

Agenda Item #1

Case Number	BZNA-0078-2019	Property Size	5.00 AC
Address	15720 Hazel Dell Road	Zoning	SR (Suburban residential)
Owner	Striker Property Group, LLC	Reviewer	Oksana Polhuy
Applicant	Steven Ramos (THINK Holdings, LLC)	BZA Meeting	July 1, 2019

Requested Action:

UDO § 8.B.1.B, Appendix C Variance of Use to permit an early learning center in a Suburban Residential zoning district.

Recommendation:

Approve. See Findings of Facts for Approval on page 4 and Conditions of Approval on page 5.

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11. Remonstrance Letters



ANALYSIS

The subject site is located on the east side of Hazel Dell Road, about 150 feet north of 156th street and 0.4 miles south of 161st street. It is a vacant parcel inside of the city limits surrounded by the residential uses on all sides (Exhibits 2 & 3). The applicant proposes to build a child care center, a use usually permitted in the commercial zoning districts, but not in the Suburban Residential zoning district that the subject site is in. Due to that, the applicant is requesting a land use variance pursuant to UDO §8.B.1.B and Appendix C to permit a child care center in Suburban Residential zoning district.

The applicant is a franchisee of LeafSpring school and already has one location in Hamilton County in Fishers, IN (Exhibit 9). The proposal for the subject site includes a 22,000-sf building and a playground at the back of the building (Exhibit 5). The center would be open 6:30 am through 6:30 pm, Mondays through Fridays, hosting children of ages ranging from 16 weeks to 11 years old. It has capacity for up to 337 children, but is planned for about 280-290 children. The outside look features mostly dark brown-red brick and white siding accents on gables (Exhibit 6 and 9).

One of the land use goals in the Comprehensive Plan is to encourage development that focuses on providing efficient services to the residential development that reflect surrounding residential character and intensity. The quadrant of Noblesville planning jurisdiction to the south of State Road 32 and west of Allisonville Road doesn't have any licensed child care centers (Exhibit 10). However, in the past fifteen years, the area around the subject site has seen a significant increase in high density single family developments that added more than 2,000 lots (e.g. Twin Oaks, West and East Haven at Noble West, Lake Forest, Essex, Lochaven of Noblesville) and more to be developed (e.g., Wood Hollow, Reserve at Woodside). Providing a daycare in an area that is saturated with families can provide an efficient service to the families in the surrounding community seeking a daycare nearby.

Other child care centers in Noblesville are typically built in residential and commercial zoning districts and are surrounded by the residential uses (Exhibit 10). Due to that, the location of the proposed child care center surrounded by the residential uses is a common appropriate land development pattern. It can serve as a buffer between an arterial Hazel Dell Road and residential development (e.g., Twin Oaks).

The proposed child care center would be the biggest in size and capacity in Noblesville (Table 1). At the same time, it is on a property that is twice bigger than the biggest child care center properties in Noblesville, allowing to fit the development and provide enough land for landscape buffers to integrate the development into the community and provide a noise barrier. Currently, most lots along Hazel Dell around the subject lot are low density single family with a lot of greenery along the road (Exhibit 8). The proposed development features a required 40-ft-wide landscape buffer between Hazel Dell Road and the parking lot (Exhibit 5). It would also be required to provide landscaping islands in the parking lot and landscaping around the building base per Article 12 regulations during the permit review stage.

Exhibit 1

Table 1. Child Care Centers in Noblesville. Comparison of lot size, building size, and capacity.

School Name	Lot area, ac	Building size, sf	# of Children
<i>Proposed (LeafSpring)</i>	5.0	22,000	280-330
ABCs & 123's, Westfield Rd	2.5	12,300	207
Hamilton County Head Start	2.0	12,000	186
Primrose School of Noblesville	1.8	11,500	183
Kinder Care Learning Center	2.2	8,200	127
ABCs & 123's, Greenfield Ave	1.1	8,000	147
Creative Campus Child Care	2.9	7,500	116
Stony Creek Early Learning Center	1.3	7,300	162
Pebble Brook Play School	1.0	6,700	148

All properties going through a land use variance adjacent to residential uses are required to provide a minimum 15-ft-wide landscape buffer around the perimeter between the property and the residential use. Such buffer is featured on the proposed site plan. The staff proposes additional landscaping requirements on top of what the ordinance would require as conditions of approving the variance to ensure that there is a visual buffer all year round and that the playground noise is lowered.

If it was a commercial property surrounded by the residential uses, the minimum required side setback would vary between 10-25 feet and the rear setback would be 20 feet. The current site plan shows the building at least 30 feet of the north property line, 75 feet of the rear property line, and 340 feet of the south property line. The currently proposed distances meet the most restrictive minimum setback requirements. However, due to the low density character of houses along Hazel Dell Road, it would be beneficial to shift the building a little bit to the south to create more space between the structures to maintain the low density feel. A condition to approval proposes a minimum side setback of 50 feet for the building only. Other improvements like parking and playground would need to meet the setbacks per UDO regulations.

The site plan shows proposed road improvements to route the traffic per requirement from the engineering department: a median on Hazel Dell changed into a southbound left turn and a deceleration and acceleration lanes (Exhibit 5). Adding the deceleration and acceleration lanes would require shifting the sidewalks, but the sidewalks would remain. The existing driveway cut at the subject site was installed by the city as part of the right-of-way acquisition and Hazel Dell Road redevelopment 10-12 years ago, and is a preferred driveway location.

VARIANCE OF USE FINDINGS

AGENDA ITEM #1:

If the Board should decide to APPROVE the requested variance, please use the following findings of fact:

The Noblesville Board of Zoning Appeals is authorized to approve or deny variances of use from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A Variance of Use may be approved only upon a determination in writing that the following five (5) conditions are met (see Indiana Code § 36-7-4-918.4):**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

It is likely that this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community. The child care use is an appropriate use often found adjacent to the residential developments. Like an elementary school nearby, it is a benefit to the general welfare by providing a necessary service to the community. The proposed landscaping and the additional landscaping requirements in the conditions will create a visual and noise buffer between the surrounding residential areas and the development. The proposed improvement to the road will ensure safe traffic flow in the area. Due to the wider time range for drop off and pick up times in daycares as opposed to schools, the traffic will be more spread out.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

It is likely that the use and value of real estate adjacent to the subject site will NOT be affected in a substantially adverse manner by allowing the requested variance. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this variance request will not have a substantially adverse effect on the use and value of adjacent properties.

3. The need for the variance arises from some condition peculiar to the property involved:

The need for the variance does arise from a condition peculiar to the property involved. The property is located in a quadrant of Noblesville that doesn't have any child care centers, but has a high concentration of rapidly growing residential communities that need a child care service. The lot is located on a 4-lane arterial road, a mile away from 146th street, making it an easy site to reach. Also, the lot size is much bigger than the typical lot size for child care centers allowing not only to fit the development, but also have wider setbacks, preserve some nature and provide maintained landscape buffer around the entire perimeter of the lot. Thus, lot's location can meet a demand for a child care center, while the lot size has enough space to fit the development in a way that integrates it well into the residential area.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:

The strict application of the terms of the zoning ordinance WILL result in practical difficulties in the use of the property. The high density single family and multi-family development around Hazel Dell Road and around the subject property in the recent years have been changing the character of the area from low density residential, associated with Suburban Residential zoning

district, to a higher density residential development, while the zoning of this lot remained suburban residential. The uses permitted at this site should reflect the changing fabric and density of the surrounding areas in the past years. Additionally, such public services as police stations and post offices are permitted in this zoning district by right. However, a daycare service may be a better fit here.

5. The approval does not interfere substantially with the comprehensive plan adopted by the Noblesville Plan Commission and Council:

The approval does not interfere substantially with the comprehensive plan. Child care is a common use placed in the residential areas. The land use goal in Comprehensive Plan is to provide efficient services to the residential communities. The residential community has been rapidly growing around the subject site making it a great site for a service that the residents can benefit from.

RECOMMENDATIONS

AGENDA ITEM #1:

APPROVE the requested Variance of Use based upon the following findings of fact:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value to the area adjacent to the property will not be affected in a substantially adverse manner;
- The need for the variance does arise from some condition peculiar to the property involved;
- The strict zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought;
- The approval does not interfere substantially with the comprehensive plan adopted by the Noblesville Plan Commission and Council.

