

November 14, 2024

VIA ELECTRONIC MAIL

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: Supplement to the 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 submitted a *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* on November 13, 2024. To supplement that submission please note that the following remonstrators join in the requested motion to continue:

Name	Address
Douglas Brucker	125 Edgewater Dr. Noblesville, IN. 46062
John Hines	20983 Waters Edge Court, Noblesville, IN 46062
Tammy Hines	20983 Waters Edge Court, Noblesville, IN 46062
Renee Polaha	20838 Winding Lake Drive East, Noblesville, IN 46062
Ann Marie Bauer	21380 Oakview Dr., Noblesville, IN 46062
Dustin Deguevara	20838 Winding Lake Drive East, Noblesville, IN 46062
Jim Weddell	2001 Dakota Drive, Noblesville, IN 46062
Karen Weddell	2001 Dakota Drive, Noblesville, IN 46062
Sallie Keam-Cogswell	7652 Winding Lake Dr N, Noblesville, IN 46062
Bob J Cogswell	7652 Winding Lake Dr N, Noblesville, IN 46062
Steven May	423 Westchester Blvd Noblesville 46062
Elizabeth Hart	423 Westchester Blvd Noblesville 46062
Caitlyn. Dolenski	423 Westchester Blvd Noblesville 46062
Tyler Hart	423 Westchester Blvd Noblesville 46062

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

Again, 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.

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

From: Darren Peterson
Sent: Saturday, November 16, 2024 7:55 PM
To: John Jones; Pete Schwartz; Evan Elliott
Cc: Denise Aschleman
Subject: RE: Morse Village

I respect your comments and have forwarded them to the planning staff, I appreciate your attention to the project and your community

Below is a link to the staff report and the documents that will be presented in the Plan Commission, at City Hall, Monday, November 18, 2024, 6pm

<https://www.noblesville.in.gov/egov/apps/document/center.egov?view=item&id=10878>

The project was announced in September and I look forward to reviewing it as it comes forward to the Council. Feel free to reach out with any questions or comments. The City Planning Staff member for this project is Denise Aschleman and can be reached at Daschleman@noblesville.in.gov



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: John Jones <jhjones4267@gmail.com>
Sent: Saturday, November 16, 2024 12:38 PM
To: Mike Davis <mdavis@noblesville.in.gov>; Todd Thurston <tthurston@noblesville.in.gov>; Aaron Smith <awsmith@noblesville.in.gov>; Mark Boice <mboice@noblesville.in.gov>; David Johnson <djohnson@noblesville.in.gov>; Megan Wiles <mwiles@noblesville.in.gov>; Pete Schwartz <pschwartz@noblesville.in.gov>; Evan Elliott <elliott@noblesville.in.gov>; Darren Peterson <dpeterson@noblesville.in.gov>
Subject: Morse Village

November 16,

2024

Dear Council Member,

We would like to take this opportunity to express our concerns regarding the proposed Morse Village development. While we understand the desire to develop this area, we feel there are portions of the current proposal that require some adjustments to the proposed project.

The townhomes that would be located between Hague Road and the levee will affect the value of homes along Edgewater Drive. If they are to be three stories, the overall height to the top of the roofs will be somewhere in the range of 40 ft to 50 ft. Obviously, this would affect the sightline for the homes on Edgewater Dr. which in turn, will affect their value. Some type of housing with less height and less population density would be much more desirable for this area.

Our other concern is the increased traffic that this development will produce. The condition of the roadways that would be involved do not adequately serve the existing traffic. Both 206th St. and Hague Road would be classified as collector roads which, with the current traffic volume, would require 12 ft. lanes and 6 ft. to 8 ft. shoulders on each side. Other than the area in front of the school, both roads are short of those dimensions. They are dangerous with the current traffic, especially at night. The additional traffic from this development will only make them more dangerous.

While we understand that the developer will be required to improve both roads along the development, all be it with TIF money, what will the city and or the county do to improve both 206th St. and Hague Road beyond the ends of the development? They are not providing the proper infrastructure for the current traffic volume. They should live up to their responsibility and improve these roadways.

Thank you for your consideration.

Sincerely,

John and Sharon Jones
144 Edgewater Dr.

Noblesville, IN 46062

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:10 PM
To: Denise Aschleman
Subject: FW: Morse Village



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:09 PM
To: Lorianna Duncan <duncanlbh@gmail.com>
Subject: RE: Morse Village

I respect your comments and have forwarded them to the planning staff, I appreciate your attention to the project and your community

Below is a link to the staff report and the documents that will be presented in the Plan Commission, at City Hall, Monday, November 18, 2024, 6pm

<https://www.noblesville.in.gov/egov/apps/document/center.egov?view=item&id=10878>

The project was announced in September and I look forward to reviewing it as it comes forward to the Council. Feel free to reach out with any questions or comments. The City Planning Staff member for this project is Denise Aschleman and can be reached at Daschleman@noblesville.in.gov



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Lorianna Duncan <duncanlbh@gmail.com>

Sent: Wednesday, October 16, 2024 12:04 PM

To: Noblesville Common Council <ncc@noblesville.in.us>

Subject: Morse Village

Are you aware there is an eagle's nest on this proposed site? It is so heart warming that you care about the environment so much to approve a development on our diminishing water supply.

You should put a moratorium on future developments due to forecasted water availability running out.

Disappointed resident,

Lorianna Duncan
N Banbury Road

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:11 PM
To: Denise Aschleman
Subject: FW: Concerns regarding Morse Village



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Darren Peterson <dpeterson@noblesville.in.gov>
Sent: Saturday, November 16, 2024 8:03 PM
To: Ross & Crystal <rossandcrystal@gmail.com>; Mike Davis <mdavis@noblesville.in.gov>; Mark Boice <mboice@noblesville.in.gov>
Subject: RE: Concerns regarding Morse Village

I respect your comments and have forwarded them to the planning staff, I appreciate your attention to the project and your community

Below is a link to the staff report and the documents that will be presented in the Plan Commission, at City Hall, Monday, November 18, 2024, 6pm

<https://www.noblesville.in.gov/egov/apps/document/center.egov?view=item&id=10878>

The project was announced in September and I look forward to reviewing it as it comes forward to the Council. Feel free to reach out with any questions or comments. The City Planning Staff member for this project is Denise Aschleman and can be reached at Daschleman@noblesville.in.gov



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Ross & Crystal <rossandcrystal@gmail.com>

Sent: Friday, November 8, 2024 3:01 PM

To: Darren Peterson <dpeterson@noblesville.in.gov>; Pete Schwartz <pschwartz@noblesville.in.gov>; Evan Elliott <eelliott@noblesville.in.gov>; Megan Wiles <mwiles@noblesville.in.gov>; Mike Davis <mdavis@noblesville.in.gov>; Aaron Smith <awsmith@noblesville.in.gov>; Mark Boice <mboice@noblesville.in.gov>; David Johnson <djohnson@noblesville.in.gov>

Subject: Re: Concerns regarding Morse Village

On Wed, Oct 30, 2024 at 11:04 AM Ross & Crystal <rossandcrystal@gmail.com> wrote:

Good morning,

I am writing to you with regards to the proposed Morse Village development. As it is proposed, I want to voice my opposition to the current plan. My main opposition is with the West Point section. This proposal is requesting significant changes to the zoning from R-1 to R-5 as well as requesting significant waivers to be able to build with density and height. This proposed plan on the west side of Hague Rd does not fit within the existing standards the majority of the neighborhoods around Morse Reservoir had to comply with. This proposal would not blend with its surroundings as they are looking to push the height of the structures extremely high in order to view the reservoir on the top floor. From my perspective, a resident would have to walk up stairs or an elevator to the top floor (possibly 4th floor) in order to get a partial view of the water as there are several tree lines and East Harbor properties blocking the views. This plan seems to be going to extreme lengths to be able to say they have water views when in reality there may be a partial view after you walk up several flights of stairs. By building so high, you are eliminating the sight lines and privacy from existing residents within proximity of the development as well as the trail users. With that said, I am not opposed to development but would like to see the developer develop the property within an R-3 zoned standard which is common amongst the surrounding neighborhoods. If the developer wishes to include townhomes and condos, I would

recommend adding those types of residential structures on the Eastside of Hague Road where there are not current residents and new standards can be applied. I would request you all to keep the height of structures on the Westside of Hague Rd to 2 stories. I would also request that you not approve from what I understand as the first proposal from the developer and request the developer make some adjustments to bring single family homes over to the Westside and move the townhomes and condos to the Eastside.

I will be attending the November 6th neighborhood meeting as well as the council meeting later in November. I would like you all to take a second look at this development and ask yourselves, is it reasonable to do away with existing standards to fit something in that would require extreme lengths to get a "view" at the expense of others. I appreciate your considerations and look forward to either meeting or speaking with you in the future.

My cell number is 317-345-6857 if you wish to reach out for further discussion.

Thanks,

Ross Coons
7635 Winding Lake Dr S.
Noblesville, IN 46062

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:11 PM
To: Denise Aschleman
Subject: FW: Concerns regarding Morse Village



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:00 PM
To: 'Ross & Crystal' <rossandcrystal@gmail.com>; Todd Thurston <TThurston@noblesville.in.gov>
Subject: RE: Concerns regarding Morse Village

I respect your comments and have forwarded them to the planning staff, I appreciate your attention to the project and your community. I have copied Todd Thurston since he was omitted from the original list of council members

Below is a link to the staff report and the documents that will be presented in the Plan Commission, at City Hall, Monday, November 18, 2024, 6pm

<https://www.noblesville.in.gov/egov/apps/document/center.egov?view=item&id=10878>

The project was announced in September and I look forward to reviewing it as it comes forward to the Council. Feel free to reach out with any questions or comments. The City Planning Staff member for this project is Denise Aschleman and can be reached at Daschleman@noblesville.in.gov



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Ross & Crystal <rossandcrystal@gmail.com>

Sent: Friday, November 8, 2024 3:01 PM

To: Darren Peterson <dpeterson@noblesville.in.gov>; Pete Schwartz <pschwartz@noblesville.in.gov>; Evan Elliott <eelliott@noblesville.in.gov>; Megan Wiles <mwiles@noblesville.in.gov>; Mike Davis <mdavis@noblesville.in.gov>; Aaron Smith <awsmith@noblesville.in.gov>; Mark Boice <mboice@noblesville.in.gov>; David Johnson <djohnson@noblesville.in.gov>

Subject: Re: Concerns regarding Morse Village

Thank you Evan, Mike, and Mark for attending the developer meeting on Wednesday. I know it was contentious at times but the neighbors are very passionate against what is being proposed by LOR. I appreciate the commentary you all provided at the meeting as you seem to care about the neighbors concerns. As you heard and witnessed, the majority of neighbors share the same concerns that I have in the West Point development as being way too dense as well as the height of the structures. As I stated before, I would like to see the council reject the development as it is proposed. I would like to see the developer adjust the West Point development to be less dense or switched with single family homes that correspond with the adjacent neighborhoods. The developer made the comments that people wouldn't want to see the back of the levy but they would have the ability to landscape the bottom of the hill or even leave the trees that are existing there now. I would argue as Evan did, townhomes are a tough sell. Having to walk up several flights of stairs to get a view is not a great selling point. Personally, I would welcome the development if the West Point development is changed to single family homes or changed to less dense option. But as it is presented, I would reject the developers proposal. I look forward to hearing from any of you on your perspectives of the development.

Thanks,

Ross Coons

On Wed, Oct 30, 2024 at 11:04 AM Ross & Crystal <rossandcrystal@gmail.com> wrote:

Good morning,

I am writing to you with regards to the proposed Morse Village development. As it is proposed, I want to voice my opposition to the current plan. My main opposition is with the West Point section. This proposal is requesting significant changes to the zoning from R-1 to R-5 as well as requesting significant waivers to be able to build with density and height. This proposed plan on the west side of Hague Rd does not fit within the existing standards the majority of the neighborhoods around Morse Reservoir had to comply with. This proposal would not blend with its surroundings as they are looking to push the height of the structures extremely high in order to view the reservoir on the top floor. From my perspective, a resident would have to walk up stairs or an elevator to the top floor (possibly 4th floor) in order to get a partial view of the water as there are several tree lines and East Harbor properties blocking the views. This plan seems to be going to extreme lengths to be able to say they have water views when in reality there may be a partial view after you walk up several flights of stairs. By building so high, you are eliminating the sight lines and privacy from existing residents within proximity of the development as well as the trail users. With that said, I am not opposed to development but would like to see the developer develop the property within an R-3 zoned standard which is common amongst the surrounding neighborhoods. If the developer wishes to include townhomes and condos, I would recommend adding those types of residential structures on the Eastside of Hague Road where there are not current residents and new standards can be applied. I would request you all to keep the height of structures on the Westside of Hague Rd to 2 stories. I would also request that you not approve from what I understand as the first proposal from the developer and request the developer make some adjustments to bring single family homes over to the Westside and move the townhomes and condos to the Eastside.

I will be attending the November 6th neighborhood meeting as well as the council meeting later in November. I would like you all to take a second look at this development and ask yourselves, is it reasonable to do away with existing standards to fit something in that would require extreme lengths to get a "view" at the expense of others. I appreciate your considerations and look forward to either meeting or speaking with you in the future.

My cell number is 317-345-6857 if you wish to reach out for further discussion.

