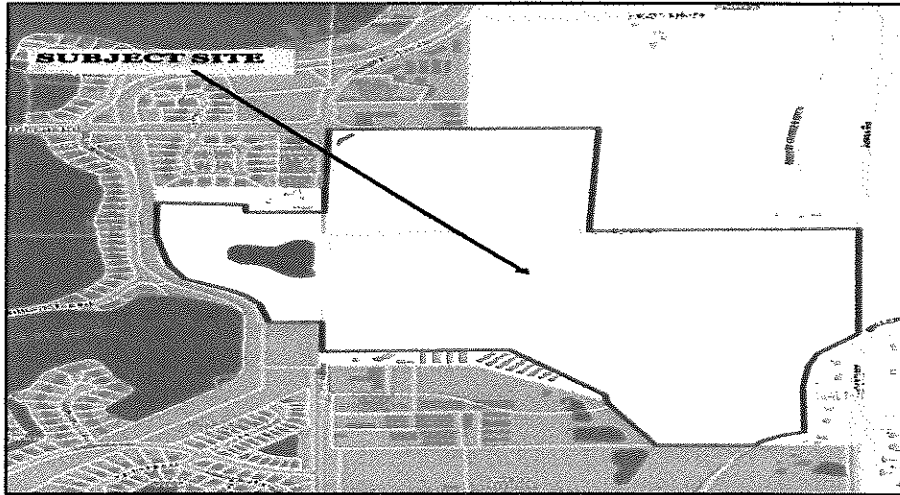
Address: 20868 Waterscape Way

Signature: Tracy Spurlink

Noblesville, IN 46062

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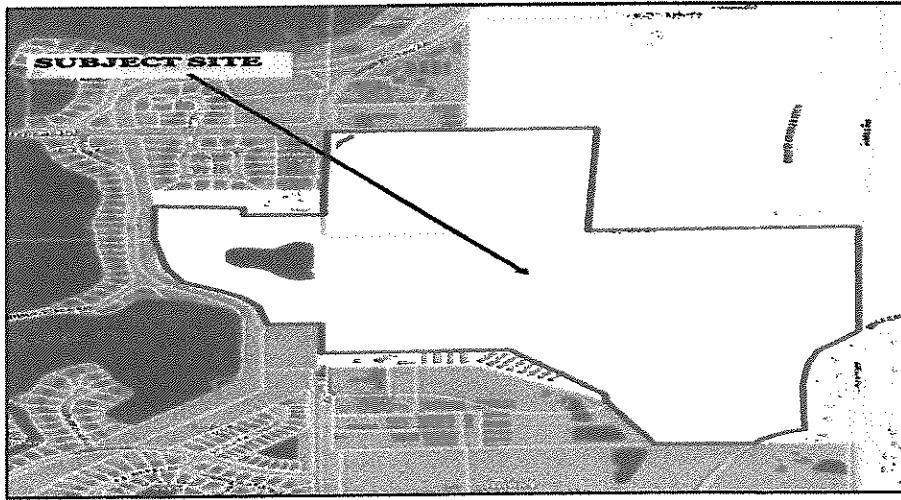
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Printed Name: Karla Melin
Signature: [Handwritten Signature]

Address: 20794 Waterscape Way
Noblesville, IN 46062

**PETITION OPPOSING THE PROPOSED CHANGE OF ZONING
FOR THE MORSE VILLAGE PLANNED DEVELOPMENT**

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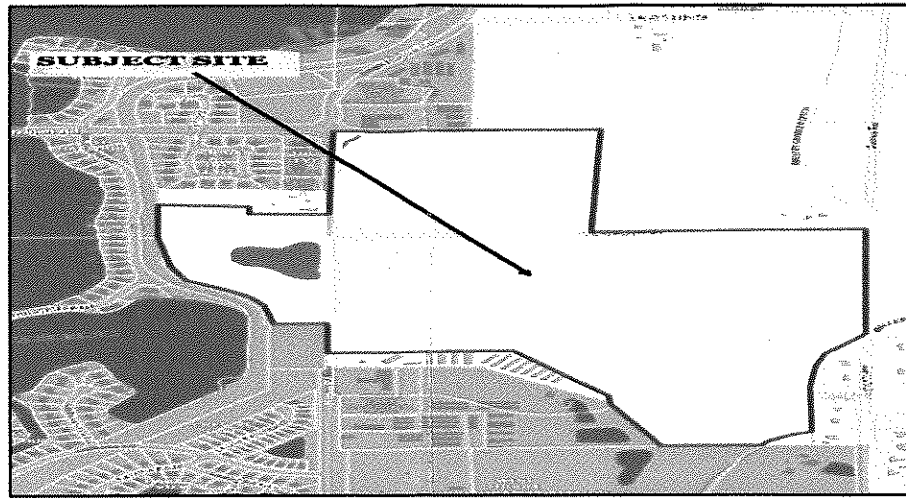
Printed Name: Jo Ann Meunier

Address: 20870 Waterscape Way

Signature: Jo Ann Meunier

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Printed Name: James Fueckiger

