

October 29, 2015 Beazer Neighborhood Meeting Summary

Project: West Rail PUD District PUD Docket No. 1511-PUD-22

Date: Thursday, October 29, 2015 at 6:30 pm

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

Attendees: David Compton – Beazer Homes Indiana, LLP
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Pam Howard – Westfield Planning Staff
Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz and Dave Compton provided an overview summary of the request. The following questions were asked:

1. How many styles of homes will you have and how many plans for each style will you have?
 - a. Dave Compton (DC) explained that the proposal would call for approximately 16 to 20 different elevations based on the different floor plans offered per home style.
 - b. Jon Dobosiewicz (JD) explained that the PUD provided for 8 different architectural styles.
 - c. DC explained the types of designs or styles included Arts & Crafts, English Revival, Farmhouse, French County, Shingle Style, Traditional, Victorian and Four Square. Some homes would be 2 story and some would be ranches. The PUD also contained requirements for street scape diversity (anti-monotony requirements).
 - d. DC also explained that the proposed West Rail PUD increased the required square footage for 1 story and 2 story homes than what is required under the current zoning of the property pursuant to the Centennial North PUD. DC also explained that while the Centennial North PUD permitted vinyl as a building material, the proposed West Rail PUD would prohibit vinyl as a building material.
 - e. DC also summarized other architectural enhancements and changes proposed in the West Rail PUD as compared to the current zoning under the Centennial North PUD.
2. How will this proposal impact traffic in this area and are you required to do a traffic study?
 - a. DC explained that the current Centennial PUD zoning would allow for up to 216 lots. The West Rail PUD only permits a maximum of 183 lots. So by limiting the number of allowable lots, we would in turn would be limiting the number of cars within the subject site as compared to what the current Centennial North PUD zoning would have allowed for.
 - b. DC also explained that Westfield's Zoning Ordinance does not require the developer to obtain a traffic study for this proposal as the City utilizes a master road impact fee study that was previously performed by the City and which is updated periodically.
 - c. DC also explained that Beazer will be required to pay road impact fees to the City for each lot and that the road impact fees are then used by the City for perimeter road improvements to the subject site and for improvements to other key intersections around and nearby the subject site.

3. When was the last time the City updated its master traffic study for the City?
 - a. JD explained that it was his understanding that the City last updated its master traffic study approximately 2 years ago. DC stated that we can ask the Planning Staff to confirm this.
4. What about the recently approved apartment complex that will be developed east of the school that is supposed to contain approximately 180 units – what impact will that have on traffic?
 - a. DC explained that the developer of the apartment complex is also required to pay road impact fees to the City as it relates to their project. Pam Howard of the City's Planning Staff explained that this project would be constructing a round- a-about at its entrance along 161st Street which should improve traffic flow in that area.
5. Is the proposed PUD available for review by the general public?
 - a. JD explained that the PUD is available on the City's website and JD provided information to the neighbors on how they could access the City's website for this information.
6. Will the proposed development by Beazer affect the Church's property located to the west?
 - a. DC explained that Beazer's project would not be affecting the Church's property, other than a possible trail connection from the Beazer site to the Church's site.
7. Will the proposed project affect the proposed Citizens sewer project planned for this general area?
 - a. DC explained that the Beazer project would not impact the proposed Citizens project.
8. Will any of the needed utilities to serve the Beazer site be coming off of Ditch Road?
 - a. DC explained that to his knowledge none of the utilities for the development were proposed to run off of Ditch Road.
9. What type of community amenities will be offered for this subdivision?
 - a. DC explained that they would be constructing a pool, a bath house, playground and sport courts.
 - b. DC also explained the subdivision will have significant open spaces and common areas that will contain trails and walking paths and that this significant common area will provide ample areas and locations for children to play baseball, soccer and engage in other activities.
10. What are some subdivisions we can visit to get an idea of the types of homes and lot sizes that will be built in the proposed subdivision?
 - a. DC suggested they visit the Keeneland subdivision being developed by Beazer south of St. Maria Goretti church. DC explained that the lots in the proposed subdivision will be deeper than the lots in Keeneland. DC also explained that the proposed homes for the West Rail subdivision are essentially the "next generation" or "next evolution" of home design with upgrades and enhancements.
11. What is the construction timeline if your request is approved?
 - a. DC explained that, depending on weather, they may start site work in the Spring of 2016, the first model could be open by November of 2016 and the project could take a 4-6 year buildout period after all initial site development work were completed. DC also stressed that the buildout of the site is dependent on other considerations, such as the economy.

