

**Samaritan Senior Lifestyle Communities, LLC**

**Plainfield Marketplace- The Stone Table Planned Unit Development**

**Phase VI – Project Narrative**

**Plainfield, IN**

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**Developer:**

Samaritan Senior Lifestyle Communities, LLC  
170 N. Perry Rd  
Plainfield, IN 46168

**Engineer:**

Banning Engineering  
853 Columbia Rd  
Plainfield, IN 46168

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# **Plainfield Marketplace – The Stone Table Planned Unit Development**

## **Phase VI – Project Narrative**

### **NW Corner of Perry Rd & Stout Heritage Parkway**

#### **Section 1. Project Overview:**

Samaritan Senior Lifestyle Communities, LLC (“Samaritan”) has obtained an option to purchase +/- 5.65 acres of property located in the Plainfield Marketplace – The Stone Table development known as Phase VI. The property is undeveloped, leftover property from the Perry Crossing (formerly Metropolis) development. The property is currently zoned under the Plainfield Marketplace Planned Unit Development (PUD).

Samaritan, which is based in Plainfield, IN, was formed in 1987 and is a company that specializes in developing, owning, and operating market rate housing opportunities. Samaritan is a long term holder and operator of the projects it develops. Samaritan and its sister company, Dominion Realty, currently manages nearly 8,000 multi-family units. Samaritan Companies’ latest project is a 132 unit market rate, age restricted Senior Apartment project on the northeast side of Indianapolis on East 75th St near Heritage Christian Church. This project is slated to open in June 2020. Samaritan Companies’ also owns and operates the very successful Residences on Ronald Reagan in Avon, IN which is a luxury apartment complex consisting of 252 units. Samaritan currently manages the only other market rate, age restricted property located in the Indianapolis MSA, Rose Walk in Carmel, IN. The typical Samaritan senior resident comes from a five mile radius of the development. Seniors who do not need assistance and do not want the monthly expense of a full service dining facility, but want to remain in their community close to family, friends, religious places of worship, and medical providers and who no longer want the responsibility of living in their own home are our target residents.

Encore by Samaritan Senior Lifestyle Communities Senior Apartments are designed for the older adult in terms of convenience such as limited number of stairs, in-unit laundry, and other physical characteristics. While some services amenities such as transportation, fitness center, bocce ball courts, pickle ball courts, beauty salon, a community room, some planned activities, and other amenities are offered; services are similar to a normal and typical non-age restricted apartment community. The 5.65 acre site is proposed to be developed with 132 market-rate, age restricted residences which would include 124 two-bedroom units and 8 one-bedroom units and only be available to those 55 years of age or older.

Each unit in the approximate 179,000 square foot, 4-story building will feature a full kitchen, complete with all appliances. The units are designed for the aged population and have commensurate sizes to encourage the residents to participate in the community of the building and not stay in their unit at all times. The typical 1 bedroom unit is 779 square feet (sf) and 2 bedroom units range from 888 sf to 1,313 sf. In addition, a full size washer/dryer is supplied in each unit. Each unit has a covered private patio or balcony. The building has full fire suppression per Building Codes and has elevator service provided using two (2) elevators. The units are easily converted to be handicapped accessible when a resident needs it. To assure residents’ security, a pass key will be required to enter the building which will have a TV-monitored entry system.

#### **Section 2. Purpose:**

Phase VI of the Plainfield Marketplace – The Stone Table "PUD" Planned Unit Development is created for the property designated as Phase VI on the attached Exhibit A to provide market rate residential living alternatives for residents age 55 and over. The project will be operated in conformance with the Fair Housing Act and the Housing For Older Persons Act of 1995. The overall PUD has been found to preserve natural features on the site such as George Creek, water features and mature tree cover, while creating usable open space and additional trail opportunities for the Plainfield Park system. On providing a unified design concept, the development is compatible with its surroundings.

**EXHIBIT A**

**Plainfield Marketplace Phase VI Plat**