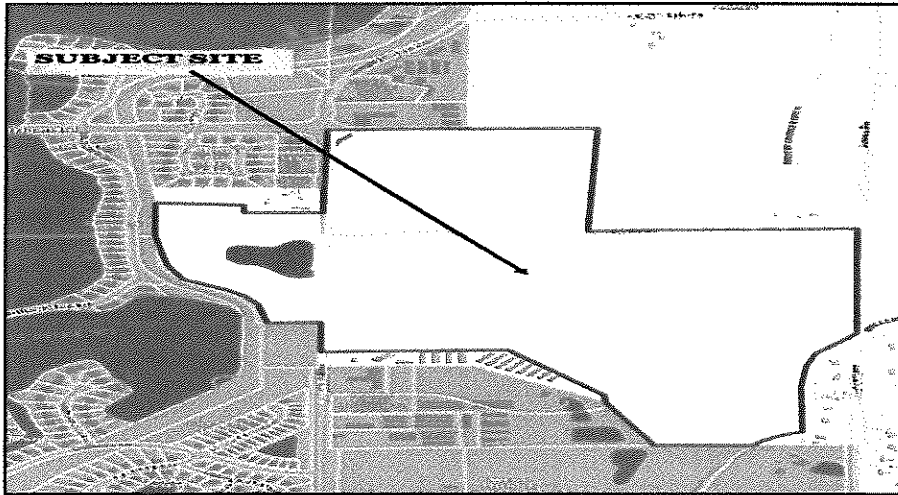
Address: Mallards Pointe

Signature: *James Fueckiger*

162 Clarendon #412
Noblesville, IN

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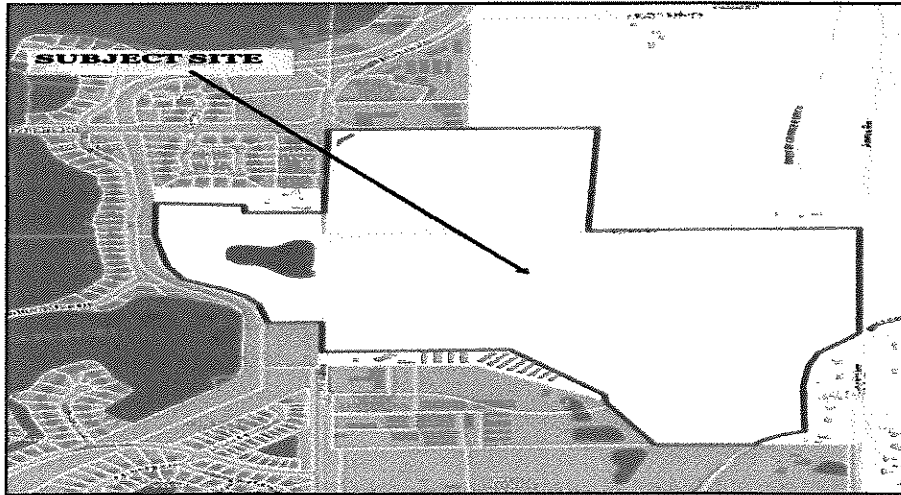
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Printed Name: KAREN BELL & Barry
Signature: BARRY BELL
Karen Bell

Address: 660 Clarendon Dr.

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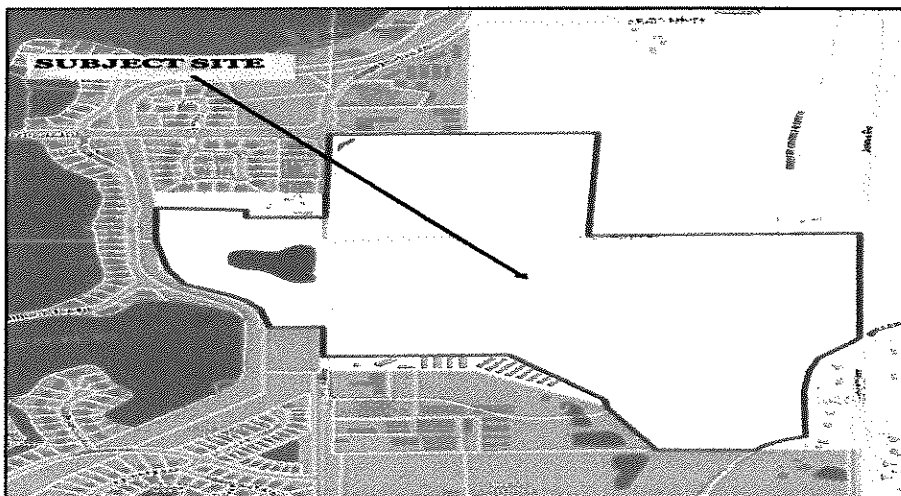
Printed Name: Brog Hill

Address: 593 Water Street

Signature: Brog Hill

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Printed Name: Paula Bell

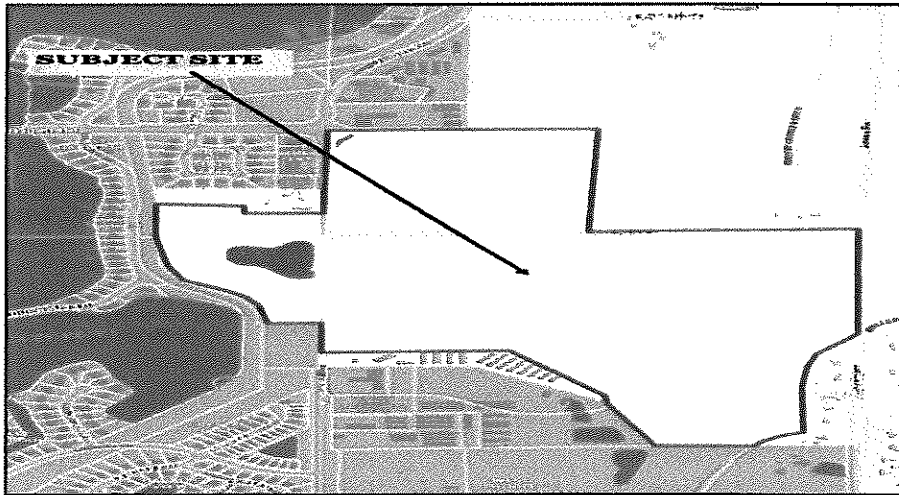
Address: 292 Watershed

Signature: *Paula Bell*

Noblesville, IN 46062

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Printed Name: Pamela J. Williams

