

November 30, 2016 Drexler Woods PUD - Neighborhood Meeting Summary

Project: Drexler Woods Planned Unit Development

Docket Numbers 1610-PUD-17

Date: November 30, 2016 at 6:30 pm

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana.

Attendees: Paul Rioux – Platinum Properties Management Company, LLC
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Matt Pleasant – Westfield Planning Staff

Jon Dobosiewicz provided an overview summary of the proposal and the Comprehensive Plan considerations (see attached exhibits reviewed at the meeting).

Neighbor Comments and Questions:

1. You said your density would be around 2.65 homes per acre and you said Chatham Hills had a density of around 2.68 homes per acre. Chatham Hills does not appear that it is being built at 2.68 homes per acre. Your proposal seems like a lot of homes.

Response: The Comprehensive Plan for our site identifies our area as “New Suburban” which would suggest a range of densities of between 2 to 5 homes per acre. Our proposal is in line with what the New Suburban designation would suggest. Chatham Hills was approved for 2.68 homes and acre Springmill Trails was approved for 2.8 homes an acre. Our proposal is consistent with the development that is occurring around us. The area north of our site is identified by the Comprehensive Plan as “Rural Northwest” which suggests less density for that area to our north and to our west. However, again, our site is clearly within the “New Suburban” area and the Planning Staff has confirmed that for us.

2. It seems by requesting an age restricted development you are trying to maximize your density request and if you were not seeking an age restricted community, but rather a traditional single family development you would not be able to have as much density.

Response: Whether or not this request, or any zoning request, elects an age restricted development versus a traditional single family development has no impact on the density of the proposal. Our single family detached area is capped at a maximum of 490 homes in the PUD. If approved, similar to the Centennial and Springmill Trails developments, this project would have a long build out period – somewhere in the range of 10 years or so. By way of example the zoning for Countryside was approved in 1998 and there are still a few lots left their that remain to be built on.

3. Why do you want to develop an age restricted community?

Response: Our client sees a significant market need for this type of community in Westfield. Westfield is a very attractive community and for buyers seeking to downsize, but remain in Westfield, and this will provide them a very attractive option. We also anticipate, if approved, this community will draw interested buyers from all over Hamilton county and surrounding counties. Further, an age restricted

community has many benefits to a community – less traffic, less impact on schools, etc. A good example of an age restricted community in Hamilton County is Britton Falls in Fishers which is a Dell Webb community that was developed by Pulte Homes.

4. I am concerned that if this project is approved it will create more traffic on Springmill Road and around Grand Park on Saturdays and Sundays.

Response: Our understanding is that the City has plans for road improvements and road projects in this area for the future. We believe that with the success of Grand Park the City will continue to plan and make investments for road improvement projects for this general area. Further, if this proposal were approved, we would be dedicating significant right of way to the City for road improvements, we would be required to pay road impact fees and we are working with the City on the road design and planning issues for roadways in this area including the 193rd/191st and Springmill Road/ Horton Road intersection.

5. What is age restricted?

Response: An age restricted community requires homeowners who are 55 years of age or older. There are State and Federal requirements for age restricted communities. This community would also be regulated and governed by a Home Owners Association for common area maintain and other forms of maintenance for its residents.

6. I live on the south side of 193rd Street. How will your infrastructure improvements affect my property?

Response: We will be installing drainage and sanitary sewer structures, dedicating right of way, making road improvements, installing perimeter pedestrian paths, etc. If any of these improvements somehow affected your property, we would be required to return your property to its original condition. If we install water, sewer or internet infrastructure, we could make it available to you, but it would be your cost to connect to it.

7. I live along Six Points Road, what type of buffer will be on your side of the street?

Response: We are required to install a 40' buffer that will include a mound and landscape plantings. Trees that would be installed would be approximately 2" to 2/12" in caliper if deciduous trees and 8' feet in height if evergreen plantings. We will also be meeting all of the City's architectural requirements for home design.