12. How will this development compare to the Keeneland community?
 - a. DC again explained that the West Rail subdivision would essentially be the “next generation” or “next evolution” of home design with updated elevation designs, etc. DC explained that the West Rail lots would be approximately 15’ deeper than the Keeneland lots. DC also explained that he anticipated that the average sale prices of the 65’ lots in West Rail would be approximately \$315,000 and the homes in the 75’ lots would be approximately \$385,000. DC explained that the current average sale price for homes in the Keeneland subdivision are approximately \$300,000.

13. What type of street lighting will be used?
 - a. DC explained that the street lighting would be down shielded. JD explained that there would be street lighting at the termination of cul-de-sacs and at intersections within the community as required by Westfield’s Unified Development Ordinance.

14. What will be the phasing of the development?
 - a. DC explained that the phasing has not been fully determined at this time and is subject to changes based on various factors. DC explained that his preference would be to begin the project at 161st and move south. DC explained that the site may be developed in 4 phases. JD explained that if this zoning request were approved the next step would be a request for primary plat approval which would contain more details regarding the proposed phasing of the project.

15. How much space is between 161st to the first set of homes in your subdivision?
 - a. DC explained that he would estimate from the ½ right of way from 161st Street to the backs of homes would be approximately 90’ to 105’.

16. Why do you have both wet detention and dry detention?
 - a. DC explained that he worked with his landscape architect and they determined that having 2 types of detention designs would provide balance and variety to the site.

17. How many of the existing perimeter trees will remain?
 - a. DC explained that they intend on keeping as many of the perimeter trees as possible, subject to engineering and drainage considerations.

18. Will the pond on the north of the site help to keep water from crossing over 161st Street?
 - a. DC explained that due to drainage and engineering requirements, development of the site must hold water back more than the water is currently being held back.

19. When would construction start?
 - a. DC explained again that if the request were approved, construction would most likely start in the Spring of 2016, depending on weather.

20. What type of “green building” techniques will be associated with this development?
 - a. DC explained that Beazer’s home designs and construction standards were “Energy Star” certified by a third party. DC also explained that other site design standards, such as implementing more prairie grasses and a dry detention were also environmentally sensitive and beneficial.

21. Is there a minimum level of brick required?

- a. JD summarized the architectural design and building material requirements contained in the proposed PUD and explained that the architectural standards proposed by the West Rail PUD exceed the current architectural standards contained in the Centennial North PUD which is the current zoning for the site.

22. What type of street trees are you proposing for this subdivision?

- a. DC explained that we would be adhering to the street tree planting requirements set forth in Westfield's Zoning Ordinance which call for a variety of permitted tree species. Pam Howard of the City's Planning Staff also explained that the City requires an 8' tree lawn which allows for larger root volume to promote the health of the street trees.

23. What type of screening will be along 161st Street?

- a. JD explained that the proposal would adhere to the City's standards for perimeter landscape plantings which will include a varying and undulating berm between 3' and 5' in height with a mix of evergreen, shade trees and shrub plantings. JD also explained that if this request were approved, we would be required to submit a detailed landscape plan as part of the primary platting phase.

Neighborhood Meeting Sign In-Sheet

Beazer Homes Indiana, LLP ("Beazer") – West Rail PUD District PUD Docket No. 1511-PUD-22

Thursday, October 29, 2015 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. E.E. Joffenburg			
2. [Handwritten signature]			
3. Pat Thomas	761st	317-506-5088	thomaspatrice@sbglobal.net
4. Mary Alice Curtis	930 Nadleigh Pass	670-5468	crockley@aol.com
5. Edward W Curtis	930 Nadleigh Pass	513-8891	ecurtis1@indy.vr.com
6. Judy Cramall	4873 Windrift Way	445-5098	
7. Nancy Davis			
8. Charles Davis	15802 Springmill Rd		
9. Robert Wallis	15909 Ditch Rd.	896-5020	
10. JOE PLANKO	514 STOCK BRIDGE DR.		625-4387
11. Cathy Yamashita	Epiphany Lutheran Church		298-9233
12. Ted Henne	✓	✓	✓
13. Ted Mesh	✓	✓	✓ 844-0272
14. Daniel Foley	✓	✓	✓ 614-5347
15. TERRY WILDS	15919 DITCH		590-5565
16. DAVID Hubler	16114 Howden		
17. Rob Stokes	14917 Riverdale Dr S.		574-596-0023 317-900-9090
18.			
19.			
20.			