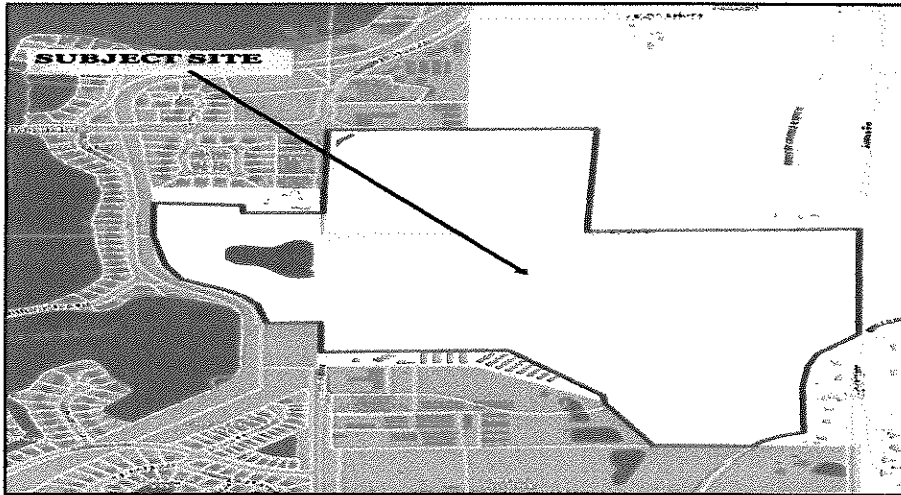
Address: 937 Queensbury Dr

Signature: Pamela J. Williams

Noblesville IN 46062

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Printed Name: Amy T. Englert

Address: 7100 Hart Dr.

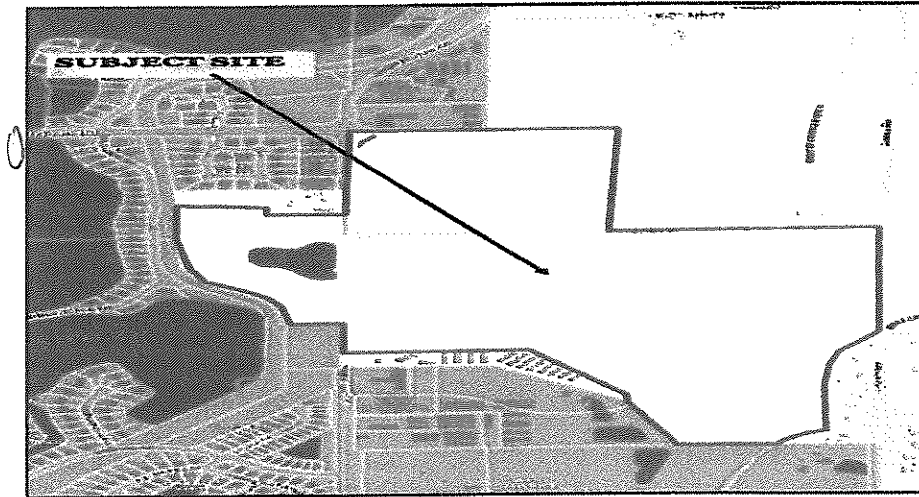
Signature: Amy T. Englert

Noblesville, IN

46062

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Printed Name: William Hess

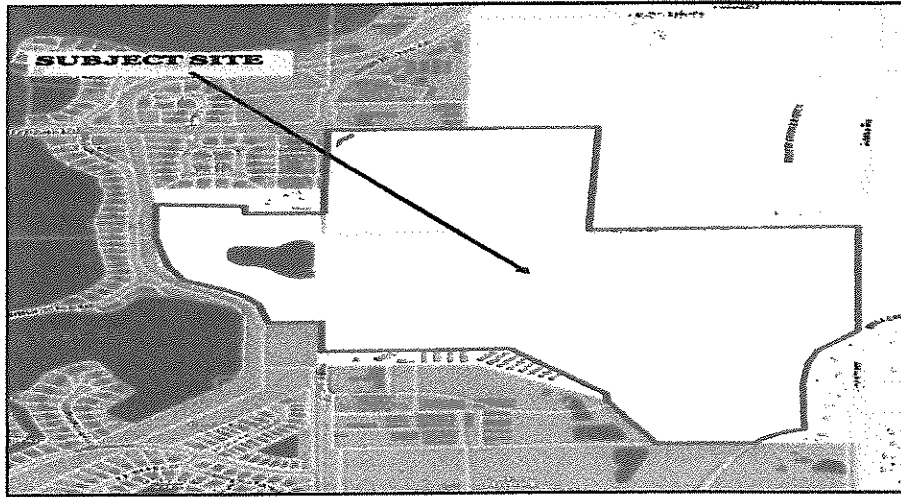
Address: 20720 Newport Dr.

Signature: William Hess Nov 7, 2024

Noblesville, IN 46062

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- ✓ **Environmental Condition and Consequences:** The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting surrounding properties from flooding, controlling erosion, and serving as the exclusive habitat for more than 1/3rd of the country's endangered or threatened species. Moreover, the proposed Development is right next to Morse Reservoir, a water supply for Noblesville and the White River. Noblesville has previously denied an attempt to develop on this area because of the immense, negative environmental risk. Noblesville must protect the wetlands and our water supply.
- ✓ **Undesirable Use/Irresponsible Development:** The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible types of development." In this case, the West Pointe portion is proposed to occupy land zoned "R1-Low Density Single Family Residential." By virtue of this designation, Noblesville committed to the community and property owners deciding to buy and build around that land that only single-family dwellings were allowed and two-family, multi-family, and mixed-use residential were explicitly **PROHIBITED**. Noblesville has a duty to honor that commitment and now protect that land from being encroached upon by the Development, which is contrary to the zoning chosen for the land and would constitute irresponsible growth and development. Absolutely nothing has changed that would make the Development appropriate.
- ✓ **Negative Impact on Property Values:** I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always benefitted from its scenic views and tranquil atmosphere. LOR proposes to tear down the trees, fill it with concrete, and turn it into an up to 5 story, 300-unit condo/townhome complex that will tower over the surrounding structures, generate a tremendous amount of noise and traffic, and destroy the character of the area. This will harm the property values of the surrounding properties, including my property.

