

Jodi Dickey

From: Jodi Dickey
Sent: Thursday, June 28, 2018 9:37 AM
To: Beverley Stafford
Subject: RE: Fairwood

I live in Carmel, so it would be easy for me to swing by the pyramids area on my way in to or home from work. Let me know if morning or afternoon will be best for you and we'll set something up.

Jodi

Jodi Dickey, AICP
Town of Avon Planning & Building
317.272.0948 x 108 direct
Selected as 17th Best Place to Live by Money Magazine

From: Beverley Stafford [mailto:beverley.stafford@yahoo.com]
Sent: Wednesday, June 27, 2018 4:28 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood

Awesome- thank you!
I can do the 6th.
We can meet wherever is most convenient for you- my office is at the pyramids.

Be blessed,
Bev Stafford
317-965-2309
Sent from my iPhone

On Jun 27, 2018, at 4:00 PM, Jodi Dickey <JDickey@avongov.org> wrote:

Not annoying at all! I'm out of the office tomorrow afternoon through Wednesday. I'm free Thursday morning (7/5) and pretty much any time on Friday. I'm happy to meet in person (we don't have to meet in the office – could be some place between our two offices, I'm willing to travel) or talk on the phone, whatever is most convenient for you.

jodi

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From: Beverley Stafford [mailto:beverley.stafford@yahoo.com]
Sent: Wednesday, June 27, 2018 3:51 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood

Hmmm..... do you think you could give me a 30 min block of time so we could have a call or in person over the next week or two? I am just generating more questions with this email string and probably annoying you greatly....

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317-965-2309
Sent from my iPhone

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From: Beverley Stafford [<mailto:beverley.stafford@yahoo.com>]

Sent: Wednesday, June 27, 2018 1:24 PM

To: Jodi Dickey <JDickey@avongov.org>

Subject: Re: Fairwood

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Jodi

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Sent: Monday, June 25, 2018 1:40 PM
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number of homes that could go in
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standards?
Thank you-

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Jodi Dickey

From: Jodi Dickey
Sent: Wednesday, June 27, 2018 11:05 AM
To: Paul Rioux
Subject: RE: Fairwood documents

According to the zoning ordinance (Appendix A, minimum submission requirements for PUD)....

A market survey is required

An environmental study is not, but a lot of folks have referenced that from your neighborhood meeting. If you have one of those, I would like to have it for the file.

jd

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From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Tuesday, June 26, 2018 11:34 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood documents

Jody

not to be a smart aleck but am I correct in that an environmental study and a market study are not required under the rezone filing?

After last night I just feel like I'll be handing out big sticks for people to beat me with if I accommodate everyone's individual requests.

It's obvious that the same group will be there again next month and the more data I give him the more they're going to nitpick I don't need a retired seventy-year-old realtor telling me that my market study isn't any good when she hasn't sold a house in 5 years!

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/26/18 11:11 AM (GMT-05:00)
To: Paul Rioux <prioux@platinum-properties.com>, Tim Walter <twalter@platinum-properties.com>
Subject: Fairwood documents

Good morning Paul,

As you might imagine, I have some folks requesting documents I don't yet have in the file. I have specific requests for the marketing study (unless that's the one page 'Single Family Market Information'), the environmental study, and the fiscal study.

Working my way through my notes from last night....I may have additional stuff later.

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Jodi Dickey

From: Jodi Dickey
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To: Paul Rioux
Subject: RE: Fairwood documents

I'm pretty open in the early afternoon that week except Monday, the 9th.

jd

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From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Tuesday, June 26, 2018 11:46 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood documents

Jodi please give me some times the week of the 9th that would work for you.
I'd like to get together with you and go over the changes I'm planning to make to the PUD.
thanks

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

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Jodi Dickey

From: Jodi Dickey
Sent: Thursday, June 28, 2018 12:14 PM
To: Rian Wathen
Subject: RE: Comments from neighborhood meeting

Rian,

I'm working on getting all of the Fairwood documents on the website all in one place. I hope to have that done later next week or early the following week.

Jodi

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From: Rian Wathen [mailto:rwathen@indy.rr.com]
Sent: Tuesday, June 26, 2018 12:23 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Comments from neighborhood meeting

I am requesting a copy of all correspondence the Town of Avon received regarding the Fairwood PUD per Avon zoning ordinance section 5-7 which says "Any person or persons in attendance at the Neighborhood Meeting may submit written questions, concerns, or desired changes to the petition file a minimum of ten (10) days prior to the scheduled Informational Meeting".