Thanks,

Ross Coons
7635 Winding Lake Dr S.
Noblesville, IN 46062

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:11 PM
To: Denise Aschleman
Subject: FW: Morse Village, UN Agenda 2030, SDG's and HUD funding



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Darren Peterson <dpeterson@noblesville.in.gov>
Sent: Saturday, November 16, 2024 7:58 PM
To: Matt Modleski <mmodleski@orchardsoft.com>; Aaron Smith <awsmith@noblesville.in.gov>
Subject: RE: Morse Village, UN Agenda 2030, SDG's and HUD funding

I respect your comments and have forwarded them to the planning staff, I appreciate your attention to the project and your community

Below is a link to the staff report and the documents that will be presented in the Plan Commission, at City Hall, Monday, November 18, 2024, 6pm

<https://www.noblesville.in.gov/egov/apps/document/center.egov?view=item&id=10878>

The project was announced in September and I look forward to reviewing it as it comes forward to the Council. Feel free to reach out with any questions or comments. The City Planning Staff member for this project is Denise Aschleman and can be reached at Daschleman@noblesville.in.gov



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Matt Modleski <mmodleski@orchardsoft.com>

Sent: Friday, November 15, 2024 11:35 AM

To: Mike Davis <mdavis@noblesville.IN.gov>; Todd Thurston <tthurston@noblesville.in.gov>; Aaron Smith <awsmith@noblesville.in.gov>; Mark Boice <mboice@noblesville.in.gov>; David Johnson <djohnson@noblesville.in.gov>; Megan Wiles <mwiles@noblesville.in.gov>; Pete Schwartz <pschwartz@noblesville.in.gov>; Evan Elliott <eelliott@noblesville.in.gov>; Darren Peterson <dpeterson@noblesville.in.gov>

Subject: Morse Village, UN Agenda 2030, SDG's and HUD funding

Good Morning and Happy Friday,

I hope everyone is planning to have a great weekend. I am writing in opposition to the proposed rezoning of the land east of Morse Reservoir to accommodate dense housing in support of UN Agenda 2030 and ongoing SDG efforts. There are numerous reasons this location doesn't make sense and I am signing a petition which outlines all of those reasons quite clearly.

In addition to those items, I'm asking for is transparency on the funding for this proposal to include money from HUD and or any other Federal program that drives this type of development in a place that makes no sense. The residents on Morse Reservoir have invested time and money to build single family homes with the idea that those investments would be supported by the current zoning surrounding them. Rezoning this area for 300 dense units makes no sense from an infrastructure perspective (roads, wildlife preservation etc.) and I'd like each of the elected officials in support of this project, on the record regarding where the funding is coming from and if continued support of rezoning efforts like this are linked to UN Agenda 2030. If you are an elected official and unfamiliar with UN Agenda 2030 please take the time to read up on it and I think you'll agree that it should not be driving local zoning or building decisions in Indiana.

Thank you very much for your consideration,

Sincerely,

Matt Modleski

From: Darren Peterson
Sent: Saturday, November 16, 2024 8:11 PM
To: Denise Aschleman
Subject: FW: Morse Village planned development



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: Darren Peterson <dpeterson@noblesville.in.gov>
Sent: Saturday, November 16, 2024 7:57 PM
To: cwandhww@aol.com; David Johnson <DJohnson@noblesville.in.gov>; Megan Wiles <mwiles@noblesville.in.gov>
Subject: RE: Morse Village planned development

I respect your comments and have forwarded them to the planning staff, I appreciate your attention to the project and your community

Below is a link to the staff report and the documents that will be presented in the Plan Commission, at City Hall, Monday, November 18, 2024, 6pm

<https://www.noblesville.in.gov/egov/apps/document/center.egov?view=item&id=10878>

The project was announced in September and I look forward to reviewing it as it comes forward to the Council. Feel free to reach out with any questions or comments. The City Planning Staff member for this project is Denise Aschleman and can be reached at Daschleman@noblesville.in.gov



Darren Peterson

City Council, at-large
2021 and 2024 Council President
M 317.590.0493

CITY OF NOBLESVILLE

16 S. 10th Street • Noblesville, IN • 46060

www.CityofNoblesville.org

From: cwandhwh@aol.com <cwandhwh@aol.com>

Sent: Friday, November 15, 2024 2:49 PM

To: Mike Davis <mdavis@noblesville.in.gov>; Todd Thurston <tthurston@noblesville.in.gov>; Aaron Smith <awsmith@noblesville.in.gov>; Mark Boice <mboice@noblesville.in.gov>; David Johnson <djohnson@noblesville.in.gov>; Megan Wiles <mwiles@noblesville.in.gov>; Pete Schwartz <pschwartz@noblesville.in.gov>; Evan Elliott <eelliott@noblesville.in.gov>; Darren Peterson <dpeterson@noblesville.in.gov>

Cc: Chris Jensen <cjensen@noblesville.in.gov>

Subject: Morse Village planned development

To the Noblesville City Council,

We are writing to express our concerns over the possible zoning change for the proposed Morse Village planned development. We would encourage you to vote NO on a change of zoning for this area. We do not need a high density townhome complex in this area. Our property value will drop with this development. Traffic is already terrible as it is and a round-about is not going to change that fact. We do not need to cut down more trees. What happens to the bald eagles nesting there (besides the "they will be ok" answer from the developer)? Please stop voting to build on every blade of grass in Noblesville. Responsible growth is one thing, but we are beginning to see out of control growth.

Chuck and Heidi Williamson
21171 Carrigan Crossing
Noblesville, IN 46062

November 18, 2024

VIA ELECTRONIC MAIL

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: Supplement to 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 submitted a *Remonstrance Submission and Motion to Continue the November 18, 2024, Noblesville, Indiana Plan Commission Meeting as to LEGP 0192-2024 and LEGP 0208-2024* on November 13, 2024. Then, we submitted a *Supplement to the Renewed Motion to Continue the November 18, 2024, Noblesville, Indiana Plan Commission Meeting* on November 14, 2024. To supplement our prior submissions, please find: (a) additional opposition petitions attached as **Exhibit A**¹ and (b) an opinion on the negative impact the proposed Development will have on adjacent property values attached as **Exhibit B**.

Again, 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.

Sincerely,

/s/ Raegan M. Gibson

Raegan M. Gibson
Monica S. McCoskey

¹ The new change.org signatures start on p. 4. The new opposition petition signatures start on p. 7.

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

Cc: Noblesville Plan Commission

jyelton@noblesville.in.gov

cgutshall@noblesville.in.gov

daschleman@noblesville.in.gov

"EXHIBIT A"

Name	City	State	Postal Cod	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	McCordsvil	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	Indianapoli	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	Indianapoli	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 Gonias	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	Indianapoli 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	Indianapoli 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	46062-882 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	greensborc 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	Indianapoli IN	46250 US	11/9/2024
Stuart Newcomb	Noblesville IN	46062-679 US	11/9/2024
Tracy Bricker	Noblesville IN	46062 US	11/9/2024
Kyle Pearl	Fishers IN	46038 US	11/9/2024
Gina Maddy	Indianapoli 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	Indianapoli 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 Kinhead	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

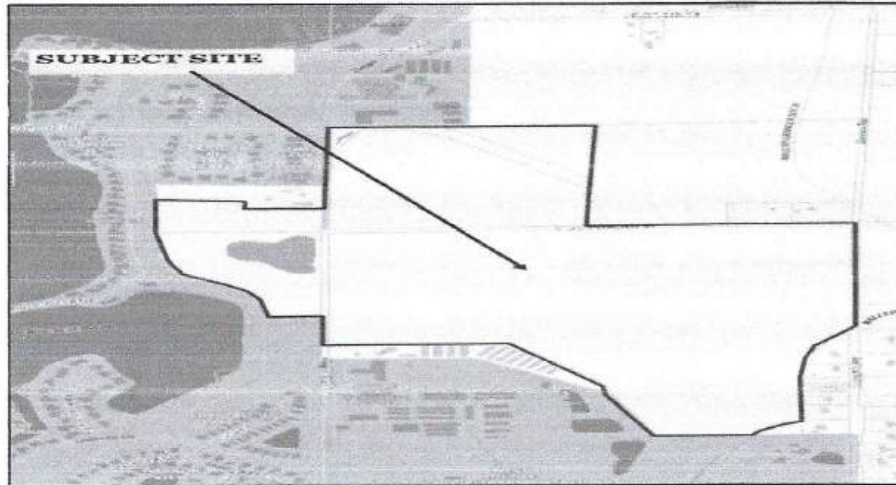
Melanie Peterson	Sacrament CA	96831 US	11/12/2024
Cindy Oxley	Indianapoli IN	46220 US	11/12/2024
Deanna Mccluskey	Flint MI	48507 US	11/12/2024
Andy Wolfe	Indianapoli IN	46240 US	11/12/2024
James Daugherty	Noblesville IN	46060 US	11/12/2024
Jodi Wolfe	Indianapoli IN	46240 US	11/12/2024
Jeanine Uglum	Noblesville 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	Indianapoli IN	46222 US	11/12/2024
Gwen Hays	Indianapoli 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
Joe Gasparly	Noblesville IN	46034 US	11/13/2024
stef savastio	Philadelpho PA	19142 US	11/13/2024
kenny kight	Columbus OH	43228 US	11/14/2024
wendy Ahrens	Denver CO	80203 US	11/14/2024
William Webb	Noblesville IN	46060 US	11/14/2024
casey heim	Noblesville IN	46060 US	11/14/2024
Mitchell Rockwell	Noblesville IN	46062 US	11/14/2024
Mari Ottinger	Noblesville IN	46062 US	11/14/2024
tammy armfield	Indianapoli IN	46254 US	11/14/2024
Sarah Day	Alexandria VA	22314 US	11/14/2024
Joseph K	Modesto CA	95355 US	11/14/2024
Susan Weaver	Noblesville IN	46062 US	11/14/2024
Allison Labrie	Indianapoli IN	46222 US	11/14/2024

Carol Elliott	Cicero	IN	46034	US	11/15/2024
Jennifer Labrie-Deem	Cicero	IN	46034	US	11/15/2024
Nicholas Deem	Cicero	IN	46034	US	11/15/2024
Jan HELMS	Noblesville	IN	46060	US	11/15/2024
Elizabeth Johnson	Monroe	NC	28110	US	11/15/2024
Erika Rikhiram	Clermont	FL	34711	US	11/15/2024
Mia Zhao	Staten Island	NY	10304	US	11/15/2024
Elna Delissaint	Delray Beach	FL	33446	US	11/15/2024
Patti Frank	Indianapolis	IN	46229	US	11/15/2024
Jennifer Furnish	Noblesville	IN	46062	US	11/15/2024
Pamela C Louks	Cicero	IN	46034	US	11/15/2024
Katie LaFollette	Indianapolis	IN	46250	US	11/15/2024
Jade Hurley	Indianapolis	IN	46280	US	11/15/2024
Jean Labrie	Cicero	IN	46034	US	11/15/2024
Glenna Guthrie	Noblesville	IN	46062	US	11/15/2024
Faye Snodgress	Zionsville	IN	46077	US	11/15/2024
Rosa Rodriguez	Indianapolis	IN	46240	US	11/15/2024
William Leonard	Indianapolis	IN	46226	US	11/15/2024
Laura Bayless	Westfield	IN	46074	US	11/15/2024
Judi Culy	Noblesville	IN	46062	US	11/15/2024
Jodi Stewart	Lebanon	IN	46052	US	11/16/2024
Kelly Randonis	Westfield	IN	47074	US	11/16/2024
Carolyn Kiovsky	Fishers	IN	46038	US	11/16/2024
Theresa Castillo	Indianapolis	IN	46201	US	11/16/2024
Olivia Braun	Indianapolis	IN	46260	US	11/16/2024
Velinda Kish	Indianapolis	IN	46256	US	11/16/2024
Ashley Austgen	Cicero	IN	46034	US	11/16/2024
Sara McKinney	Noblesville	IN	46060	US	11/16/2024
Amy Newell	Noblesville	IN	46062	US	11/16/2024
Linda Swanson	Noblesville	IN	46062	Antigua & E	11/16/2024
Mark Davidson	Noblesville	IN	46062	US	11/16/2024
Douglas Brucker	Noblesville	IN	46062	US	11/16/2024
Casey McCrady	Noblesville	IN	46062	US	11/16/2024
Katie Teague	Noblesville	IN	46062	US	11/16/2024
Markine Sipes	Muskegon	MI	49445	US	11/16/2024
John Gaus	Fishers	IN	46038	US	11/16/2024
Jack Newell	Indianapolis	IN	46235	US	11/17/2024
Devin Wright	Tampa	FL	33614	US	11/17/2024
Amber Bilbrey	Indianapolis	IN	46227	US	11/17/2024
Donna Jo Bowles	Indianapolis	IN	46205	US	11/17/2024
Alan Kassan	Indianapolis	IN	46205	US	11/17/2024
Stephanie Sommervold	Fishers	IN	46037	US	11/17/2024
Pat Lang	Noblesville	IN	46062	US	11/17/2024
Mallori Young	Ferndale	MI	48220	US	11/17/2024

Sherry Stepp	Noblesville IN	46062 US	11/17/2024
Molly Vaught	Noblesville IN	46060 US	11/17/2024
Amber Harvey	Noblesville IN	46062 US	11/17/2024
Tiffani Haley-Hanan	Noblesville IN	46060 US	11/17/2024
Audrey Sweesy	Noblesville IN	46062 US	11/17/2024
Jerry Schulenburg	Noblesville IN	46062 US	11/17/2024
LeGrand Clark	Noblesville IN	46062 US	11/17/2024
Tina Boyum	Noblesville IN	46062 US	11/17/2024
Christine Kechkaylo	Indianapoli IN	46218 US	11/17/2024