Printed Name: Richard Hayes

Address: 20718 NEWPORT DR

Signature: _____

Noblesville, IN 46062

CHANGE.ORG LIST

Name	City	State	Postal Code	Country	Signed On
Renee DeGuevara	Noblesville	IN	46062	US	11/7/2024
David York	Noblesville	IN	46060	US	11/7/2024
Sandy Ameis	Noblesville	IN	46060	US	11/7/2024
Margaret Meeks	Noblesville	IN	46062	US	11/7/2024
Milford Hutsell	Noblesville	IN	46060	US	11/7/2024
susan walker	Noblesville	IN	46062	US	11/7/2024
Lindsay Doyle	Noblesville	IN	46062	US	11/7/2024
Laura Taylor	Noblesville	IN	46060	US	11/7/2024
Greta Tamarri	Noblesville	IN	46062	US	11/7/2024
John Pimley	Noblesville	IN	46062	US	11/7/2024
Carol French	Noblesville	IN	46062	US	11/7/2024
Sharon Bowers	Noblesville	IN	46060	US	11/7/2024
Deb Hatfield	Noblesville	IN	46062	US	11/8/2024
James Brooks	Noblesville	IN	46060	US	11/8/2024
Christina Mayes	Noblesville	IN	46062	US	11/8/2024
Edward Andrews	Noblesville	IN	46060	US	11/8/2024
Verla Hessman	Noblesville	IN	46060	US	11/8/2024
Rose Weis	Noblesville	IN	46060	US	11/8/2024
Linda Punt	Noblesville	IN	46060	US	11/8/2024
Darryl Punt	Noblesville	IN	46060	US	11/8/2024
James Williams	Fishers	IN	46038	US	11/8/2024
Erich Maul	Fishers	IN	46037	US	11/8/2024
Stephanie Daugherty	McCordsville	IN	46055	US	11/8/2024
Susana Muñoz	Madrid		28019	Spain	11/8/2024

Allison Davis	Noblesville	IN	46062	US	11/8/2024
Deborah Cleveland-Eddy	Fishers	IN	46037	US	11/8/2024
Lia Gu	Las Vegas	NV	89121	US	11/8/2024
Ruth Williams	Noblesville	IN	46060	US	11/8/2024
Kim Trotman	noblesville	IN	"46""")"	US	11/8/2024
Cheryl Yoder	Noblesville	IN	46062	US	11/8/2024
Rebecca Barber	Noblesville	IN	46062	US	11/8/2024
Kenneth Nurkiewicz	Noblesville	IN	46062	US	11/8/2024
Cyndi Alte	Indianapolis	IN	46226	US	11/8/2024
Kristy SEBRING	Noblesville	IN	46062	US	11/8/2024
Polly Priddy	Noblesville	IN	46060	US	11/8/2024
Rachel Salamon	Boston	MA	02163	US	11/8/2024
Michael Calvert	Noblesville	IN	46062	US	11/8/2024
Joan Cannon	Indianapolis	IN	46208	US	11/8/2024
Amanda Olsan	Noblesville	IN	46062	US	11/8/2024
Sean Honeycutt	Noblesville	IN	46062	US	11/8/2024
Estelle Gonia	Noblesville	IN	46062	US	11/8/2024
Paloma Santana	Miami	FL	336193	US	11/8/2024
Barbara Yattaw	Noblesville	IN	46060	US	11/8/2024
Kathy Hutchins	Tooele	UT	84074	US	11/8/2024
Lori Armour	Indianapolis	IN	46254	US	11/8/2024
Laurie Giesler	Cicero	IN	46034	US	11/9/2024
Misha Honaker	Carmel	IN	46032	US	11/9/2024

Linda Kleinhenn	Cape Coral	FL	33914	US	11/9/2024
Tracy Penley	Indianapolis	IN	46220	US	11/9/2024
Kelli Hoffman	Noblesville	IN	46060	US	11/9/2024
Stephanie Proffit	Noblesville	IN	46060	US	11/9/2024
James Proffit	Noblesville	IN	46060	US	11/9/2024
Christopher Proffit	Anderson	IN	46011	US	11/9/2024
Carolina Jaramillo	Noblesville	IN	46062	US	11/9/2024
Paula Robert	Noblesville	IN	46062	US	11/9/2024
LAWRENCE KING	Noblesville	IN	46060	US	11/9/2024
Zaima Olivares	Hollywood	FL	33027	US	11/9/2024
Stacy Meyers	Westfield	IN	46074	US	11/9/2024
Gretchen Livezey	Noblesville	IN	46062	US	11/9/2024
John Green	Fishers	IN	46038	US	11/9/2024
Paula Fowler	Noblesville	IN	46062-8822	US	11/9/2024
Terri Nevins	Noblesville	IN	46062	US	11/9/2024
Vicki Bennett	Westfield	IN	46062	US	11/9/2024
Wendi Burns	Noblesville	IN	46062	US	11/9/2024
Jennifer Clark	Noblesville	IN	46060	US	11/9/2024
Daniel Knapp	Noblesville	IN	46062	US	11/9/2024
Judy Mohler	Arcadia	IN	46030	US	11/9/2024
Mae Coleman	Noblesville	IN	46060	US	11/9/2024
amy gonzalez	greensboro	NC	27410	US	11/9/2024
Eric Giesler	Cicero	IN	46034	US	11/9/2024
Cathleen Alexander	Fishers	IN	46038	US	11/9/2024

Susan Morse-Poynter	Noblesville	IN	46060	US	11/9/2024
Elsa Friedemann	Noblesville	IN	46062	US	11/9/2024
Debra Roland	Noblesville	IN	46062	US	11/9/2024
Jayne Myers	Noblesville	IN	46060	US	11/9/2024
Edward Catlett	Indianapolis	IN	46250	US	11/9/2024
Stuart Newcomb	Noblesville	IN	46062-6792	US	11/9/2024
Tracy Bricker	Noblesville	IN	46062	US	11/9/2024
Kyle Pearl	Fishers	IN	46038	US	11/9/2024
Gina Maddy	Indianapolis	IN	46205	US	11/9/2024
Iris Parrish	Fishers	IN	46038	US	11/9/2024
Yoinel Díaz	Hialeah		33010	US	11/9/2024
Michael Parrish	Fishers	IN	46038	US	11/9/2024
Clay Kitts	Indianapolis	IN	46226	US	11/9/2024
Liz Sample	Noblesville	IN	46062	US	11/9/2024
Kim Murray	Noblesville	IN	46062	US	11/9/2024
Jeffrey S Cleland Cleland	Noblesville	IN	46062	US	11/9/2024
Jami Ross	Fishers	IN	46038	US	11/9/2024
Connie Blanford	Noblesville	IN	46062	US	11/9/2024
Carolyn Blackmore	Noblesville	IN	46062	US	11/9/2024
Karen D Felts	Noblesville	IN	46060	US	11/9/2024
Josephine Bourgerie	Noblesville	IN	46060	US	11/9/2024
Ashley Bourgerie	Noblesville	IN	46060	US	11/9/2024
Tyler Kinkead	Noblesville	IN	46062	US	11/10/2024
Todd Webster	Noblesville	IN	46062	US	11/10/2024
Doug housley	Minneapolis	MN	55404	US	11/10/2024