With the following specific conditions:

1. A minimum side and rear setback for the building shall be 50 feet.
2. A minimum width of a landscape buffer around the playground area shall be 30 feet and it shall follow the minimum number of trees and shrubs requirement specified in UDO § Table 12.0.7.E for "GB, PB, LB, VC Adjacent to or abutting a residential use/zone". The trees and shrubs shall be evergreen species.
3. 50 percent of the required number of trees in the 40-ft-wide landscape buffer along Hazel Dell Road shall be evergreen trees.
4. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file stamped copy of such recorded document shall be available in the Department of Planning and Development.
5. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

EXHIBIT 2. PARCEL MAP

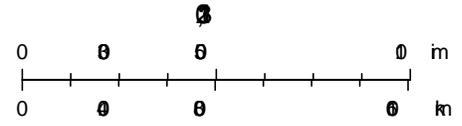
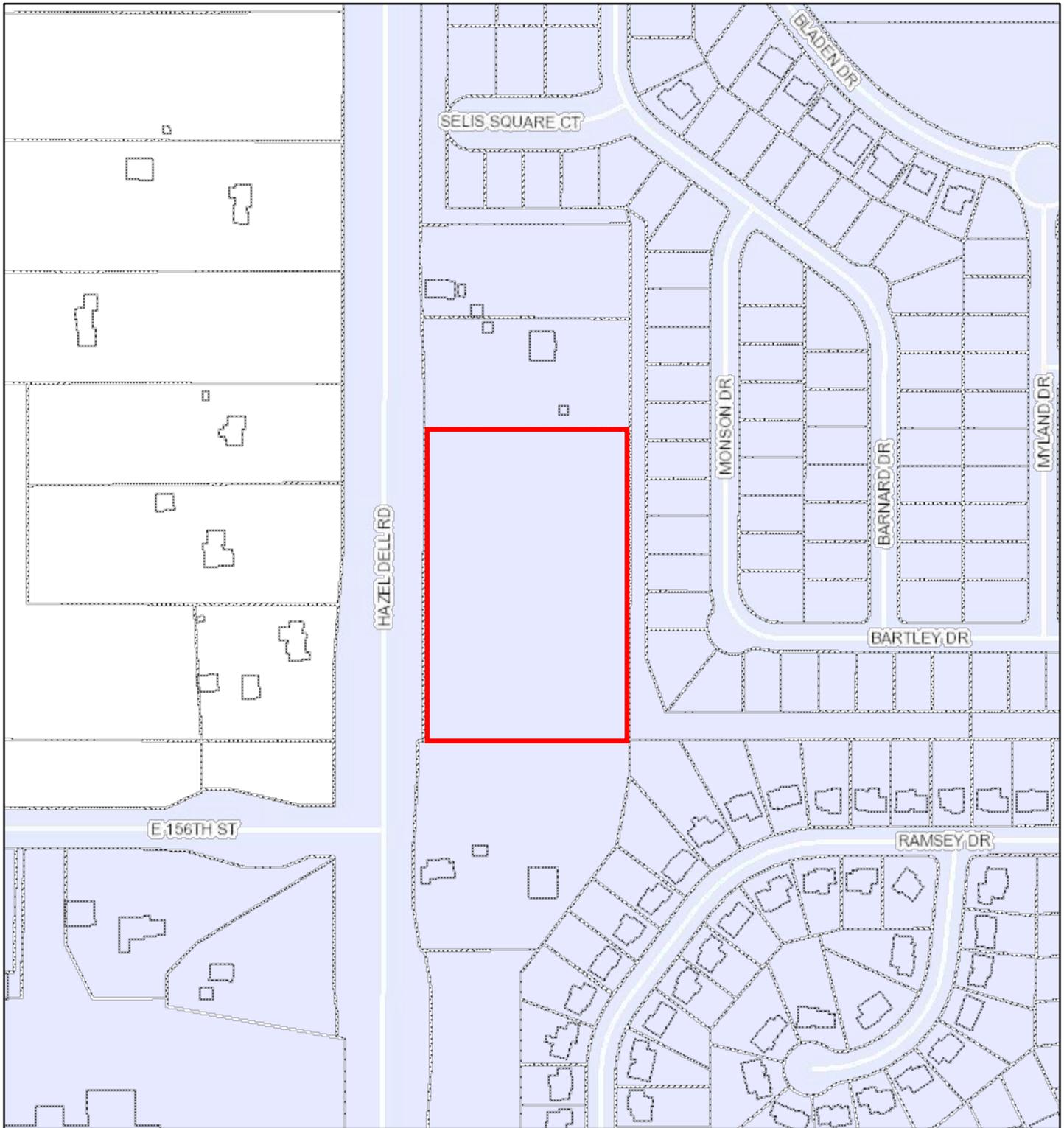


EXHIBIT 3. AERIAL MAP



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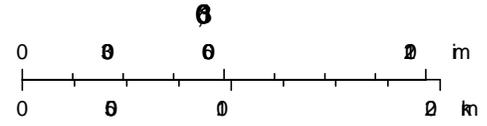


EXHIBIT 4. APPLICATION

CITY OF NOBLESVILLE ♦ VARIANCE OF USE APPLICATION



CITY OF NOBLESVILLE BOARD OF ZONING APPEALS VARIANCE OF USE APPLICATION

Application Number: BZNA-0078-2019

The undersigned requests a Variance of Use as specified below. Should this variance request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning Appeals.

Project Name or Occupant Name: Leafspring School

Common Address 15688 Hazel Dell Road, Noblesville, IN

Applicant Name: THINK Holdings, LLC

Applicant Address: 10243 Port View Lane

Applicant City/State/Zip: McCordsville, IN 46055 E-mail: sramos@leafspringindy.com

Applicant Phone #1: 317-213-8156 Phone #2: 317-401-3800 Fax: N/A

Owner Name: Striker Property Group, LLC

Owner Address: 13867 Smokey Ridge Drive

Owner City/State/Zip: Carmel, IN 46033 E-mail: dan@strikerrealtygroup.com

Owner Phone #1: 317-694-7520 Phone #2: N/A Fax: N/A

Property Location: Not located in a recorded subdivision, see legal description attached.

Subdivision Name: N/A

Subdivision Section: N/A Lot Number: N/A Last Deed of Record Number 2017052803

Existing Land Use: Vacant

Use variance to permit:
Common Description of Request: Early Learning Center, Offices; and Medical Offices

Zoning District of Property: SR Code Section(s) Appealed: UDO § Article 8, Part B, Section 1(B)

Date: 5/28/19

Applicant's Signature:

The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Variances of Use from the terms of the Unified Development Ordinance. The BZA may impose reasonable conditions as part of its approval. A Variance of Use may be approved only upon a determination in writing that the following five (5) statements are true (see Indiana Code § 36-7-4-918.4):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:
The proposed uses will be complimentary to the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner by the approval of this variance request. Explain why this statement is true in this case:
The proposed uses will be complimentary to the community.
3. The need for the proposed variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:
The current zoning for the property is residential (SR), and thus a variance is needed to allow for the proposed uses.
4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which this variance is sought. Explain why this statement is true in this case:
The proposed uses would not be possible without the variance.

[See following page]

5. The approval of this variance does not interfere substantially with the provisions of the Comprehensive Master Plan for the City of Noblesville, Indiana. Explain why this statement is true in this case:

The proposed uses will be complimentary to the community.

PROPERTY OWNER CONSENT FORM

The undersigned, Striker Property Group LLC, being the owner of the real estate generally described as the 5 +/- acres more particularly described as Parcel No. 10-10-10-00-00-022.001 (the "Real Estate"), hereby authorizes Think Holdings, LLC, and Faegre Baker Daniels LLP to file all necessary petitions, applications, and supporting materials for the Real Estate with the City of Noblesville, Hamilton County, Indiana, and/or any other relevant government entity to annex and/or develop the Real Estate.

[Handwritten Signature]

By: _____
Property Owner Signature

Striker Property Group, LLC

Dan J Toole / Striker Property Group, LLC

Property Owner (printed)

Agent

Property Owner Title

5/28/19

Date

By: _____
Property Owner Signature

Property Owner (printed)

Property Owner Title

Date

Stacia L O'Toole
SIGNATURE OF NOTARY PUBLIC

State of Indiana, County of Hamilton, SS:

Subscribed and Sworn before me this 28 day of May, 2019.

Printed Name of Notary Public *Stacie L O'Toole*

My Commission Expires 27 April, 2025.
swaf01.123238656.1.DOCX



NKC

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
24th day of October 2017 - ALC
Robin M. Miller Auditor of Hamilton County
Parcel # 10-10-10-00-022.001

2017052803 WD \$25.00
10/25/2017 10:19:34AM 3 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented


Warranty Deed

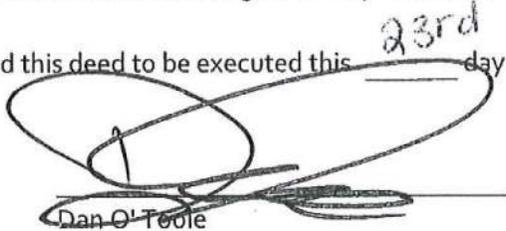
This Indenture Witnesseth, that Dan O'Toole ("Grantor") CONVEY(S) AND WARRANT(S) to Striker Property Group LLC ("Grantee") of Hamilton County, in the State of Indiana, FOR NO CONSIDERATION, the following real estate in Hamilton County, State of Indiana, commonly known as o Hazel Dell Road, Noblesville, IN 46062, and more particularly described as:

See attached Exhibit "A"

Subject to taxes for 2017 payable 2018, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

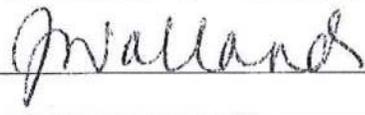
In Witness Whereof, Grantor has caused this deed to be executed this 23rd day of October, 2017.


Dan O'Toole

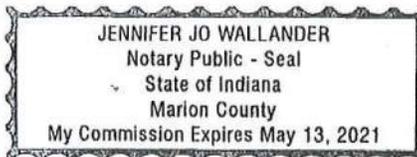
STATE OF INDIANA)
COUNTY OF Hamilton

Before me, a Notary Public in and for said County and State, personally appeared Dan O'Toole, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23rd day of October, 2017.

