



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: April 8, 2019

Application:	<u>RZ19-0001</u> Rezoning from RP-3 to R-4 district and preliminary site development plan for Saddlewood Apartments
Location:	In the vicinity of 154 th Street and Brentwood Street
Owner	Saddlewood Associates, L.L.C.
Applicant:	Aaron G. March, Rouse Frets White Goss Gentile Rhodes
Engineer:	Jeff Skidmore, Schlagel & Associates
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>18.99 ± acres</u>	Proposed Use:	<u>Apartments</u>
Current Zoning:	<u>RP-3</u>	Proposed Zoning:	<u>R-4</u>
Units:	<u>444 (4 buildings)</u>	Plat:	<u>6.73 acres platted</u>
Density:	23.4 units/acre		<u>Remaining acreage unplatted</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Mixed Density Residential	Vacant	RP-3	3	B
North	Mixed Density Residential	Apartments	RP-3	-	-
South	Mixed Density Residential	Industrial/townhomes	RP-3/M-2	-	-
East	Conventional Neighborhood	Single-family homes/future senior housing	R-1/R-3	-	-
West	Mixed Density Residential	Industrial/Warehouse	M-2/MP-2	-	-

1. Comments:

The applicant is requesting a rezoning from RP-3, (Planned Low-Density Residential) to R-4 (Residential Medium-Density Multi-family) and approval of a preliminary site development plan for Saddlewood Apartments. The subject property is located in the vicinity of 155th Street and Brentwood Street. The preliminary site development plan includes 4 apartment buildings ranging in height from 3 to 4 stories with 444 total units for a density of 23.4 units/acre.

The subject site was rezoned (RZ-47-98) from A (Agriculture) to RP-3 in November 1998. The associated preliminary site development plan included 360 units in 36 buildings for a density of 12.98 units/acre. The buildings ranged in height from 2 to 3 stories. Parking was included in detached, freestanding garages, carports and surface parking.

Of the 360 units that were approved with the 1998 preliminary site development plan, 92 units have been constructed. This leaves 268 units that were not built as part of the original plan. Should the current rezoning request and preliminary site development plan for Saddlewood be approved, there would be an increased total of 536 units for the development.

2. Existing Conditions/ Site Photos:

The subject site is currently undeveloped but was part of the original approved Saddlewood apartments as mentioned in the section above. The 92 units that were built are located to the north of the blue line that outlines the subject site.



Site Aerial



View looking southeast from existing clubhouse

3. Public Notice/ Neighborhood Information:

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per Unified Development Ordinance (UDO) requirements. Additional notification letters were sent after the continuance from the March 25 meeting and updated signs were placed on-site. The applicant also emailed residents who attended the meeting about the new Planning Commission date.

A neighborhood meeting was also held in accordance with the UDO on February 28, 2018 with approximately 21 attendees. Issues discussed included building height, the stepdown of the 4-story buildings, parking, wildlife, timeline of construction and other developments by the developer. The minutes from this meeting and the sign-in sheet has been included in the Planning Commission packet.

Staff has received 8 letters in opposition to the proposed development. All correspondence has been included in the packet for the Commission to review. Issues and concerns included the height of the apartment buildings, parking, increased traffic, noise, crime and decreased property values.

The applicant revised the plans to address comments and concerns from surrounding residents and also from staff. Details of the revisions are summarized in the Parking and Building Designs Standards section of this staff report.

4. Zoning Requirements:

- a. **Setbacks** – The following table lists the minimum building setback requirements for developments using the Site 3 Category as well as the proposed setbacks for the apartment buildings:

	UDO Requirement	Proposed Plan
<i>Front Yard</i>	15 feet from property line	90-240 feet along Brentwood Street
<i>Side Yard</i>	N/A	115-160 feet from 153 rd Terrace and south property line
<i>Rear Yard</i>	5 feet from the property line	20-25 feet for Buildings C and D

Per Section 18.30.160 of the UDO, parking/paving setbacks for multi-family developments are required to have a 30-foot setback from the public street right-of-way. The plans show a small section of the setback along Brentwood at 20-feet and the applicant is requesting a waiver from this requirement for this section. Waiver requests are summarized in Section 9 of this staff report.

- b. **Building Height** – The maximum building height for projects subject to Site 3 and Building B Design Categories in the R-4 District is 4 stories or 50 feet from finished grade. The proposed development has three 4-story buildings that are 50 feet in height.

The applicant has submitted perspective and line of sight drawings to show the location of the proposed apartment buildings in relation to the existing single-family homes to the east.

- c. **Common/Active Open Space** – The proposed development includes 38% open space which is well above the 5% requirement for this district. For active open space, the project is showing a walking trail, a new pool area, and a dog park. Staff is stipulating that sitting/picnic areas be added and shown in the middle greenspace area with the final site development plan submittal.
- d. **Land Use** – Apartments in RP-3 zoned districts are permitted up to 17 units per acre. The applicant is requesting a change of zoning to R-4 to provide for increased density development. Their proposal is for 23.4 units per acre which would be possible in the R-4 district which permits up to 29 units per acre.

5. Development Requirements:

- a. **Access/Streets** – The subject site will have 7 access drives onto adjacent public streets. There are 4 drives onto Brentwood Drive to the east, 1 drive onto 153rd Terrace to the north and 2 drives onto Mahaffie Street to the west.

The existing street network surrounding the proposed development will provide adequate capacity to accommodate the proposed additional units. There are collector streets adjacent to the east and west side of this development. These existing collector streets already have the capacity to adequately convey the added trips this development would generate.

- b. **Parking** – For multi-family residential developments, the *UDO* requires 1.5 parking space per unit. Based on the proposed 444 units, the project is required to have 666 parking spaces. The submitted plans include a total of 824 parking spaces of which 142 are attached garage spaces and the remaining 682 spaces are surface parking. The spaces provided average out to 1.86 spaces per dwelling unit.

When the application was first submitted, the plans showed 706 parking spaces for a ratio of 1.6 spaces per dwelling unit. Although that number met the *UDO* requirement, the applicant revised the plans to add additional parking due to concerns from neighboring residents and staff about parking for the apartment complex. The plan was revised by removing an interior drive that provided room for not only additional parking spaces but for additional greenspace.

- c. **Landscaping/Buffers** – The submitted landscape plan includes landscaping throughout the site including in along the property lines, landscape islands, open space areas and the building foundation on the primary elevations.

Per *UDO* requirements, a Type 3 Buffer is required between R-4 and R-1 zoned districts. A Type 3 Buffer is 20 feet in width with a mixture of deciduous, ornamental and evergreen trees as well as shrubs. This buffer also requires a 6-foot high wall or berm. The landscape plan shows the Type 3 Buffer with the required plantings on the east side of the property which is adjacent to R-1 zoning. However, the buffer ranges in height from 3 to 6 feet in height. A waiver request has been submitted for the berm to be less than 6 feet in some areas.

A Type 5B Buffer is required between R-4 and M-2 Districts. A Type 5B Buffer is 75 feet in width with no landscaping. The submitted plans show a 20 and 25-foot buffer along the property lines adjacent to M-2 zoned properties. All property lines adjacent to M-2 properties contain a mixture of landscaping. The applicant is requesting a waiver to the Type 5B Buffer requirement. Waiver requests are summarized in Section 9 of this staff report.

All berms and landscaping shall be located outside the sight-distance-triangle.

- d. **Public Utilities** – The subject property is located within the WaterOne and City of Olathe sewer service areas. The applicant will need to coordinate with the respective utility providers for service.
- e. **Stormwater** - The development is providing stormwater detention along with stormwater quality and the applicant has submitted a conceptual stormwater plan with the application. Should the rezoning be approved, a preliminary stormwater plan is required with the final site development plan submittal and a final stormwater plan is required with building permit submittal. Drainage easements and maintenance language will be included with the replat of the property.