Hosmel Villa Armenteros	Jacksonville	FL	32210	US	11/10/2024
حسين خرمي	Chicago	IL	60616	US	11/10/2024
Jaclyn Zigich	Noblesville	IN	46062	US	11/10/2024
Leira Padilla	Lake Worth	FL	33461	US	11/10/2024
Heidi Grimm	Fishers	IN	46038	US	11/10/2024
Jami Ponder	Canton	TX	75103	US	11/10/2024
James A Childs	Los Angeles	CA	90060	US	11/10/2024
Penny Gara	Noblesville	IN	46060	US	11/10/2024
Cathy James	Noblesville	IN	46060	US	11/10/2024
Marlene Hamilton	Fishers	IN	46038	US	11/10/2024
Kirsti Humburg	Indianapolis	IN	46034	US	11/11/2024
Ruth Garcia	Sacramento	CA	95838	US	11/11/2024
adelicia cruz	Hammond	IN	46327	US	11/11/2024
Bill Geringer	Cicero	IN	46034	US	11/11/2024
Ash McKinney	Queensbury	NY	12804	US	11/11/2024
Rebecca Patton	Noblesville	IN	46060	US	11/11/2024
Marta Zook	Noblesville	IN	46062	US	11/11/2024
Sherry Lantzer	Noblesville	IN	46062	US	11/11/2024
Carla Cockerham	Noblesville	IN	46062	US	11/11/2024
Cindie Weltch	Noblesville	IN	46060	US	11/11/2024
Daniel Deneen	Noblesville	IN	46062	US	11/11/2024
david culp	Noblesville	IN	46060	US	11/11/2024
Kathryn von Kienast	Cicero	IN	46034	US	11/11/2024
Annette Long	Fishers	IN	46038	US	11/11/2024
Michael Coppinger	Fortville	IN	46040	US	11/11/2024
karen dubois	Romney	IN	47981	US	11/11/2024
Timothy Andres	Noblesville	IN	46062	US	11/11/2024

Tim Hamashuk	Noblesville	IN	46062	US	11/11/2024
Carolyn Terry	Noblesville	IN	46062	US	11/11/2024
Laura Estes	Noblesville	IN	46062	US	11/11/2024
Sara Childs	Louisville	KY	40206	US	11/11/2024
Chris Walters	Noblesville	IN	46062	US	11/11/2024
Haley Keen	Noblesville	IN	46062	US	11/11/2024
Heather Ebigbo	Cicero	IN	46034	US	11/12/2024
David Kleinhenn	Noblesville	IN	46062	US	11/12/2024
Melanie Peterson	Sacramento	CA	96831	US	11/12/2024
Cindy Oxley	Indianapolis	IN	46220	US	11/12/2024
Susan Baker	Austin	TX	78745	US	11/12/2024
Deanna Mccluskey	Flint	MI	48507	US	11/12/2024
Andy Wolfe	Indianapolis	IN	46240	US	11/12/2024
James Daugherty	Noblesville	IN	46060	US	11/12/2024
Jodi Wolfe	Indianapolis	IN	46240	US	11/12/2024
Jeanine Uglum	Noblesville	IN	46062	US	11/12/2024
Brad Hays	Noblesville	IN	46062	US	11/12/2024
Lisa Hays	Noblesville	IN	46062	US	11/12/2024
Lori Turner	Noblesville	IN	46062	US	11/12/2024
Julie Stis	Indianapolis	IN	46222	US	11/12/2024
Gwen Hays	Indianapolis	IN	46222	US	11/12/2024
Betnadette Buckley	Westfield	IN	46074	US	11/12/2024
Todd Alden	Cicero	IN	46034	US	11/12/2024
James Gunn	Cicero	IN	46034	US	11/12/2024
Sarah Wolfe	Noblesville	IN	46062	US	11/12/2024
Addison Iacono				US	11/12/2024
Rich Karst	Westfield	IN	46074	US	11/12/2024
Betsy Horton	Moses Lake	WA	98837	US	11/12/2024
Michael Friedmann	Bronx	NY	10461	US	11/12/2024
Bill Cowart	Noblesville	IN	46062	US	11/12/2024

William Reid	Noblesville	IN	46062	US	11/12/2024
Linden Torchia	Malvern	AR	72140	US	11/12/2024
Debbie Bachman	Fishers	IN	46038	US	11/12/2024
Jillyn Holcomb	Greenwich	NY	12834	US	11/12/2024
Pamela Adams	Carmel		46032	US	11/12/2024
Donna Gunn	CICERO	IN	46034	US	11/13/2024
Amanda McKinney	Noblesville	IN	46060	US	11/13/2024
Gretter Cardoso	Hialeah	FL	33010	US	11/13/2024
Paul Uglum	Noblesville	IN	46062	US	11/13/2024
Tony Newcome	Noblesville	IN	46060	US	11/13/2024

"Exhibit C"



3951 N. Meridian, Ste. 100, Indianapolis, IN 46208
P 317.685.8800 F 317.688.4794

WWW.HECWEB.ORG

November 13, 2024

Via Email: daschleman@noblesville.in.us

Denise Aschleman, AICP, CFM; Principal Planner
Planning and Development Department, City of Noblesville

RE: Public Comments of the Hoosier Environmental Council on the Proposed Petition for Rezone and Mixed-Use Development for Morse Village, LEGP 000192-2024, LEGP-000208-2024

Ms. Aschleman,

Please accept these brief public comments on behalf of the Hoosier Environmental Council (HEC) regarding the proposed petition to rezone land and create the mixed-use development known as Morse Village. **HEC respectfully requests the City of Noblesville continue or deny the proposed petition until the following concerns are addressed.**

HEC is concerned that the Morse Village proposal does not align with key outcomes in Noblesville's Comprehensive Plan such as smart growth and small-town charm and may adversely affect wildlife habitat, biodiversity, and water quality. For these reasons, **HEC urges the City of Noblesville to require the developer to complete a survey for endangered, rare, or threatened species due to the wildlife habitat quality and pursue a smart growth solution such as conservation development and increased community engagement.**

HEC also supports the community request for a continuance so that all parties and community stakeholders have an adequate and appropriate amount of time to review the wealth of information contained in the development proposal.