8. What about the property that is owned by Duke Energy- do you know what is going in there?

Response: While we do not know with certainty, we believe it will probably be a power transmission substation.

9. When we built our home we had a conversation with the Assessor about how taxes are assessed. How would this development affect our taxes?

Response: Our development should not have any impact on the taxes you pay for your home. Usually tax rates are determined by the square footage of your home, what type amenities or upgrades you have and the age of your home.

10. My address is in Sheridan. How is the address determined?

Response: Addressing is a function of the post office and the Post Master. Municipalities do not play a role and don't have jurisdiction over addressing.

11. What are the home prices in Britton Falls?

Response: The home prices in Britton Falls are around \$300,000.

12. Will your community have Covenants and Restrictions?

Response: Yes we will have Covenants and Restrictions and an HOA that will govern and regulate the community.

13. The Comprehensive Plan says there is supposed to be a transition between New Suburban and Rural Northwest. How are you transitioning?

Response: The transition is identified on the Comprehensive Plan north of and west of our site. The Comprehensive Plan would anticipate a transition in these areas. Our site is within the area identified for "New Suburban" development.

14. Is the proposed roundabout at 193rd Street dependent on this project being approved?

Response: No. The City's Thoroughfare Plan for this area calls for a roundabout at this general location. If our proposal were not approved, one could expect that at some point in the future, road improvement projects would occur in this area.

15. Are there any alternative entrances planned for 193rd Street?

Response: This proposal would have an entrance along 193rd Street, but the exact location of that entrance has not yet been determined with certainty.

16. Is this proposal like the Enclave at Viking Meadows?

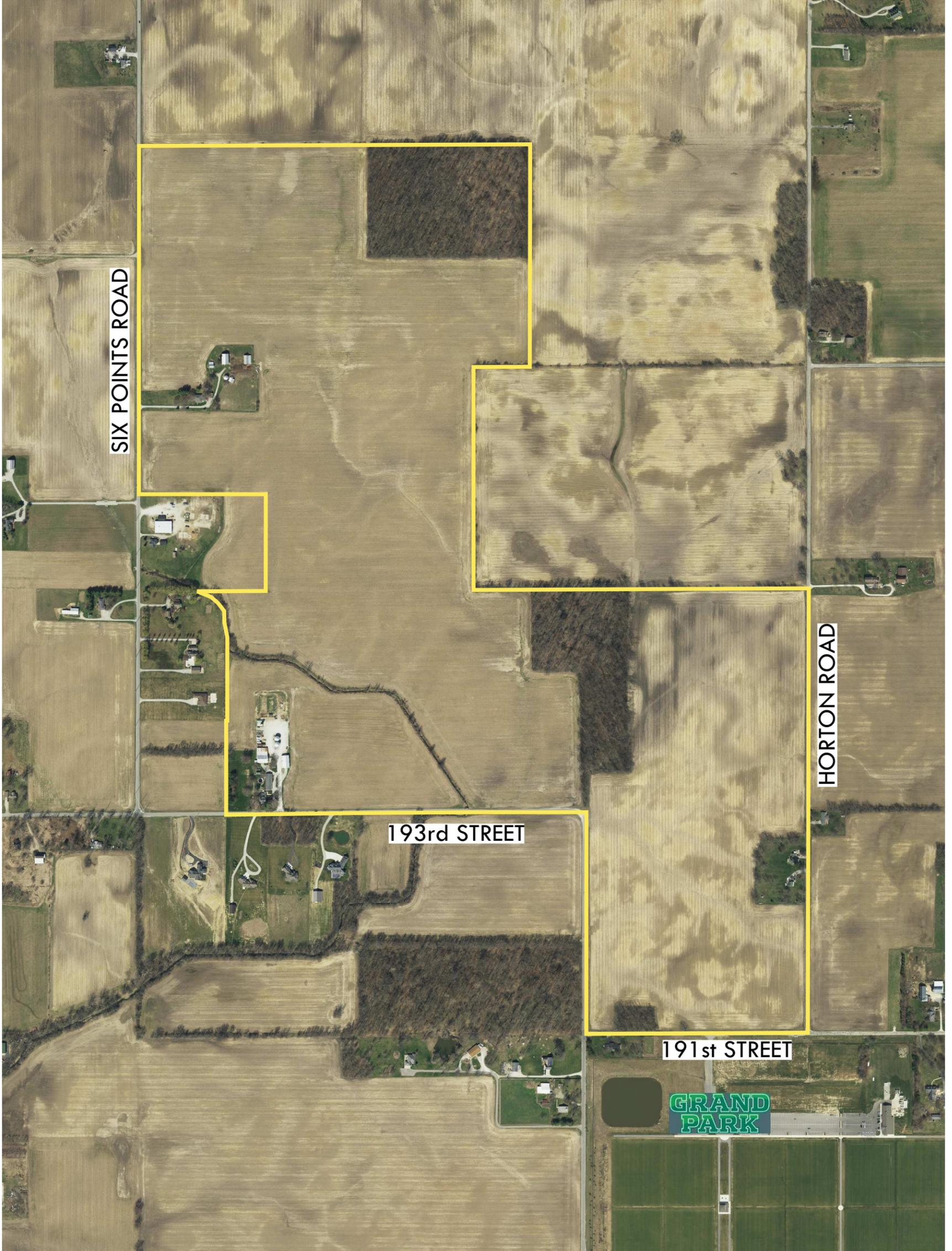
Response: The Enclave is not an age restricted community. Our proposal is age restricted and would allow for small, medium and larger floor plans and homes that would be intermixed within the development.