As designed, the dog park cannot be located within the extended dry detention basin. Staff and the applicant have had discussions about relocating the dog park or redesigning the basin so that the dog park can be located within it. Staff is recommending that this be included as a plan stipulation as provided for on page 11 of this report.

- f. **Mechanical Equipment/Dumpster Enclosure** – The applicant has provided a note on the site plan stating that all mechanical equipment will be screened per *UDO* requirements.
- g. **Lighting** – Since the development is next to existing residential, staff required a photometric plan with this application submittal, instead of with the final site development plan application. The applicant submitted a plan showing compliance with Section 18.30.135 of the *UDO*. Per this section, the maximum maintained vertical foot-candle at an adjacent residential property line is 0.5, which the submitted plan shows over most of the adjacent property line to the east. There are areas along Brentwood Street where the foot-candles are over 0.5, however, this is due to existing street lighting.

6. Site Design Standards:

The proposed development is subject to composite design standards are **Site Design Category 3** (*UDO* 18.15.115). The following is staff's analysis of the composite site design requirements.

<i>Composite Site Design (Category 3)</i>	Proposed Design Includes
<i>Outdoor Amenity Space</i>	Walking trails, 2 pool areas, dog park
<i>Parking Pod Size</i>	The parking pod sizes are below the maximum 40 parking spaces per pod
<i>Pedestrian Connectivity</i>	Interior sidewalks and an interior trail will connect to existing sidewalks along Brentwood Street, 153 rd Terrace and Mahaffie Street
<i>Detention and Drainage Features as Amenities</i>	Landscaping for screening has been provided around the proposed detention basin at the southwest corner of the site.

7. Building Design Standards:

The proposed development is subject to **Building Design Category B** (*UDO* 18.15.030). The following is an analysis of the required composite design standards and the proposed development.

<i>Composite Building Design (Category B) Standards</i>	Proposed Design Includes
<i>Horizontal Articulation</i>	Horizontal articulation tools used a minimum of every 50 feet; wall offsets shall be at least 4 feet deep
<i>Vertical Articulation</i>	Vertical articulation tools used a minimum of every 50 feet
<i>Transparent Glass on Primary Façade</i>	Minimum 25% on primary facades

<i>Ground floor pedestrian interest/entry elements</i>	Architectural features such as roofed front porches, awnings and canopies shall be used on primary elevations
<i>Garages on Primary Facades</i>	Garages shall be designed to limit the impact of vehicular use areas
<i>Building Materials</i>	Primary facades (min. 70% Category 1; remainder from Category 2) Secondary facades (min. 50% Category 1)
<i>Transition standards for projects adjacent to single-family neighborhoods</i>	A building or portion of a building located within 100 feet of an R-1 or R-2 District shall be no more than 35 feet or 2 stories in height

- a. **Horizontal Articulation** – For all buildings, wall offsets are located every 13 to 26 feet along the primary facades and are 4 feet deep which meets the UDO requirement for horizontal articulation.
- b. **Vertical Articulation** – The buildings include a variation in roof form and heights on all elevations. The initial submittal had all flat rooflines with parapets and at the request of staff, the applicant included pitched roofs which compliment the nearby single-family homes and existing apartments.
- c. **Transparent Glass** – Category B design standards require a minimum of 25% transparent glass on primary facades which are all elevations. Although not all primary elevations, all sides of the buildings exceed the 25% requirement for glass.
- d. **Ground floor pedestrian interest/entry elements** – The building includes transparent glass as well as canopies over some of the ground floor entrances. All ground floor entrances shall have an architectural feature such as a canopy with the final site development plan.
- e. **Garages on Primary Facades** – The apartment buildings have in-building garages, but they will not be visible from the street due to distance, berms and landscaping.
- f. **Building Materials** – The building consists of stone veneer, glass and Hardie board siding. Elevations that face public streets, private drives or parking areas are considered primary. For this project, most of the facades are primary with the exception of the sides of the building that face the interior greenspace.

The proposed buildings are unique in shape and have more than just east, west, north and south elevations. Due to this, please refer to the material percentage sheet submitted by the applicant for the material percentages for all elevations. It should be noted that even though not all elevations are primary, each side of each building meets the primary façade requirement of 70% Category 1 materials.

- g. **Transition Standards for Projects Adjacent to Single-Family Neighborhoods** – The proposed buildings along Brentwood Street, adjacent to a single-family neighborhood, are all over the 100-foot distance requirement. The distances from the building to the single-family properties range from 144 feet to 300 feet.

During the review process, staff recommended 3-story buildings on the east side of the development, nearest to the single-family homes. Building height and setbacks were also issues brought up by neighboring residents. The applicant did not eliminate the 4-story buildings on this side of the property but did revise the plans to address these concerns. Revisions included increasing the distance of the apartment buildings from the single-family properties from approximately 110 feet to the current 140 feet to 300 feet. The two 4-story buildings located closest to Brentwood Street were designed so that they step down to 3-stories as the buildings approach the single-family district and the largest building is located on the west side of the property, adjacent to the industrial zoned properties. And although not adjacent to single-family homes, the setback for Building D from the south property line was increased from 21 feet to 115 feet.

8. Phasing:

The applicant has submitted a phasing plan showing the proposed development being built in 5 phases. The first phase does not include a new apartment building, but instead addresses an issue that the applicant heard from residents in the area which is parking along 153rd Terrace. The first phase includes additional parking near the existing clubhouse and swimming pool for residents and visitors to use. Traffic staff has also agreed to look at limiting the amount of parking on 153rd Terrace as it is a public street.

The remaining 4 phases, that include the new apartment buildings, will be built from the northwest to the southeast as follows:

Phase 2 includes the 4-story Building A with 121 units.

Phase 3 includes the 3-story Building B with 66 units.

Phase 4 includes the 4-story Building C with 152 units.

Phase 5 includes the 4-story Building D with 105 units.

9. Waiver Requests:

The applicant is requesting 3 waiver requests which are:

- a. for the minimum parking/ setback from the street right-of-way,
- b. the landscape buffer between R-4 and M-2 Districts and
- c. height of the berm in the Type 3 landscape buffer.

Per Section 18.40.240 of the UDO, waivers can be granted if certain criteria are met. The applicant has submitted a waiver request which has been included in the Planning Commission packet.

The waiver for the parking/paving setback is to allow the setback to be 20 feet for a small section along Brentwood Street instead of the required 30 feet for multi-family developments per Section 18.30.160 of the UDO.

The second waiver request is for the Type 5B Buffer requirement between R-4 and M-2 Districts. Section 18.30.130.J requires a 75-foot buffer without landscaping between the two districts and the submitted plans show a mostly 25-foot landscape buffer west of

Buildings C and D. The buffer does narrow to 20 feet at the southern edge of Building C along Mahaffie Street. The buffer along the south property line is approximately 34 feet in width with landscaping.

The third waiver request is for the Type 3 Buffer requirement of a 6-foot berm within the landscape buffer. A Type 3 Buffer is required between R-4 and R-1 zoned properties. The berm on the east side of the development adjacent to single-family ranges in height from 3 to 6 feet.

In the submitted waiver request, the applicant states that a higher quality design is achieved by granting of the waivers. For example, by reducing the Type 5B Buffer requirement, the buildings can be pushed back further from the existing single-family homes. They are also providing a higher quality design by exceeding the Category 1 material requirements on all elevations. Also, the applicant states that the granting of the waivers is not contrary to the public interest and will not burden the City.

Staff Analysis:

Staff is supportive of the waiver requests due to the proposal meeting criteria for waivers found in Section 18.40.240.E of the UDO and for the following reasons.

For the parking/paving setback, the applicant is providing a 30-foot setback along the majority of parking/paving areas along Brentwood Street. And even though the setback narrows to 20 feet on the north side of the development, a berm with landscaping is still being provided within the setback.