Signature: , Notary Public
Printed: _____

My Commission Expires:
My County Of Residence is:
IN1707318



EXEMPT FROM
SALES DISCLOSURES

BEG

Prepared by and return deed to:
Jennifer J. Wallander, Esq.
Hamilton National Title LLC, 865 W. Carmel Drive, Suite 110, Carmel, IN 46032

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law, Jennifer J. Wallander.

Grantee mailing address and please send tax statements/notices to:

13867 Smokey Ridge Dr.
Carmel, IN 46033

EXHIBIT "A"

Tract 1: (fee parcel)

Part of the Southwest Quarter of Section 10, Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 10, Township 18 North, Range 4 East; thence North 00 degrees 49 minutes 19 seconds East (assumed bearing) along the West line of said Southwest Quarter a distance of 572.00 feet to the Southwest corner of property to Dishon, recorded as Instrument Number 200500006575, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 29 minutes 52 seconds East along the South line thereof a distance of 457.08 feet to the East line of property to Fazekas as described in Instrument Number 200029853; thence South 00 degrees 49 minutes 19 seconds West along the East line thereof a distance of 572.00 feet to the South line of said Southwest Quarter; thence North 89 degrees 29 minutes 19 seconds West along the South line thereof a distance of 457.08 feet to the POINT OF BEGINNING, containing 6.0 acres, more or less. **EXCEPTING THEREFROM** part of the Southwest Quarter of Section 10, Township 18 North, Range 4 East, Hamilton County, Indiana, conveyed to the City of Noblesville, Indiana, by Final Order of Judgment recorded August 30, 2007, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of said quarter section; thence North 0 degrees 05 minutes 52 seconds East 572.00 feet along the West line of said quarter section to the Southwest corner of a tract of land conveyed by a Warranty Deed recorded as Instrument Number 200500006575, in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 49 minutes 20 seconds East 75.00 feet along the South line of said tract of land; thence South 0 degrees 05 minutes 52 seconds West 572.00 feet to the South line of said quarter; thence South 89 degrees 49 minutes 28 seconds West 75.00 feet along said South line to the Point of Beginning and containing 0.985 acres, more or less.

Parcel No.: 29-10-10-000-022.001-013

Samuel E. Swafford
Associate
samuel.swafford@FaegreBD.com
Direct +1 317 569 4879

Faegre Baker Daniels LLP
600 East 96th Street ▾ Suite 600
Indianapolis ▾ Indiana 46240-3789
Main +1 317 569 9600
Fax +1 317 569 4800

June 21, 2019

Re: Use Variance Request for LeafSpring Early Learning Center

Dear BZA Members:

On behalf of LeafSpring Early Learning Center (“LeafSpring”), we respectfully request a land use variance to permit LeafSpring’s proposed Early Learning Center (the “School”) on the 5 +/- acres located generally at 15720 Hazel Dell Road, Noblesville, Indiana 46062 (the “Real Estate”) (please see the enclosed aerial location maps).

LeafSpring School is a premier early learning education program receiving the highest honors and accreditations from the State of Indiana (Paths to Quality Level 4) and the highest national ranking accreditation through AdvancED. LeafSpring School at Geist opened in January 2017. The Geist school is located at 10408 Olio Road in Fishers, Indiana (<https://geist.leafspringschool.com/>).

As with the Geist location, the Noblesville LeafSpring School will serve children from ages 6 weeks to 11 years of age. The structure is segmented into three areas called Early Learning, the Village and the Get Well Place. Early Learning hosts early childhood learners from 6 weeks to 5 years of age. The Village hosts before/after/summer school age children. The Village interior looks like an actual village complete with Café, Theater, Apothecary, Library, STEM Research Center and a gymnasium. The Get Well Place has a pediatric nurse on staff and provides for the opportunity for families to have a mildly ill child cared for while the parents work.

Attached please find the concept plan and building elevations for the School. The residential-style School building will be all brick with a pitched roof to fit within the surrounding residential area. Much like the nearby elementary school, the proposed site is attractive for the School because the School prefers to locate near the families and children whom they serve. The School is a low-impact use and is not open during the evenings or weekends (the School will be open 6:30 am to 6:30 pm, Monday through Friday).

Upon the advice of the City of Noblesville’s Engineering Department, LeafSpring has agreed to make the following road improvements: (i) a left turn lane on Hazel Dell Road to allow traffic traveling south on Hazel Dell Road to turn left into the Real Estate; (ii) a deceleration lane at the entrance of the Real Estate to assist traffic entering the Real Estate from the south; and (iii) an acceleration lane at the entrance of the Real Estate assist traffic in exiting the Real Estate to travel north. The plan also will include approximately 113 parking spaces and an on-site circulation plan.

Finally, the School will include a landscape plan along the perimeter of the Real Estate.

Thank you for your consideration.

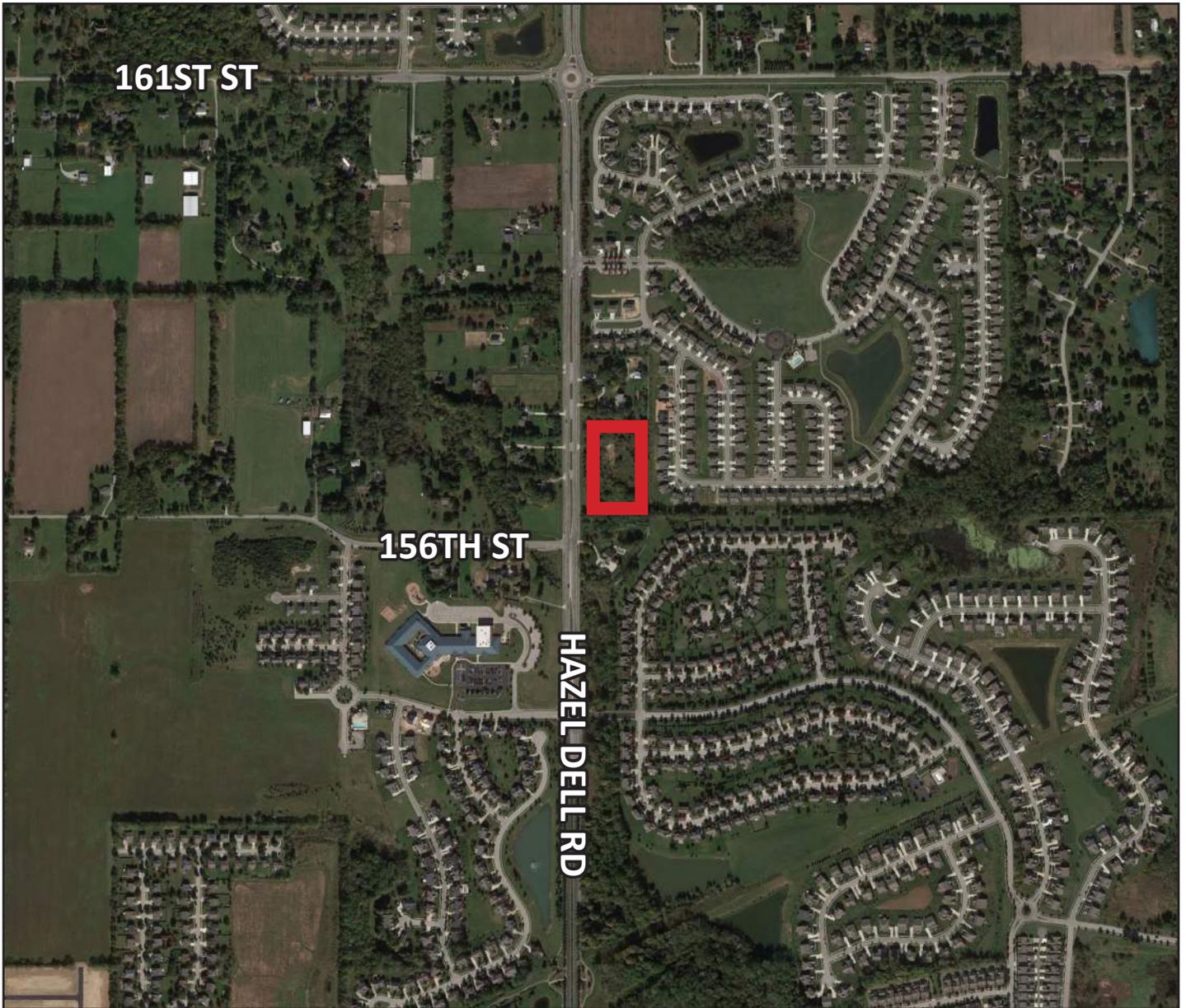
Sincerely,

A handwritten signature in black ink, appearing to read 'S. Swafford', written in a cursive style.

