

To: MPC Commission

From: Peterson Place Home Owners Association

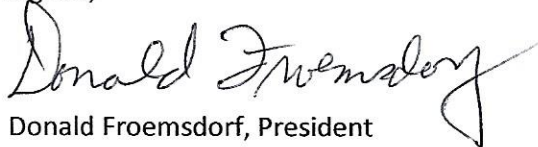
Re: Your File # 3-C-18-RZ

Date: March 6, 2018

We at Peterson Place have read and are in agreement with the MPC staff, fact based recommendations, regarding file # 3-C-18-RZ, and agenda Item 23 on your March 8, 2018, meeting agenda. We particularly are in agreement with the use on review requirement. We do, however, have some recommendations for you to consider.

1. We urge that the peripheral boundary setbacks remain at 35 ft.
2. We also recommend that appropriate plantings be provided by the developer to create a buffer zone between Peterson Place and the Fruit and Berry Patch property along the west and south boundaries of Peterson Place in the setback space. Such plantings would not only enhance the value of both properties, it would add to the enjoyment of all the homeowners. We recommend Leland Cypress plantings. These have worked well at the boundary between Peterson Place and Bethany Springs.
3. We recommend that consideration be given to moving the entrance to the new Fruit and Berry Patch Subdivision 100 ft. south of the Stillbrook Ln. entrance. This position will provide a clear sight distance of 300 ft. both north and south. It provides the advantage that should your traffic impact study recommend the addition of a turning lane, the space for the lane could be provided by the Fruit and Berry Patch property.
4. As a matter of accuracy Peterson Place has 50 lots on 15 acres for a density of 3.33 du/ac. The original plat had 54 lots, however, the property was replatted twice decreasing the number of lots to 52, and then 2 lots were added to our common ground reducing the lot total to 50.

Signed,

A handwritten signature in black ink, appearing to read "Donald Froemsdorf", written in a cursive style.

Donald Froemsdorf, President