

TALIS PARK DEVELOPMENT

To all residents:

The rezoning request and the preliminary plat plan for the Talis Park subdivision proposed for the 38+ acres located north of Badiac Road and between Valley Place and La Cabreah received approval at the July 23, 2015 meeting of the Allen County Plan Commission. The preliminary plat plan is for the construction of eighty-four (84) homes.

Within approximately one month of that approval, the subdivision will have a hearing before our three Allen County Commissioners. That date, time, and location have not been set, but you will be informed as soon as it is known.

That will be a public meeting and we strongly encourage everyone to be in attendance. We also encourage everyone who can to speak at that hearing to the issues that most concern them.

Prior to that meeting, we encourage everyone to **write a letter** to **each** of the three **county commissioners** stating in your own words your concerns about this subdivision and how it will personally affect you and your quality of life. In addition, you can send emails or make telephone calls to the commissioners. The contact information for the three county commissioners is listed at the end of this data sheet.

To assist you in your communication with each of the three county commissioners, we are providing information that has been secured by volunteers from the various existing subdivisions. Read it over. You only need to respond to the issues that personally affect you and your family.

SURFACE WATER

1. At the present time, surface water is running from the field (site of the new Talis Park subdivision) onto adjacent and nearby properties.
2. There is concern that with the addition of new homes, streets, and other hard surfaces the amount of runoff water will be increased and the problem for the surrounding properties will be increased.
3. We request that the Talis Park subdivision have a common area abutting La Cabreah with a swale to prevent surface water from flowing into the adjacent La Cabreah properties.
4. We request that the county commissioners defer approval of this subdivision until all of the present and possible future water problems have been resolved.

TRAFFIC ISSUES

1. With the construction of eighty-four (84) homes, there will be increased traffic. With each home having an average of two cars, this will mean that over one hundred and sixty (160) cars could be exiting and entering the new subdivision each day.
2. Talis Park might be thought of as being "land locked" since it will not have any exits onto main arteries. The present preliminary plat plan provides for this new traffic to travel Badiac Road going east to Coldwater Road and to travel through the La Cabreah subdivision to Dupont Road. Traffic will also possibly travel through the Eagle Lake subdivision and the Mardego Hill subdivision.

BADIAC ROAD ISSUES

1. Badiac Road, at the present time, has traffic from two churches, a day care facility and two subdivisions. The Mardego Hill subdivision has approximately eighty (80) homes and the Eagle Lake subdivision has one hundred and forty-nine (149) homes.
2. At present, Badiac Road is a narrow road with a chip and seal surface in need of repair and upgrading.
3. It is reported that Badiac Road is not wide enough for cars to pass safely. Due to the narrow road, there is concern for the safe passage of school buses and construction trucks.
4. With Badiac Road being used by the construction truck and other equipment, there is concern of how the road's surface will be destroyed and the driving conditions for those who presently use this road to reach their homes and places of worship.
5. Exiting Coldwater Road to Badiac Road from the south is a safety concern with no left turn lane and no traffic light or left-turn light.
6. Entering Coldwater Road from Badiac Road is a safety concern especially for those vehicles making a left turn to go north since there is no traffic light.
7. With the addition of eighty-four more homes in Talis Park, there will be many more cars using Badiac Road. Many of these will be wishing to make a left turn to go north their children's schools. This will only exacerbate the already major safety issues at this intersection.
8. At present, Badiac Road has no sidewalks. Children must walk along Badiac Road to reach school bus stops. Construction traffic will make this walk increasingly more dangerous for our children. After the construction has been completed the traffic from the eighty-four (84) homes will also increase the danger to those walking along Badiac.
9. We request that the approval of the Talis Park subdivision be deferred until these traffic and safety issues have been resolved.

LA CABREAH EXIT AT DUPONT ROAD

1. The La Cabreah entrance/exit at Dupont Road is the only exit and entry for four subdivisions. La Cabreah has two hundred and twenty-seven (227) homes, La Cabreah Villas has fifty-two (52) homes, La Crista Villas subdivision has twenty-eight (29) homes, and Tesoro Villa subdivision has fifteen (15) homes. This means that at present, three hundred and twenty-two (323) are using one exit. With an average of two cars per household, this means that over six hundred and forty (640) cars could be using this one exit/entrance.
2. At present, there is no left-turn light for those exiting La Cabreah and there is no left-turn light for those wishing to enter Dupont Road from the south. This means that cars must wait to turn and there have already been several accidents.
3. Residents of Eagle Lake have shared that because of the heavy traffic, they can not safely make a left turn from their subdivision onto Dupont Road. They turn right and enter the LaCabreah entrance, make a U-turn, and make a left turn onto Dupont Road. This adds to the other over six hundred and forty cars at that exit.
4. With the addition of eighty-four more homes in Talis Park, there will be many more cars the streets of La Cabreah to make their way to Dupont Road. These will be the resident wishing to travel to the Parkview YMCA and to the shopping venues on Lima Road. The line waiting to exit onto Dupont Road will become longer and in so doing can block the entrance to the La Cabreah Villas.
5. For both safety and convenience, we request that the new design for Dupont Road, include a three lane exit from LaCabreah: Left-Turn only, Straight Ahead, and Right-Turn Only. We also request that a "Turn Arrow" be added to enhance traffic flow and help to eliminate accidents.

6. We request that the approval of the Talis Park subdivision be deferred until these traffic and safety issues have been resolved.

NEIGHBORHOOD COMPATIBILITY

1. The preliminary plat plan shows that all of the proposed lots will directly abut the adjacent subdivisions. We request that the Talis Park subdivision not be approved until the plat plan includes a buffer
2. In their two-page summary presentation, the developer stated about Talis Park that “this is a total “infill” and will have homes from \$250,000 to \$350,000 which is consistent with the area.”
3. A review of the preliminary plat plan shows that the proposed lots are smaller than those of surrounding subdivisions of Eagle Lake, Mardego Hill, La Cabreah, and Valley Place. We request that that Talis Park subdivision not be approved until the lot sizes are increased to be compatible with these surrounding subdivisions.
4. In our meeting with the developer, it was stated that the square footage per home would be 1,500 to 2,000. We request that the Talis Park subdivision not be approved until the minimum square footage is increased to at least 3,000 square foot.
5. A significant and substantial buffer, properly planned, constructed, and maintained, between the proposed Talis Park Project and the surrounding established neighborhoods will help maintain home values.
6. Residents of the existing subdivisions are concerned about their property values. Home values are difficult to determine, but the recently assessed values of homes are a good indicator. We request that the quality of the homes constructed be such that they will help to increase property values and that they will in no way decrease present values.
7. We request that approval of the Talis Park subdivision be deferred until these compatibility issues have been resolved.

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