

PROPOSED PROJECT AT NE CORNER OF 146TH AND DITCH ROAD 3/3/2014

CARDON ASSOCIATES

AREAS FOR DISCUSSION AND CONSIDERATION: ORIGINALLY SUBMITTED 10/30/13

1. ROAD ACCESS TO PROJECT-146TH STREET? FROM BOTH EAST AND WEST DIRECTION?
2. WHAT WILL BE HOURS FOR DELIVERY/TRASH PICKUP?
3. BUFFERING WITH CENTENNIAL/HOMES LOCATED ON TWO SIDES OF PROPOSED PROJECT.
4. LIGHTING DESIGN FOR BUILDING PERIMETER AND PARKING AREA.
5. WHAT IS FACING DIRECTION OF MAIN ENTRANCE?
6. HIGH DESIGN CRITERIA: ALL BRICK-STONE/NO VINYL (GREAT EXAMPLE FOR US-WELLBROOKE).
7. FLOOD CONTROL: COORDINATION WITH CITY & COUNTY FOR 146TH STREET IMPROVEMENTS- CONCERN WITH INCREASED SEDIMENT INTO CENTENNIAL PONDS AND THAT IMPACT.
8. WHAT IS EXPERIENCE WITH FREQUENCY OF EMERGENCY RUNS TO SUCH A FACILITY?
9. CAN WE SETUP POSSIBLE TOUR(S) OF EXISTING CARDON FACILITIE(S)?
10. WILL FULL SITE BE USED OR IS SOME SPACE STILL AVAILABLE FOR ADDITION USES?

AREAS OF CONCERN TO CENTENNIAL RESIDENTS FROM NEIGHBORHOOD MEETING OF 2/27/14:

- There is a need for buffering for the neighbors to the north and east to block from view, the parking lot and rear of the facility. We do understand that there will be 360 degree architecture for the facility. There needs to be a discussion with the developer and the neighbors as to the type and height of the berm to the north and east that could possibly eliminate the need for the current fence that is located on top of the current berm on Centennial common ground. The HOA's attorney needs to review what options would be possible from a legal standpoint.
- A major concern is to finalize a list for a limited number of uses for the types of businesses that could be built on the approximately one acre site at the west end of the property. The developers have agreed to discuss establishing a limited number of uses for that parcel.
- One item open for discussion, upon review by our HOA's attorney, is what could be possible in regards to the expansion of the Centennial retention pond just to the east of the CarDon Development to serve both the CarDon and Centennial neighborhood needs. The drainage elevations may not make it possible to achieve a "common retention pond".
- CarDon's current pond design does raise some aesthetic issues. A berm between the two ponds could be a possible solution.

Respectfully submitted,

Joe Plankis jplankis@gotown.net

Advisory Plan Commission Meeting

March 3, 2014

Mr. President and Advisory Plan Commissioners.

My name is Bruce Watson

I live at 1355 Trescott Dr., Westfield

I am representing the residents in SW Centennial whose properties border or are adjacent to the proposed CarDon & Assoc. Sr. Living PUD.

In general we are supportive of the proposed development. From the proposal presented to the City Council which we have seen, this type of development is a good use for this property, and should blend well with our neighborhood.

We are however, opposed to a three story apartment building to be located at the western end of the development during a future phase. The living spaces in all of the homes along the fence line with the development are in the backs of our homes. We are concerned that the residents in a three story building would be able to look right down into our back yards and living rooms, and find this to be unacceptable.

We are also opposed to a change in the zoning requested in Section 2.2 of the proposed Ordinance, to a General Business zoning designation. This designation is too broad and would include, among other things, retail business, and to that we are unanimously opposed. We would be agreeable to a much more narrowly defined GB use of the property, should the Independent Sr. living apartment not be built for whatever reason. These uses are listed in the addendum to our letter of Feb. 23, 2014 submitted for your consideration, and provided to CarDon & Assoc.

We are pleased with CarDon's willingness to work with us on an acceptable berm design between their development and our property lines. However, we would like the language in section 3.5 of the proposed Ordinance changed from "Additional landscaping berms, *and/or* fencing" to "Additional landscaping, berms, *and* fencing". If the existing fence is removed to modify the existing berm, a comparable or improved fence must be reinstalled.

We are very agreeable to working with CarDon to resolve these issues.

The CarDon proposed Sr. Living PUD will be a good addition to our community.

Southwest Centennial Residents

February 23, 2014

Scott Rigney & John Talbot
CarDon & Associates, Inc.
11313 USA Parkway, Suite E-148
Fishers, IN 46037

Dear Scott & John,

We, the undersigned, are residents of the south west Centennial neighborhood who have been speaking through Bruce Watson. Specifically, our properties abut or are adjacent to the proposed Car-Don Senior Living project.

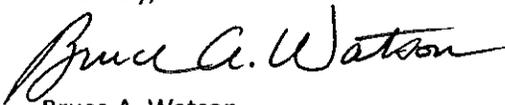
We are generally pleased with the assurances given Mr. Watson by Car-Don representatives regarding loading areas, adequate buffering, berming, and fencing between the Project and our bordering properties, lighting that will not shine into the backs of our homes and no direct access to Montclair Drive. The project plan shows an attractive architectural design which complements the neighborhood. We do, of course, expect these oral assurances to be memorialized in a legally enforceable writing with the City of Westfield at some point in the process.