Thanks
Rian Wathen

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Jodi Dickey

From: Jodi Dickey
Sent: Wednesday, June 27, 2018 11:04 AM
To: Paul Rioux
Subject: RE: Fairwood documents

R-3 is 85' wide lots (from ZO). That's still single family. R-4 and 5 are multi-family. R-5 would get you 60' wide lots.

You could propose an R-3 rezone and then use the Conservation subdivision layout in the SCO. There are intensity bonuses available with that....even so, you can only go down to 80' wide lot if you qualify.

A Standard R-3 subdivision may also qualify for the intensity bonus....again, you're only gaining 5 feet in width.

Section 3-11 shows how to qualify for the bonus.

jd

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From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Wednesday, June 27, 2018 10:47 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: RE: Fairwood documents

Thanks!

Jodi – I am looking through the zoning ordinance and UDO to find what my options would be to “straight zone” 60' wide lots.

Seems there is no zoning below 90' lots. Is that correct??

Would I use Multi family ??

Paul

From: Jodi Dickey <JDickey@avongov.org>
Sent: Wednesday, June 27, 2018 10:31 AM
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Fairwood documents

Paul,

Here's the list of folks who spoke at Monday night's plan commission meeting.

jodi

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From: Paul Rioux [<mailto:prioux@platinum-properties.com>]
Sent: Tuesday, June 26, 2018 11:43 AM
To: Jodi Dickey <JDickey@avongov.org>
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Jodi please send me the name and address of everyone who spoke against the project last night in the non public hearing public hearing portion of the meeting thanks

Sent from my Sprint Samsung Galaxy S7.

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From: Jodi Dickey
Sent: Tuesday, June 26, 2018 12:57 PM
To: Paul Rioux
Subject: RE: Fairwood documents

I was thinking we might want to share office space! ☺

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From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Tuesday, June 26, 2018 11:48 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood documents

next week is fine
I've got until the 23rd of July to get this figured out but I have some ideas that would require me to know who was speaking.
Thanks

I have a feeling that you and I are going to be pen pals for the next few weeks!!

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/26/18 11:43 AM (GMT-05:00)
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Fairwood documents

That will take me a bit to put together. I'll send it to you yet this week.

jd

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From: Jodi Dickey
Sent: Thursday, June 28, 2018 12:13 PM
To: Robert Riley
Subject: RE: Fairwood PUD

Mr. Riley,

We're working on getting everything on this project on our website in one area for easy access to all. I will hopefully have that done late next week or early the following week.

If you prefer, you can complete an Information Request form and return that to our office. Once we receive that and have all the documents gathered and copied, you can come in to the office, pay for the copies, and pick them up.

Jodi

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From: Robert Riley [mailto:reriley@earthlink.net]
Sent: Wednesday, June 27, 2018 12:36 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Fairwood PUD

Good Afternoon,

I am requesting copies, either in physical or in digital formatting, of the following documents/information that have been submitted to the Town of Avon by Petitioner, Paul Rioux for the proposed Fairwood PUD project per public statements given at the Neighborhood meeting, May 31st, 2018 and again at the Avon Planning Commission meeting, June 25th, 2018...

- 1) Fiscal study that was done in connection to the proposed Fairwood development;
- 2) Phase I Environmental Assessment that was completed including all documentation which should include time, location, what soil components/contaminants were screened against, certifications or equivalent qualifications regarding those involved in sample collection, sampling, testing and test result evaluation and summary report generation as well as contact information (specifically relating to response to Q24 Neighborhood meeting minutes and again stated at the Avon Planning Commission meeting);
- 3) All written communications between the Petitioner and anyone associated with the Petitioner and/or Fairwood Development proposal and the Avon Community School Corporation representatives;
- 4) The market study the developer referenced at both the Neighborhood meeting and Avon Town Planning Commission meeting.

The public hearing to discuss the Fairwood Development proposal with the Avon Planning Commission is scheduled July 23, 2018 with public comments/questions to be submitted in writing 10 days prior...a deadline

of July 13, 2018 with a holiday in which government offices will be closed in between...it is therefore, imperative that the requested information be available for public review as soon as possible.

