



January 25, 2019

Town of Plainfield  
Department of Planning and Zoning  
206 W. Main Street  
Plainfield, IN 46168  
Attn: Eric Berg and Terry Jones

RE: Petition for Rezoning RZ-18-007

Please let this letter serve as Lennar's official request for a Continuance of our Petition for Rezoning item RZ-18-007 to the Planning Commission meeting hearing scheduled on March 4, 2019.

Over the past several weeks we have negotiated additional time with the land owner's to continue to seek the approval of our rezoning and annexation request. We have also invested time evaluating the feasibility of a proposal which would include exclusively R2 development requirements with 15,000 square foot home sites versus our original proposal which includes a variety of lot sizes and home sizes.

We have concluded the project as an exclusive R2 community would not be financially viable. Based on projected market demand in Plainfield, the project duration would increase from six years to over nine years. The average home price in the community would increase by roughly \$86,000 from \$328,000 to \$414,000 – significantly higher than the average home sale price in Plainfield over the past twelve months of \$210,000. We believe our original proposal which included a variety of lot and home sizes will provide Plainfield with the quality and diversity of homes the majority of current and future resident's desire.

It is also our understanding that the Town of Plainfield has commissioned a Housing Study which will be published in the near future. The request for a Continuance will allow the Town of Plainfield adequate time to review the results and recommendation of the study and evaluate whether our proposed community is in alignment with the findings and recommendations.

Thank you for your consideration and please let us know if we need to send out additional notice or do anything further to continue the above petition to the Plan Commission Hearing on March 4, 2019.



Keith Lash, P.E.  
VP of Land Acquisition and Development