We are, however, strongly dissatisfied with the proposed future three-story building unit unless it is moved to the southeastern end of the proposed development, or positioned in such a manner that will prohibit residents of such a building from looking into the backs of our homes. We are absolutely and unanimously opposed to Section 2.2 of the proposed Ordinance which would allow "Limited GB permitted uses" if the proposed future three-story building is not built. The scope of permitted uses would include retail uses, which we find unacceptable. Retail activity on said corner is inappropriate as generating unwanted noise, traffic, lights and activity which will greatly diminish the quality of life and the property values enjoyed not only by those of us residing in Centennial but by our new neighbors in the Car-Don Senior Living Project as well. Medical offices and services we find to be very acceptable.

Car-Don has been amenable to other reasonable requests, and we trust this concern can be addressed by further restricting the types of proposed uses allowed under Section 2.2 of the Proposed Ordinance. It must be clearly understood that if Section 2.2 is not appropriately modified, we will oppose the Ordinance. Should the Ordinance pass without appropriate modification, we are ready to pursue all necessary avenues of legal recourse. (See following addendum.)

We look forward to working with Car-Don to resolve, in a legally enforceable writing, all the issues previously orally addressed and the unacceptable inclusion of Section 2.2 of the Proposed Ordinance as presently written.

Sincerely,



Bruce A. Watson
SW Centennial Resident Representative

Southwest Centennial Residents

(Addendum to Feb. 23, 2014 letter)

Regarding the request for zoning change to GB (General Business) by CarDon & Assoc., relative to the Sr. Living Development PUD bordered by 146th St. and Ditch Rd., and adjacent to property at the southwest corner of the Centennial Subdivision, we, the undersigned residents of SW Centennial, are agreeable to this zoning designation with the following restrictions:

1. No retail is to be permitted anywhere on the site.
2. Building height will be limited to two stories. Building facades and landscape will reflect the architecture of the Sr. Living facility.
3. Only the following types of businesses will be permitted:
 - a. Professional offices like Dr. office, Dentist office, Chiropractic office, Other Medical services, Attorney office, Small Office Suites, Private Business office, Elder Care services, Real Estate office, Insurance office, Financial service office, like Edward Jones, etc. (excluding banks).

Additionally, in reference to Section 3.5 Landscaping, of the proposed Ordinance, the language should be changed from "Additional landscaping, berms *and/or* fencing" to "Additional landscaping, berms *and* fencing" If the existing fencing is removed to increase the height of the existing berm, a new fence is to be erected comparable to the existing fence.

Southwest Centennial Residents

Printed Name	Address	Signature
DANCE A. WATSON	1355 TRESMOTT DR.	Dance A. Watson
LARRY BURNS	1349 " "	Larry Burns
DAN SCHWINGHAMMER	14815 MONTCLAIR	Dan Schwinghammer
JANET BEMISS	1307 TRESMOTT	Janet BeMiss
Ashley Alexander	1313 TRESMOTT Drive	Ashley Alexander
Nicolas Alexander	1313 TRESMOTT Drive	Nicolas Alexander
Ken & Theresa Brant	1308 TRESMOTT Dr.	Ken & Theresa Brant
Barbara A. Watson	1355 TRESMOTT Dr.	Barbara A. Watson
James Lukowiak	1337 TRESMOTT Drive	James Lukowiak
Jody Lukowiak	" " "	Jody Lukowiak
MEREDITH BURNS	1349 TRESMOTT DR.	Meredith Burns
Richard Barrott	1373 TRESMOTT DR.	R. Barrott
Carol Barrott	1373 TRESMOTT DR.	Carol Barrott
Michael E. Andrews	1343 TRESMOTT DRIVE	Michael E. Andrews
Susan M. Andrews	1343 TRESMOTT DR.	Susan M. Andrews
Eileen & Gus Sumcad	14829 Montclair Dr	Eileen & Gus Sumcad
Daryl A. Hudson	1319 TRESMOTT DR.	Daryl A. Hudson
Carol A. Hudson	1319 TRESMOTT DR.	Carol A. Hudson
SAMUEL G. ROWE	1314 TRESMOTT DR.	Samuel G. Rowe
Stephanie Pookmunkam	1314 TRESMOTT DR.	Stephanie Pookmunkam
RICHARD E. KISSLING II	1361 TRESMOTT DR.	Richard E. Kissling II
Christina Van Ryckeghem	1367 TRESMOTT Dr. Westfield	Christina Van Ryckeghem
Akin Van Ryckeghem	1367 TRESMOTT Dr. Westfield.	Akin Van Ryckeghem
Priscilla Hamill	1344 TRESMOTT Drive, Westfield	Priscilla A. Hamill
Melody Kissling	1361 TRESMOTT Dr., Westfield	Melody A. Kissling