If I have not received communication back from your office within 24hours, I will follow up as to an explanation why the requested information is not available to the public.

Thanks for your attention to my request and all that you do for the Town of Avon.

Regards,
Robert Riley

Sent from my iPhone

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Sent: Wednesday, June 27, 2018 9:47 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairfield

This is a question I should know the answer to but has Heathermor developed as straight zoning or a PUD?

Be blessed,
Bev Stafford
317-965-2309
Sent from my iPhone

On Jun 27, 2018, at 8:50 AM, Jodi Dickey <JDickey@avongov.org> wrote:

Thanks Bev,

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Jodi

Jodi Dickey, AICP
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I made a list of thoughts during the meeting last night that I plan to send to you, Tom and Ryan.

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Yes, I can have that for tonight

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Sent: Monday, June 25, 2018 1:40 PM
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Thank you-

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317-965-2309
Sent from my iPhone

Jodi Dickey

From: Jodi Dickey
Sent: Wednesday, June 27, 2018 10:31 AM
To: Paul Rioux
Subject: RE: Fairwood documents
Attachments: Fairwood PC 6-25-17 Addressing.pdf

Paul,

Here's the list of folks who spoke at Monday night's plan commission meeting.

jodi

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From: Paul Rioux [mailto:prioux@platinum-properties.com]
Sent: Tuesday, June 26, 2018 11:43 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood documents

Jodi please send me the name and address of everyone who spoke against the project last night in the non public hearing public hearing portion of the meeting thanks

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/26/18 11:11 AM (GMT-05:00)
To: Paul Rioux <prioux@platinum-properties.com>, Tim Walter <twalter@platinum-properties.com>
Subject: Fairwood documents

Good morning Paul,

As you might imagine, I have some folks requesting documents I don't yet have in the file. I have specific requests for the marketing study (unless that's the one page 'Single Family Market Information'), the environmental study, and the fiscal study.

Working my way through my notes from last night...I may have additional stuff later.

Thanks,
Jodi

Jodi Dickey, AICP

- Jeri Steward – 7595 Brickmaker Court, Plainfield, IN 46168
- Diane Mason – 6308 Timber Climb Drive, Avon, IN 46123
- Bruce Smith – 7694 Harnessmaker Court, Plainfield, IN 46168
- Jack Mason – 6308 Timber Climb Drive, Avon, IN 46123
- Claudia Young – 8174 Sydney Lane, Avon, IN 46123
- Craig Johnson – 7702 Wigmaker Court, Plainfield, IN 46168
- Theresa Shearer – 7594 Brickmaker Court, Plainfield, IN 46168
- Jennifer Corpus – 1717 Bentbrook Drive, Avon, IN 46123
- Bruce Mayo – 7662 Gunsmith Court, Plainfield, IN 46168
- Rian Wathen – 1480 Laurel Oak Drive
- Mike Ford – 7712 Carpenter Court, Plainfield, IN 46168
- Cindy Kleyn – 7592 Cabinetmaker Court, Plainfield, IN 46168
- Brenda Riley – 7612 Cabinetmaker Court, Plainfield, IN 46168
- Phil Mickel – 7593 Blacksmith Court, Plainfield, IN 46168
- Michael Peters – 2752 Liberty Trail, Plainfield, IN 46168
- Dan Kleyn – 7592 Cabinetmaker Court, Plainfield, IN 46168
- Hannah Mason – 2655 Schoolmaster Drive, Plainfield, IN 46168
- Debra Mason – 2655 Schoolmaster Drive, Plainfield, IN 46168
- Kyle Thompson – 7556 Bookbinder Drive, Plainfield, IN 46168
- Janine Fidler – 6894 Merritt Ridge Way, Avon, IN 46123
- Marsha Stupen – Unknown, lives in Prestwick
- Charles White – 2995 Jefferson Drive, Plainfield, IN 46168

Jodi Dickey

From: Jodi Dickey
Sent: Tuesday, June 26, 2018 11:44 AM
To: Paul Rioux
Subject: RE: Fairwood documents

That will take me a bit to put together. I'll send it to you yet this week.

jd

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Jodi Dickey

From: Jodi Dickey
Sent: Thursday, June 28, 2018 11:58 AM
To: Beverley Stafford
Subject: RE: Fairwood

I'm usually at work around 7:15-7:30 AM, so I'm by the pyramids 6:45ish.

jd

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From: Beverley Stafford [mailto:beverley.stafford@yahoo.com]
Sent: Thursday, June 28, 2018 11:52 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood

What time do you usually go by the pyramids? If you are early I might be better to meet you in Avon- getting old makes me even slower and later....

