

Kensington Farms Neighborhood Meeting

Location: Holy Spirit Catholic Church

Date: Tuesday, May 30th, 2023

- The meeting was attended by 30+ residents
- Inspired Homes (IH) used an overhead projector to walk them through the letter that was sent to Staff as part of the PDP amendment. As such, all proposed elevations were shown and all existing district areas including developed and unsold lots and the 11 acres we own and haven't developed were clearly identified. IH made sure to address that this amendment would not change the height of each home allowed in each district. For example, no 2-story homes would be constructed in the maintenance provided area. Residents were pleased to hear that would not change.
- Residents were concerned with the "elevation" of the homes. There was confusion in what "elevation" meant. Residents thought it meant overall height of home and not actual exterior facades. Once this issue was clarified, a majority of the concerns were answered.
- Residents liked the look and feel of the proposed elevations. Including the addition of front porches on many of the new elevations, along with the variety of more elevations with a modern and farmhouse exterior.
- One resident from Fountain Hills had concerns with wooden steps coming out of the rear of the homes and onto the back porches. IH answered this was industry standard for most communities and they were built to meet code requirements.
- Residents had many questions and/or concerns about the areas shown in white on the map. The white areas are owned by KF Holdings are not controlled by IH. Concerns included how that area would develop in the future and how soon would the street network be finished so that there was more walkability in the Kensington Farms neighborhood. IH let them know this land was not owned by us and we were unfortunately not able to answer any questions pertaining to the area shown in white.
- Overall almost all residents had positive feedback pertaining to the proposed elevations. Most questions revolved around the undeveloped areas and what would happen in the future. Or how soon that area would develop. And if developed, would that area be part of the Kensington Farms HOA. IH staff addresses those questions as effectively as possible, but also made it clear that without owning the areas in white, we were not able to provide clear direction.