The Type 5B Buffer adjacent to the industrial zoned properties was reduced in order to accommodate a larger distance between the proposed apartment buildings and the single-family homes to the east. The buffer will be mostly 25-feet in width and will also have a solid line of landscaping. The Type 5B buffer does not require any landscaping.

The proposed berm is proposed to range in height from 3 feet to 6 feet. Along all portions of the berm, the applicant has located multiple rows of shrubs on the berm as well as trees for screening of the parking lot.

10. Comprehensive Plan Analysis:

The future land use map of the Comprehensive Plan identifies the subject property as Mixed Density Residential.

The following are criteria for considering rezoning applications as listed in Unified Development Ordinance (UDO) Section 18.40.090 G.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The *Comprehensive Plan* identifies the subject property as Mixed Density Residential Neighborhood. This land use designation typically consists of multi-family developments such as the proposed development for the subject site.

The Comprehensive Plan includes goals encouraging infill development (HN-1.8), providing a full range of housing choices (HN-2.1) and providing high-quality design (LUCC-7.1) which includes urban design.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area consists of properties zoned single-family residential, multi-family residential and industrial. The existing uses are single-family homes, apartments and industrial uses. Although taller than the existing surrounding buildings, the applicant has addressed this issue through the review process by increasing the distance between the apartment buildings and the single-family homes, having the 4-story buildings step down to 3-stories as they approach the single-family homes and by providing landscape berms along Brentwood Street for additional screening.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

There are a variety of uses in the area, including multi-family residential, single-family residential and industrial. The development has been designed so that large buffers and screening are included adjacent to single-family residential and the largest building is adjacent to the industrial zoned properties. With the high quality the design and the provided buffers, the proposed use would be in harmony with the surrounding properties.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The current zoning of the property is RP-3 which would permit low-density multi-family development and the site is also part of an approved preliminary site development plan that included low-density multi-family apartments. The RP-3 existing zoning does not allow for the density the applicant is seeking.

E. The length of time the property has been vacant as zoned.

Although part of the rezoning and preliminary site development plan from 1998, the subject site has never been developed.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development is not expected to detrimentally affect nearby properties as the development is a high-quality design by meeting the design requirements as stipulated and by providing adequate buffers to the adjacent properties.

G. The extent to which development under the proposed district would substantially harm the values of nearby properties.

Since the project is a high-quality development by exceeding design requirements in some areas, staff does not anticipate that the project would harm the value of any nearby properties.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The surrounding road network has been built to collector standards which can accommodate the additional traffic generated from the proposed development. Also, the project will be providing more than the required amount of parking per UDO standards.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

Staff is not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development. The development is required to comply with the City's stormwater requirements and provide best management practices for water quality.

J. The economic impact of the proposed use on the community.

The proposed development would provide additional population for the City and generate new real estate taxes on land that is currently vacant.

11. Staff Recommendation:

- A. Staff recommends approval of RZ19-0001 for the following reasons:
 - (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Housing and Neighborhoods (Principle HN-1.8 HN-2.1 and LUCC-7.1).
 - (2) The requested rezoning to R-4 district meets the Unified Development Ordinance (UDO) criteria for considering zoning applications, with exceptions to certain requirements as noted.
 - (3) The proposed development as stipulated meets composite design standards for **Site Design Category 3** (UDO 18.15.115) and **Building Design Category B** (UDO 18.15.030).
- B. Staff recommends approval of RZ19-0001 with the following stipulations to be included in the ordinance:
 - (1) A final plat shall be approved and recorded, and all excise fees paid prior to issuance of a building permit.
 - (2) A final site development plan shall be approved prior to submitting for building permits.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations to be addressed with final site development plans:
 - (1) A waiver shall be granted to permit a 20-foot parking/paving setback for a portion of the section along Brentwood Street as shown on the preliminary site development plan.

- (2) A waiver shall be granted to permit the berm within the Type 3 Landscape Buffer to range from 3 to 6 feet as shown on the preliminary site development plan.
- (3) A waiver shall be granted to permit the berm within the Type 5B Landscape Buffer to be 20 to 34 feet in width as shown on the preliminary site development plans.
- (4) The dog park shall be relocated, or the stormwater basin redesigned with the final site development plan application.
- (5) Aerial apparatus access for Building A, Building B, Building C, and Building D that shows the revisions, with dimensions, as required by the Fire Department shall be approved with the final site development plan.
- (6) The final site development plans shall provide a road at least 26 feet wide on one side of the building, located at least 15 feet and no more than 30 feet from the building. Where no landscaping is provided (asphalt/concrete only), this requires a 41-foot minimum wide road that fronts each building to allow for aerial apparatus operations.
- (7) All portions of the building will be required to be within 600 feet of a hydrant (travel distance) for sprinklered buildings (IFC Section 507.5.1, Ex 2).
- (8) A fire department connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection (IFC Section 507.5.1.1).
- (9) Details of the parking lot lighting poles and fixtures per Section 18.30.135 of the UDO shall be submitted with the final site development plan.
- (10) Sitting/picnic areas shall be added and shown in the middle greenspace with the final site development plan submittal.



User: JaredMD
Date: 03/19/2019

SADDLEWOOD APARTMENTS
RZ19-0001



SITE DATA
 CURRENT ZONING: R-3
 PROPOSED ZONING: R-4
 SITE DESIGN CATEGORY: 3
 BUILDING DESIGN CATEGORY: B
 LANDSCAPE BUFFER TYPE: 3
 TOTAL OPEN SPACE: +/- 30,897 SQ FT
 COVERAGE: +/- 48.93%

PARKING TABULATIONS

Garage Parking:
 PHASE 2:
 A - BUILDING: 37 GARAGES
 PHASE 3:
 B - BUILDING: 30 GARAGES
 PHASE 4:
 C - BUILDING: 48 GARAGES
 PHASE 5:
 D - BUILDING: 27 GARAGES
 142 TOTAL

Surface Parking:
 PHASE 2: 217 SPACES (210 SPACES IN FUTURE)
 PHASE 3: 121 SPACES (117 SPACES IN FUTURE)
 PHASE 4: 190 SPACES
 PHASE 5: 190 SPACES
 600 TOTAL

*7 STALLS WILL BE REMOVED FROM PHASE 3 WITH CONSTRUCTION OF PHASE 4. 4 STALLS WILL BE REMOVED FROM PHASE 3 WITH CONSTRUCTION OF PHASE 5. TOTAL PARKING SPACES FOR ALL PHASES WILL BE 680 STALLS.

Parking Required:
 1.5 x 444 UNITS = 666 SPACES

Parking Provided:
 142 + 600 = 660 SPACES
 PHASE 2: 37 GARAGES + 210 SURFACE = 247 (192 REQUIRED BY PHASE)
 PHASE 3: 30 GARAGES + 121 SURFACE = 151 (96 REQUIRED BY PHASE)
 PHASE 4: 48 GARAGES + 190 SURFACE = 238 (228 REQUIRED BY PHASE)
 PHASE 5: 27 GARAGES + 190 SURFACE = 217 (158 REQUIRED BY PHASE)
 EXISTING CLUBHOUSE: 14 SPACES ADDED (NOT INCLUDED IN TOTAL)

NOTE: PARKING SPACES BUILT AS PART OF PHASE 2 WILL BE SHARED BY PHASE 3 AFTER THE COMPLETION OF PHASE 3 CONSTRUCTION.

GROSS SITE AREA (ACRES): 19.98
OWELLING UNITS: 444
GROSS SITE DENSITY (DU/AC): 22.39

GENERAL NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED PER UDO REQUIREMENTS.