Be blessed,
Bev Stafford
317-965-2309
Sent from my iPhone

On Jun 28, 2018, at 9:36 AM, Jodi Dickey <JDickey@avongov.org> wrote:

I live in Carmel, so it would be easy for me to swing by the pyramids area on my way in to or home from work. Let me know if morning or afternoon will be best for you and we'll set something up.

Jodi

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From: Beverley Stafford [mailto:beverley.stafford@yahoo.com]
Sent: Wednesday, June 27, 2018 4:28 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood

Awesome- thank you!
I can do the 6th.
We can meet wherever is most convenient for you- my office is at the pyramids.

Be blessed,
Bev Stafford
317-965-2309
Sent from my iPhone

On Jun 27, 2018, at 4:00 PM, Jodi Dickey <JDickey@avongov.org> wrote:

Not annoying at all! I'm out of the office tomorrow afternoon through Wednesday. I'm free Thursday morning (7/5) and pretty much any time on Friday. I'm happy to meet in person (we don't have to meet in the office – could be some place between our two offices, I'm willing to travel) or talk on the phone, whatever is most convenient for you.

jodi

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From: Beverley Stafford [<mailto:beverley.stafford@yahoo.com>]
Sent: Wednesday, June 27, 2018 3:51 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood

Hmmm..... do you think you could give me a 30 min block of time so we could have a call or in person over the next week or two? I am just generating more questions with this email string and probably annoying you greatly....

Be blessed,
Bev Stafford
317-965-2309
Sent from my iPhone

On Jun 27, 2018, at 2:19 PM, Jodi Dickey <JDickey@avongov.org> wrote:

It wouldn't be that hard to do, but I'll just say that R-2 is no longer a development option. That was removed when the R-1a was put into place.

jd

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From: Beverley Stafford [<mailto:beverley.stafford@yahoo.com>]
Sent: Wednesday, June 27, 2018 1:24 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood

Would it be hard to calculate how many homes could be developed in Fairwood with r2?

I am planning a little research tour through Avon to prepare for the next meeting. I just am working to draw responsible comparisons.....

That email is still forthcoming too- I did get to Ryan last night at the farmers market.

Be blessed,
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317-965-2309
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On Jun 27, 2018, at 9:52 AM, Jodi Dickey
<JDickey@avongov.org> wrote:

Heathermor is R-2 zoning.

jd

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Subject: RE: Fairwood documents

I agree. I haven't had a chance to speak with the fire marshall yet...if the stub street is giving everyone angst (including PC and TC, which I don't know that, but just saying) and we still have adequate emergency access, maybe that southern stub can be removed. I'll want to talk that over with folks here first but that might be an option.

I know I was the one who told you to put it there in the first place because of our ordinance standards so I don't want to just tell you to remove it.

jd

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Here is what is interesting about the list.
Of the 21 who spoke...15 are from Williamsburg, that is expected.
None are from Hidden Valley.
The other 6 are from over 2 miles (and some over 4 miles) away!

This is ALL about not wanting to be connected to the stub street. That's what most of the conversation was all about from my neighborhood meeting.
Everything else is a smoke screen to stop the development and therefore the stub street!

From: Jodi Dickey <JDickey@avongov.org>
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From: Jodi Dickey
Sent: Tuesday, June 26, 2018 4:34 PM
To: Paul Rioux
Subject: Re: Fairwood documents

Got it on my calendar. See you then.

Jodi

Sent from my iPhone

On Jun 26, 2018, at 4:18 PM, Paul Rioux <prioux@platinum-properties.com> wrote:

Lets meet on the 11th at 1pm at your office.

From: Jodi Dickey <JDickey@avongov.org>
Sent: Tuesday, June 26, 2018 2:28 PM
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Fairwood documents

I'm pretty open in the early afternoon that week except Monday, the 9th.

jd

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Sent: Tuesday, June 26, 2018 11:46 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Re: Fairwood documents

Jodi please give me some times the week of the 9th that would work for you.
I'd like to get together with you and go over the changes I'm planning to make to the PUD.
thanks

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

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