Samuel E. Swafford

AERIAL LOCATION MAP

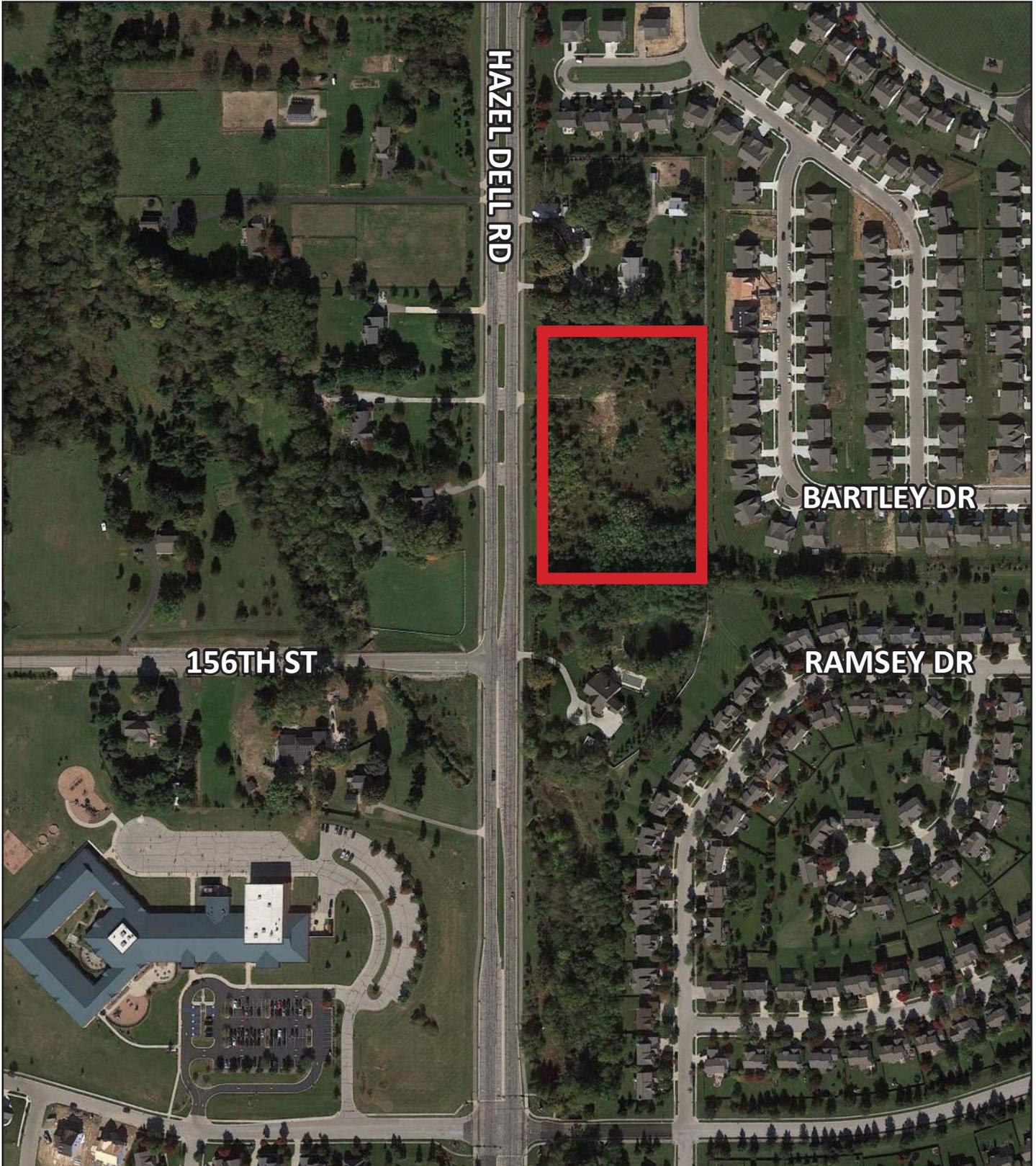
LEAFSPRING EARLY LEARNING CENTER



REAL ESTATE

AERIAL LOCATION MAP

LEAFSPRING EARLY LEARNING CENTER



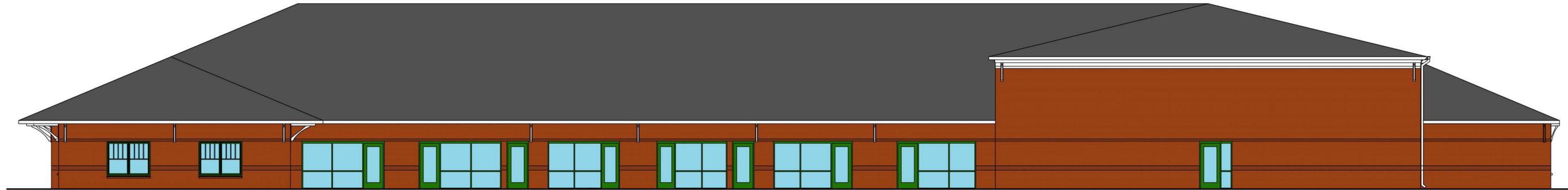
REAL ESTATE



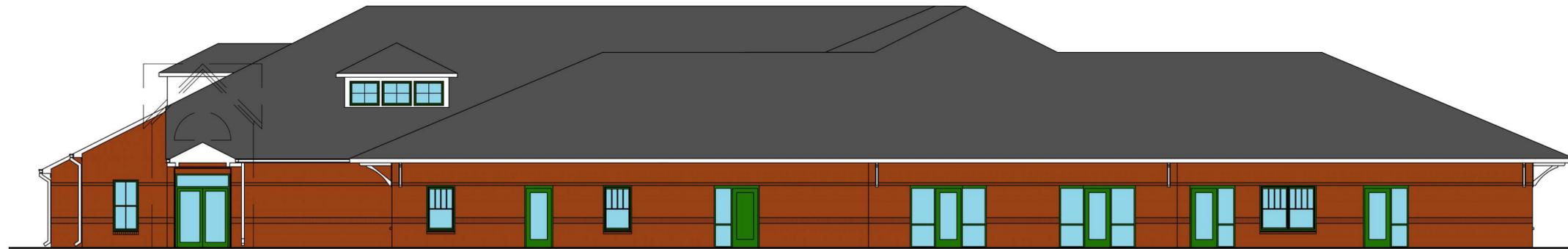
EXHIBIT 5. ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION (HAZEL DELL ROAD)

EXHIBIT 7. SITE PICTURES





Looking northeast from the middle of the property.



Twin Oaks Subdivision

Looking east from the middle of the property.

EXHIBIT 8. NEIGHBORHOOD PICTURES





Houses to the north of the subject site.



Houses to the north of the subject site.



House to the south of the subject site.



Looking northwest along Hazel Dell Road from the southwest corner of the property.



Looking southwest along Hazel Dell Road from the northwest corner of the property.



Noble Crossing Elementary School

Intersection of Hazel Dell Rd and 156th Street to the south of subject site.

EXHIBIT 9. LEAFSPRING IN FISHERS PICTURES



Playground at the back of the center.