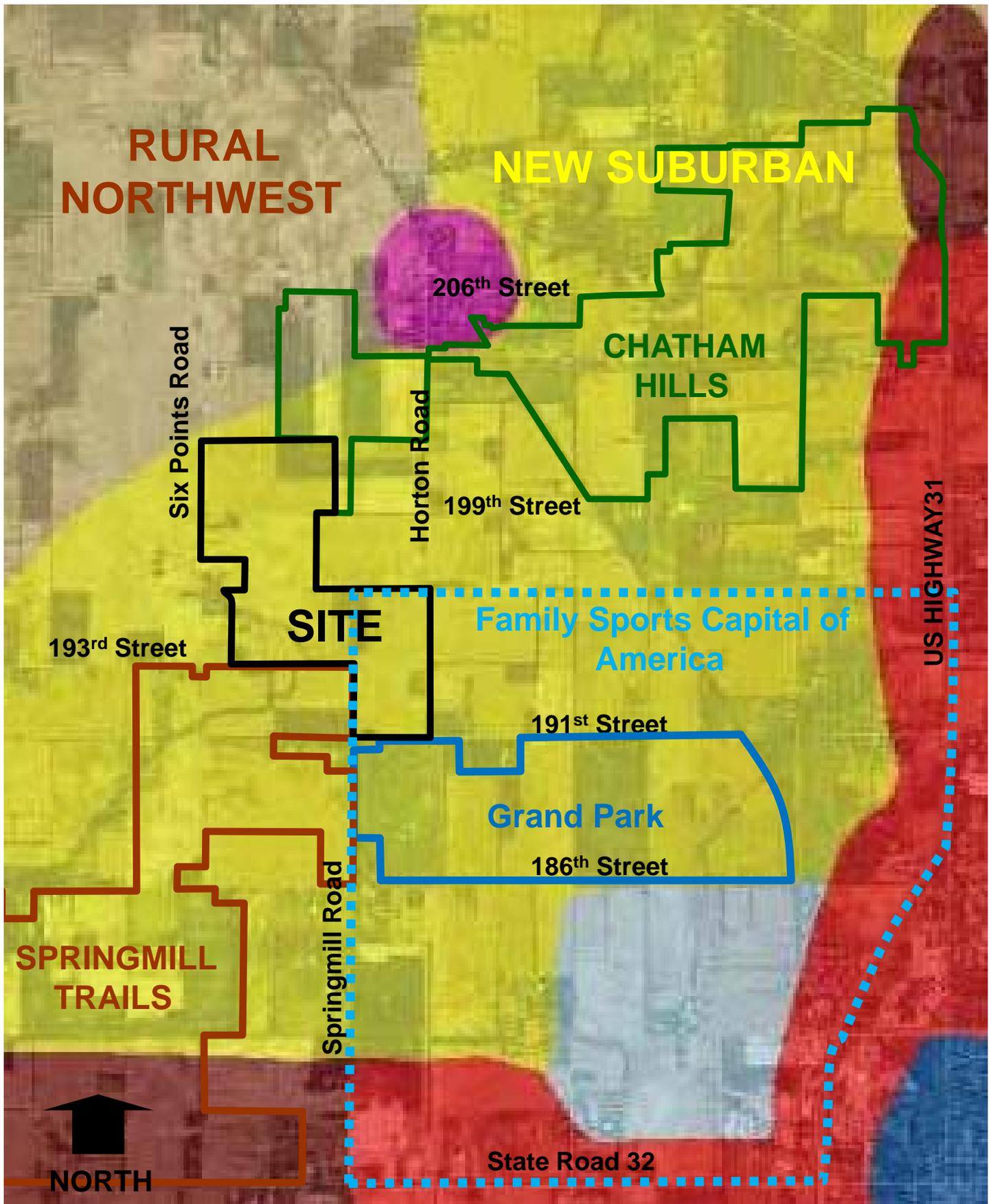
17. Can the age restriction requirement change over time?

