

Avon Plan Commission
6570 E US Hwy 36
Avon Indiana, 46123

November 25, 2022

RE: MAP(P) 22-14 – The Manor at Avon (Formerly called the Oaks at Avon)

Public hearing

Please accept my public comments in writing as I am out of town due to a scheduled business trip.

My property is adjacent to the field where the “Manor at Avon” development is proposed.

I am generally supportive of this project as it seems to be an appropriate infill development under R2 zoning and Fischer Homes is a reputable builder with attractive, architecturally diverse houses.

This development is at the uppermost town limit and will sit right beside the “Welcome to Avon” sign. My desire is for it to be the best it can possibly be and give a great first impression of Avon.

Extensive review by the Plan Commission becomes even more important when considering infill developments to insure cohesiveness and compatibility. With that in mind, I would like to draw your attention to a few issues. I am asking you explore these diligently, have petitioner discuss on the record, and that you seek commitments regarding them, prior to this approval.

Tree Preservation
Drainage
Traffic

Tree Preservation

As a gateway to Avon, this property has a perimeter defined with a line of large, beautiful trees. Avon is proud to be a Tree City and preserving these trees is essential to insuring this property, when developed, reflects those values.

While it appears the lot design has these perimeter trees at the rear of residential lots and usually builders are delighted by that as they can sell wooded lots for a premium, I am asking you to memorialize the developer’s intent with regarding this tree line. This is especially relevant in the southwest corner of property where the common area and detention pond will be located. That area was previously delineated as a natural wetland

and while Indiana regulations on wetland preservation have changed recently, the preservation of trees in that area is important. Hopefully, the existing plant material will be considered when designing that water area which will enhance, not detract from the natural beauty that exists there now.

UDO Section 6.3 requires “existing trees must be protected in place unless it can be demonstrated that site design restrictions necessitate their removal”.

Additionally, it specifies “site improvements should be designed to preserve tree masses, individual tree specimens, and small stands of trees. Natural woodland areas should be protected wherever feasible”.

UDO Section 6.3 (C) then outlines which type trees must be protected.

Per UDO Section 6.3 (D), all applications that require tree removal must include a tree survey plan, schedule identifying the quantity of protected trees and a tree replacement plan.

There does not appear to be any application for tree removal submitted. Therefore, it could be assumed this builder does not intend to remove any trees, but I would ask that you confirm that in a commitment attached to the approval.

Drainage

Due to differences in elevation, during large rainfalls this field has dumped huge amounts of water into adjoining property owner’s yards. Because my property sits at the lowest corner, it seems to be one of the worst.

To give an idea of the magnitude, I have attached pictures of my backyard with standing water over the existing drain grates. While a modern storm water system in this development with a dedicated detention pond should improve this situation, I would ask that drainage concerns be at the forefront of all engineering plans going forward, as it is important to get this right and we only have one opportunity.

Since the petitioner just submitted their actual drainage plan last Tuesday (before the Town shut down for holiday), it seems unlikely it has been fully reviewed and more time is necessary.

Any proposed connection to Oak Bend neighborhood storm sewers or detention areas is very concerning as they do not seem capable of handling more water. The ultimate question is will there be more water or less water in the Oak Bend system because of this design.

Traffic

Unfortunately, Avon is almost exclusively two-lane roads and that presents challenges. During the morning rush and evening rush, it is very difficult to turn out of our

neighborhood, Oak Bend onto Avon Avenue. The traffic backs up bumper to bumper from the stoplight at 100N and 267 past the northern border of this proposed development. Something must be done to accommodate this new neighborhood in the middle of that mess. Perhaps right in / right out restrictions, acceleration and deceleration lanes, as well as a passing blister on other side would help.

These concerns are why Avon enacted the Signature Streets Ordinance which says, "Full access will be permitted every half mile along Signature Streets" and "A waiver is required to have a full access entrance at intervals less than this standard." This is now outlined in UDO 7.21 (J-3).

Because Avon Avenue is a Signature Street and the proposed entrance will be much closer than one half mile to other entrances, it would appear either action must be taken to prohibit left turns to and from this subdivision entrance, or the developer must apply for a waiver and that should be evaluated.

Traffic is such an issue in this area, anything that can be done to improve it should be considered, as we are now adding more homes to this extremely busy two-lane street.

Although your approval is ministerial, you can still seek commitments to address these issues. Perhaps the developer should make contributions which will fund future traffic improvements in this area as they will now be adding additional vehicles to what is already a mess.

I am asking the Plan Commission to discuss these concerns and seek additional commitments from this developer to preserve all existing trees, mitigate drainage onto adjacent properties, and take measures to alleviate traffic congestion regarding this entrance before approval.

Lastly, this development will be the first one in Avon built under the new enhanced architectural standards outlined in UDO Table 7-2 and 7-3. These requirements are significantly different than previous developments and it is important to highlight this to the developer and ensure their proposed housing series meet all of these benchmarks. I would like to commend the Avon Planning Department for their thorough monitoring and enforcement of these standards as noted in the Staff Report. Their diligence in this area is much appreciated and will help Avon move in the right direction.

Sincerely,

Rian Wathen
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