SITE PLAN
 1" = 60'-0"



NOT FOR CONSTRUCTION

Attachment A

NSPJ ARCHITECTS
 P. 913.831.1415
 F. 913.831.1563
 3515 W. 75TH ST., SUITE 201
 PRAIRIE VILLAGE, KS 66206

A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
 18851 WEST 153rd COURT
 OLATHE, KANSAS 66092

DRAWING RELEASE LOG

- 12.04.18 - PRELAPPT MTD
- 01.25.19 - POP SUBMITTAL
- 03.04.19 - POP REV SUBMITTAL
- 03.25.19 - POP REV SUBMITTAL

REVISIONS

- 03.04.19 - POP REV SUB
- 03.25.19 - POP REV SUB

DATE: March 20, 2019
JOB NO: 634818
DRAWN BY: CEE/TAH
SHEET NO: 2

SP1.00

REQUIRED:

TOTAL SITE = 826,630 SQ FT X 5% = 41,331 SQ FT OPEN SPACE
 41,331 SQ FT X 50% = 20,666 SQ FT ACTIVE OPEN SPACE

PROVIDED:

TOTAL OPEN SPACE - 329,697 SQ FT
 (39.9% OF TOTAL SITE)

■ ACTIVE OPEN SPACE - 174,721 SQ FT
 (53.0% OF TOTAL OPEN SPACE)

■ PASSIVE OPEN SPACE - 154,976 SQ FT
 (47.0% OF TOTAL OPEN SPACE)



OPEN SPACE PLAN

1" = 60'-0"



Attachment A

DRAWING RELEASE LOG

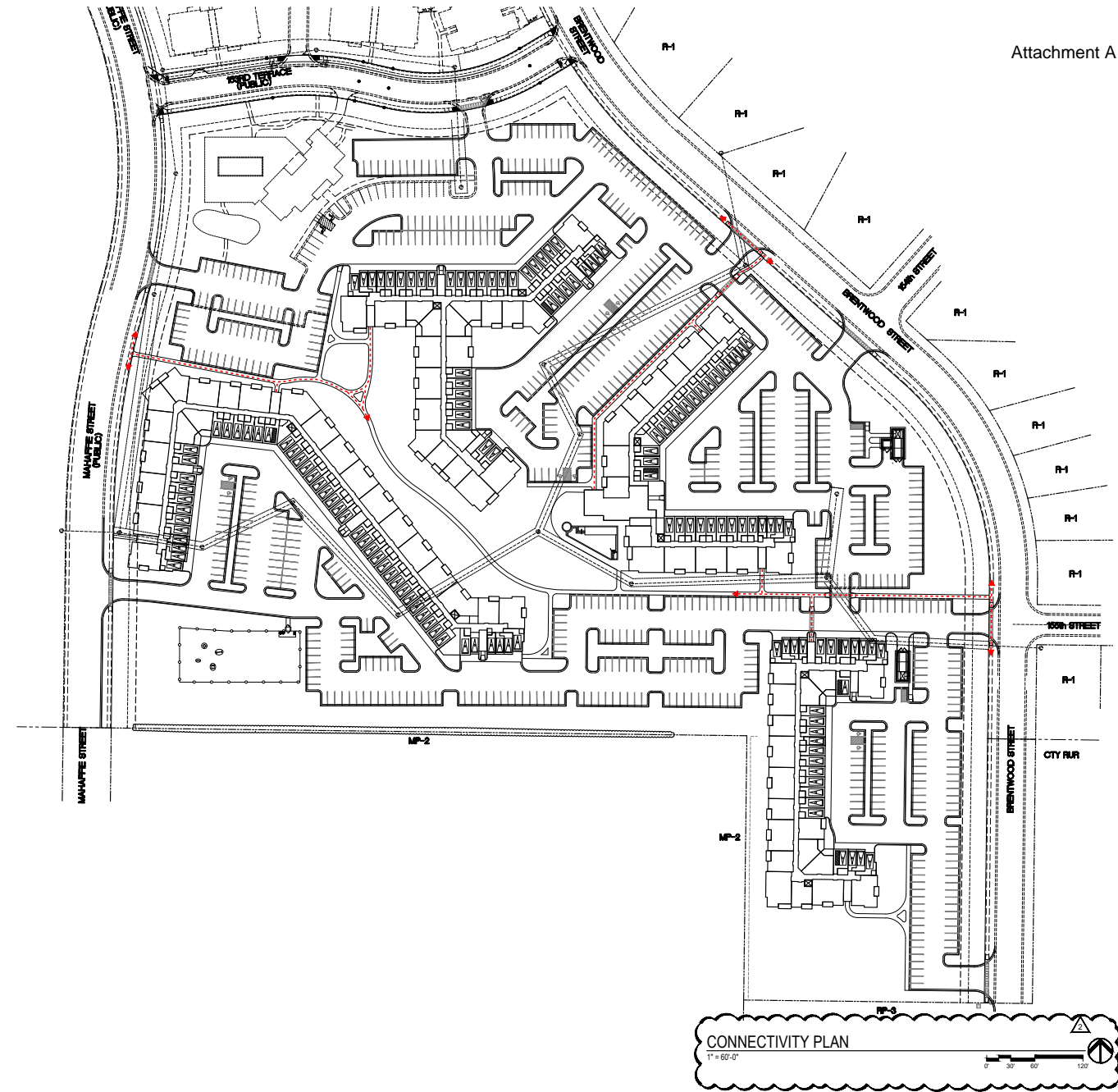
12.04.18	-PREFLAP MITL
01.30.19	-POP SUBMITTAL
03.04.19	-POP SUBMITTAL
03.26.19	-POP SUBMITTAL

REVISIONS

1	03.04.19	-POP RESUB
2	03.26.19	-POP RESUB

DATE
 March 20, 2019
 JOB NO.
 634818
 DRAWN BY:
 CEE/TAH
 SHEET NO.