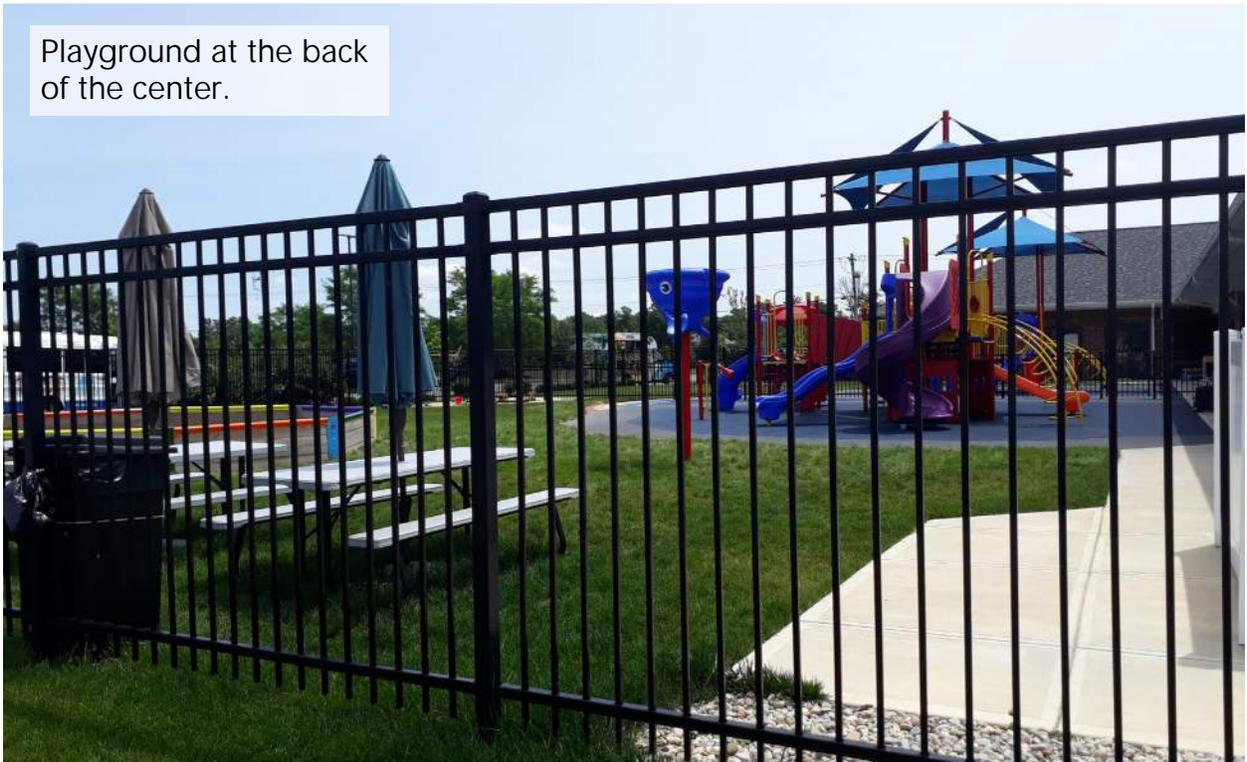


EXHIBIT 10. LOCATION OF CHILD CARE CENTERS In Noblesville Planning Jurisdiction

Child Care Centers



Primrose School of Noblesville, 15707 N Pointe Blvd



Hamilton County Head Start Center, 17645 Oakmont Dr



ABC's & 123's Learning Center



ABC's & 123's Learning Center



Stony Creek Early Learning Center



Noblesville Kindercare



Pebble Brook PreSchool



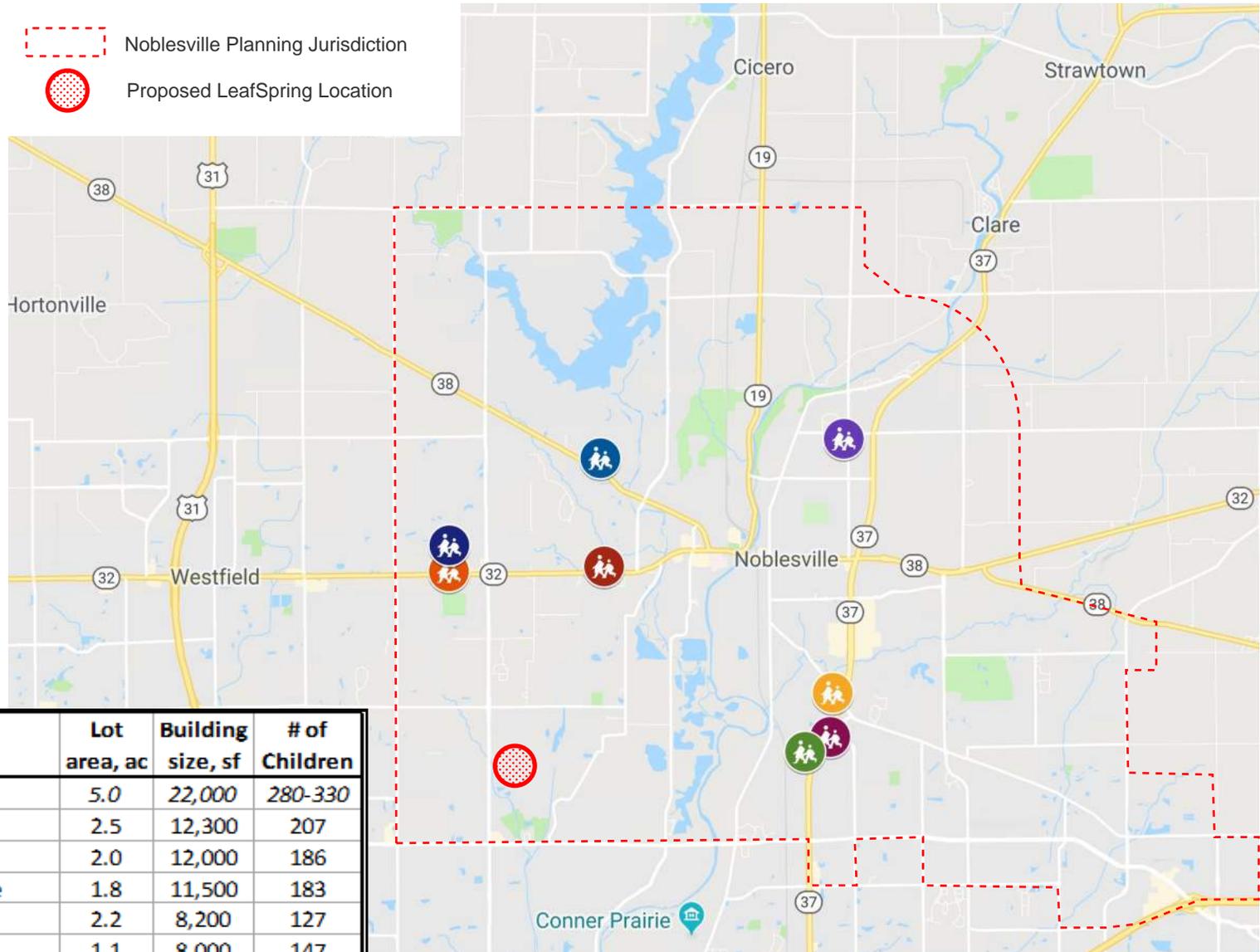
Creative Campus Child Care



Noblesville Planning Jurisdiction



Proposed LeafSpring Location



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Pebble Brook Play School	1.0	6,700	148

SURROUNDING USES OF CHILD CARE CENTERS IN NOBLESVILLE



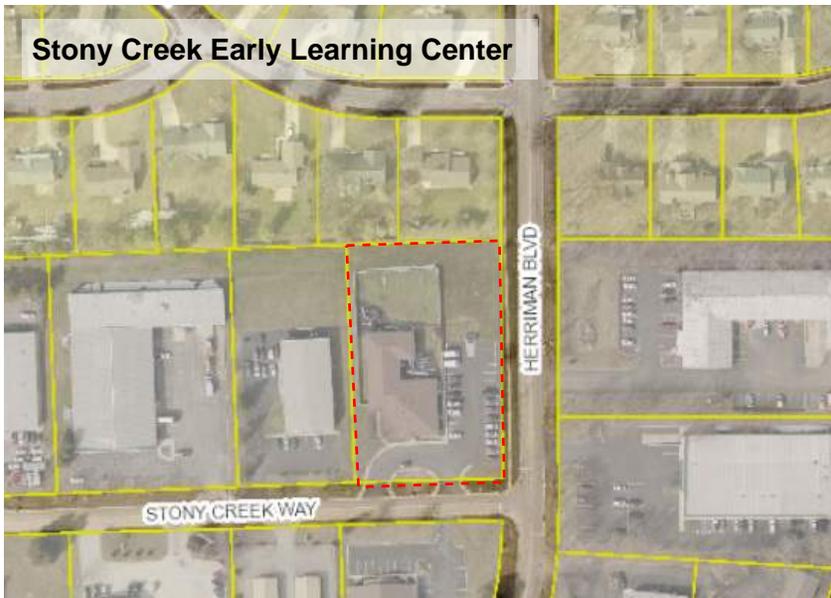
Kinder Care Learning Center



Hamilton County Head Start



Stony Creek Early Learning Center



June 20, 2019

To Noblesville Board of Zoning Appeals
Case BZNA-0078-2019 Variance of Use

As the property owners to the north of the proposed variance request, we are gravely concerned about the following: the value of our properties, the noise pollution associated with 250-350 children on the playground and the HVAC system, the obtrusive site of 22,000 sq. foot commercial building close to the north property line, increased traffic associated with the facility, and overall change to the ambiance and appearance of the neighborhood.

To mitigate some of these concerns, we strongly encourage the zoning appeals board to make the following conditions a prerequisite before approving a variance of use for this residential property.

Please note all of these are similar conditions were agreed to by Mr. Ramos during his failed efforts to place this facility at 146 and Cherry Tree Lane in March of 2018.

- **30-foot landscape barrier around the entire perimeter of the property.**
- **Landscape barrier increased to 50 feet around the play yard.**
- **100-foot building setback as a minimum from the north property line.**
- **Adjust building location so the north and south set back lines are as equal as possible.**
- **Keep HVAC systems away from residential properties**
- **Require a north bound and south bound turn lane off Hazel Dell into the facility.**

Thank you for your support in requiring implementation of the above suggestions.

Elizabeth Ballard

Elizabeth and Evan Ballard
Property owners at 15754 Hazel Dell Rd.

Elliott McGregory

Elliott McGregory
Property owner at 15788 Hazel Dell Rd.

Oksana Polhuy

From: Knerr, Karl <kknerr@hse.k12.in.us>
Sent: Friday, June 21, 2019 2:51 PM
To: Oksana Polhuy
Cc: Knerr, Amy; Maley, John
Subject: opposition to the proposed variance 15720 Hazel Dell Road

Categories: BZA

City of Noblesville
Department of Planning and Development
16 S 10th Street
Noblesville, IN 46060
Oksana Polhuy

Amy & Karl Knerr
15713 Monson Drive
Noblesville, IN 46062

Dear Oksana Polhuy,

I hope this email finds you well. We are vehemently opposed to the requested actions for a variance to develop the property 15720 Hazel Dell Road which is rightly zoned SR (suburban residential). We just moved to Noblesville after over thirty years in Carmel. Our intent was to find a nice Noblesville neighborhood surrounded by a friendly community where there is plenty of green space. Our lot in Twin Oaks backs up to the 5 acre lot on Hazel Dell. We paid an additional \$15,000 for our lot because the aforementioned lot in question was zoned single-family residential. This is an area designated for single-family homes and a big reason we purchased and built our dream home in Noblesville.

We would have never chosen this neighborhood if we had any inclination that our lot would back up to a large learning center and medical offices. We, along with our neighbors, stand to lose tens of thousands of dollars in property value with this development.

Please do not allow this variance in this beautiful single-family community. Again, we are strongly opposed to any zoning change. This would have a negative effect on our property value and our long term joy of living in Noblesville.