**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.

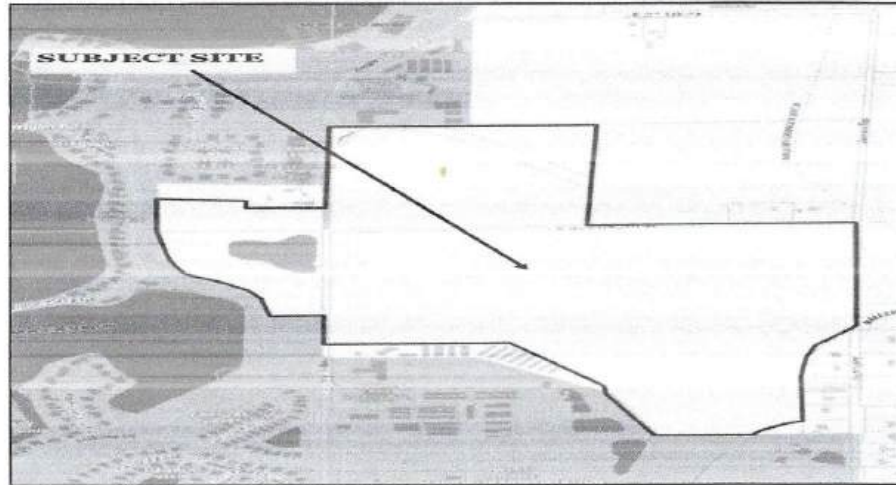
Printed Name: Mike Maloy

Address: 734 Dorchester

Signature: Mike Maloy

**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.

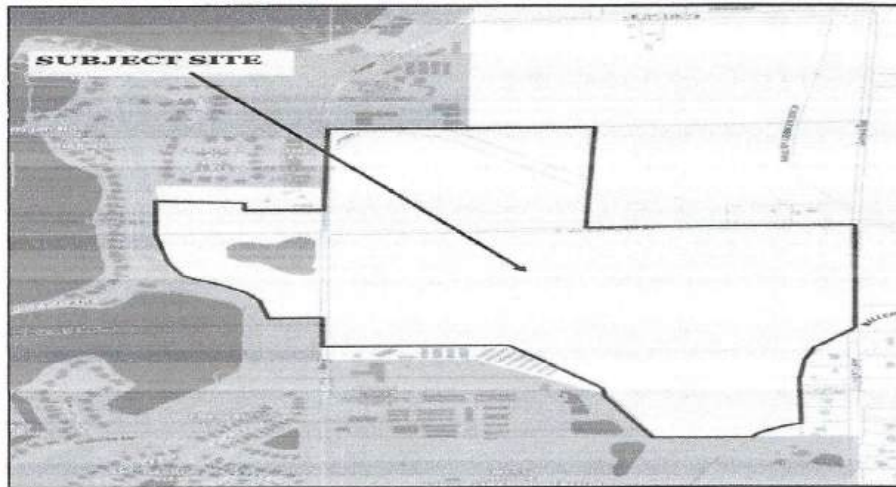
Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important 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: Nicole Maloy
Signature: N Maloy

Address: 734 Dorchester

**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: Makenna Maloej Address: 734 Dorchester
Signature: Makenna Maloej

**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):

NR 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.

NR 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.

NR 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.

NR 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.

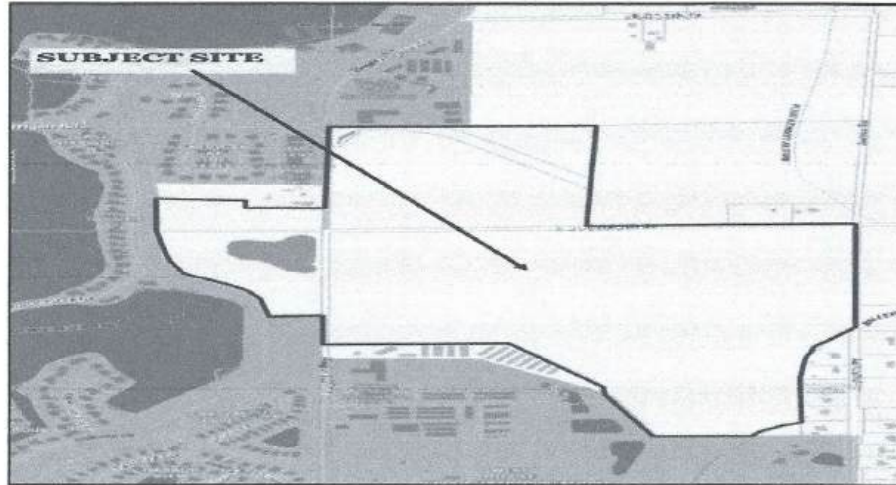
Printed Name: Aaron Resic, LLC

Signature: [Handwritten Signature]

Address: 105 Pluribus Park Lane
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):

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 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.

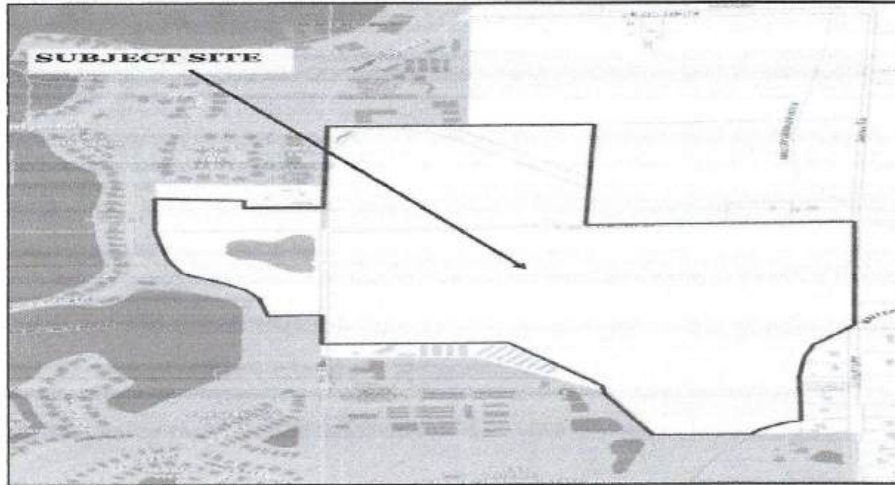
Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important 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: Lauren Resiak
Signature: Lauren Resiak

Address: 105 Harbour Trees Ln.
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):

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: William Ruan

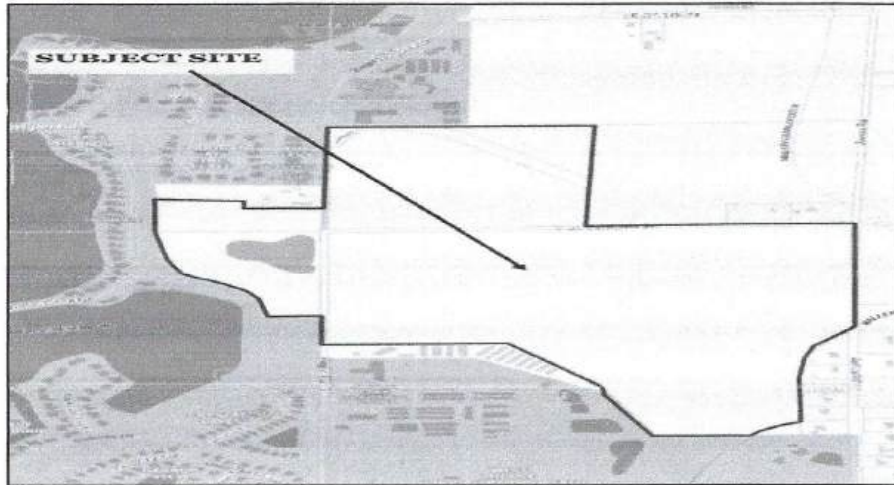
Address: 536 Country Way

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 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: Megan Renn

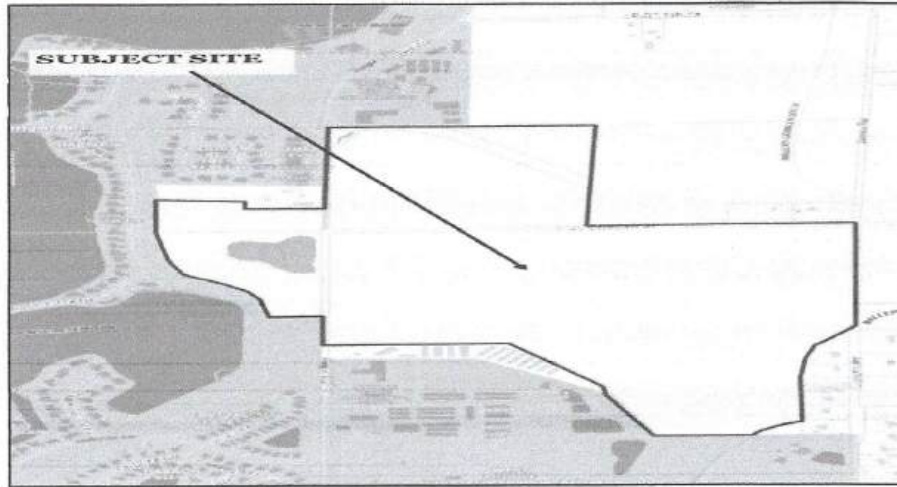
Address: 536 Coventry Way

Signature: Megan Renn

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):

- 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: Kimberly Cordial

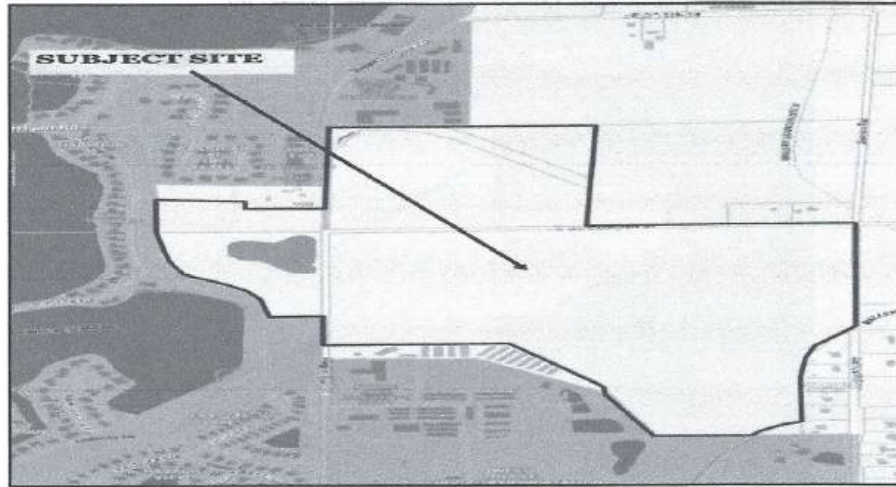
Signature: Kimberly Cordial

Address: 7281 Oakbay Dr.

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):

- 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: Thomas M Ryan

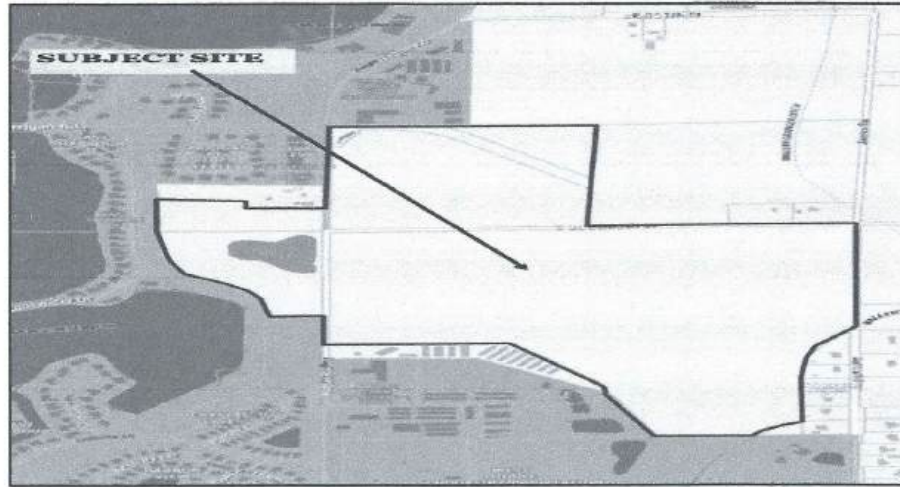
Address: 806 Banbury Rd

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 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: Adam Ross

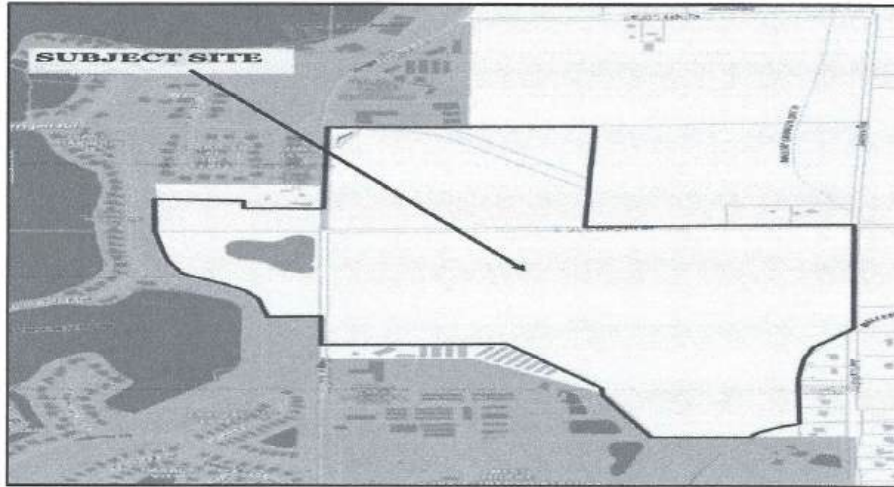
Address: 30 Hampshire Ct

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 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: Jeremy Sims

