

Fairwood – Planned development Zoning Request
Plan Commission Docket No. PUDP-1803-Fairwood
Neighborhood Meeting
Plainfield Christian Church, 800 Dan Jones Road, Plainfield, IN
May 31, 2018, 6:30pm

MEETING MINUTES.

Introductions: Paul Rioux and Tim Walter, Platinum Properties Management Co, LLC (PPMC) as managing member of Fairwood Developer LLC who will be developing the project. Mike Sells of Kruse Consulting and Mark Behrens of Terra Site Development as consultants.

The plan Commission informational meeting for the project will be held on June 25, 2018 and the Plan Commission Public Hearing will be held on July 23, 2018 at Avon Town Hall.

PPMC has been in business for over 20 years and has developed Mapleton, Forest Commons and others in Wynne Farms, as well as other projects throughout Hendricks, Hamilton, Boone, and Marion County. We currently have active lot sales and/or construction in over 14 communities around central Indiana.

Paul described the property and surrounding properties referring to the aerial as displayed on the monitors.

We anticipate the commercial to be developed as what can be classified as local office, residential in style (Doctor, Dentist, vet, etc.).

We will be participating with the Town and Avon Schools to extend CR200 to provide access to the school as well as the development.

There will be a large amenity center with pool, playground, sport courts, clubhouse, etc. with a cost in the range of \$1M to \$1.4M.

There will be 275 to 300 homes. Two different home types. Approximately 2 homes per acre which is not dense in comparison to other communities in Avon.

We have met with Kent McPhail who asked that we not connect to the Liberty Trail stub street. We explained that this is not our decision to make. Avon as well as Plainfield value connectivity between neighborhoods for circulation and public safety reasons. We have no preference if this connection is made, but we have been directed to make the connection by Avon. We understand that the homeowners to the south do not want it. We presented a plan to Avon early on in our deliberations that did not have a connection, but Avon said it needs to be connected. We recommend the neighbors voice their concern with the connection to the Avon Plan Commission and Town Council.

Average home prices will range from \$325k for small homes to \$450k for large

We are proposing a frontage place along Dan Jones Road turning the backs of the houses to the road and screening with landscape and mounds. We have found this to be a more pleasing approach visually.

We completed a traffic study and have submitted it to Avon for review.

Drainage is always a concern. We are required to submit plans and designs to the County and Town where appropriate for review and approval before we begin any construction.

We will be installing 8' paths throughout the community that will connect with the high school property.

The builders have not been determined. Lennar, Pulte, Silverthorne, Arbor are possibilities. We work with all the builders in the central Indiana area. We have been doing this for 20 years

We are required to follow standards in the Subdivision Control Ordinance. So, we may have to defer some of your questions to Avon.

Some people might ask why not plat under current zoning? If we did so, we can do it with a much smaller amenity area, little to no trails and little to no landscape buffers and it would still accommodate nearly 240 lots. The PD process allows us to work with the community to give the Town what they really want.

The process includes an informational meeting on June 25, a public hearing on July 23 and potentially another Plan Commission meeting if there are still un-resolved issues. The plan commission ultimately will give a recommendation (positive or negative) to the Town Council and the Town Council then will hold a minimum of 2 meetings before the zoning is approved. Multiple changes will be made to the plan between now and the final Plan Commission recommendation. After the zoning is approved at the Town Council, we will then return to the Plan Commission for approval of detailed development plans that would meet the zoning requirements.

Question (Q) and answer (A):

1. Q: What is the average size of lots?
A: The minimum size proposed in the PD is 7,000sf for small lots and 10,000sf for large.
2. Q: Will stop lights be installed on Dan Jones?
A: We do not make that decision. CR 200 N will remain a RAB.
3. Q: How many entrances will there be?
A: We are required 2, but we are showing 3 which includes the connection to Liberty Trail.
4. Q: Are there any environmental issues?
A: A phase 1 environmental assessment has been completed and none were discovered.
Q: Can we get a copy of the phase 1?
A: Yes, from Avon.
5. Q: What is the projected selling price of the lots without homes?
A: Approximately \$80k for large lots and \$62k for small.
6. Q: Why do they connect neighborhoods?
A: Public Safety. As an alternative to Liberty Trail, we can also connect to the cul-de-sac to the west in Williamsburg as the RW goes to our property line.
7. Q: Did PPMC declare bankruptcy, have you come out of it?
A: Yes, we came out of it with nothing owed to our creditors.
8. Q: Will property owners to the west that adjoin the property be able to connect to the sewer in our neighborhood?
A: We can review that, but that would ultimately be up to West Central Conservancy District.

9. Q: Is there a requirement for 2 exits?

A: Yes. The 2 "required" exits we are proposing include one to Dan Jones and the other to CR200.