Sincerely,

Amy and Karl Knerr

ktknerr@gmail.com

317-727-0364

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Oksana Polhuy

From: PlanDept
Sent: Wednesday, June 26, 2019 2:34 PM
To: Oksana Polhuy
Subject: FW: Leaf spring school on Hazel Dell

Categories: BZA

-----Original Message-----

From: Melissa Adkins <melann69@gmail.com>
Sent: Wednesday, June 26, 2019 11:49 AM
To: PlanDept <plandept@noblesville.in.us>
Subject: Leaf spring school on Hazel Dell

To Whom it May Concern,

I live in Twin Oaks of Noblesville and was recently informed by a neighbor that there is a zoning hearing concerning the rezoning of residential property for a Leafspring day care center. I was unable to attend last night's informational meeting due to such short notice. Myself and several neighbors are wondering why only a handful of houses received a written mailed notice to this? Hazel Dell traffic has increased 10 fold in the 5+ years I have lived here and I am extremely concerned about what a center for 300+ children and 40 employees and additional bus service for before and after school care will add to this. Although visually appealing the trees that were planted in the median are already causing some issues for residents to make the left onto Hazel Dell, I can only imagine what growth to them and more traffic will cause. I was also told by a neighbor who was in attendance last night that there has been NO TRAFFIC STUDY done on the impact of this.

I and as many neighbors as we can organize plan on being at the meeting on July 1st to oppose this. I would like to know what regulations if any allowed for so few to be notified and for considering this without a traffic study? I would appreciate any help.

Thank you,

Melissa Barker
(317) 657-5146
Melann0069@yahoo.com
15864 Barnard Dr,
Noblesville, IN 46062
Sent from my iPad

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 3:24 PM
To: Carrie Ann Young
Cc: Noblesville Common Council; cyv311@gmail.com; Oksana Polhuy
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Ms. Young,

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 2:35 PM, Carrie Ann Young <carrie.young@lilly.com> wrote:

Mr. Mayor and City Council Members,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding increased traffic, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, and safety and usability of the bike and walking path in front of the parcel.

As a resident who recently built directly behind this parcel and paid \$15K premium on my lot due to the empty parcel currently in review behind my home, I ask that you stop Mr. O'Toole and the Leaf Spring developers from using this land for commercial purposes. The only reason this particular plot is sought is due to the cost – other commercially available lots are more expensive and are cutting into the potential profits of the Leaf Spring franchise owner. Additionally, Mr. O'Toole has repeatedly advertised this lot as being available for commercial use when he himself originally bought the property to build a single family residence. This commercial, for-profit daycare is not suitable to be located in between the two gorgeous homes on Hazel Dell that sit to the north and south of this lot; it's the equivalent of building this center in between two historic and large homes off Meridian on the near north side of the city.

My community, neighbors, and I ask that you consider the Noblesville residents' concerns and request you deny the applicants' request.

Kind regards,

Carrie Young
15701 Monson Drive, Noblesville
317-340-1665

Carrie Young
Advisor, Clinical Information and Process Automation

Eli Lilly and Company

Lilly Corporate Center, Indianapolis IN 46285 USA
317.671.5599 (mobile)

carrie.young@lilly.com | www.lilly.com

<image001.jpg>

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Oksana Polhuy

From: charles dietz <cdietzjr1@gmail.com>
Sent: Wednesday, June 26, 2019 4:11 PM
To: mglodowski@noblesville.in.us; Noblesville Common Council; Oksana Polhuy
Subject: Leaf Spring School Variance 15720 Hazell Dell Rd. #BZNA-0078-2019

Categories: BZA

My name is Charles V. Dietz Jr. and I live at 5885 Bartley Dr. which is at the northeast border of the proposed Leaf Spring Day Care Facility. I wish to express my opposition to the proposed project at this time and would request that the City Council postpone any vote on the variance requested until a later date so that all the effected parties that will be impacted by this project have sufficient time respond to said project. Only last night were we as a community able to meet with attorney and developer for the proposed facility. As neighbors that will be greatly impacted by this project we need more time to truly understand how much of an impact either positive or negative to our neighborhood community this will have. At this time I am opposed to any construction or development at this site other than residential single family housing. It is my understanding that Hazell Dell was to remain a welcoming to the city of Noblesville and should not be littered with commercial type buildings or business other than areas already zone and set aside for such projects. My wife and I have recently moved here from NY, When we decided to build here we paid a premium for our lot as we were lead to believe no commercial type of facility would be allowed by the City of Noblesville to build on this piece of property as it was only for residential purposes. I am listing my concerns art this time.

Parking lot and commercial lighting and what affect it might have on our quality of life in our neighborhood.

Visual pollution due to the removal of the densely forested buffer that separates us from the sights and sounds of traffic on Hazell Dell Rd..

Property value as many of us have seen a dramatic increase on our assessments for the coming year. Was this already known by the City assessor prior to the new assessments? Can't imagine this project would have anything but a negative affect on our property values at this time.

Noise associated with the playground that will be part of the proposed project. Noise that will come from commercial vehicles daily deliveries, dumpsters etc..

Walking and bike path that children use up and down Hazell Dell on a daily basis. A lot of cars and commercial vehicles will be coming in and out on any given day. It's a bad enough crossing at the entrances of our own subdivision.

Nobody wants to look at commercial parking lots for 40 or more employees and visitors.

Dumpsters and the rodents and wild life that they will attract. We do not want rat infestation in our neighborhood. When there are food facilities on site it is a given.

If in the future this facility does not work out and is forced to close or abandoned, then will it be the next site of a costume store, vap store or office facility?

These are only a few which come to mind and certainly need to be addressed before any thought can be given to granting a variance which in actuality is like changing the current zoning from residential to

commercial. Please consider these and others in our neighborhood have in this short notice. Please consider these concerns and possible solutions that need to be ironed out before you vote on this project. We all need more time to work out the kinks before jumping into something that might just be the first step for Hazell Dell to be the new Rte. 37.

Thank you for your time and consideration listening to my concerns and that of our neighbors both north south east and west of this proposed facility.

Respectfully,

Charles V. Dietz Jr.

Patricia L. Dietz

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:29 PM
To: Linda Cicconi
Cc: Oksana Polhuy
Subject: Re: Public hearing for a zoning variance at 15720 Hazel Dell Road

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 4:25 PM, Linda Cicconi <lcicconi@yahoo.com> wrote:

I received notification by mail of the zoning variance hearing for proposed Leafspring school at the afore mentioned property site, hearing scheduled for July 1, 2019 6pm.

I live in the Twin Oaks community, 15641 Monson Drive, and the backyard of my property directly faces the back of the proposed school site.

The notice states that any written suggestions or objections to planning and development staff be received prior to the hearing date.

It has come to my attention through our Twin Oaks community facebook that the deadline to submit written comments / objections is the end of business today.

Our neighborhood was not formally advised of that deadline: myself or my neighbors. and it is unfair that this deadline be set without our knowledge.

I am opposed to the zoning variance for the school because it will most certainly lower my property value. My backyard now faces only a gorgeous stand of thick trees. When purchasing this lot, I, and my neighbors on Monson Drive who will also face the backyard of the school, paid a premium price for our lots: twice to slightly over 3 times the price of other lots in this community. We now face the possibility of looking at the back of a school, a parking lot for 113 cars, a dumpster and some sort of pond reservoir drainage.

I am opposed to the zoning variance because of noise concerns. This is a residential community. The proposed school will have 360 children, playing outside at various times in the back of the school area which faces my backyard. I do, not want that noise.

The proposed school will have parking and a turnaround area for 133 cars. The school will be open 12 hours daily, from 6:30 am to 6:30 pm. That means I will listen to 113 cars enter the parking lot to drop off children, then leave the parking lot, return to the parking area to pick up children and then leave the area. That is 113 cars driving in and out 2 times daily. I will not only see this from my living room and dining room windows, but hear this. The proposed school representative at an informational meeting held last night at Noblesville Crossing Elementary indicated there would also be delivery trucks in and out of the property as well as cleaning crews at 11pm.

I do not want that noise.

At the present time, Hazel Dell Road is quite busy. The huge stand of trees between my yard and the road significantly muffles this noise. With the current stand of trees gone for the proposed project, I will not only hear but see the traffic on Hazel Dell as well as the increased noise and activity from the school.

I am opposed to the zoning variance. This is a quiet and lovely residential area. I purchased my home here 2 years ago for a reason. I am retired, I paid a premium price for a premium lot with a stand of trees in the back. Now all this will be

destroyed if the proposed school is allowed to be built. There is plenty of undeveloped land northward toward 161st St, 169th St where this school site would be appropriate and I would encourage the developer to consider.

I am also disappointed that I was not notified of the apparent cut off time for written comments.

My neighbors indicate they were not advised as well.

I vote no on the zoning variance

I would like to see the proposed public hearing date (set for July 1) rescheduled so the Twin Oaks community has sufficient time to respond to the considered variance

Thank you

Linda Cicconi

15641 monsoon Dr, Noblesville

cell:909-247-0094

lccicconi@yahoo.com

Oksana Polhuy

From: Jon Dorris <jdorris@helmerinc.com>
Sent: Wednesday, June 26, 2019 3:48 PM
To: Oksana Polhuy
Subject: Leafspring School Variance 15720 Hazel Del #BZNA-0078-2019

Categories: BZA

Dear sir or madam

I am writing this letter In opposition to a request for variance to build a commercial daycare on the residential property located on Hazel Del Parkway.