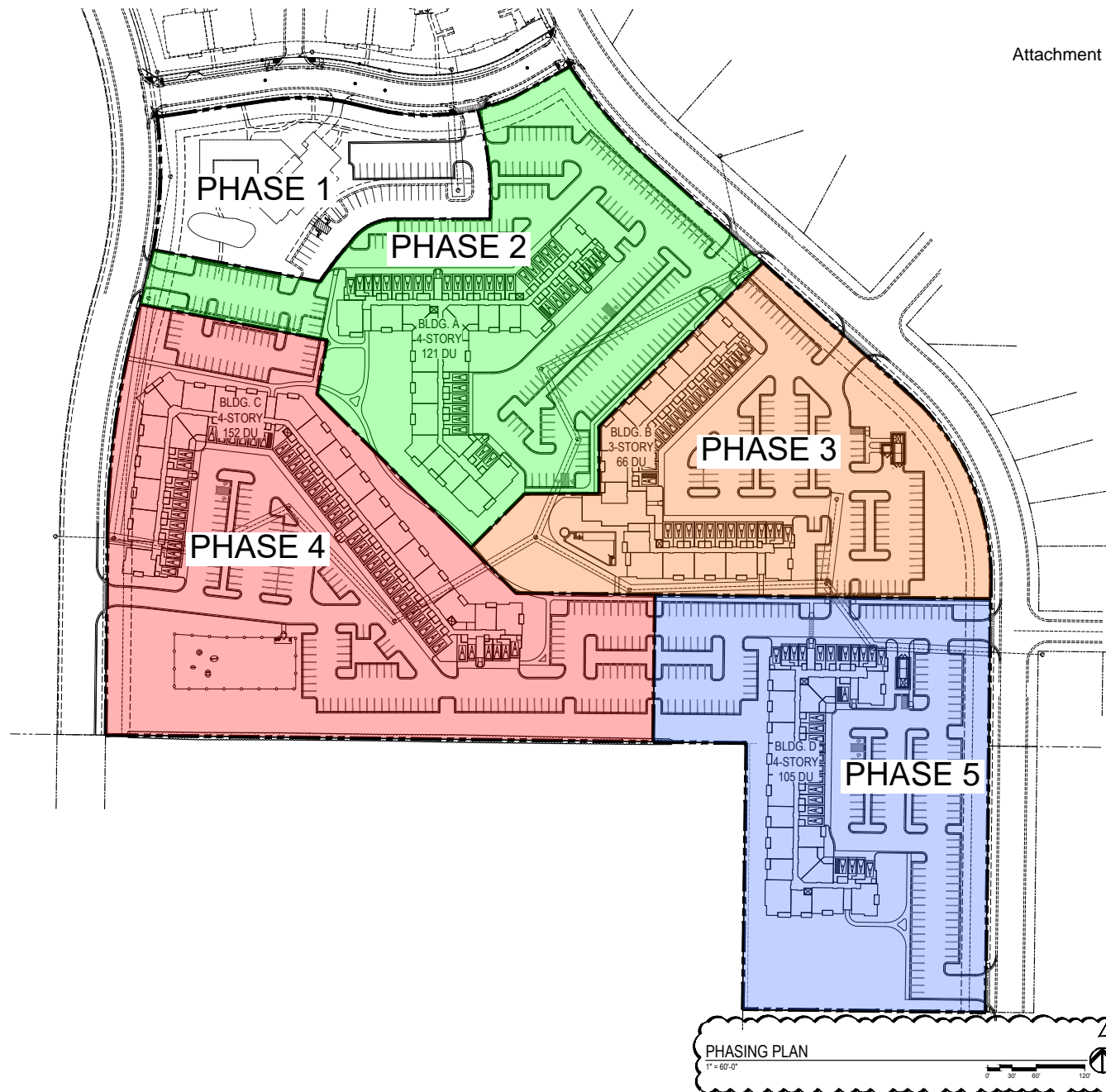
KEY:
CROSS PROPERTY CONNECTIONS AND
CONNECTIONS TO ADJACENT PROPERTIES
←-----→



CONNECTIVITY PLAN
1" = 60'-0"

0 30 60 120

NOT FOR CONSTRUCTION



PHASING PLAN

1" = 60'-0"



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

NSPJ

ARCHITECTS^{PC}
3515 W. 25TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66308
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F. 913.831.1563
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A NEW MULTI-FAMILY PROJECT FOR:

SADDLEWOOD APARTMENTS

18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

● 02.04.18	- PRE-APP MTG.
● 01.30.19	- POP SUBMITTAL
● 03.04.19	- POP SUBMITTAL
● 03.20.19	- POP SUBMITTAL

REVISIONS

▲ #	DATE	- POP REVIS.
▲ #	03.20.19	- POP REVIS.

DATE
March 20, 2019

JOB NO.
634518

DRAWN BY:
CEE/TAH

SHEET NO.



PARTIAL ELEVATION BUILDING D
SIDE VIEW -VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



PARTIAL ELEVATION BUILDING D
SIDE VIEW -VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

P. 913.831.1415
F. 913.831.1563
NSPARCH.COM

ARCHITECTS
3515 W. 35TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

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ARCHITECTS
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ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

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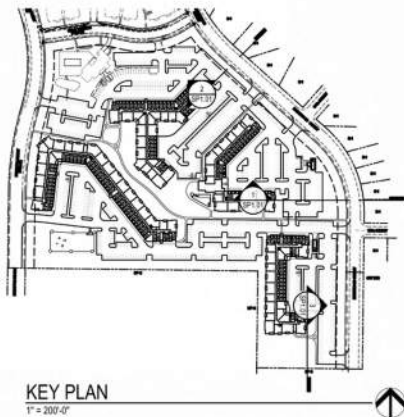
PARTIAL ELEVATION BUILDING A
SIDE VIEW - VIEW FROM INTERNAL PARKING
SCALE 1/8" = 1'-0"



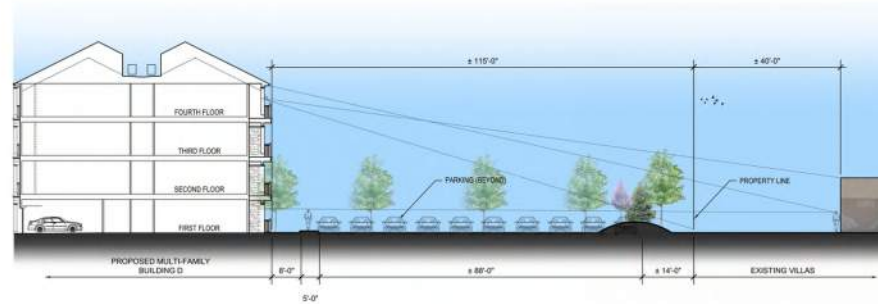
PARTIAL ELEVATION BUILDING B
END VIEW - VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



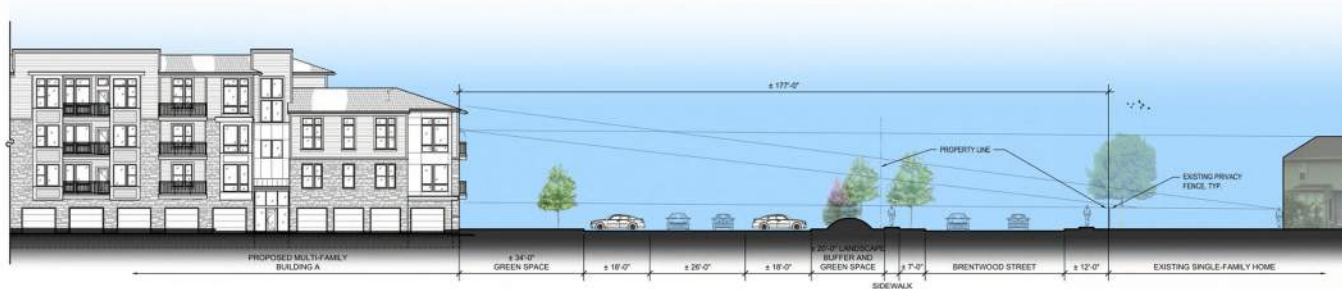
PARTIAL ELEVATION BUILDING A
END VIEW - VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



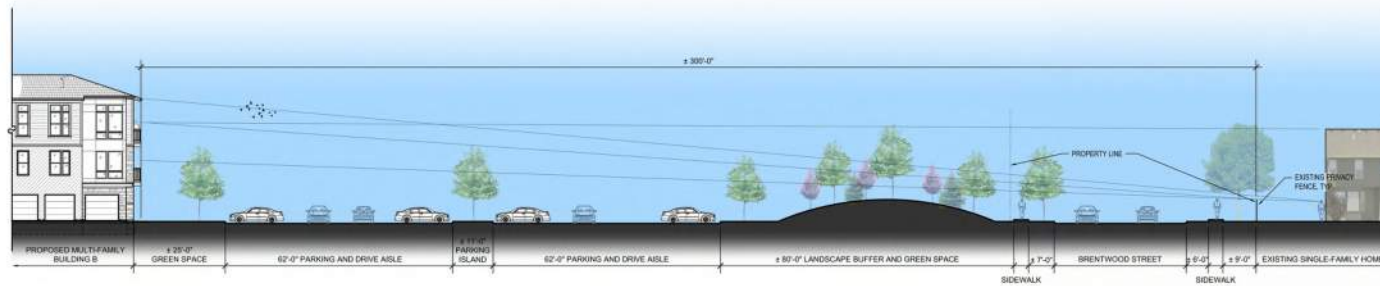
KEY PLAN
1" = 200'-0"



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



1 SITE SECTION
1/16" = 1'-0"

Attachment A

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A NEW MULTI-FAMILY PROJECT FOR:

SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

- 12.04.18 - PRELIMINARY
- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP SUBMITTAL
- 03.26.19 - POP SUBMITTAL