10. Q: How are we helping the traffic at school?

A: We are working with the school. Dean Turner has already given some of the ROW along the north side of the turner property (35'), but they need 50' to 60'. A possible drive connection to our CR 200 extension would go north of our entrance from CR 200 to the existing school entrance drive.

Q: So, with that the school traffic would be able to come through the neighborhood to the south?

A: Yes. Ultimately as discussed, the connection to Liberty Trail and all traffic patterns/connections are up to the Town of Avon.

11. Q: Do we have a traffic study?

A: Yes.

Q: Did we study CR300 and Liberty trail?

A: We did not study that intersection specifically, but we do have projected counts at the connection to Liberty Trail.

12. Q: Did the traffic Study account for the school?

A: Traffic counts were taken during peak times.

13. Q: What are the sizes of the of houses?

A: Small houses will range from 1,600sf to 1,800sf and the large homes will range between 1,800sf and 2,200sf.

14. Q: Can the homes be all vinyl?

A: No, there are architectural standards in the PUD.

15. Q: What is the minimum buffer width along the south property line?

A: I think the south buffer is a minimum of 50' in width which will be a common area that will be maintained by a homeowner's association and will have mounds and tree. *Note: after further review we have discovered the minimum proposed buffer will be 40' along the south property line.*

16. Q: Are any improvements planned for Dan Jones?

A: We will install acceleration and deceleration lanes as required, but do not plan to make any other improvements.

17. Q: Is there enough room between the ball diamonds and the wetland to build the road to the school that was described earlier?

A: It has been reviewed by us and the school. The road will be private and on the school property and we have determined there is enough room to construct a road similar to the existing school access road.

18. Q: Will there be mounding and trees in the buffer areas?

A: Yes.

Q: Will there be fencing?

A: Only along the school property which the school has requested.

19. Q: The value of the home does not seem right. Will people buy houses on small lots like we are proposing?

- A: Yes, that is the market for this price range (\$250 - \$300k). People do not want the maintenance of larger lots.
20. Q: Was there a study on what the new homes will do to the value of the homes in Williamsburg?
A: We prepared a market study showing what is selling in the surrounding communities, the homes proposed for Fairwood will be as expensive as the surrounding communities.
21. Q: Will all intersections have stop signs?
A: Yes, and street lights if required. Avon also has some traffic calming standards that may be considered if desired by the city engineer.
22. Q: How close will the houses be to each other?
A: State building code requires a minimum of 6', but we are proposing a minimum of 10'.
23. Q: Why do we have to connect to Liberty Trail?
A: It is up to Avon. You all can object to Avon if you desire.
24. Q: Do we know of any toxic chemicals from farming?
A: None showed up in the Phase 1.
25. Q: Disappointed that Avon wants to connect to Connect to Liberty Trail. We believe that Plainfield has to approve it. Is that true?
A: That is not our concern. We cannot answer it. We encourage the neighbors to discuss this with Avon directly as we cannot change it without their direction.
26. Q: They are concerned with the Settlement and think this development could be similar. How do they know these homes will be more expensive?
A: Our expectation is that these lots will be expensive. The rule of thumb is the houses will cost approximately 5 times the lot price. The settlement is called a legacy project that was zoned in 2002. Approval process and architectural requirements are much greater now.
27. Q: City water and sewer?
A: Yes. Well and septic are not an option.
28. Q: Why do we show stub streets to the school property to our west?
A: Someday they may want to develop that or connect something. We stub for eventuality just as Liberty Trail was stubbed over 20 years ago.
29. Q: Drainage study been sent to the County yet?
A: No.
Q: When does that happen?
A: When we primary plat.
Q: They are concerned Fairwood will add more water and cause upstream flooding. Can we assure them it will not?
A: By ordinance we cannot add any more water than goes to the creek today. We are required to design storm water detention facilities per ordinance
30. Q: Are we working with Avon on Dan Jones improvements for future?
A: We have provided a traffic study and are awaiting comments from Avon. Generally, we will not be making any improvements to Dan Jones road beyond the acceleration/deceleration lanes and ROW that will be dedicated to the Town.
31. Q: Can Fairwood sink a well for irrigation? The HOA Docs say you can.
A: That is not our intent. We will revise the HOA Docs, which are in draft form currently, before finalizing and recording.