I first moved to East Haven and lived there for 12 years. I went away for a couple years but when I returned I wanted to live in the same general area and now reside in Twin Oaks. I returned to this area because of the sense of community, safety to raise kids, and access to commercial areas that are close, but not directly on my doorstep.

To allow a commercial development to exist in the heart of a residential neighborhood shows complete disregard for the safety and well being of the residents. Especially when the corridor in question was never intended to be used in the way that has been proposed.

Please consider my request as I also intend to be present at the BZA meeting on 7/1/19.

Sincerely,

Jon Dorris

Jon Dorris | Sr. Electrical Engineer

Helmer | 14400 Bergen Blvd | Noblesville, IN 46060 USA

800 743 5637 | +1 317 219-3962

jdorris@helmerinc.com | www.helmerinc.com

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Oksana Polhuy

From: Heather R <hrolinski@gmail.com>
Sent: Wednesday, June 26, 2019 4:46 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Hello,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential.

The reasons for opposition are:

- 1) The property backs up to many residential homes, which will have 24-7 commercial lighting shining and excess noise from the playgrounds - the childcare center has a large indoor/outdoor campus which brings in over 300 kids a day
- 2) Property values could decrease due to the location and negative impact on the homes bordering the commercial property (one estimate is 25% decrease in value), not to mention these properties paid a huge lot premium to border mature trees and residential zoning.
- 3) No traffic study has been done. With 113 parking spaces and over 300 children served, we will have increased congestion at the Twin Oaks Hazel Dell entrance (left turns are already significantly hindered) along with disruption to the smooth traffic flow we currently enjoy along that residential stretch from 156th to SR 32. Based on attendance and staff projections, we will have over 700 cars entering and exiting a day (including parents, full-time and part-staff during high traffic time periods). This parking lot will be a traffic jam at rush hour times as people try to make a left turn with such a narrow gap in the median at that parcel. This increases risks for collisions on Hazel Dell with cars going full speed.
- 4) The land would be excavated to clear room for this large campus, depleting the existing mature trees
- 5) No environmental impact study has been done and there is a history of dirt being dumped on this land over the years, clay plates below the surface, and a retention pond that collects water run-off. Developing this land on such an unsteady foundation and disrupting the clay plates below the surface will result in dangers for the building and flooding for the area. Especially if the business owner builds up the property to be on a higher elevation, as they have proposed.
- 6) In-home daycares operating in Twin Oaks, East Haven and surrounding neighborhoods could potentially be put out of business with a large commercial childcare center directly bordering our neighborhoods. Our neighborhoods are their target customer based on household incomes and property values. We do not need to be putting small businesses under with a luxury childcare center. If this were located on a commercially zoned lot, there wouldn't be as much of direct impact on these in-home daycares operating right next door to this parcel.

Cherry Tree Estates and Lockhaven successfully opposed the same business from going in at Cherry Tree and 146th, another residentially zoned lot. The residential impact on Hazel Dell mirrors those same concerns raised by the communities.

I will be in attendance at the July 1 meeting. In the meantime, please consider my concerns.

Best regards,
Heather Rolinski
Twin Oaks
15848 Hargray Dr.

Oksana Polhuy

From: slone_brenda <slone_brenda@yahoo.com>
Sent: Wednesday, June 26, 2019 4:29 PM
To: Oksana Polhuy
Subject: BZNA-0078-2019 Variance Request

Categories: BZA

Oksana Polhuy,

I am writing today to object to the variance requested by Leafspring to construct a commercial building in a residential area on Hazel Dell under a special use variance, or for any future request for variance or to rezone from any other commercial entity.

Among many concerns that my neighbors and I have, I am most concerned that allowing businesses to purchase residential zoned property then request special use variances (at lower prices than commercial zoned property, but higher prices than residential lots), will set precedent that will disturb the harmony of residential neighborhoods along Hazel Dell and cause the many empty commercial lots at the corner of Hazel Dell/146th Street to continue to be undeveloped. I can't believe this was the plan developed for this gateway into Noblesville.

I have an appreciation for the need of supreme day cares in Noblesville, and I wish Leafspring much success. However, not on this lot, in this location. The current owner of the lot has advertised this property for possible commercial use for many years hoping to cash in on the variance request. I am requesting that the council deny the request and maintain the harmony of the residential neighborhoods along Hazel Dell.

Thank you for your attention and consideration.

Regards,
Brenda Slone
15886 Bounds Drive, Noblesville

Oksana Polhuy

From: admin <autonsi@gmail.com>
Sent: Wednesday, June 26, 2019 5:05 PM
To: Oksana Polhuy
Subject: Leaf Spring Learning Center

Categories: BZA

This message is not encrypted but sent from a verified user on the [dmail blockchain](#)

Dear Oksana Polhuy,

I am one of the residents who would backup to this construction proposal. I oppose this completely along with many of my neighbors let me just give you my reasons.

- 1) We paid a premium for a privacy lot.
- 2) As a Artist I work from home can't deal with the noise also the reason we left our Indianapolis home.
- 3) Traffic is going to be overwhelming base on the amount of students plus the noise and headlights that interfere.
- 4) Beautiful tree line gone
- 5) Not giving the residents enough time to show our differences

I hope your Council takes this under consideration,

5893 Bartley Dr
Anthony Schillaci

Oksana Polhuy

From: James Mullen <james.i.mullen@gmail.com>
Sent: Wednesday, June 26, 2019 4:30 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

To Whom it May Concern:

I STRONGLY oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding:

- the hazards the traffic increase for several of the communities with children and Noble Crossing Elementary will bring
- the hazards the traffic increase for the bike and walking path in front of the parcel creates, while limiting and restricting usage of said elements
- commercial lighting in a residential area would be nuisance to the homes near the proposed property
- home and property values for residents behind and adjacent to the property would ultimately decline if this commercial property is allowed.

My community of Twin Oaks asks that you consider the residents' concerns and request you DENY the applicants' request.

James Mullen
Twin Oaks Resident
Bounds Court

On Wed, Jun 26, 2019 at 4:07 PM Erin Mullen <erin.e.mullen@gmail.com> wrote:

To Whom it May Concern:

I STRONGLY oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents behind, beside and adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc. My community of Twin Oaks asks that you consider the residents' concerns and request you DENY the applicants' request.

Erin E. Mullen
16021 Bounds Court
Noblesville, IN 46062

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:19 PM
To: Larry Black
Cc: Oksana Polhuy
Subject: Re: Leaf spring Daycare Hazel Dell

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 3:20 PM, Larry Black <ladblack@gmail.com> wrote:

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic and property values. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Larry Black
Twin Oaks resident
6051 Boundary Drive, Noblesville, IN 46062

Sent from my iPhone

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 3:32 PM
To: Glenda White
Cc: Oksana Polhuy
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Ms. White,

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 2:43 PM, Glenda White <glendamariewhite@gmail.com> wrote:

To whom it may concern:

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, and the potential that this will fuel future sales of adjacent residential properties for commercial development. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Kind regards,
Glenda White
Twin Oaks Resident

Oksana Polhuy

From: Bill Puller - East Haven
Sent: Wednesday, June 26, 2019 5:57 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Leafspring School Variance 15720 Hazel Dell Rd., BZNA-0078-2019

Categories: BZA

Dear Sir or Madam -

I am writing to oppose the request for variance/re-zoning to build a commercial daycare on the identified parcel of land located at 15720 Hazel Dell Rd., which is currently zoned residential. This request goes against the master plan to keep the area residential, and I am concerned about placing a commercial entity in close proximity to several neighborhoods and a school. My concerns relate to the potential increase in traffic, safety of those who use the walking/biking trail, and potential impact to property values in the area.

On behalf of myself and my neighbors I urge you to deny this request.

Respectfully,
William J. Puller
6007 Catlin Ln.
Noblesville, IN 46062

Oksana Polhuy

From: kmills@noyesfoundation.org
Sent: Wednesday, June 26, 2019 6:03 PM
To: Oksana Polhuy
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Good afternoon,

I purchased a home in Twin Oaks last fall and I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, and our property values adjacent to this business, safety and usability of bike and walking path in front of the parcel, etc. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Thank you!

Kelly Mills
6215 Bayard Drive
Noblesville, IN 46062
317-694-1266
Twin Oaks

Oksana Polhuy

From: Justin Burke <iburke28@gmail.com>
Sent: Wednesday, June 26, 2019 4:30 PM
To: Oksana Polhuy
Subject: BZNA-0078-2019

Categories: BZA

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic issue, bother neighborhood, safety concerns, and decrease house values. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Justin Burke
Resident @ TWIN OAKS 15720 Monson Dr

Sent from my iPhone

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:14 PM
To: Neela Kumari
Cc: Oksana Polhuy
Subject: Re: Leaf spring school variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 3:28 PM, Neela Kumari <neela.k.pal@gmail.com> wrote:

Hi,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding {insert your concerns here: traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc}. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Thanks
Neela Kumari

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:20 PM
To: Susan Graham
Cc: Oksana Polhuy
Subject: Re: Leaf spring school variance 15720 Hazel Dell #bzna-0078-2019

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 3:16 PM, Susan Graham <msgraham22@gmail.com> wrote:

To whom it may concern:

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. As a resident of Twin Oaks, I am concerned that this business will negatively effect my property value. I am also concerned about traffic and my families ability to use the bike trails in front of such a large faculty. The commercial lighting would also be a nightmare for the peace of our community.

