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NEW HOUSING ADDITION

Pulte Homes is planning a 913-acre development on the eastside of Fishers with a Del Webb Corp. retirement community and family-style homes.



Sources: Fishers planning and zoning officials

Fishers is considering 2,100-home development

By Bruce C. Smith
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FISHERS, Ind. — A few months ago when John Piller moved into his house in the country east of Fishers, he thought his home was heaven.

On his acre at the corner of 126th Street and Cyntheanne Road, there are no city lights blocking out the stars, Piller said, and deer, foxes and other wildlife dart across his yard.

But at a public meeting Wednesday night, with 50 attending to talk about the impact of proposals to develop thousands of homes and businesses in eastern Hamilton County, Piller finds that he's living at ground zero.

"I moved there because there is nothing there. But if we get all these homes and they widen 126th because of the traffic, I'll lose three-fourths of my front yard," he said.

Piller's home may be in the path of one of the largest residential projects in the Indianapolis metro region.

Pulte Homes is proposing about 2,100 new homes on a 913-acre site along both sides of Cyntheanne Road, roughly from 126th Street to I-69 and eastward to the Madison County line, where more investors are buying farm fields for development.

Mary Ann Shepherd, chairwoman of the Fall Creek Valley Homeowners Association, said she admired Piller's passion.

"Passion will help, but we need to stick to the dollars and cents, because that's what they understand."

Planning Director Wes Bucher said the Town Council is considering four proposed routes for 126th Street, including widening the existing two-lane road or moving it to other routes.

That decision hasn't been made yet, and the council might

What's next

The Fisher's Plan Commission has scheduled a public hearing on Pulte's request for the planned development for 6:30 p.m. Oct. 11 in the Fishers Town Hall.

wait to see developers' proposals before spending millions on road improvements.

Bucher said developers pay impact fees — averaging about \$2,400 per new home — and the money is used for road and park improvements. Of the \$50 million in budgeted road projects, Bucher said, about two-thirds will come from fees and the rest from taxpayers.

Developers will pay one of the private, regional water and sewer utility companies to extend utility lines, rather than the town or taxpayers paying the costs, he said.

David M. Compton, vice president of land acquisition for Pulte Homes of Indiana, said the yet-unnamed project would feature the state's first Del Webb Corp. retirement community, with age restrictions to prohibit children. Nearly half of the homes would be targeted to active older adults.

The other half would be family-style homes worth \$230,000 to more than \$500,000, plus some townhomes priced around \$160,000.

The result, Compton said, would be less impact on schools and about 60 percent less impact on the roads than a typical family-style development. Total fair market value of the development would be about \$700 million when it builds out over the next decade.

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