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Subject: Abbotsgate Senior Apartments at Powell

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Planning & Zoning Commission

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Subject: Abbotsgate Senior Apartments at Powell

Gentleman

It has come to our attention that your commission is in the process of considering approval of the subject Discovery Land Ltd. Project. We have reviewed some of the available documentation, and from attendance at your last meeting we have summarized our concerns regarding their proposed project. They are as follows:

1. It was said that when the Brookehill Condominium site was changed from Industrial to Residential, that in the future the tree line along the West end of Brookehill Drive would stay. It also was said that this consideration is in meeting minutes. If it was thought to be important then, isn't it just as important now?
2. The retention pond is placed in the rear of the Discovery Land Ltd. Project which faces the Brookehill property. Can this be relocated or made underground to hide it from the forefront of the Brookehill property?
3. The Discovery Land Ltd. Project parking lots and garages face the Brookehill property causing the view from Brookehill to be of cars and backside of their complex. Can it be redesigned to reverse the buildings and have us face a frontage of their buildings instead of the rear?
4. It was stated that as a part of the Discovery Land Ltd. Project that some 200 cars per day would be added to Brookehill Drive. Brookehill Drive is a private drive and is designated to be gated. Therefore the study is flawed in this area, and needs different analysis.
5. We are concerned that Brookehill Condominium property will face adverse drainage problems. If this is the case, the drainage issue needs to be addressed further before approval of any zoning change.
6. The Brookehill Condominium project declaration shows an easement on the property to the North of Brookehill Drive. That easement needs to be reviewed and addressed prior to any change of Zoning or approval of the Discovery Land Ltd. Project

We ask the Commission address our concerns prior to approval of this zoning change.

Sincerely;

F. William Pfeifer & Larry C. Stalter

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