Please deny the variance request for the commercial daycare.

Thank you,

Susan Graham

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:12 PM
To: Michelle Robertson
Cc: Oksana Polhuy
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 4:10 PM, Michelle Robertson <mylittleplumcake@live.com> wrote:

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding {insert your concerns here: traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc}. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Michelle RObertson

Sent from [Outlook](#)

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 3:31 PM
To: Gabriel Landis
Cc: Noblesville Common Council; Oksana Polhuy
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Mr. Landis,

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 2:42 PM, Gabriel Landis <gtlandis86@gmail.com> wrote:

To whom it may concern,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Regards,
Gabriel Landis

Oksana Polhuy

From: bandrews461 . <bandrews461@gmail.com>
Sent: Wednesday, June 26, 2019 5:00 PM
To: Oksana Polhuy
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019'

Categories: BZA

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Brandon Andrews, homeowner in Twin Oaks

--

Brandon Andrews

Oksana Polhuy

From: Jenna Rayl <jmrayl8@gmail.com>
Sent: Wednesday, June 26, 2019 4:27 PM
To: Oksana Polhuy; Michelle Glodowski
Cc: Noblesville Common Council
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

To Whom It May Concern,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding the traffic increase and traffic safety especially being across from the elementary. I ask that you consider a traffic study at peak travel times before you make a decision. With the increase of trees that were planted on Hazel Dell which already blocks the line of visibility, adding in more traffic, additional bussing, etc will just create further issues and accidents. I also am concerned with the safety and usability of bike and walking path in front of the parcel. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Thank you,

Jenna Rayl

Oksana Polhuy

From: Christy Watkins <christywatkins71@gmail.com>
Sent: Wednesday, June 26, 2019 5:55 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Leaf Spring school variance15720Hazel Dell #BZNA-0078-2019

Categories: BZA

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding {insert your concerns here: traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc}. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Christy Watkins

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:21 PM
To: Praveen Kumar
Cc: Oksana Polhuy
Subject: Re: Leaf spring school variance 15720 hazel dell#BZNA-0078-2019

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 3:31 PM, Praveen Kumar <praveen.ku4u@gmail.com> wrote:

Hi,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding {insert your concerns here: traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc}. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Thanks
Praveen kumar

Oksana Polhuy

From: vishnupriya mallela <vishnupriya.m1188@gmail.com>
Sent: Wednesday, June 26, 2019 5:58 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Hello,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc.,. My community (Twin Oaks of Noblesville) asks that you consider the residents' concerns and request you deny the applicants' request.

Thanks,
Vishnupriya Mallela

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 3:34 PM
To: Angela Koven
Cc: Oksana Polhuy
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Ms. Koven,

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 2:46 PM, Angela Koven <angela.koven@gmail.com> wrote:

To whom it may concern,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel...etc. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Sincerely,
Angela Koven

Oksana Polhuy

From: Laurel Price <laurelpeffer@gmail.com>
Sent: Wednesday, June 26, 2019 3:47 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding the property values of the Twin Oaks neighborhood and increased traffic on Hazel Dell Road. My family of young children, often bike to Dillon Park and I have concerns about our safety when crossing intersections of commercial properties. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Thank you,

Laurel Price
Twin Oaks Resident

Oksana Polhuy

From: Amarnath Singanamala <amarnathsinganamala@gmail.com>
Sent: Wednesday, June 26, 2019 6:00 PM
To: Oksana Polhuy; Michelle Glodowski; Noblesville Common Council
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

Categories: BZA

Hello,

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, etc.,. My community (Twin Oaks of Noblesville) asks that you consider the residents' concerns and request you deny the applicants' request.

Regards,
Amarnath Singanamala

Oksana Polhuy

From: mikewhite@whvac.biz
Sent: Wednesday, June 26, 2019 7:15 PM
To: Michelle Glodowski; Noblesville Common Council
Cc: Oksana Polhuy
Subject: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019

To whom it may concern:

I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. This variance is in opposition to the master plan to keep Hazel Dell residential and I have concerns regarding traffic increase, traffic safety, commercial lighting in a residential area, property values for residents adjacent to the parcel, safety and usability of bike and walking path in front of the parcel, and the potential that this will fuel future sales of adjacent residential properties for commercial development. My community asks that you consider the residents' concerns and request you deny the applicants' request.

Sincerely,
Michael White
Twin Oaks Resident

Oksana Polhuy

From: trjsmith@gmail.com
Sent: Wednesday, June 26, 2019 7:42 PM
To: Oksana Polhuy
Subject: BZNA-0078-2019

Noblesville City Council,

I am writing to oppose the land use variance proposed at [15720 Hazel Dell Pkwy](#). This parcel is zoned for low density residential, and should not be permitted for use for an early learning center, or any other commercial structure. The change in use will greatly impact traffic and safety of the walking/bike path on Hazel Dell. I am also concerned with the reduction of property values of the surrounding communities, which I live in. I respectfully request the BZA and City Council consider these oppositions, and firmly reject this plan for a land use variance.

Thank you,
Trevor Smith

Oksana Polhuy

From: Michelle Glodowski
Sent: Wednesday, June 26, 2019 4:22 PM
To: Michelle McNemar
Cc: Oksana Polhuy
Subject: Re: Leaf Spring School Variance 15720 Hazel Dell #BZNA-0078-2019'

Categories: BZA

Thank you for emailing the city. We appreciate you taking time to share your thoughts with us. I have copied our planning department so they will have a copy of your remarks for their files.

Kind regards,

Michelle Glodowski
Mayor's Office
City of Noblesville
Office: 317-315-3350
www.cityofnoblesville.org

On Jun 26, 2019, at 2:49 PM, Michelle McNemar <michelle@realestatelinks.com> wrote:

Good afternoon,

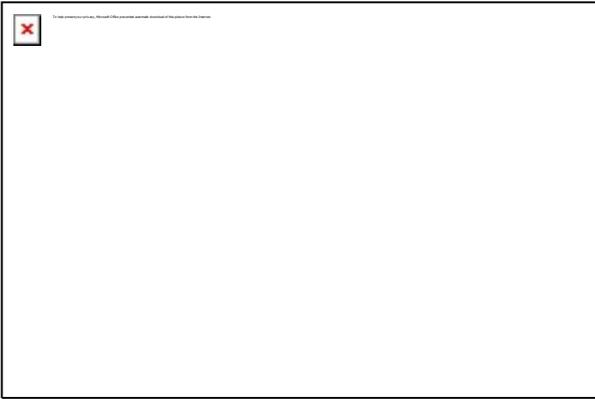
I oppose the requested variance to build a commercial daycare on the residential property located on Hazel Dell. When we built in Twin Oaks, we were informed by the city that the road between 146 and 32 were to be kept residential only. I have concerns regarding the increased traffic on a already busy street near the elementary school where kids walk and ride their bikes to school!!

I asks that you consider the residents' concerns and request you deny the applicants' request.

Thank you for your time
Michelle McNemar

--

Michelle McNemar



4630 Lisborn Drive | Carmel, IN 46033
Mobile [317.376.2715](tel:317.376.2715) | Fax [317.663.1078](tel:317.663.1078)

michelle@realestatelinks.com |
<http://www.realestatelinks.com>

If you have family or friends anywhere in the world who are thinking of buying or selling real estate, I would appreciate the opportunity to introduce them to a qualified Realtor! ERA Real Estate Links is a member of the largest Relocation Network that has serviced MORE relocations than anyone.

Oksana Polhuy

From: Caleb Gutshall
Sent: Wednesday, June 26, 2019 9:32 AM
To: Oksana Polhuy
Subject: FW: Zoning meeting July 1st



Caleb Gutshall

Assistant Director

Department of Planning and Development
City of Noblesville
16 S 10th Street, Suite 150
Noblesville, IN 46060
www.cityofnoblesville.org

P: (317) 776-6325

F: (317) 776-4638

From: Amanda Riley <akmccadam@gmail.com>
Sent: Wednesday, June 26, 2019 8:32 AM
To: Caleb Gutshall <cgutshall@noblesville.in.us>
Subject: Zoning meeting July 1st

Hi there,

I wanted to reach out as I won't be able to attend the zoning meeting on July 1st. I'm a homeowner in the Twin Oaks neighborhood and I'm voting against the re-zoning of the land just south of 161st off of Hazel Dell.

Thank you!

Best,
Amanda Riley

Oksana Polhuy

From: Ted Mahnensmith <tmahn27@gmail.com>
Sent: Wednesday, June 26, 2019 4:09 PM
To: Oksana Polhuy
Subject: LeafSpring School variance BZNA 0078-2019

Categories: BZA

As a resident of Twin Oaks I oppose the rezoning of this plat along HazelDell away from the master plan of residential. I have many concerns but chief among them is traffic and traffic patterns. Movement away from residential also will change property values in the area. Many people utilize the paths along a HazelDell for walking, jogging, and or biking. This will be hindered and become more dangerous for those choosing to do so. It my hope you, in your wisdom, deny this request.