ABOUT HEC

Founded in 1983 as an Indiana not-for-profit organization, HEC works towards a healthy environment and sustainable economy for our state. To that end, one of HEC's core environmental initiatives is to track land use changes in the state of Indiana to promote the responsible development of our natural resources. The Morse Village development will encroach on natural resources such as wetlands, agricultural land, forested areas, and floodways. Therefore, the proposed petition is of interest to HEC.

CONCERNS

Natural resources and adherence to the Noblesville Comprehensive Plan. Morse Village is uniquely situated between two floodways – Morse Reservoir and Mallery Granger Ditch, and the development area consists of agricultural land containing two forested wetlands, an open pond with a forested edge, and a large, forested wetland southeast of the development associated with Mallery Granger Ditch (Figure 1).

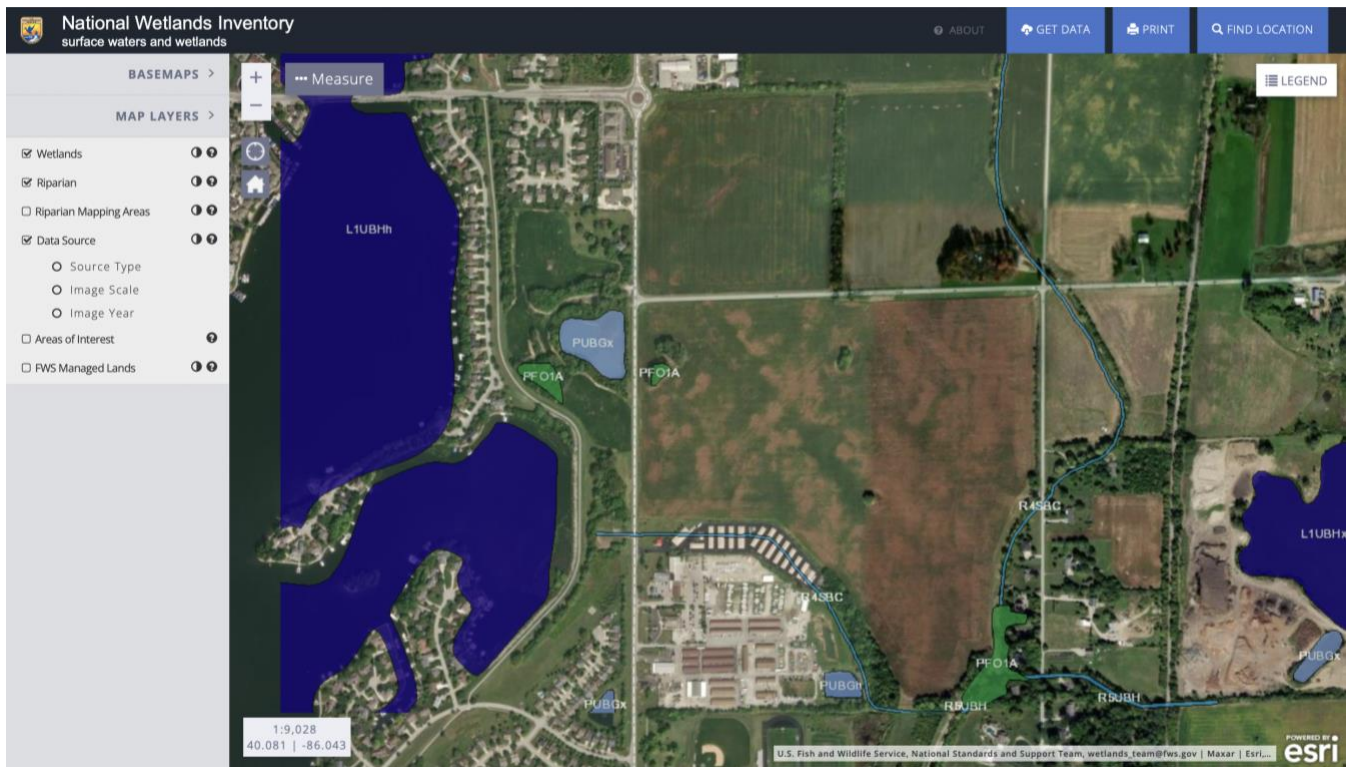


Figure 1. Approximate location of National Wetland Inventory (NWI) Mapped Wetlands at Morse Village. Image by NWI Wetlands Mapper, US Fish and Wildlife Service, <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

These wetlands, floodways, and agricultural land are the natural features and environmentally sensitive areas of the proposed Morse Village Development. **One of HEC's concerns is that the Morse Village development does not align with key outcomes outlined in the Noblesville Comprehensive Plan.**

For example, two key outcomes of the plan include **smart growth** and **small-town charm**, both of which place an **emphasis on "accommodating development...while preserving and protecting the community's natural features and environmentally sensitive areas,"** and

embracing, enhancing, and celebrating Noblesville’s “relaxed, genuine, unassuming, serene environment.”¹

The approval of this rezone and development will facilitate a sprawling suburban and commercial development, which are **textbook examples of unsustainable development if not considered in the context of many other factors such as community interest and natural resources**, which is the case here. For this reason, HEC proposes the following questions:

- **How does the Morse Village development preserve and protect the community’s natural features and environmentally sensitive areas?**
- **How does the Morse Village development celebrate Noblesville’s relaxed, genuine, unassuming, and serene environment?**

These are key questions that must be considered before the approval of this development. Mixed use development proposals, such as Morse Village, are attractive approaches that can and do make communities more livable, but if they aren’t considered in the context of other key components, they fail to deliver on multiple fronts.