REVISIONS

- 03.04.19 - POP REVIS
- 03.26.19 - POP REVIS

DATE
March 20, 2019

JOB NO.
634818

DRAWN BY
CEE/TAH

SHEET NO.
2

NOT FOR CONSTRUCTION **SP1.10**

Common Name	Botanical Name	Size	Notes
Columnar Trees			
AR01 Armitating Maple	Acer rubrum 'Armitating'	2.5' Cal. 18-20'	
CH01 Carolina Maple	Acer rubrum 'Carolina'	2.5' Cal. 18-20'	
CO01 Acer saccharum 'Crimson Queen'	Acer saccharum 'Crimson Queen'	2.5' Cal. 18-20'	
CO02 Quercus macrocarpa 'Clematis'	Quercus macrocarpa 'Clematis'	2.5' Cal. 18-20'	
CO03 Quercus rubra 'Cedar Leaf'	Quercus rubra 'Cedar Leaf'	2.5' Cal. 18-20'	
Shade Trees			
AR01 Armitating Maple	Acer x fraxinifolium 'Armitating'	2.5' Cal. 18-20'	
AR02 Autumn Fantasy Maple	Acer x fraxinifolium 'Autumn Fantasy'	2.5' Cal. 18-20'	
BCV Common Baldcypress	Taxodium distichum	2.5' Cal. 18-20'	
BR01 Brandywine Red Maple	Acer rubrum 'Brandywine'	2.5' Cal. 18-20'	
CO01 Common Green Red Maple	Acer glaberrimum 'Crimson Queen'	2.5' Cal. 18-20'	
FR01 Frontier Elm	Ulmus carolinensis x parvifolia 'Frontier'	2.5' Cal. 18-20'	
FR02 Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2.5' Cal. 18-20'	
GR01 Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2.5' Cal. 18-20'	
HR01 Heritage Oak	Quercus macrocarpa 'Clematis'	2.5' Cal. 18-20'	
L01 Greenhouse Liriodendron	Liriodendron tulipifera	2.5' Cal. 18-20'	
L02 London Plane Tree	Platanus occidentalis	2.5' Cal. 18-20'	
LR01 Legacy Sugar Maple	Acer saccharum 'Legacy'	2.5' Cal. 18-20'	
NR01 Norwegian Sunset Maple	Acer truncatum x A. glaberrimum 'Norwegian Sunset'	2.5' Cal. 18-20'	
OC01 October Glory Elm	Acer rubrum 'October Glory'	2.5' Cal. 18-20'	
PR01 Pacific Sunset Maple	Acer truncatum x A. glaberrimum 'Warrenred'	2.5' Cal. 18-20'	
RO01 Red Oak	Quercus rubra	2.5' Cal. 18-20'	
SR01 Service Elm Maple	Acer x fraxinifolium 'Service'	2.5' Cal. 18-20'	
SR02 Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5' Cal. 18-20'	
SR03 Shumard Oak	Quercus shumardii	2.5' Cal. 18-20'	
SV01 Sun Valley Maple	Acer rubrum 'Sun Valley'	2.5' Cal. 18-20'	
SW01 Swamp White Oak	Quercus bicolor	2.5' Cal. 18-20'	
ZE01 Zelkova	Zelkova serrata 'Green Vase'	2.5' Cal. 18-20'	
Evergreen Trees			
BS01 Blenheim Blue Spruce	Picea pungens 'Blaug'	6' H. 18-20'	
CH01 Christmas Tree Spruce	Picea abies 'Coppertone'	6' H. 18-20'	
CR01 Carolina Spruce	Picea canadensis	6' H. 18-20'	
NR01 Norway Spruce	Picea abies	6' H. 18-20'	
PR01 Picea canadensis 'Stewart'	Picea canadensis 'Stewart'	6' H. 18-20'	
SR01 Serbian Spruce	Picea omorika	6' H. 18-20'	
SV01 Scotch Spruce	Picea mariana 'Vanguard'	6' H. 18-20'	
Ornamental Trees			
CR01 Coralbelle Crabapple	Malus 'Coralbelle'	1" Cal. 18-20'	
CR02 Common Florida Plum	Prunus x cerasifera 'Coccinea'	1" Cal. 18-20'	
ER01 Eastern Redbud	Cercis canadensis	1" Cal. 18-20'	
FL01 Flowering Dogwood	Cornus florida	1" Cal. 18-20'	
FL02 Japanese Tree Lilac	Syringa reticulata	1" Cal. 18-20'	
MG01 Magnolia	Magnolia grandifolia 'YD Blanchard'	1" Cal. 18-20'	
MG02 Plantain Crabapple	Malus x 'Plantain'	1" Cal. 18-20'	
RO01 River Birch	Betula nigra	1" Cal. 18-20'	
SR01 Sweetbark Magnolia	Magnolia virginiana v. australis	1" Cal. 18-20'	
SR02 Spring Snow Crabapple	Malus 'Spring Snow'	1" Cal. 18-20'	
SV01 Serviceberry	Amelanchier canadensis	1" Cal. 18-20'	
SV02 Whitebark	Cornus canadensis 'White Bark'	1" Cal. 18-20'	

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

LANDSCAPE REQUIREMENTS (LATHS)

STREET TREES (15.30.130 Q): 1 TREE PER 40 L.F.

REQUIRED	PROVIDED
BRENTWOOD STREET = 1.257' L.F. 40 = 31	31+
MAHAFFE STREET = 688 L.F. 40 = 17	15 NEW, 3 EXISTING

BUFFER LANDSCAPING (15.30.130 L): LOCATION OF BUFFER

- A BUFFER REQUIRED BY THIS SECTION SHALL BE PROVIDED ALONG THE SIDE LOT LINE OF ADJUTING USES.
- THE REQUIRED PERIMETER LANDSCAPE AREA SHALL BE LOCATED OUTSIDE OF THE FENCED AREA OF THE DEVELOPMENT BETWEEN THE FENCE AND THE STREET, UNLESS THIS REQUIREMENT IS OTHERWISE MODIFIED WITH FINAL SITE DEVELOPMENT PLAN APPROVAL.
- BUFFERS ARE NOT REQUIRED ALONG THE FRONT PROPERTY LINE.

TYPE 3 BUFFER ALONG BRENTWOOD STREET PROVIDED AT CITY'S REQUEST. TOTAL FRONTAGE (LESS STREET AND DRIVE INTERSECTIONS) = 11,257' L.F. 100' = 19 SHADE TREES, 13 ORNAMENTAL TREES, 19 EVERGREEN TREES, & 440 SHRUBS/GRASSES REQUIRED AND PROVIDED.

RESIDENTIAL LOTS (15.30.130 K): 1 TREE PER DWELLING UNIT

TOTAL DU = 444	REQUIRED	PROVIDED
444 TREES	444+	444+

PARKING AND VEHICULAR USE AREAS-PERIMETER (15.30.130 M.2): CONTINUOUS ROW OF SHRUBS 3 FT IN HEIGHT WILL BE PROVIDED (OPTION 2).