32. Q: Have we seen the 2017 comprehensive plan for Avon?
A: Yes.
Q: What happened?
A: The comp plan is a moving document and just a guideline. This is a good use for this area based on the surrounding uses and recently approved land use to the east.
33. Q: How big is the buffer area and will we see the new houses?
A: The minimum buffer width is 50' and yes the existing homeowners will see the backs of new homes and the new homeowners will see the backs of existing homes. *Note: after further review we have discovered the minimum proposed buffer will be 40' along the south property line.*
Q: Who designs landscaping?
A: Designed by a landscape architect based on the SCO.
Q: Will it be mounded?
A: Cannot promise but we like to use mounds where we can.
Q: Who maintains it?
A: The HOA.
34. Q: Will vinyl be a minimum requirement?
A: Yes 0.44mil minimum
Q: Will we wrap the homes with brick?
A: We could consider it on along the south property line, but not the entire house.
35. Q: Have we talked to the school about what they will need and are we participating? They recently had a huge school tax increase.
A: The school is notified about all future development proposals and make plans accordingly.
36. Q: Will this aesthetically fit the area?
A: We are setting architectural standards that will control that.
37. Q: Who approves the builder, and do you have a list of potential builders?
A: We approve the builders and potential suitors are Pulte, Lennar, Weekley, Arbor, Silverthorne and others. We can add a list to the file with Avon if necessary.
38. Q: Can a builder build a prefab home in this neighborhood?
A: A home that is built offsite and brought in as a built home will be prohibited in this community. We will contract with a builder to build in the entire subdivision not on a lot by lot basis. None of our past developments have prefab homes.
39. Q: Does Avon require sidewalks on Dan Jones?
A: Yes, they require 6' concrete but we plan to construct an 8' multi-use trail.
40. Q: Do we still have to go through the zoning?
A: Yes, this meeting is part of that process.
41. Q: Have you completed a fiscal plan?
A: No not yet. Geritas is working on it as is required by Avon. Based on previous experience, it will say housing doesn't pay, but we are required to do the study on all new neighborhoods.
Q: What will the shortfall be?
A: Generally, the houses on the south will pay for themselves as they will sell for over \$300k but the smaller homes will not. This opens a philosophical question that can be taken up in a different forum about the other economic factors created by homeowners in the small homes, from jobs generated to, restaurants visited, to shopping in Town, etc.

42. Q: Will the construction be phased?

A: Yes, and we will begin at the entrance and go both ways over 6 -7 phases. Development build out will be completed in approximately 5 years.

43. Q: Can we commit to no construction traffic to Liberty Trail?

A: We can commit to a barricade if desired and allowed by the Town.

44. Q: When would we break ground?

A: Summer of 2019.

45. Q: What is the best thing for them to do to get the connection removed?

A: Our best advice is to get a petition and to talk to the people that serve on the Avon Town Council. It will all depend on how persuasive you can be to the people who vote (the Avon Town Council).

46. Q: When do common grounds get developed?

A: As each section (Phase) is developed.

47. Q: Do we construct all roads at same time?

A: No. The constructed with each section (Phase). So, there may not be any stub street connection to Liberty Trail for several years.

48. Q: Is the math fuzzy? Based on what we have his house is worth \$850k based on the minimum square footage we are proposing. How does that work?

A: The sizes we provided are the minimum requirements not the average. Also refer to question 26 above.

49. Q: Will sheds be allowed?

A: No.

50. Q: Will there be 3 car garages?

A: There will be some, but not required. The large lots will be wide enough, and the small lots may have courtyard type 3 car garage options.

51. Q: Can you guarantee that you will not sell to another developer?

A: We do not have an intention to do so, but we cannot guarantee that the market will not change. We had to do that during bankruptcy. It has happened, but it is not our intention. We live with it in business. Housing demand is great, and supply is low right now.

52. Q: Are there old stands of woods that will be clear cut?

A: No.

Adjourned at 8p.

Fairwood
Planned Development Zoning Request
Dan Jones Road and Bradfords Road, Avon, Indiana
Plan Commission Docket No. PUDP-1803-Fairwood

NEIGHBORHOOD MEETING
Plainfield Christian Church, 800 Dan Jones Rd, Plainfield, IN 46168
May 31, 2018, 6:30pm

SIGN IN SHEET

NAME	ADDRESS	CONTACT (Phone or e-mail)
1. Carol & Jack Schubert	7632 Cabinetmaker Ct.	317-837-9635
2. Christine & Phil Loefer	7656 Melrose Ct	317-650-8744
3. Jim & Andrea Haffley	9401 Hawthorne Dr	317-946-5264
4. Carol Ford	7712 Carpenter Ct	317-839-9320
5. STAN + SUE WILKINSON	2641 Liberty Tr	317-839-7723
6. BILL STRATHMANN	7591 WILLIAMSBURG DR	317-837-8609
7. STEVE WATRICK	2191 WOODLAND TRAILS	317-626-0302
8. Phil & Kathy Mickel	7593 Blacksmith Ct 46168	317-839-7396
9. PETE & JOANITA LAY	7608 WILLIAMSBURG DR 46168	317-341-4628
10. Bruce & Debbie Smith	7694 Harnessmaker Ct 46168	317-840-2001
11. JOHN & DORIS LEE	2708 MILLER CT 46168	317-839-2494
12. ARCHIE Schanen	7594 Brickmaker Ct 46168	317-272-1781
13. Matt & Kym Light	7734 Harnessmaker	317-431-9473
14. Tom & Diana Kepler	7611 Cabinetmaker Ct	317-445-7423
15. Tom & Joan Botts	7215 Kimberly Lane	317-374-5619
16. Scott Gronotte	2855 Liberty Tr	317-414-1236
17. JIM & MARTY WINKLEY	2615 SCHOOLMASTER DR	317-839-0484
18. Bill & Dee Dee Druffen	7677 Oakwright Court Plainfield	317-694-8875
19. Paula J. Lowe	7392 Hidden Valley Dr	317-714-5074
20. Cindy Klynn	7592 Cabinetmaker Ct	317-695-5511
21. Debra Mason	2655 Schoolmaster Dr PHD	317-408-7479