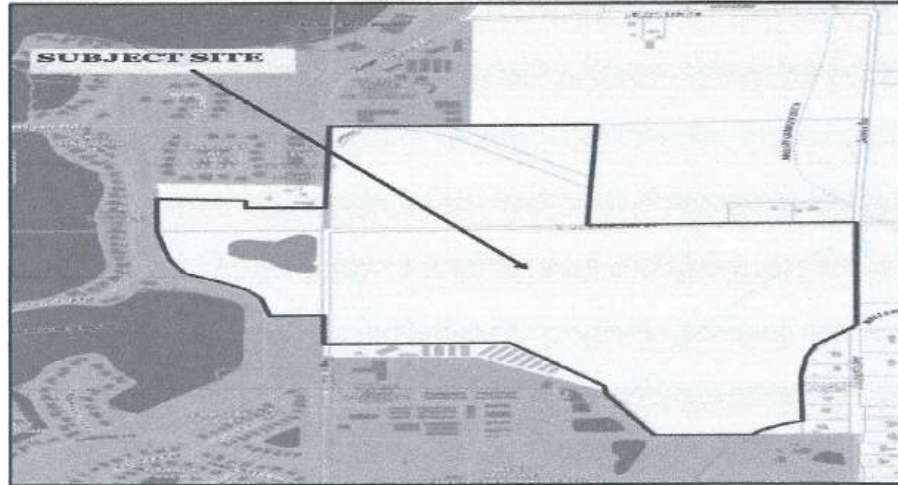
Address: 585 Monon Green Blvd

Signature: 

Carmel IN 46032

**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: Michael Shipman

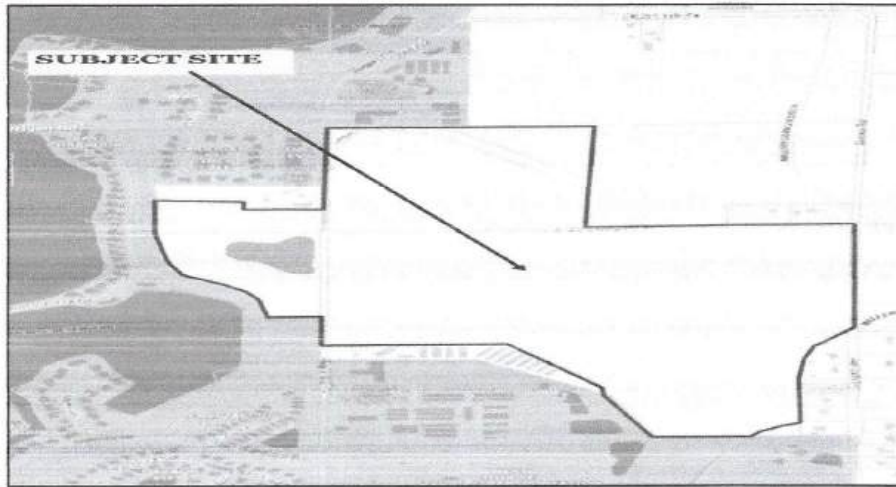
Address: 9418 Lindsey Ct

Signature: [Handwritten Signature]

Noblesville, IN 46060

**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: Jess Ross

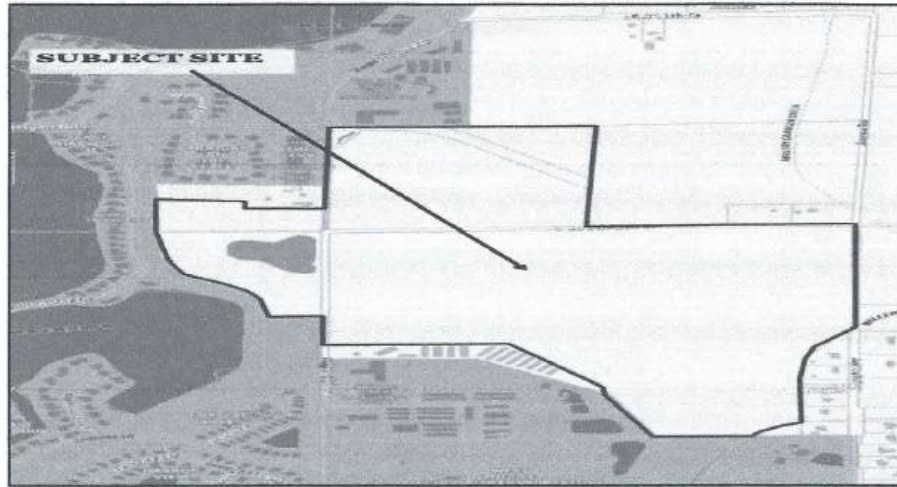
Address: 30 Hampshire Ct.

Signature: [Handwritten Signature]

Noblesville

**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.

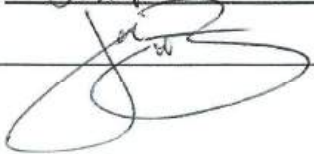
- ✓ **Environmental Condition and Consequences:** The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, 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: Joseph Boto

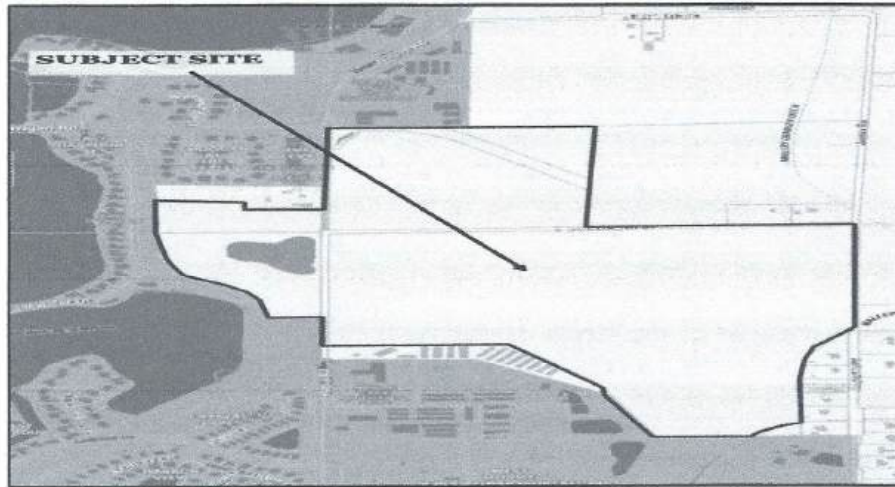
Address: 10332 LAKELAND DR.

Signature: 

FISHERS, IN 46037

**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: GRIFFIN PACKERINO

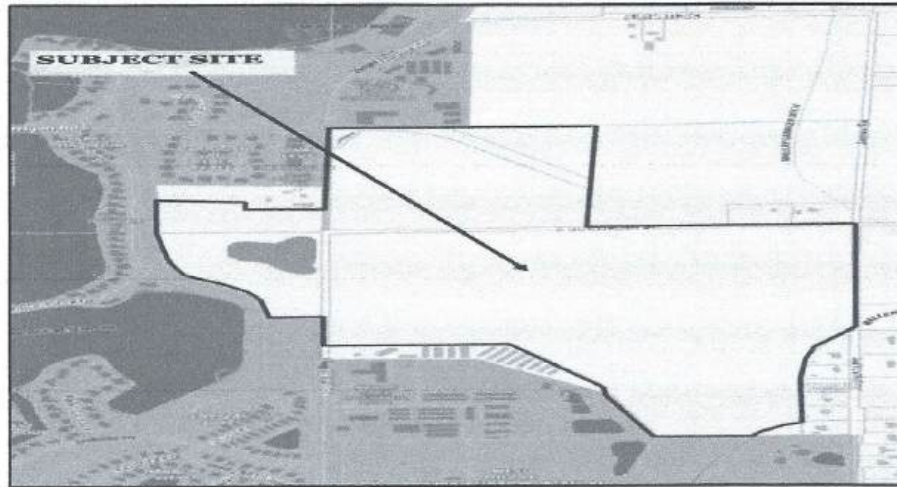
Address: 14186 Vestal Ct.

Signature: 

Camel, IN 46033

**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: JEFF ALEXANDER

Address: 700 CAREWON DR

Signature: *Jeff Alexander*

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):

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.

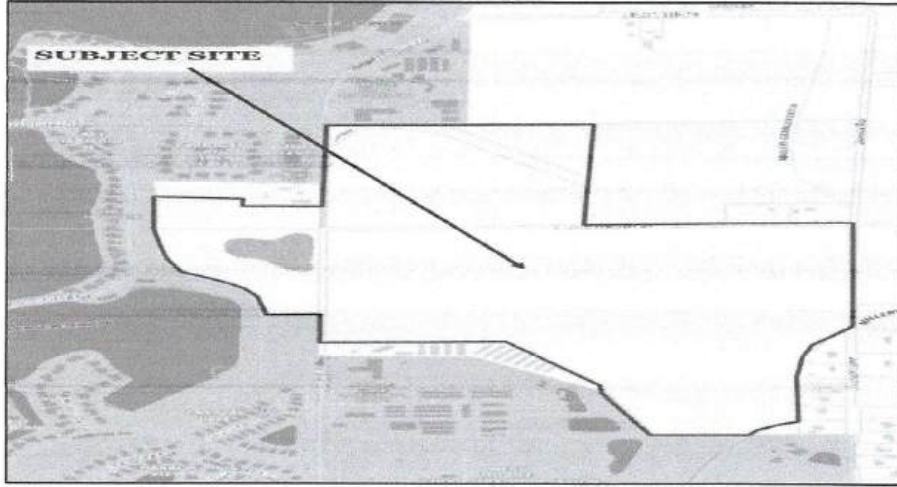
Printed Name: Molly Vaught

Address: 614 coventry way noblesville in 46062

Signature: 

**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.

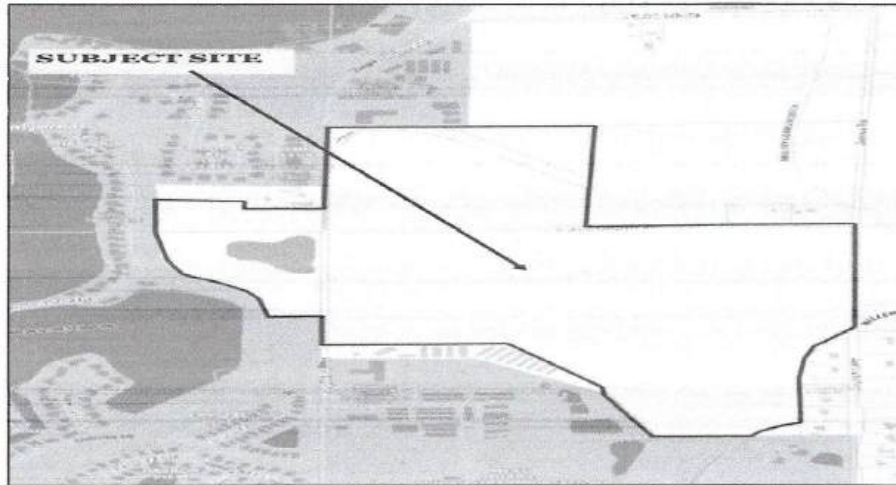
Negative Impact on Property Values: I believe this development will substantially, negatively impact my property values. The West Pointe portion is very close to my property and concerns me tremendously. That area is undeveloped, replete with trees, and serves as a habitat to a diverse and important wildlife population. Surrounding properties have always 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: Shirley Padgett
Signature: Shirley Padgett

Address: 300 Chamberlain Cir
Noblesville, IN

**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:

Amber HARVEY

Address:

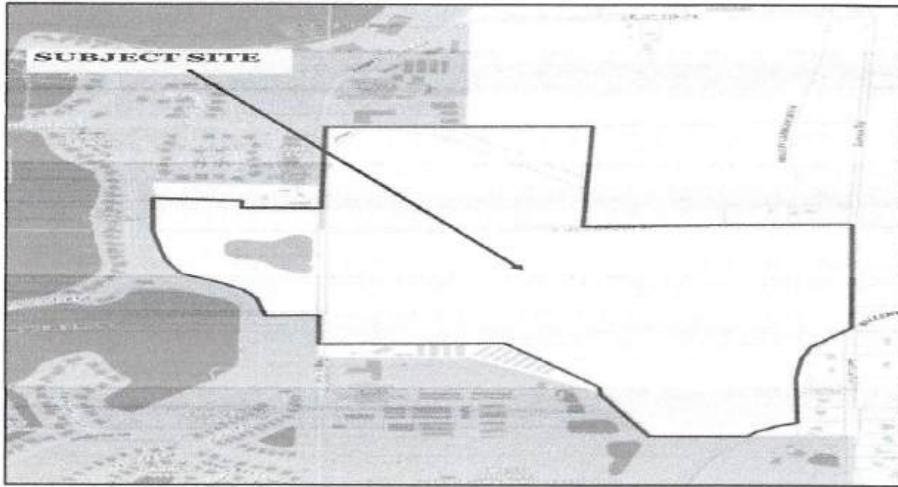
703 Doreche Stare

Signature:

Noblesville, IN

**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: DANA HARVEY

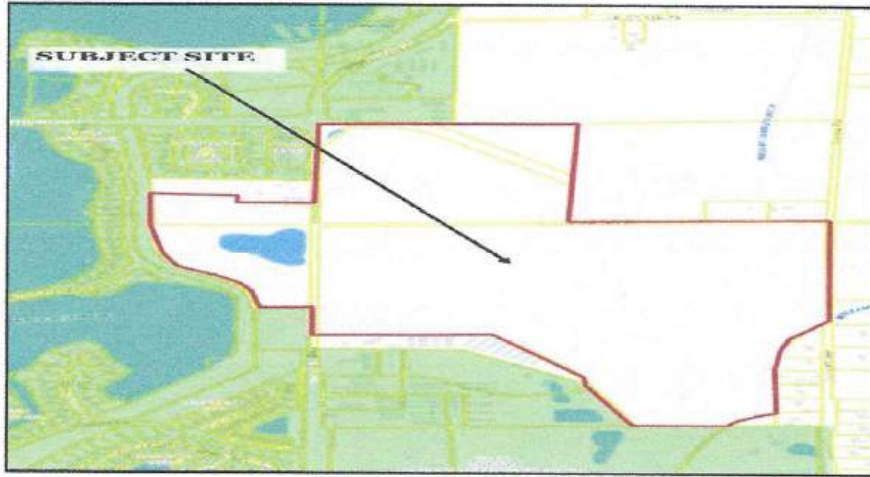
Address: 730 DORCHESTER

Signature: 

NOBLESVILLE, IN

**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.

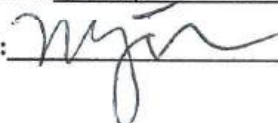
Environmental Condition and Consequences: The Development is proposed to be built on or in the periphery of 4.23 acres of areas designated on the wetlands map of US Fish and Wildlife Service. According to IDEM, wetlands serve important functions including but not limited to: recharging aquifers, protecting 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: MATT VAUGHT

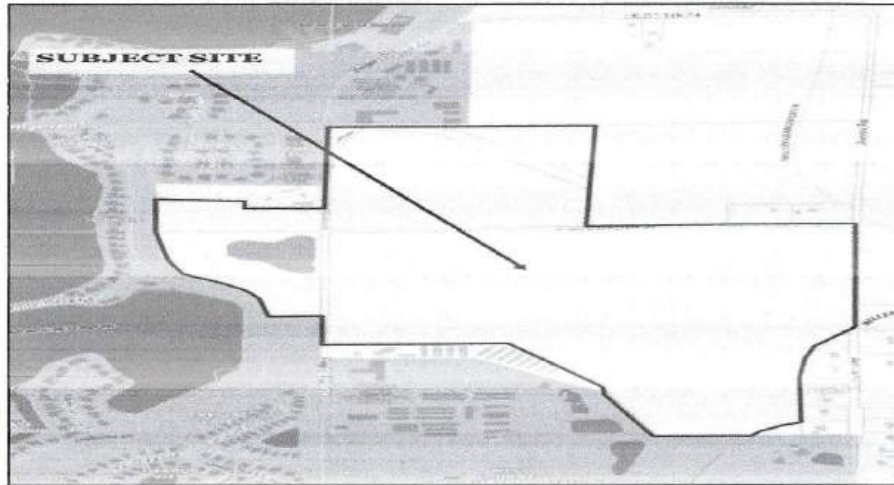
Address: 614 COVENTRY WY.

Signature: 

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):

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. Additionally, 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 numerous trees and shrubs. That area is undeveloped, mostly 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 complex. This will harm the property values of the surrounding properties, including my property.

Printed Name:

Shelly Alexander

Address:

700 Clarendon Drive

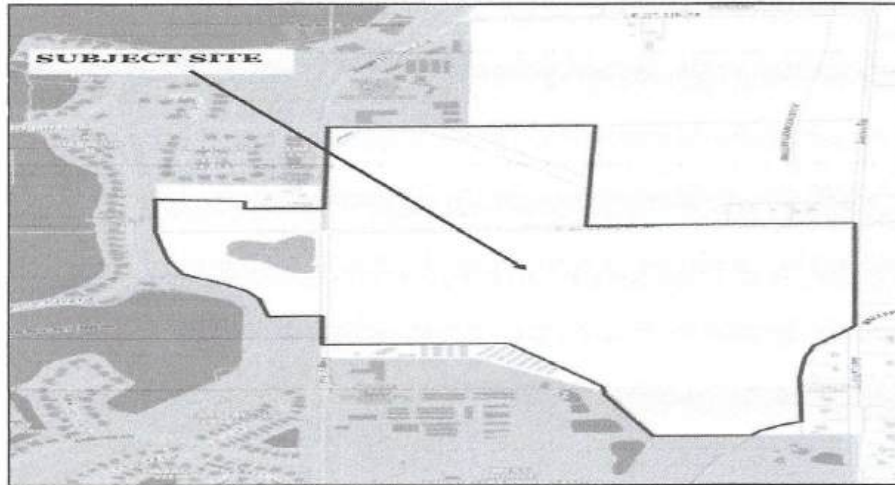
Signature:

Shelly Alexander

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):

- 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:

Heidi Sealer

Address:

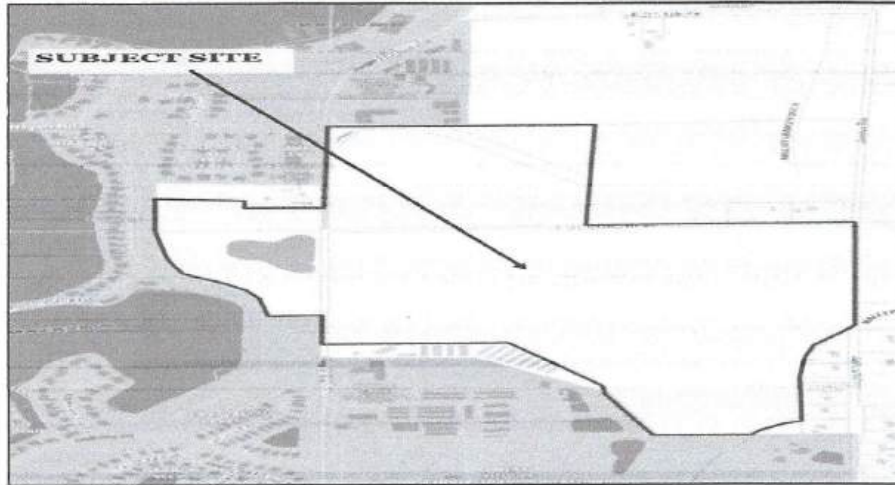
608 Foxbury Ln
Noblesville, IN 46062

Signature:

Heidi Sealer

**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:

Saba Lassiter

Address:

400 Longford Way

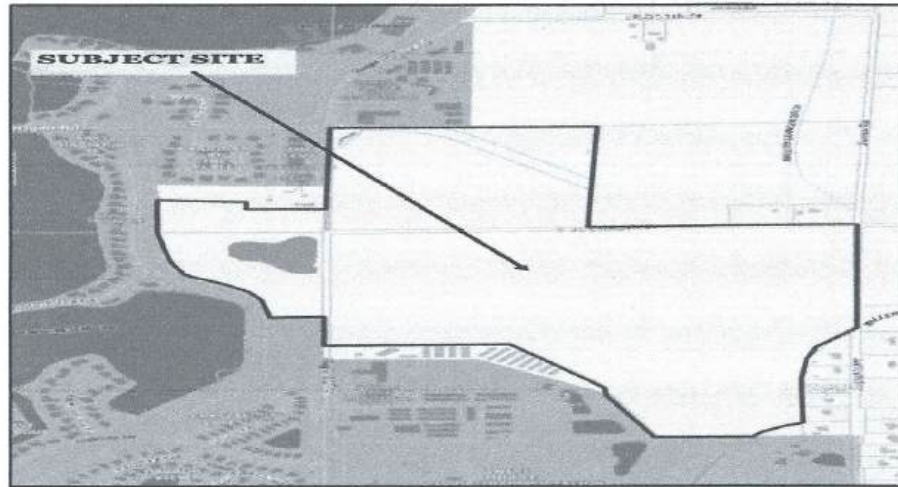
Signature:

Saba Lassiter

Noblesville, IN 46072

**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 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: 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: BRIAN LASSITER

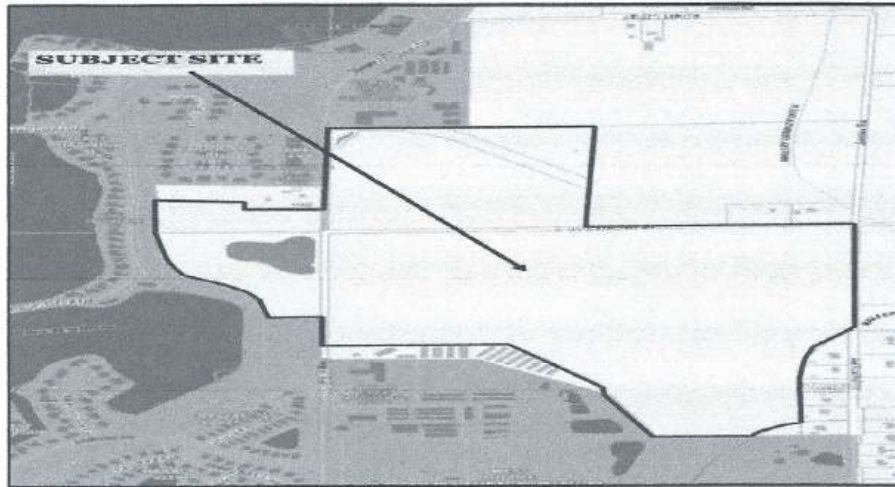
Address: 600 LONGFORD WAY

Signature: *Brian Lassiter*

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):

- ✓ **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: _____

Laura Side

Address: _____

17459 Natchez Ct

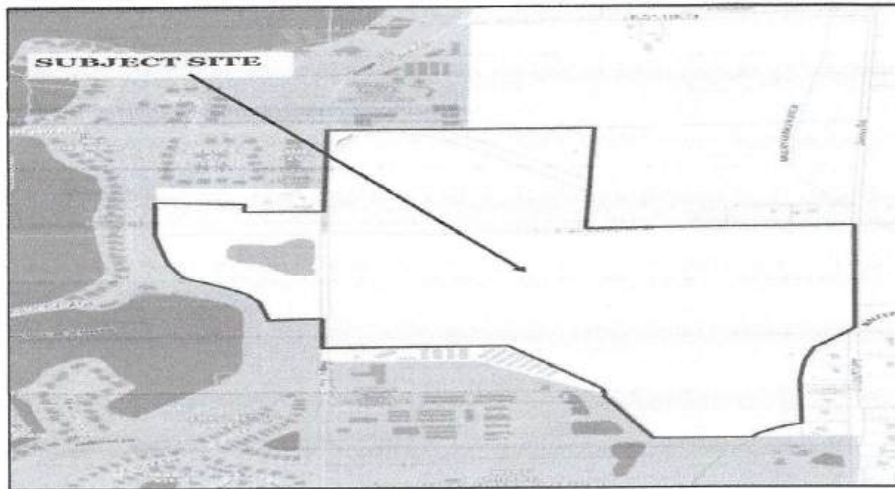
Signature: _____

Laura Side

Noblesville, IN

**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: CAROL MATTELY

Address: 11039 CHATEL PARK DR N

Signature: *Carol Matthey*

NOBLESVILLE, IN 46060

**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.

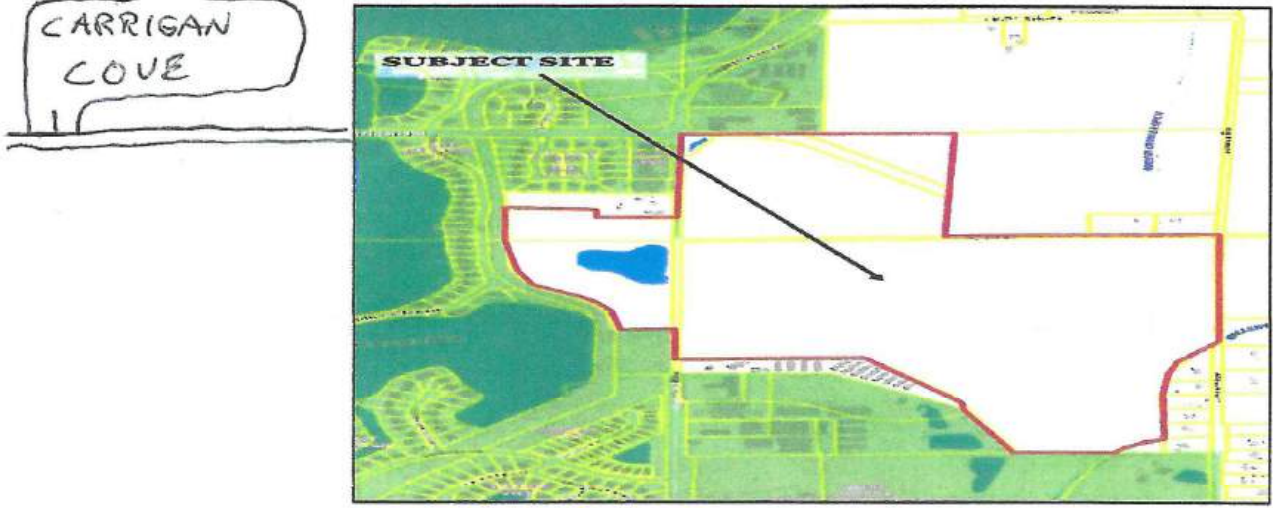
Printed Name: Nicole Butler
Signature: *Nicole Butler*

Address: 5431 Aegis Drive
Noblesville, IN 46062

nicole.renu7@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 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: *CARRISAN COVE*



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.