Indeed, in the Morse Village Narrative Statement submitted by the developers, the overall vision and adherence to community standards is outlined, painting a picture of a vibrant community development. Notably missing from the narrative statement, though, is any mention of how the developer plans to prioritize or incorporate the community’s natural areas and environmentally sensitive features.²

While the City of Noblesville lacks a policy on smart growth, it is clear from the statement³ in the comprehensive plan that Noblesville seeks to strike a balance between development and conservation. Smart growth refers to a set of planning principles and policies used by planners to ensure that new developments are sustainable and equitable for everyone, **with an emphasis on reducing the extent of urban sprawl and instead focusing development on core areas to create walkable and transit-oriented communities, while protecting natural resources**. In the absence of a Smart Growth policy within the City of Noblesville, we can look towards sound science and credible resources. Chief among them is the American Planning Association’s Policy Guide on Smart Growth, a critical tool in guiding smart growth policy in the United States, which outlines core principles of smart growth.

¹ Page 23, Noblesville Comprehensive Plan.

https://www.noblesville.in.gov/egov/documents/1582723614_08048.pdf.

² Page 1-2, Morse Village Narrative Statement.

³ “Smart Growth: Accommodate the types (and mix) of land use activities and development types that have the ability to sustain and grow the City’s tax base, while preserving and protecting the community’s natural features and environmentally sensitive areas.”

Core principles of Smart Growth include:

- 1. Efficient use of land and infrastructure**
2. Creation and/or enhancement of economic value
3. A greater mix of uses and housing choices
4. Neighborhoods and communities focused around human-scale, mixed-use centers
5. A balanced, multi-modal transportation system providing increased transportation choice
- 6. Conservation and enhancement of environmental and cultural resources**
- 7. Preservation or creation of a sense of place**
- 8. Increased citizen participation in all aspects of the planning process and at every level of government**
9. Vibrant center city life
10. Vital small towns and rural areas
- 11. A multi-disciplinary and inclusionary process to accomplish smart growth**
12. Planning processes and regulations at multiple levels that promote diversity and equity
- 13. Regional view of community, economy and ecological sustainability**
- 14. Recognition that institutions, governments, businesses and individuals require a concept of cooperation to support smart growth**
- 15. Local, state, and federal policies and programs that support urban investment, compact development and land conservation**
- 16. Well defined community edges, such as agricultural greenbelts, wildlife corridors or greenways permanently preserved as farmland or open space.⁴**

These principles provide important insights that could help determine whether Morse Village fits within a smart growth approach, and where economic resources should be invested when it comes to developing on Noblesville's important natural resources.

Wetland loss and importance. The state of Indiana has lost over 85 percent of its original wetlands and has some of the worst water quality in the nation.⁵ This is an unfortunate condition in state blessed with abundant water ecosystems like swamps, marshes, fens, bogs, lakes, rivers, and babbling brooks and streams. Wetlands serve as critical natural infrastructure that protects us from flooding and are intricately linked to water quality, aiding in purifying both surface and groundwater. They play a disproportionately large role in supporting biodiversity but remain as some of the most threatened ecosystems worldwide.

⁴ American Planning Association Policy Guide on Smart Growth, APA.
<https://www.planning.org/policy/guides/adopted/smartgrowth.htm>.

⁵ The Clean Water Act at 50: Promises Half Kept at the Half-Century Mark, Environmental Integrity Project (2022).
<https://environmentalintegrity.org/wp-content/uploads/2022/03/CWA@50-report-EMBARGOED-3.17.22.pdf>.

From the development plans, the Morse Village proposal will directly and indirectly impact wetlands, which can have a negative impact on water quality, wildlife habitat, and biodiversity. According to the Indiana Department of Environmental Management (IDEM) database of impaired waterways, Morse Reservoir is listed as impaired, while Mallery Granger Ditch is listed as unimpaired,⁶ presenting a dual need to improve and maintain water quality in the region.

Wildlife and biodiversity. HEC has been made aware that this proposed development site is home to a wide array of wildlife, documented by the residents that live there, some of which have resided in the area for decades and can attest to the variety of species they get to enjoy on their daily walks. Wildlife plays a fundamental role in maintaining the balance and health of our ecosystems. Every species, from predator to prey, contributes to the regulation of natural processes that sustain biodiversity. Biodiversity is the variety of living species on Earth, including plants, animals, bacteria, and fungi. **Maintaining biodiversity is important because it can protect us from environmental problems like water pollution and provide us with food, fiber, medicine, resources, and enjoyment.**

Neighbors have seen bald eagle nests on the development area, and have observed them utilizing the agricultural land, indicating it is serving as critical habitat. The presence of animals like bald eagles indicates the presence of a high-quality ecosystem. Bald eagles fill an ecological role and provide benefits to humans in many ways. For example, they consume dead animals' matter and hunt rodents, helping nature's clean-up process and balancing rodent populations.

Other species present in the area are include herons, egrets, cardinals, doves, woodpeckers, bluebirds, blue jays, owls, opossum, coyotes, skunk, deer, fox, and turtles, providing just a snapshot of the wildlife that resides there. Some of these species, such as herons, indicate the presence of a robust aquatic and wetland environment because they act as top predators, regulating populations of fish, amphibians, and other small animals by preying on them. Additionally, many of the observed species serve as seed dispersers, which maintains plant diversity and supports the overall health of surrounding ecosystems. **For these reasons, HEC urges the City of Noblesville to require the developer to complete a survey for endangered, rare, or threatened species due to the wildlife habitat quality.**

SOLUTIONS

Conservation Development. Smart growth includes nature-based solutions, green infrastructure, and conservation developments. To balance development and conservation, the developer and the City of Noblesville should seriously consider pursuing a conversation development approach given both the community interest and environmental legacy this development will have.

⁶ IDEM 303(d) Tool, <https://www.in.gov/idem/nps/online-e303d-tool/>.

