

South Centennial Residents

Scott Rigney
John Talbott
CarDon & Associates
11313 USA Parkway
Fishers, IN 46038

April 2, 2014

Gentlemen,

First, let me again say, that it has been a pleasure working with you both over the past couple of months, as we worked to address the concerns of the South Centennial residents in regard to your proposed Senior Living PUD at 146th St. and Ditch Rd. The residents of South Centennial *greatly* appreciate your willingness to take our concerns into consideration in the planning of the development.

Relative to the potential light commercial use(s) of the property represented as Lot 2, we find those uses as stated in **Section 7.3** of the Ordinance Number 14-07 proposal, to be acceptable. As discussed, the architectural design of those buildings would reflect that of the Sr. Living buildings, and preferably be one story structures.

Relative to **Section 9.3**, we find the Loading plan to be acceptable, with one minor exception. We ask that Loading be limited to the hours between 8:00AM and 6:00PM.

Section 10.2 (e)(f)(g) –(Exhibit D) - The design of the berm behind the Trescott Dr. properties, incorporating the existing berm, raising it by 3 ft. and installing a comparable fence, and/or *staggered rows of evergreen trees or tall growing shrub plantings on the top*, are acceptable solutions. As we discussed, spruce trees and/or other evergreen plantings would be planted on the CarDon side of the berm, on CarDon property, staggered with those that are growing on the Centennial side, so together they would eventually provide an additional screen between our homes and the development. CarDon would be responsible for maintaining the evergreen plantings, promptly removing all dead plantings, and replacing them during the next planting period. The idea of planting “golf course type” rough grass that does not require mowing, on both sides of the berm, would be very acceptable as well.

We appreciate the addition of a 5 ft. fenced or evergreen planted berm like the enhanced berm from Montclair Dr. to Ditch Rd., along the southernmost property on Montclair Dr., and understand that a minimum 3 ft. berm with evergreen plantings, on CarDon property, would continue to the east end of the CarDon property. The northeast corner of the CarDon property would receive additional berming along with staggered plantings of evergreens. Our concern is that vehicles exiting the eastern employee parking lot and turning left at night, would allow headlights to shine across the retention pond, into the windows on the backs of the homes on Somerville Dr. and Montclair Dr. A berm with evergreen plantings

would minimize this to the extent possible. The additional berming and plantings around the Northeast corner on CarDon property, would provide a satisfactory barrier between the employee parking lot and the properties on Palomar Dr. and Parkhurst Dr. as well.

Subsequent to a review of the new proposed berm along the north side of the CarDon property by the Centennial HOA attorney, and reported to the President of the Centennial HOA, Joe Plankis, there appear to be no legal issues associated with the proposed addition to the existing berm.

Relative to **Section 14.3**, we are pleased with the softer appearance of the proposed architecture, as depicted in **Exhibit C**.

Relative to **Section 14.3 Lot 2 – Building(s) Orientation (also Section 8.2(f))** – *While we appreciate your willingness to address our concerns over people in the upper floors of the Independent Senior Living apartment buildings having a direct view into the back living areas of the homes on Trescott DR., we nevertheless find the proposed three story design to be problematic due to the close proximity of the building ends to the properties of the Trescott Dr. residents. We appreciate CarDon’s willingness to explore design and construction methods that would soften the appearance of ends of the buildings, one recommended option of which would be to step the ends of the buildings down to two stories. Additionally, we would like the setbacks for the north end facings of these buildings to be comparable to those of the rest of the buildings in the proposed development. Some of the neighbors now favor the more angular building design. **Whatever the final configuration of the apartment building, we trust that CarDon will respect the privacy and property values of the Centennial neighbors immediately bordering their development, through the positioning and architectural design of the building(s).***

Relative to **Section 14.6** - *We also understand that all loading docks, garbage compacters, A/C units, emergency generators, etc., on the north side of the buildings, will be enclosed with fencing of a height that will hide them from view.*

We look forward to your receiving approval from the City of Westfield to develop your proposed Senior Living PUD, and to continuing a working relationship between the South Centennial Residents and CarDon throughout the development process.

Respectfully submitted,

Bruce A. Watson
Representative for South Centennial Residents
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101

CITY OF WESTFIELD

1 April 2014

Economic and Community Development Department

2728 East 171st Street

Westfield IN 46074

I have reviewed the documents posted regarding petition 1404-DP-08 & 1404-SPP-06, for CarDon Development Company. I am encouraged by the details outlined in these documents concerning an appropriate buffer between Centennial South and the commercial development envisioned by CarDon. Our residential property, 14815 Montclair Drive, shares a common boundary on the North with this planned commercial development and, at the present, there exists no buffer of any type (No fence, landscape, or pond) along this property line. We are fully exposed to potential automobile traffic as well as commercial trucks delivering supplies, laundry, fuel, etc. This is of additional concern because the facility's service area comprised of loading/unloading dock, trash receptacle, stand-by generator, and other service related activities are planned to be located adjacent to our home.

The specific plan outlined by CarDon to address our major concern is encouraging. Drawings for this buffer are detailed in Exhibit D (dtd March 10, 2014). In addition, it is noted in "Changes Made to the Proposal in Advance of March 18, 2014 Westfield-Washington Advisory Plan Commission" regarding the North Buffer Yard: ...the north buffer yard that abuts Centennial subdivision will include a berm that is twenty-four (24) feet wide and five (5) feet in height, plantings, and a wood privacy fence on top of the berm that is six(6) feet in height." The incorporation of this buffering detail into the final plan before approval is deemed essential.

In closing I wish to re-emphasize the importance of an appropriate buffer along this North property line prior to your approval of locating a commercial activity in a residential subdivision. It is doubtful that landscape by itself unless extensive, properly selected, and dense would provide the saturation needed for an effective buffer. I wish to express my full support for the extensive buffering as detailed by CarDon in the documents mentioned.

Dan Schwinghammer

14815 Montclair Drive

Westfield, IN 46074

From: [Kevin M. Todd, AICP](mailto:Kevin.M.Todd@AICP)
To: [Andrew Murray](mailto:Andrew.Murray)
Subject: FW: Addendum to CarDon Letter
Date: Tuesday, April 15, 2014 4:37:42 PM

From: Bruce Watson [mailto:bruce@bwatson.us]
Sent: Thursday, April 03, 2014 1:13 PM
To: Kevin M. Todd, AICP
Subject: Addendum to CarDon Letter

Kevin & APC Members,

During the meeting with Jim Ake, Chuck Lehman, Joe Plankis, Kevin and the CarDon people, I proposed that the three story Sr. Living Apt. buildings be designed similar to two other three story apt. buildings in Westfield. That is to drop the ends of the buildings down to two stories. This would lessen the visual impact of three story buildings, and create a much more pleasing design. Neither of these designs have any windows on the third story ends of the buildings, so there would be no issue with third story residents having a view into our back living spaces. I have attached photos of the Maple Knolls apts. and the apts. at Springmill & 146th St. for reference. In support of this design idea, I have provided these photos to CarDon as well.

Thank you for your consideration of this idea.

Bruce

Bruce A. Watson
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