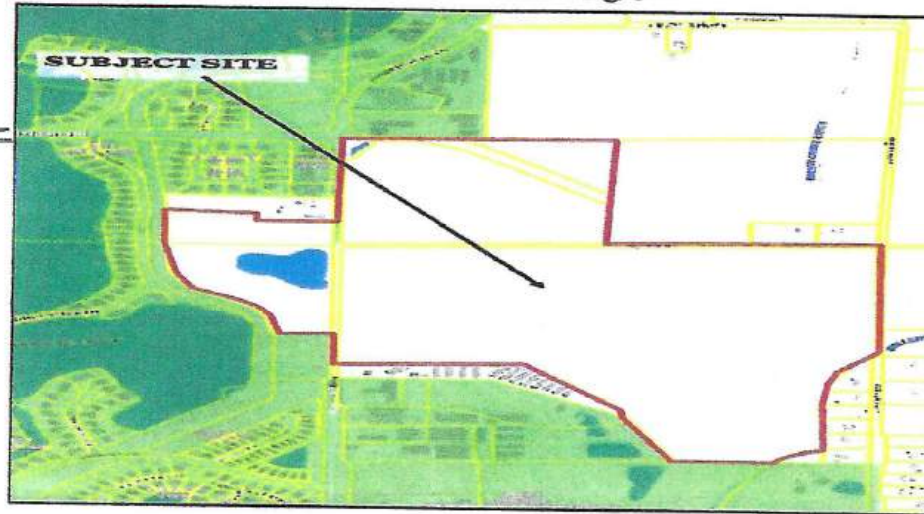
Printed Name: Jeff + Charlene Strebing
Signature: Charlene Strebing Jeff

Address: 7137 Waterview Pt.
Noblesville 46002

**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: CARRIGAN COVE

CARRIGAN
COVE



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: Chuck Williamson

Address: 21171 Carrigan King
Noblesville IN 46062

Signature: [Handwritten Signature]

**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: *CARRIGAN COVE*

*CARRIGAN
COVE*



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: Heidi Williamson

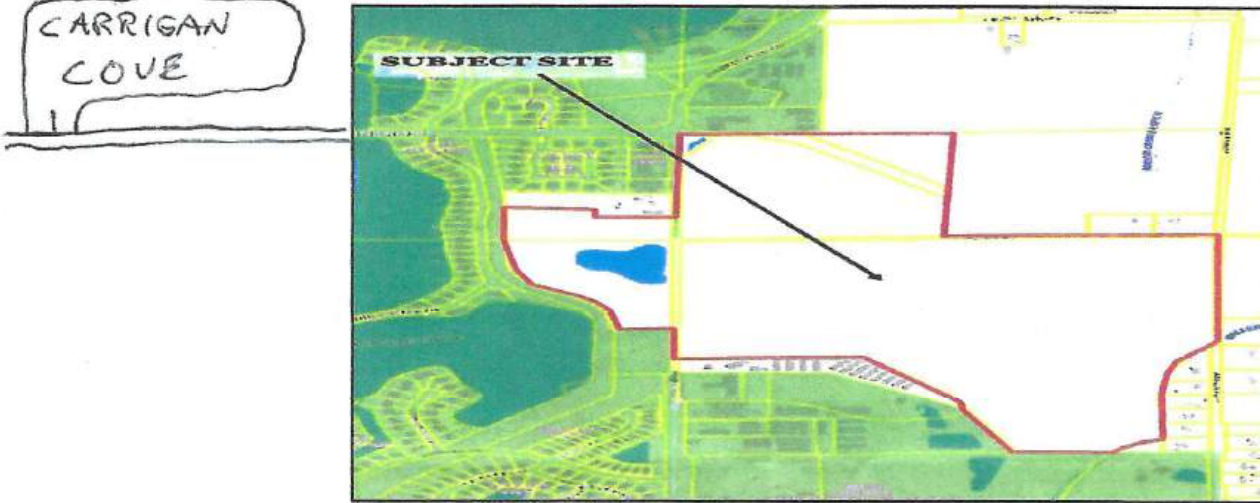
Address: 2117 Carrigan Crossing

Signature: *Heidi Williamson*

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: *CARRIGAN COVE*



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: Mary Anne Price Kirk Price

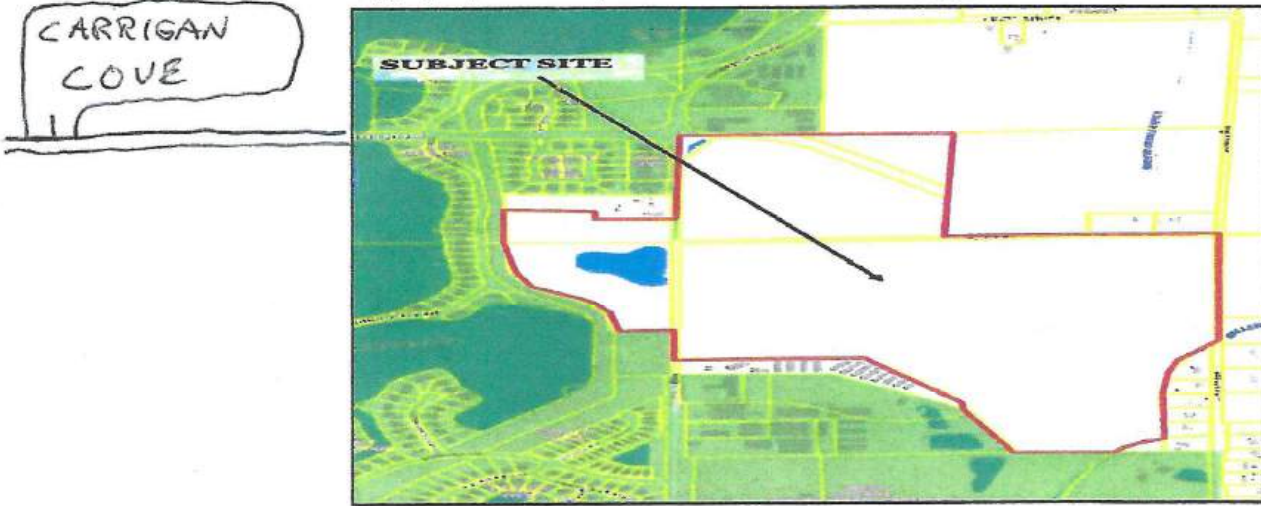
Address: 21154 Carrigan Crossing

Signature: Mary Anne Price Kirk R

Noblesville IN 46062

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

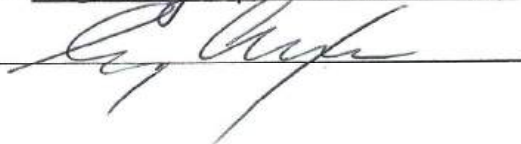
I respectfully request that the Noblesville Planning Commission and Noblesville City Council **REJECT** LOR Rangeline, LLC's Applications LEGP 0192-2024 and LEGP 0208-2024 (the "Applications") for rezoning to create the Morse Village Planned Development (the "Development"). I have circled my property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



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: Greg Alexander

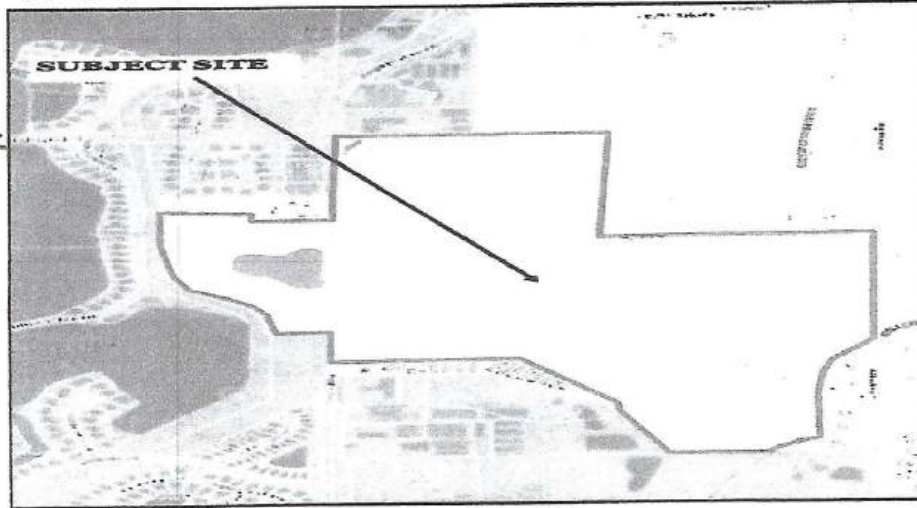
Signature: 

Address: 7169 WATERVIEW PT.
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: *CARRISAN COVE*

*CARRISAN
COVE*



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 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: 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: Brenda J. Turvek

Signature: *Brenda J. Turvek*

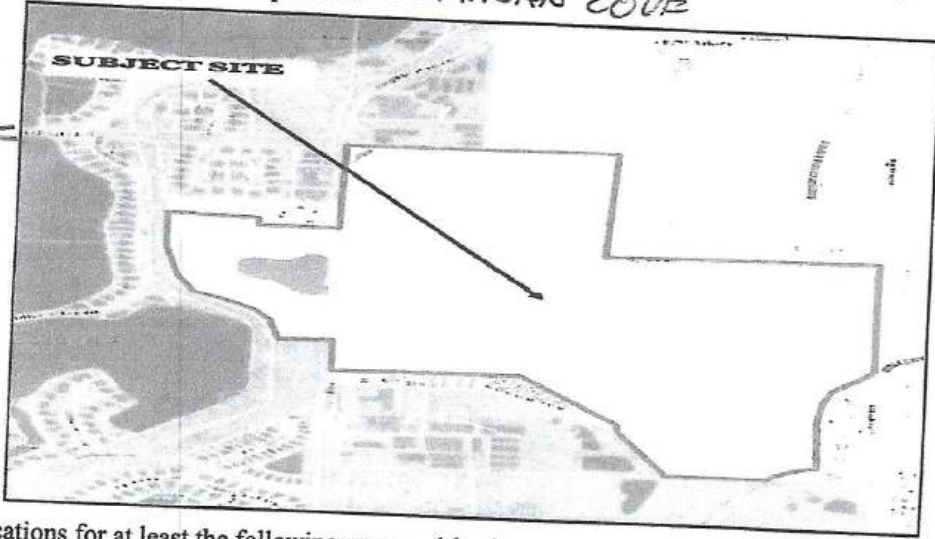
Address: 7248 Kabrivan Point

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: CARRISAN COVE

CARRISAN
COVE



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: THOMAS S TURNER

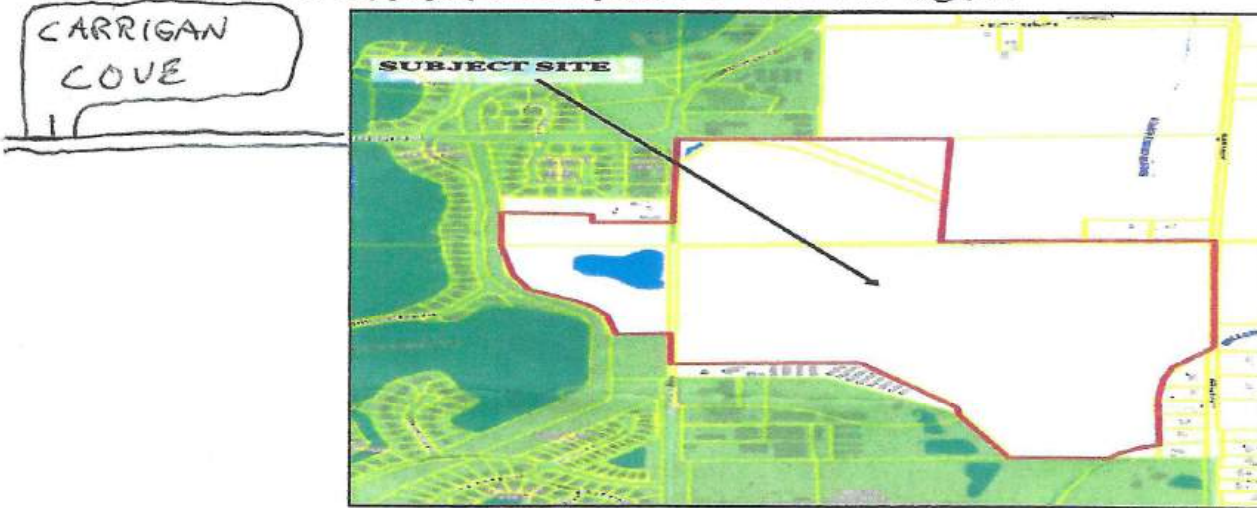
Address: 7248 WATERVIEW PT.

