

Edwards,Michelle

From: Nasser,Karrum
Sent: Thursday, May 03, 2018 11:45 AM
To: Edwards,Michelle
Subject: Fw: *Ext!* Special Ordinance 5, 2018

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MAY 03 2018
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Karrum Nasser
Terre Haute City Councilman District 3
812.298.6782

From: William M. Olah <WMOlah@wilkinsonlaw.com>
Sent: Thursday, May 3, 2018 9:03:21 AM
To: Azar, George; DeBaun,Curtis; Morris,Don; Auler,Amy; Elliott,Earl; Nasser,Karrum; Nation,Todd; Garrison,Neil; Crossen,Martha
Subject: *Ext!* Special Ordinance 5, 2018

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- Helpdesk

Tonight, I will be presenting and advocating for passage a rezoning petition for the unplatted 16 acres bounded by Beau Monde Subdivision to the North, Poplar Street on the South, Fruitridge Avenue on the East, and Adams Street on the West. To be clear, no lot in Beau Monde is sought to be rezoned.

The 2016 petition to rezone this parcel sought R-3 zoning for APARTMENTS. To be constructed there. The neighbors objected, submitting that apartments would decrease their property values.

This time, a local residential developer and homebuilder with a proven track record, Joe Anderson, Jr. d/b/a Park Place Condominiums, LLC, is prepared to risk his capital and invest in this site to bring to market a fundamentally different product—condominiums.

Because rezoning this parcel was controversial last time, I believe Council would appreciate having in advance more information about the proposal than is typical. The developer held an informational meeting last month for the neighbors and has made changes in his plans with their input.

Park Place Condominiums

- This time, only an R-2 zoning classification is requested. R-2 does NOT allow for apartments.
- In 2016, 158 **apartments** were to be built and **rented out**. This time, less than half that number of **condominiums**—only about **70**--will be constructed and sold...these homes will be **owner-occupied**, with pride of ownership.
- The City ordinance allows for over 90 dwelling units on this 16-acre site...original reports of less than that number were in error.
- The main entrance will align with Meadows Drive...there will be no ingress/egress off Ohio Blvd.
- All residences will be single-story with brick facades and attached, enclosed garages. There will be only 2 condominium homes per building.
- There will be a clubhouse/community center for use by the owners.

- There will be full sidewalks on both sides of the street.
- Streets/curbs/gutters/drainage will be constructed to City/County standards.
- Final site plan will likely show a tree row...Mr. Anderson hopes to work with Trees, Inc. and the City's urban forester in selection of species of trees to be planted.
- All exterior maintenance will be performed by the same contractors—which promotes a scheduled and uniform appearance throughout this new neighborhood on the East side.
- An idea of the nearly finished product can be seen at the entrance to The Cottages on the South side of Wallace Avenue (2200 block)—the top coat of asphalt will be applied there later this summer. [Final build-out in the back will be completed this summer.]
- Typical buyers are retirees or empty-nesters—hardly the rowdy crowd envisioned during the last rezoning attempt. One couple already wants to put down a deposit, saying they were drawn by the proximity of Deming Park and the trail between Deming and Dobbs Parks.
- Traffic study concluded negligible negative impact—and that was the conclusion of West Central Indiana Economic Development District when 158 dwelling units (not just 70) were envisioned.
- No new single-family homes have been started in Beau Monde Subdivision for several years now. On the other hand, 32 similar condos have been built and sold in this market by this same local developer in the last 2 years. Other horizontal property regimes are being planned for other areas of Vigo County. These facts indicate there is presently little or no real-world market for that sort of higher-end housing in this particular area of the County.
- These new units will carry modestly higher prices (about \$165,000 - \$225,000 per unit) than at The Cottages because of interior upgrades. If Joe's business plan succeeds, the assessed value of approximately 70 residences will be added to the City property tax base over the next few years. Local construction subcontractors, craftsmen and vendors—excavators, carpenters, roofers, electricians, plumbers, masons, concrete and asphalt contractors, etc.--will all benefit during that same period.
- The consumer purchases to be generated by this residential community will no doubt be supportive of Baesler's Market and the effort by the new group of local owners who are revitalizing The Meadows.

In short, this project's attributes are many, its detractors are few. Area Planning Dept. says they favor this project. The two people who have said they do not favor this rezoning do not deny this parcel has gone undeveloped for centuries...they say they are for progress and growth, just not here. They want more assessed valuation on the City's property tax rolls, just not this 16 acres (assessed value = \$27,000; \$540 annual taxes). This site has been zoned R-1 since zoning began—yet absolutely no development has ever occurred here...despite the City's eastern limit now being over a mile further to the East. This rezoning offers an end to 200 years of this site's stagnation.

William M. Olah

**WILKINSON, GOELLER, MODESITT,
WILKINSON & DRUMMY, LLP**

Attorneys At Law

333 Ohio Street | Terre Haute, IN 47807

T: (812) 232-4311 | F: (812) 235-5107

Direct: (812) 917-2810

WMOlah@wilkinsonlaw.com | www.wilkinsonlaw.com

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