A conservation development approach is a type of development in which a percentage of land is protected from development. This approach (Figure 2) would prioritize the protection of the highest quality natural features and dedicate a total percentage (typically at least 50 percent), while also ensuring that the natural features are not fragmented from one another but instead rooted in connectivity.



Figure 2. A conceptual example of conservation development, in which lots are grouped to a certain area, while conserving a large portion of the land's natural resources.

The proposed Morse Village, while a mixed-used development, still utilizes a traditional development approach that is land consumptive, and makes minimal sacrifices with regards to natural resources, leading to a reduction in water quality, wildlife and biodiversity, and places limitations on the overall beauty and quality of natural areas within the development.

Of particular concern to citizens is the development on the west side of Hauge Road which will encroach on two wetlands and build on an area frequented by wildlife (Figure 3). Given that this area has the highest density of wetlands and is near Party Cove, which is a shallow marsh area along Morse Reservoir, protecting it entirely from development and utilizing it as a park or open space should be a top priority for immediately improving the overall natural beauty of the development and balancing the concerns between communities and developers carefully. Ensuring that the natural areas that are protected within the footprint of the Morse Village development are connected to each other is critical for wildlife dispersal and improving the overall ecosystem quality.

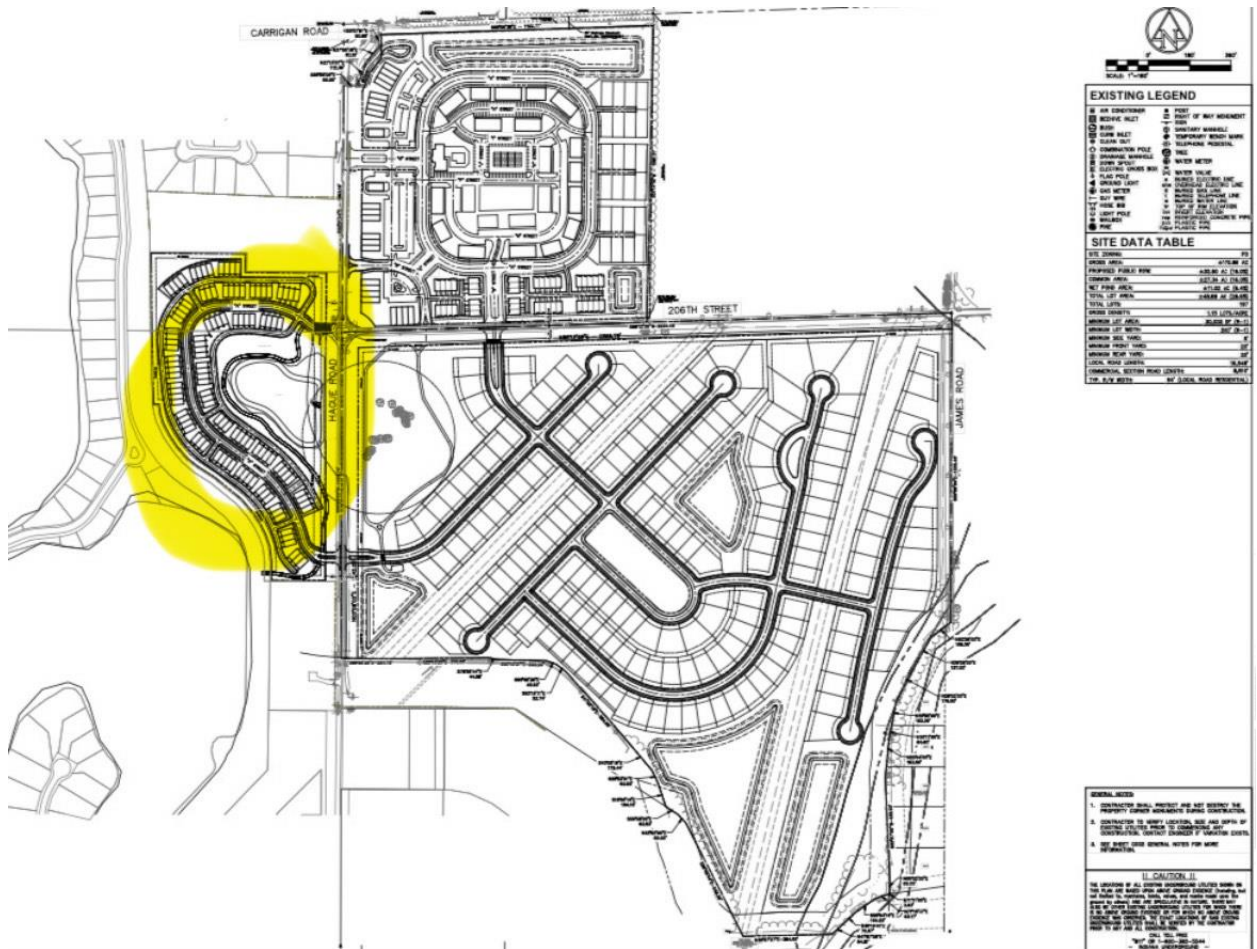


Figure 3. Area of concern highlighted in yellow.

CONCLUSION

HEC does not aim to prevent development, rather, we work to encourage responsible and sustainable development that ensures the long-term economic, environmental and social health of our communities. HEC is concerned that the Morse Village proposal does not align with key outcomes in Noblesville’s Comprehensive Plan such as smart growth and small-town charm and may adversely affect wildlife habitat, biodiversity, and water quality. We encourage the completion of an endangered, rare, or threatened species and the utilization of smart growth solutions to address those concerns.

Pursuing a smart growth solution such as conservation development can help balance economic sustainability with the protection of critical natural resources, addressing both community and environmental concerns. This approach would ensure that new developments thrive while also preserving the integrity of our natural assets for present and future generations.

Additionally, increasing community engagement is also a smart growth solution, therefore, HEC recommends a continuance or denial of the current petition until it strikes a balance between development and conservation.

We hope that these public comments are useful and open a dialogue for further discussion on how to move forward to create a development that is fit for the economy, the environment and the community. Thank you for considering HEC's concerns. We look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Susie McGovern". The signature is written in a cursive, flowing style.

Susie McGovern
Water Science and Sustainability Specialist
Hoosier Environmental Council