Signature: Thomas S Turner

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: *CARRISAN COVE*



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: MARK EVENSON

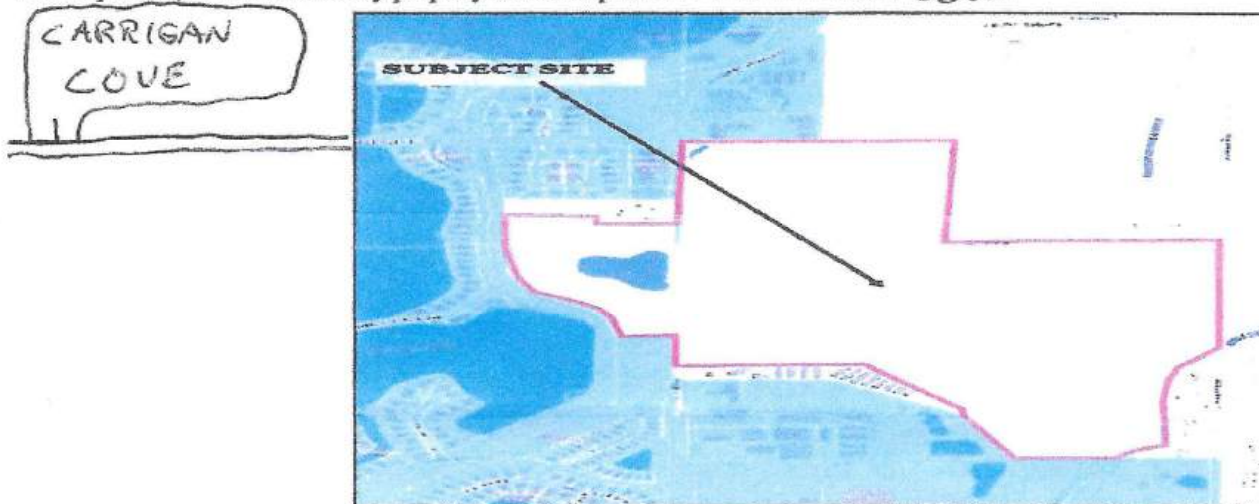
Address: 21188 WESTBAY CIRCLE

Signature: *Mark Evenson*

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: CARRISAN COVE



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: Sally Evenson

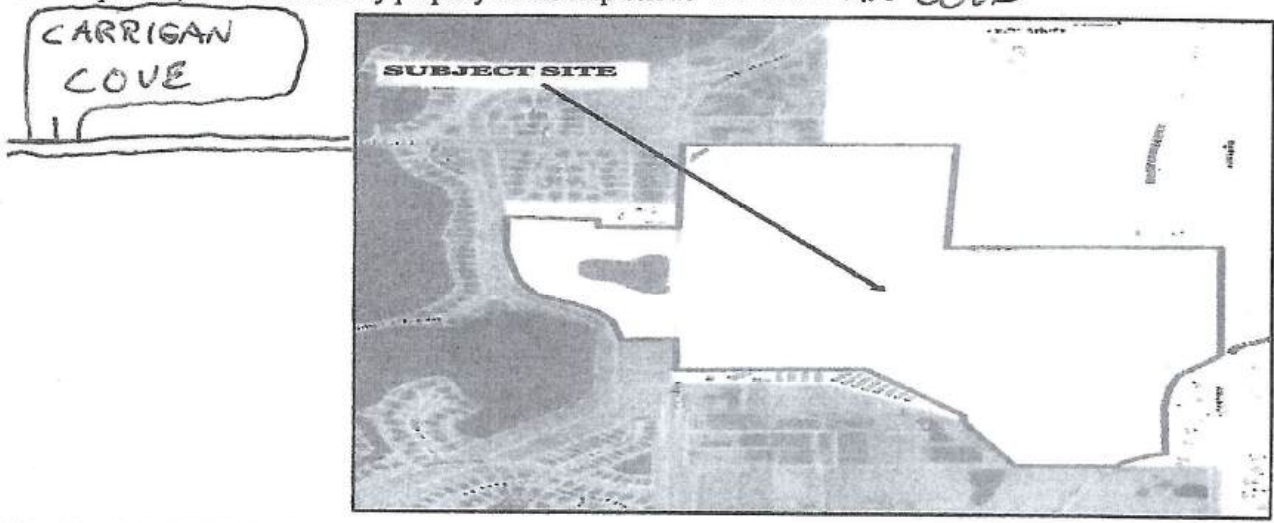
Address: 21188 WESTBAY CIRCLE

Signature: Sally Evenson

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: *CARRIGAN COVE*



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.

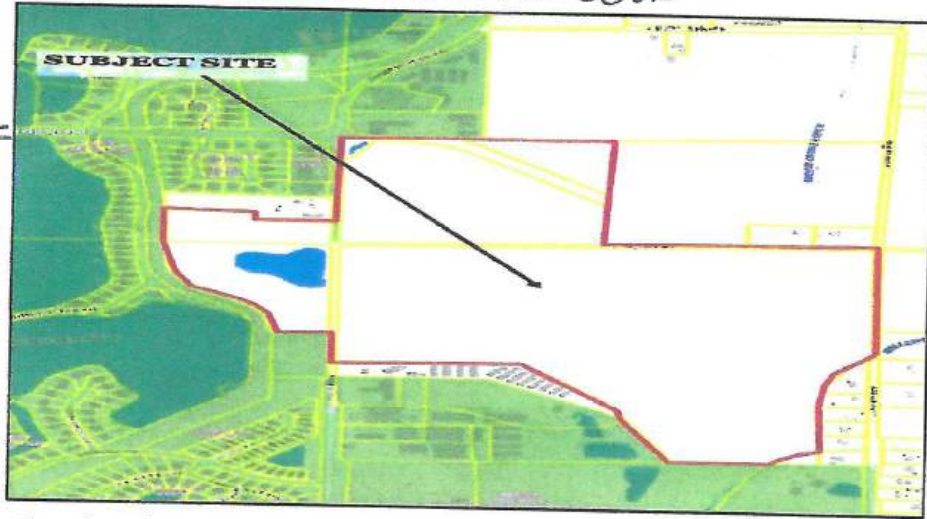
Printed Name: Dianne Modleski
Signature: *Dianne Modleski*

Address: 21121 Carrigan Crossing
Noblesville IN 46062
630 222 2837

**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: CARRISAN COVE

CARRIGAN
COVE



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 Dcnsity 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: Matthew Macleski

Signature: *Matthew Macleski*

Address: 21121 Carrigan Crossing
Noblesville, IN 46062
630-222-2837

**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: CARRIGAN COVE



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: JAYNE LANCASTER

Signature: Jayne Lancaster

Address: 7100 WATERVIEW PT.

NOBLESVILLE 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: *CARRISAN COVE*

*CARRISAN
COVE*



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: Jeff DeMasie

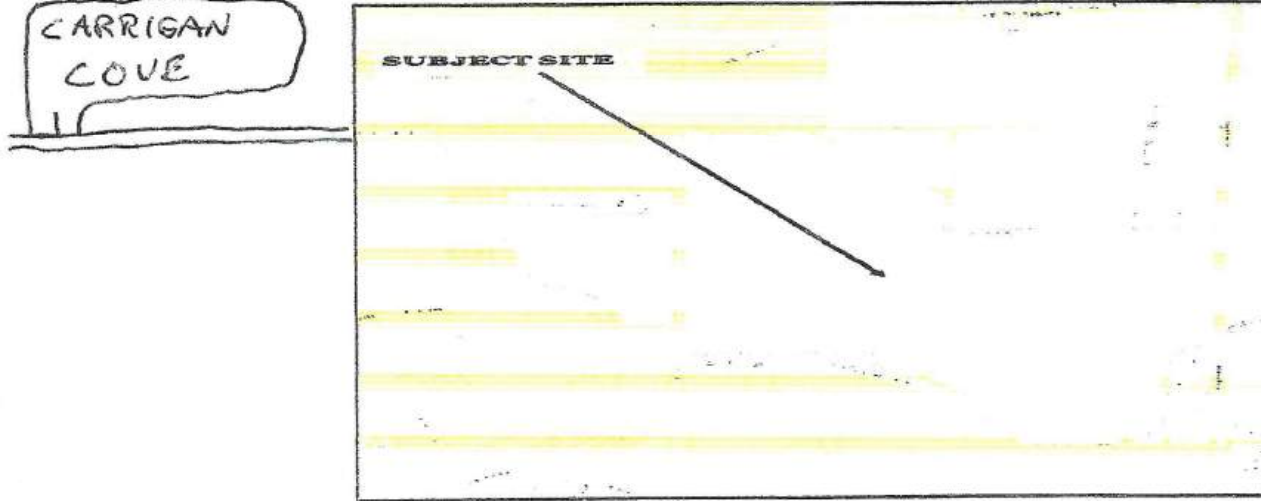
Address: 7202 WATERVIEW MT.

Signature: *Jeff DeMasie*

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: *CARRISAN COVE*



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: Kim DeMasie

Address: 7202 Waterwheel Pt

Signature: Kim DeMasie

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):

- 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: Gina M. Chiani

Address: North Harbour-neighborhood
842 Dorchester Dr.

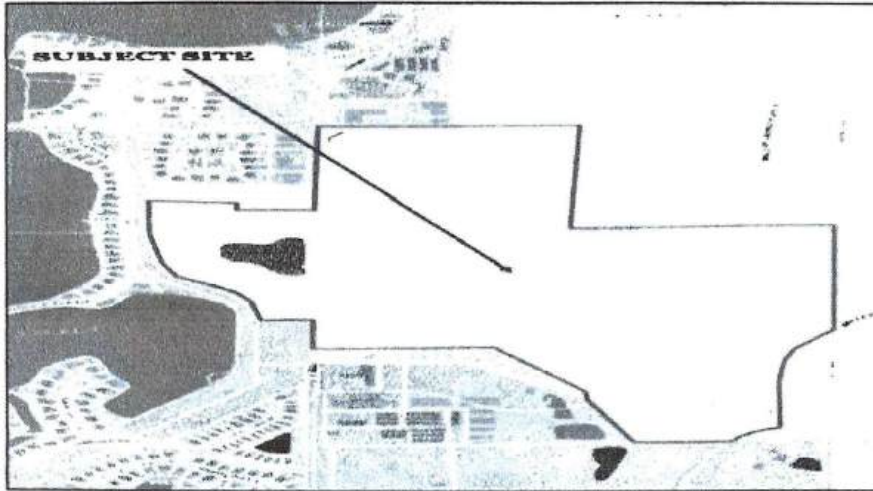
Signature: Gina M. Chiani

Noblesville

ginaandjim89@outlook.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 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: Klint Dougherty

Address: 410 Oxford Dr.

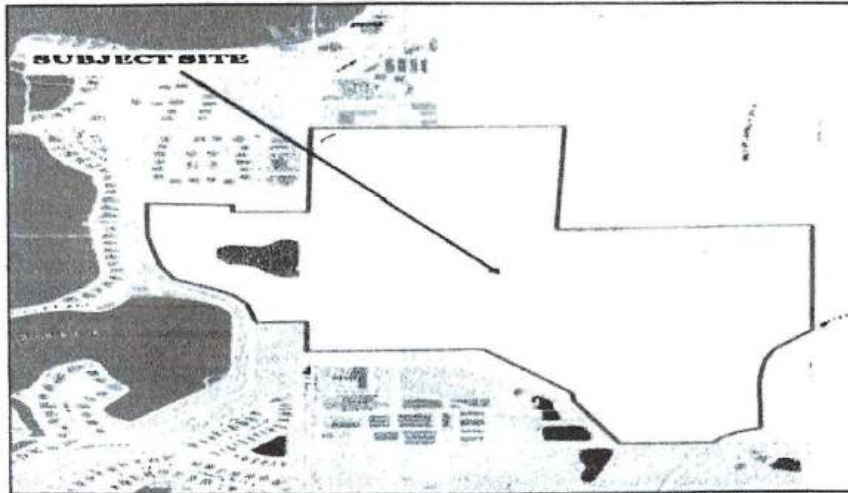
Signature: [Handwritten Signature]

Noblesville, IN 46062

kdoughe@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 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: Claire Dougherty

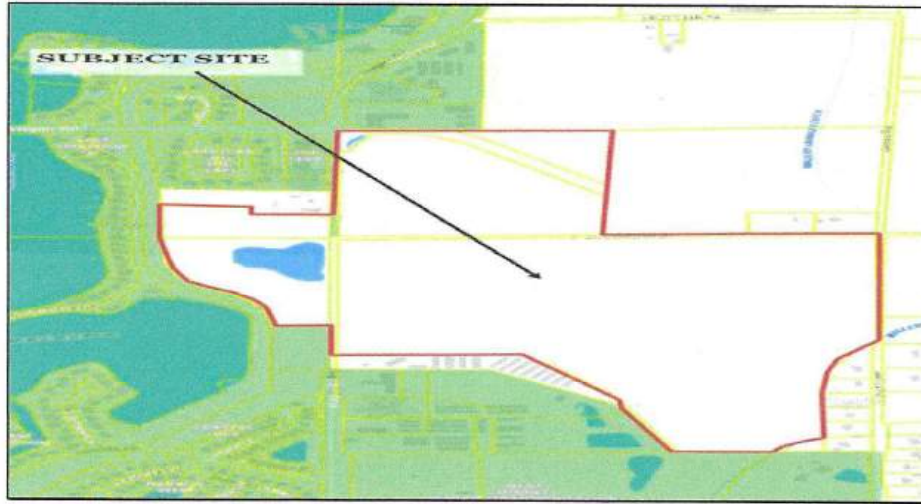
Address: 410 Oxford Dr

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 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: Kevin J. Juday

Address: 23 Hampshire Court

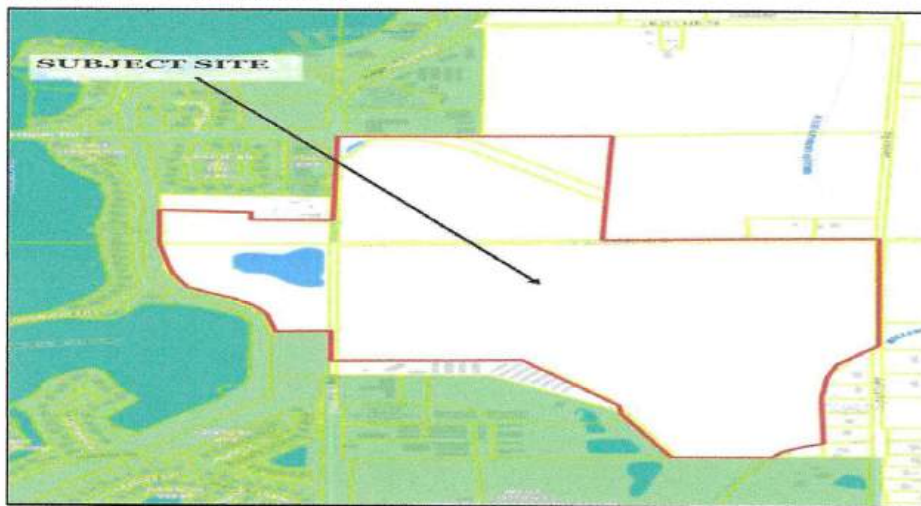
Signature: 