Response: Once a portion of land is platted the age restriction requirement cannot be changed. For any portion of land that has not yet been platted, the only way to change this requirement would be to go back through the Plan Commission and Council process to request a change.

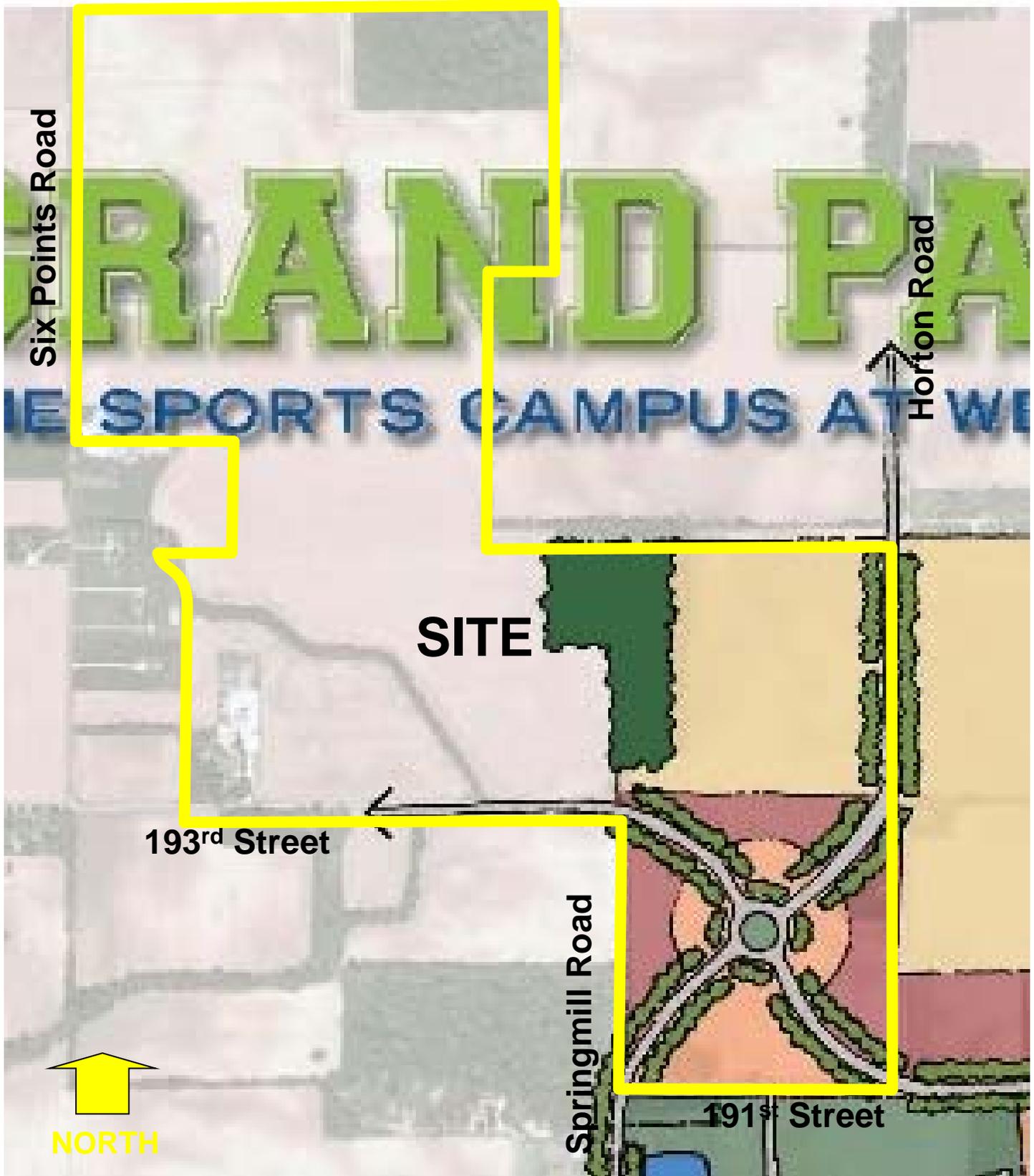
DREXLER WOODS

Westfield, Indiana





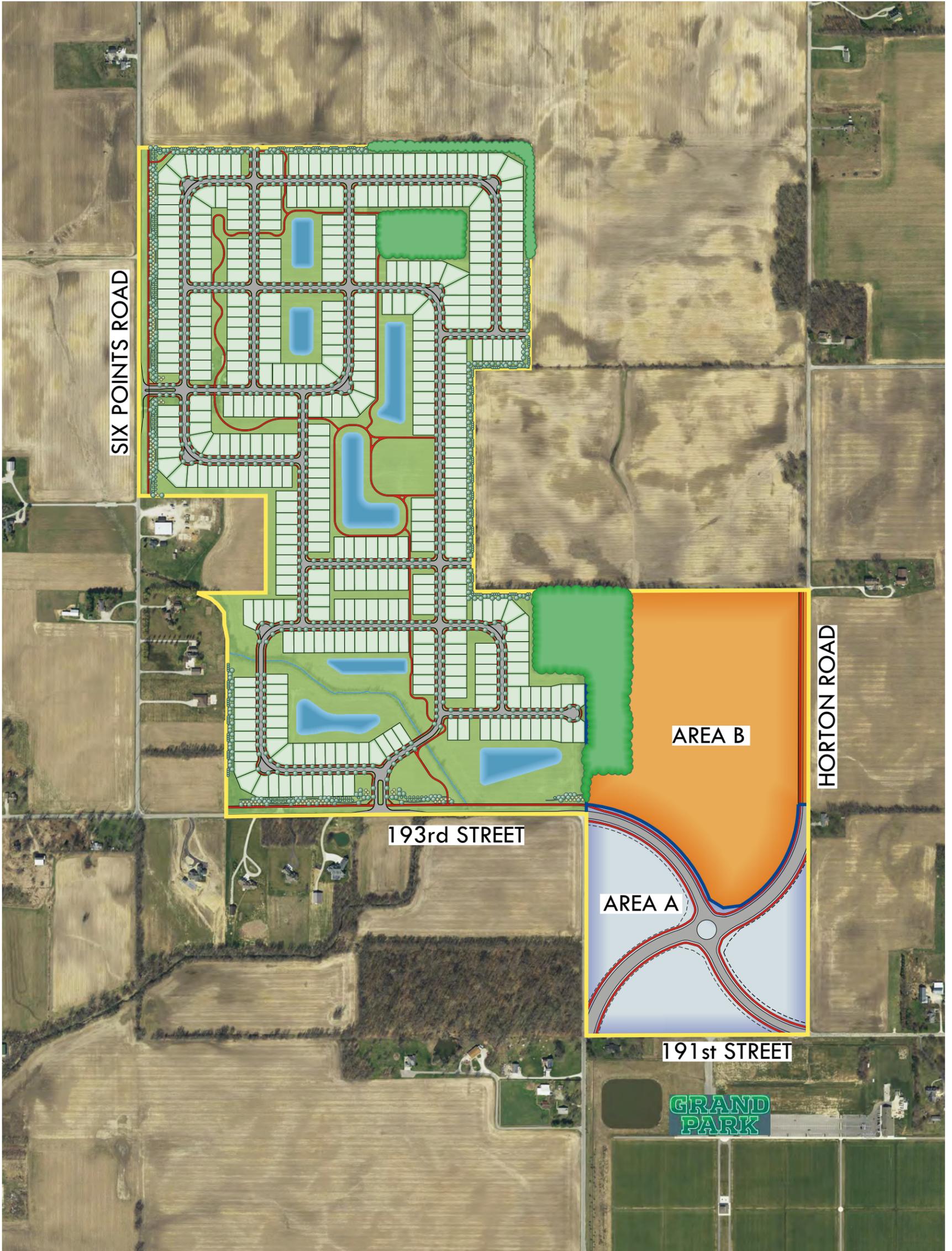
Drexler Woods – Westfield, IN
SITE COMPREHENSIVE PLAN MAP ANALYSIS



Drexler Woods – Westfield, IN
Grand Park Context Blow-up

DREXLER WOODS

Westfield, Indiana



Neighborhood Meeting Sign In-Sheet

Proposed Drexler Woods Planned Unit Development