22.	Shirley Patrick	2695 Schoolmaster	317-839-3828
23.	James DeLong	7653 Gunsmith Ct	317 839-0401
24.	Larry Q. Cochran Carrie L. Cochran	7574 Williamsburg Dr 7574 Williamsburg Dr.	317-319-1565 317-496-1898
25.	Art Schlegel Hope Schlegel	2605 Schoolmaster Dr.	317-504-2256 317-504-1976
26.	Delbie Prota	2754 Jefferson Dr	317-271-0688
27.	Sylvia Lewis	7634 Brickmaker Ct	317-837-7744
28.	Donna Miller	7764 Harnessmaker	317-838-8995
29.	Bill & Karen Dipe	7690 Wigmaker Ct.	317 839-8709
30.	Diane Steward	7595 Brickmaker Ct.	317-838-9191
31.	Greg & Cindy Burns	7443 Hawthorne Dr.	765 265 0915
32.	Arati & Jerry Butler	2614 Schoolmaster Dr.	317-627-2632
33.	Tom & Barbara Stader	7661 Milliner	838-5755
34.	Bill & Christine Raper	7603 Brickmaker Ct	817-430-0757
35.	Harry & JoAnn Hawk	7732 Carpenter Ct.	317-487-0002
36.	Craig Johnson	7702 Wigmaker Ct	317-201-8959
37.	Bill & Angie Statham	7743 Harnessmaker Ct.	317-931-8610 317-486-3705
38.	Wendy Harris	2934 Jefferson Dr	773-218-5209
39.	Delvie & Mike Hall	2341 Woodland Trace	317-838-5489
40.	Howard Miller	7742 Carpenter Ct.	317-809-5678
41.	Joyce Taylor	2602 Liberty Trail	317-839-5827
42.	Robert & Gloria Phillips	2694 Schoolmaster Dr	317-585-7866 317-704-4229 / 317-727-6612
43.	Rod & Lori Eccles	7608 Apothecary Ct	317 839-8990
44.	Earl & Teresa Long	7703 Harnessmaker	317 525 8809
45.	Naz Malle	7664 Brick Maker Ct	317-966-9691
46.			

47.	Tom Sumner	784a Wenden St Pitt	317-838-0580
48.	Scott Wingardner	2246 Woodland Trace	(317) 902-0899
49.	Linda Carcoran	2945 Jefferson Ave	(317) 839-1713
50.	Cindy Turner	2116 S Co Rd 800 E	317-841-1524
51.	Leonard Stone	Plainfield 7110 N Hawthorne Dr	317 319 1666
52.	Rolisa Bowen	2635 Schoolmaster Dr	419-203-3176
53.	At the time	6731 Oakley Ave	
54.	PAT & KATHY Calkins	7656 Wheeler Rd	
55.	Jerry L. Steward	7595 Brickmaker Ct	317-919-2448
56.	Brian Stree	2775 Jefferson Dr.	
57.	Mike & Courtney Cummings	7587 Bookbinder Dr.	317-272-6927
58.	Alexis Meyer	2764 Jefferson Dr	812-236-9293
59.	Kyle Thompson	7556 Bookbinder Dr.	812-239-1098
60.	Claudia Young	8174 Sydney Lane	812-449 9069
61.	Johanna Schrock	7629 Williamsburg Dr	317-835-6500
62.	Carrie & Bo Hood	7714 Harnessmaker Ct.	317-374-2118
63.	Shawn Earls	2691 Liberty Trail	317-839-3756
64.	Nancy Lee	1752 Windmill Dr. Avon 46123	317-838-9458
65.	Stephanie Wagner	2825 Dawn Jones Rd Plainfield IN 46168	317-258-7575
66.	Osman Malik	7664 Brickmaker Ct Plainfield IN 46168	317-363-2937
67.			
68.			
69.			
70.			