PARKING AND VEHICULAR USE AREAS-INTERIOR (15.30.130 M.3):

- ALL ISLANDS ARE 8 FT WIDE MIN. AND 100 FT MIN.
- A MINIMUM OF ONE SHADE TREE PER PARKING ISLAND HAS BEEN PROVIDED.
- NA
- ACKNOWLEDGED

SITE DESIGN CATEGORY 3:

- TYPE 3 BERM PROVIDED ALONG BRENTWOOD, LAWN AREA PROVIDED AT OTHER WALK EDGES, & POOL AMENITY AREA PROVIDED ALONG NEW, PROPOSED PUBLIC STREET.
- COMMON GREEN PROVIDED FOR 10% MIN. OF SITE AREA. NET SITE AREA = 100,630 SF ± 10% = 10,063 SF. SEE SP.01 FOR LOCATION OF COMMON GREEN.
- NA - REQUIREMENT B IS FOR COMMERCIAL/MIXED USE BUILDINGS.
- NA - REQUIREMENT B IS FOR COMMERCIAL/MIXED USE BUILDINGS.
- NO PARKING FOOT EXCEEDS 10 SPACES.
- DIRECT PEDESTRIAN CONNECTIONS HAVE BEEN PROVIDED BETWEEN ALL BUILDINGS ON THE SITE, AND PAVING MATERIALS TO DIFFERENTIATE PEDESTRIAN WAYS FROM PARKING SPACES AND AUTOMOBILE TRAVEL LINES, THERE ARE NO TRAMPS STOPS NEAR BY TO CONNECT TO.
- CROSS PROPERTY CONNECTIONS AND CONNECTION TO ADJACENT PROPERTIES PROVIDED.
- CONNECTIONS MADE TO 15TH STREET, 15TH STREET, AND ALIGNED BETWEEN BUILDINGS B & D.
- DRY-BOTTOM BASIN SHOWN WITH EXTENSIVE LANDSCAPING AND CURVILINEAR, NON-GEOMETRIC SHAPE.

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTERSECTED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STUMP TOP SOIL SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO 13.00 FOR PLANTING SOIL MIX.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER LDO REQUIREMENTS.

EXISTING TREES TO REMAIN

SITE TRIANGLES, TYP., SEE CIVIL

15'-0" LANDSCAPE TRACT

CURVILINEAR, NON-GEOMETRIC DRY-BOTTOM BASIN CONSISTING OF OPEN YARD AREA

SEE L2.00 FOR BERMS AND SHRUBS, TYP.

Attachment A

SEE L2.00 FOR BERMS AND SHRUBS, TYP.

SITE TRIANGLES, TYP., SEE CIVIL

SEE L2.00 FOR BERMS AND SHRUBS, TYP.

OVERALL TREE PLANTING PLAN

1" = 60'-0"

0 30 60 120

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SADDLEWOOD APARTMENTS

18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

12.04.18 - PRE-APP MTG.

01.30.19 - POP SUBMITTAL

03.04.19 - POP SUBMITTAL

03.20.19 - POP SUBMITTAL

REVISIONS

03.04.19 - POP REVIS.

03.20.19 - POP REVIS.

DATE
March 20, 2019

JOB NO.
634818

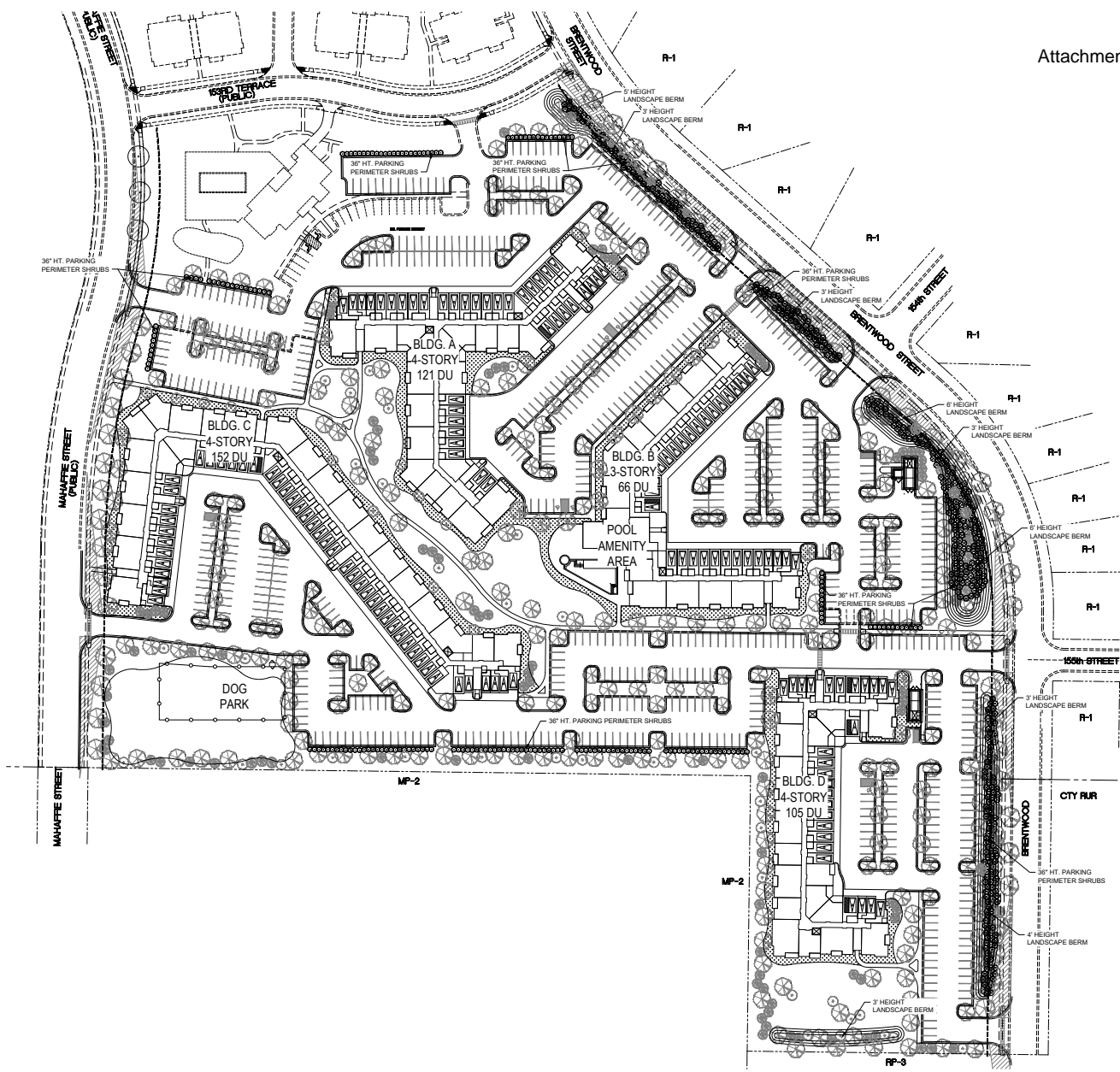
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CEE/TAH

SHEET NO.

PLANT LIST			
Evergreen Shrubs			
DTT	Desmodium	Desmodium	5 Gal 30" Ht.
CAJL	Green Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
CAJL	Gold Oak Branch	Desmodium	5 Gal 30" Ht.
Deciduous Shrubs			
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.
DBS	Sheep Burning Bush	Desmodium	5 Gal 30" Ht.

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
SEE L1.00 FOR TREE PLANTINGS

- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 5' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
 - IN THE EVENT OF WORK IN OR ON THE JOIN SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
 - STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
 - ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.