Noblesville, IN 46062

kevin-j-juday@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 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: Katie Teague

Address: 737 Dorchester Dr, Noblesville, IN 46062

Signature: *Katie Teague*

katictoler93@aol.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 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: Aaron Huffman

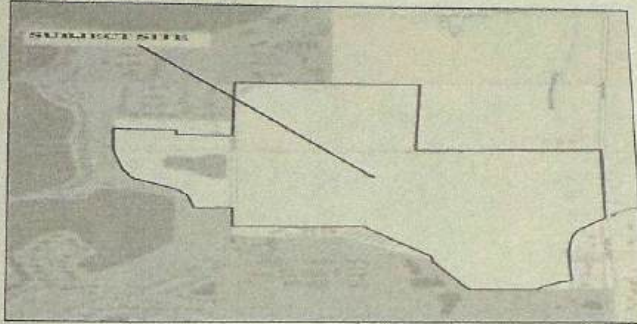
Address: 207 Sedwick Court, Noblesville IN 46062, United States

Signature: 

huffman.aaron.m@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 LEGP D192-2024 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):

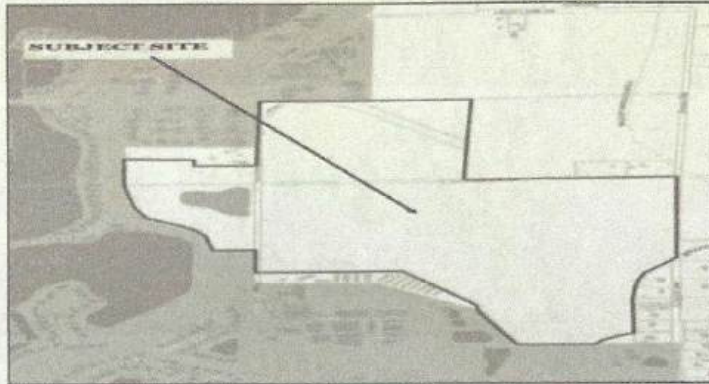
- Contrary to the Comprehensive Plan:** The proposed Development is in direct conflict with the Noblesville Comprehensive Plan. The West Pointe portion is in an area designated as "Residential" on the Future Land Use Map. This means the predominant use for the area is "one to two-unit single family residential," 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: Lee Ann Coppess
Signature: Lee Ann Coppess

Address: 20216 Marie Ct.
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):

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:

Stephanie Wirkner

Address:

2113 DAKOTA DR
NOBLESVILLE, IN 46062

Signature:

[Handwritten Signature]

bwirkner@hotmail.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 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: _____

Kimberly McCaslin

Address: _____

266 Sioux Circle

Signature: _____

Kimberly McCaslin

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):

- 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 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:** 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:

Frederick Lalley & Cathy Lalley

Address:

261 Sioux Circle

Signature:

Frederick Lalley & Cathy Lalley

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):

- 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: Joseph Mannelly

Address: 250 Sioux Cir

Signature: Joseph Mannelly

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):

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.

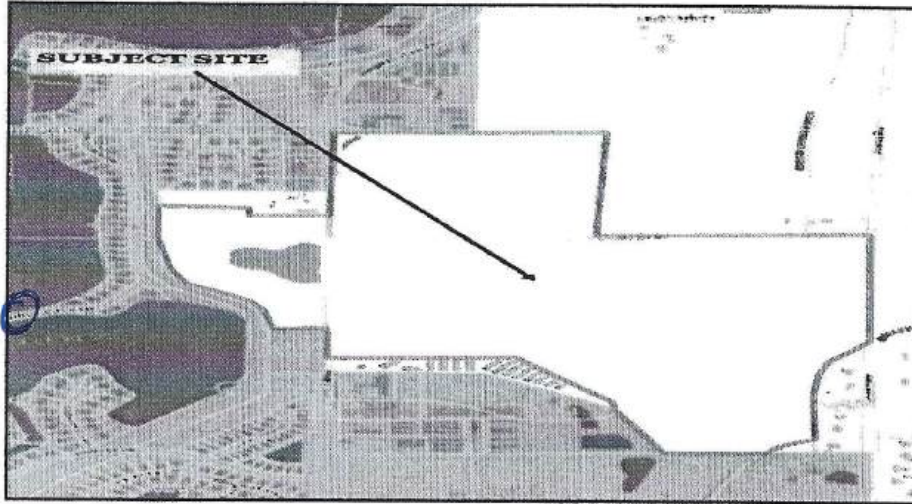
Undesirable Use/Irresponsible Development: The Development is not a desirable use for the land. The UDO states that each zoning district is designed to "accomplish a specific purpose," "encourage a particular type of development," and "protect that development from being encroached upon by incompatible 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.

X **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: JOANN Brinker-Mannelly Address: 250 SIOUX CR
Signature: Joann Brinker Mannelly 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):

REJ 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.

REJ 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.

REJ 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.

REJ 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: Douglas E. Greer

Address: 209 Edgewater Drive

Signature: *Douglas E. Greer*

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):

JMG **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 3-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.

JMG **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.

JMG **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.

JMG **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: Joanne M. Greer
Signature: Joanne M. Greer

Address: 209 Edgewater Dr.
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):

- 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: James Collins

Address: 298 Watershed Ct.

Signature: *James Collins*

Noblesville

**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: Tammy Collins
Signature: Tammy Collins

Address: 298 Watershed Ct
Noblesville

**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: Diana & James Moore Address: 131 Edgewater Dr
Signature: Diana Moore Noblesville, IN
James Moore 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):

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.

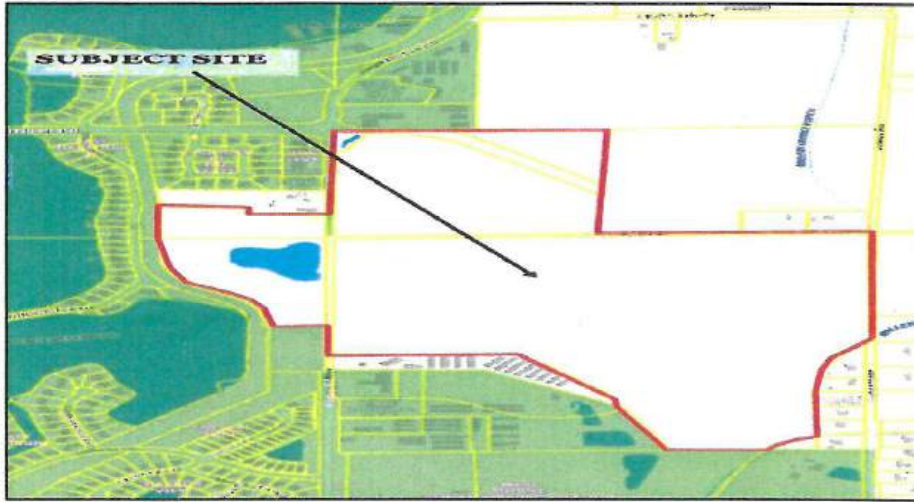
Printed Name: Cameo Moore

Signature: Cameo Moore

Address: 297 Watershed Ct.
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):

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: Charlie Moore

Address: 297 Watershed Ct.

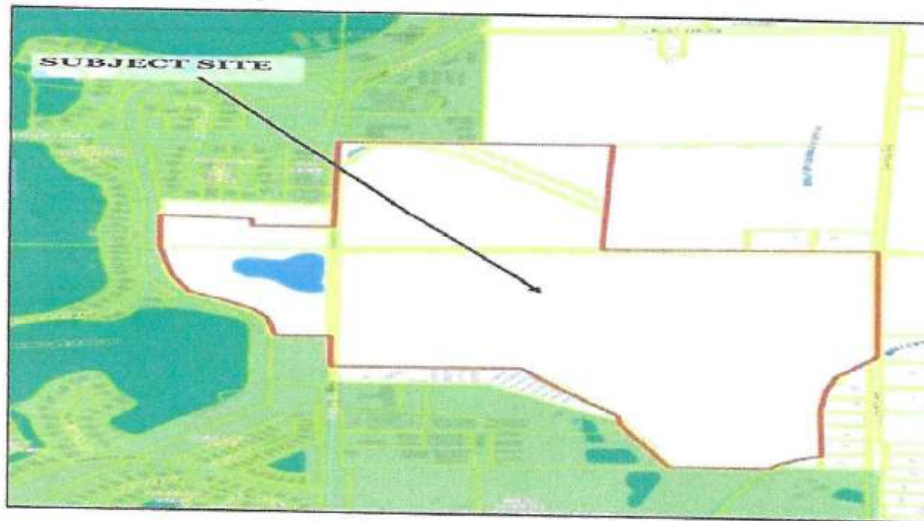
Signature: *Charlie Moore*

Noblesville, IN

46060

**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: WILLIE DUNCAN

Address: 21389 OAKVIEW DR

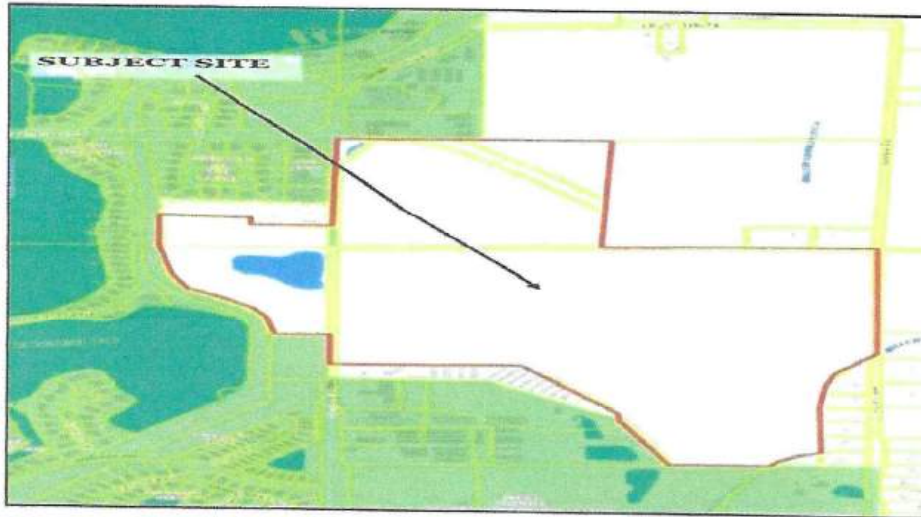
Signature: Willie Duncan

NOBLESVILLE, IN 46062

OAKBAY

**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 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:** 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: Mary Duncan

Signature: Mary Duncan

Address: 21389 Oakview Drive

Noblesville, IN 46062

Oak Bay

**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:

X
North Harbour
on Morse



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

X **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.

X **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.

X **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.

X **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 contains my property.

**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:

X
North Harbour
on Morse



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

X **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.

X **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.

X **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 "RI-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.

X **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: Gary W. Tighe ~~XXXXXXXXXX~~ Address: 433 Trilbey Court
Noblesville, IN 46062

Signature: 

gwtighe@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 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:

X North
Harbour



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

X

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.

X

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.

X

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.

X

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:

Kim Tighe

Address:

433 Trilbey Court

Signature:

Kim Tighe

Noblesville, IN 46062

"EXHIBIT B"

November 13th, 2024
Eric Forney
9800 Crosspoint Blvd
Indianapolis IN 46256
eric@livian.com

Noblesville Planning Commission
16 S 10th St #150, Noblesville, IN 46060

Subject: Proposed Housing Development

I am writing about the proposed housing development at Morse Village. As Senior Vice President of Industry and Lead Analyst for Livian, a nationwide real estate firm, I urge the Commission to consider the project's long-term environmental, economic, and community risks.

The area under consideration is vital to the local ecosystem. Wetlands filter water, control floods, sequester carbon, and support diverse wildlife. Preserving them aligns with environmental priorities and our community's commitment to sustainability.

The proposed development poses risks to the long-term economic health of the surrounding community, including the decline in real property values. Homes adjacent to the development will experience a relative decrease in market value due to reduced privacy and increased density. Studies show that proximity to similar natural spaces boost property values by 7–12%, making their preservation a sound economic decision for the entire area. Furthermore, neighborhoods that lose privacy and aesthetic appeal see slower property appreciation, impacting homeowners' equity and the town's tax base.

By prioritizing developments that enhance, rather than diminish, the character of the area, the Commission can protect residents' investments and the community's financial stability. Adding dense housing here would increase traffic, posing safety risks for pedestrians and cyclists in residential areas. Nature's beauty and tranquility are vital to a neighborhood's appeal. Removing access to nature diminishes community well-being and deters prospective buyers, who value privacy and open spaces. By protecting these attributes, the Commission ensures that the community remains a desirable place to live, work, and raise families.

While the need for housing is undeniable, as a community we must balance development with environmental and community considerations. Thus it is essential to explore alternative locations and designs that do not compromise ecological systems or the long-term interests of our community residents.

Please consider all irreversible impacts carefully and prioritize solutions that align with a shared vision for a sustainable, prosperous community.

Thank you for your time and consideration. I am available to provide additional information or discuss these concerns further at your convenience.

Sincerely,



Eric Forney
SVP of Industry Livian