Platinum Properties Management Company, LLC.

Docket Number: 1610-PUD-17

Wednesday, November 30, 2016 at 6:30 p.m. at the Westfield City Hall building, 130 Penn Street, Westfield, Indiana.

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|----------------------------------------------------|--|--|--|
| 1. <i>Joe Edward</i> | | | |
| 2. <i>Jim Carey</i> | | | |
| 3. <i>Danielle Carey Tolan</i> | | | |
| 4. <i>Jim Abo</i> | | | |
| 5. <i>Patty Pierce</i> | | | |
| 6. <i>Kam Johnson</i> | | | |
| 7. <i>Paul Cather</i> | | | |
| 8. <i>Scott & Karen Osborne</i> | | | |
| 9. <i>Kyle + Monica Osborne</i> | | | |
| 10. <i>Steve Osborne</i> | | | |
| 11. <i>Kristin Bergunder & Julie A. Berger</i> | | | |
| 12. <i>Brian and Kelly Hamilton</i> | | | |
| 13. <i>Andrew and Sandie McLaren</i> | | | |
| 14. <i>Cindy Spoljanic</i> | | | |
| 15. <i>JOHN SMITHSON (BOULDER INVESTMENTS)</i> | | | |
| 16. <i>Ted Cai</i> | | | |
| 17. <i>LARRY GRAY</i> | | | |
| 18. <i>Steve Hooker</i> | | | |
| 19. <i>KRISTOPHER LYON</i> | | | |

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
20.	BRIAN HAMILTON		
21.	Tim Higgins	317-916-9018	
22.	Robert Smith	317-506-8666	
23.	Don Saunders	765-430-5545	
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