OVERALL FOUNDATION/SHRUB PLANTING PLAN
1" = 60'-0"

Attachment A

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

- 02.04.18 - PRE-APP MTD.
- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP SUBMITTAL
- 03.20.19 - POP SUBMITTAL

REVISIONS

- 03.04.19 - POP RESUB
- 03.20.19 - POP RESUB

DATE
March 20, 2019

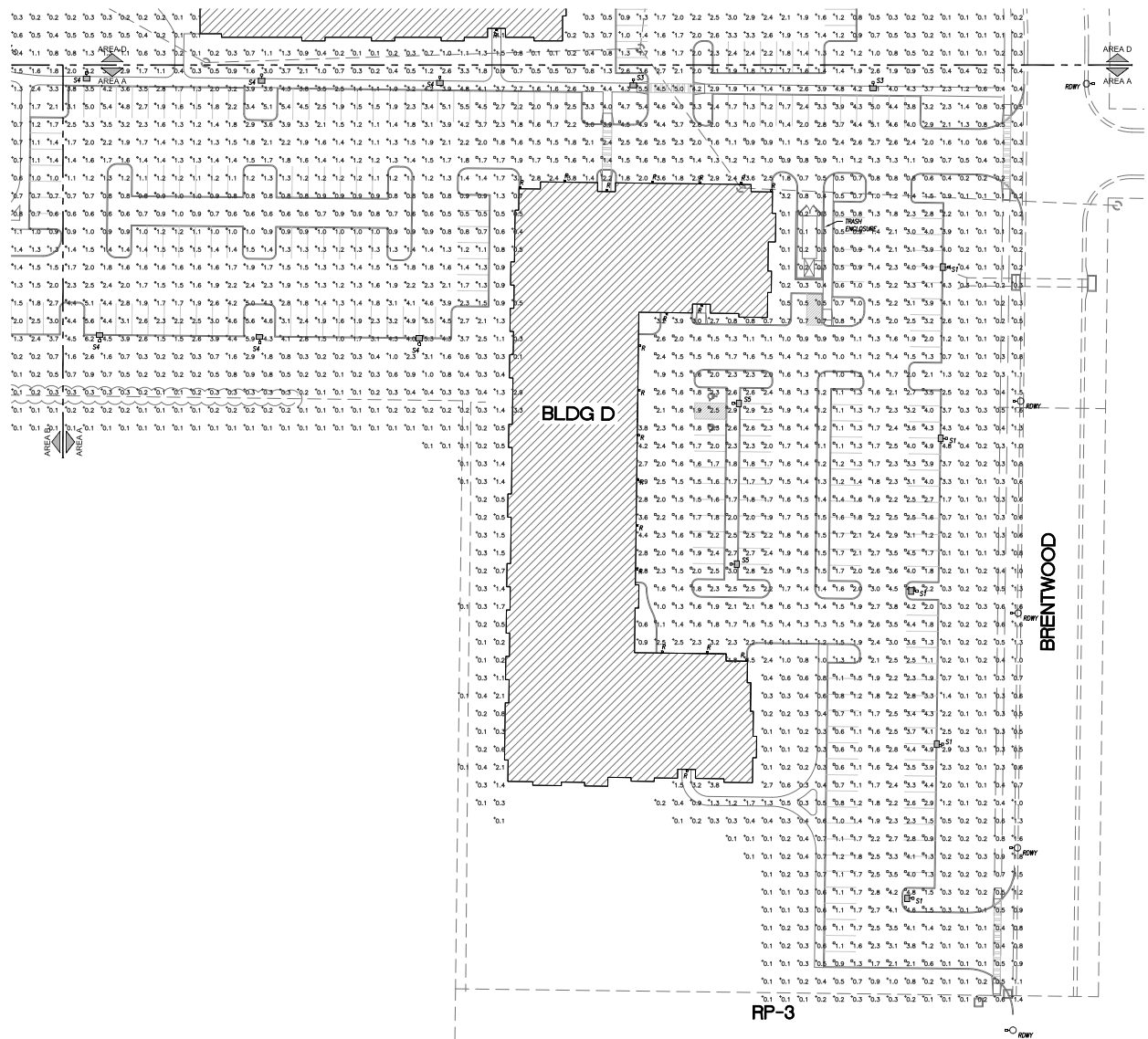
JOB NO.
634818

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SHEET NO.
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NOT FOR CONSTRUCTION

L2.00



PHOTOMETRIC SITE PLAN - AREA A
SCALE: 1" = 30' - 0"

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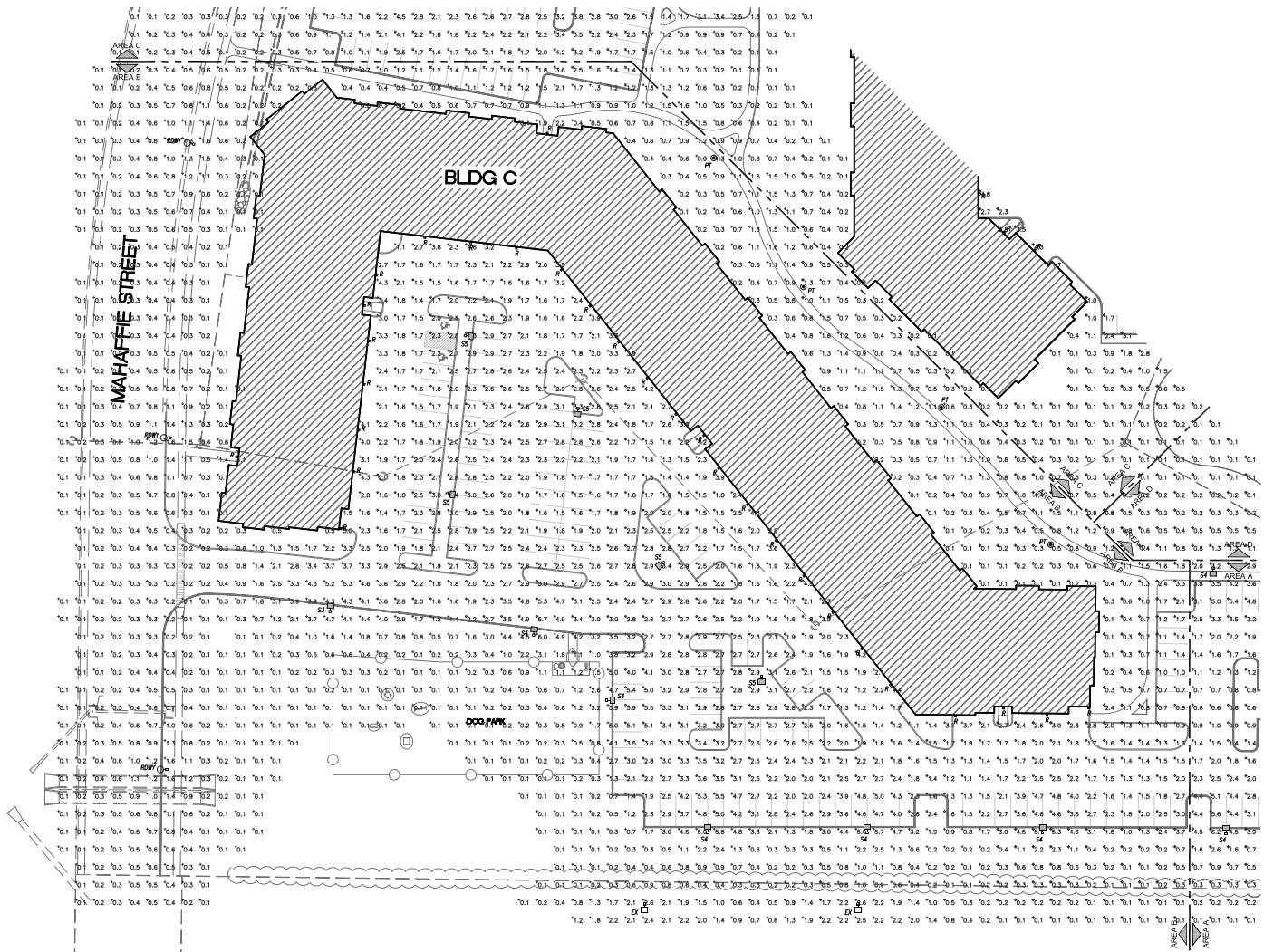


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01.31.19 - DRAWING RELEASE



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13.04.19 - POP RESUB
03.20.19 - POP RESUB
DATE
March 20, 2019
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634818
DRAWN BY:
RKN
SHEET NO.
E1.01



PHOTOMETRIC SITE PLAN - AREA B
SCALE: 1"=30'-0"

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A NEW MULTI-FAMILY PROJECT FOR:
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18851 WEST 153rd COURT
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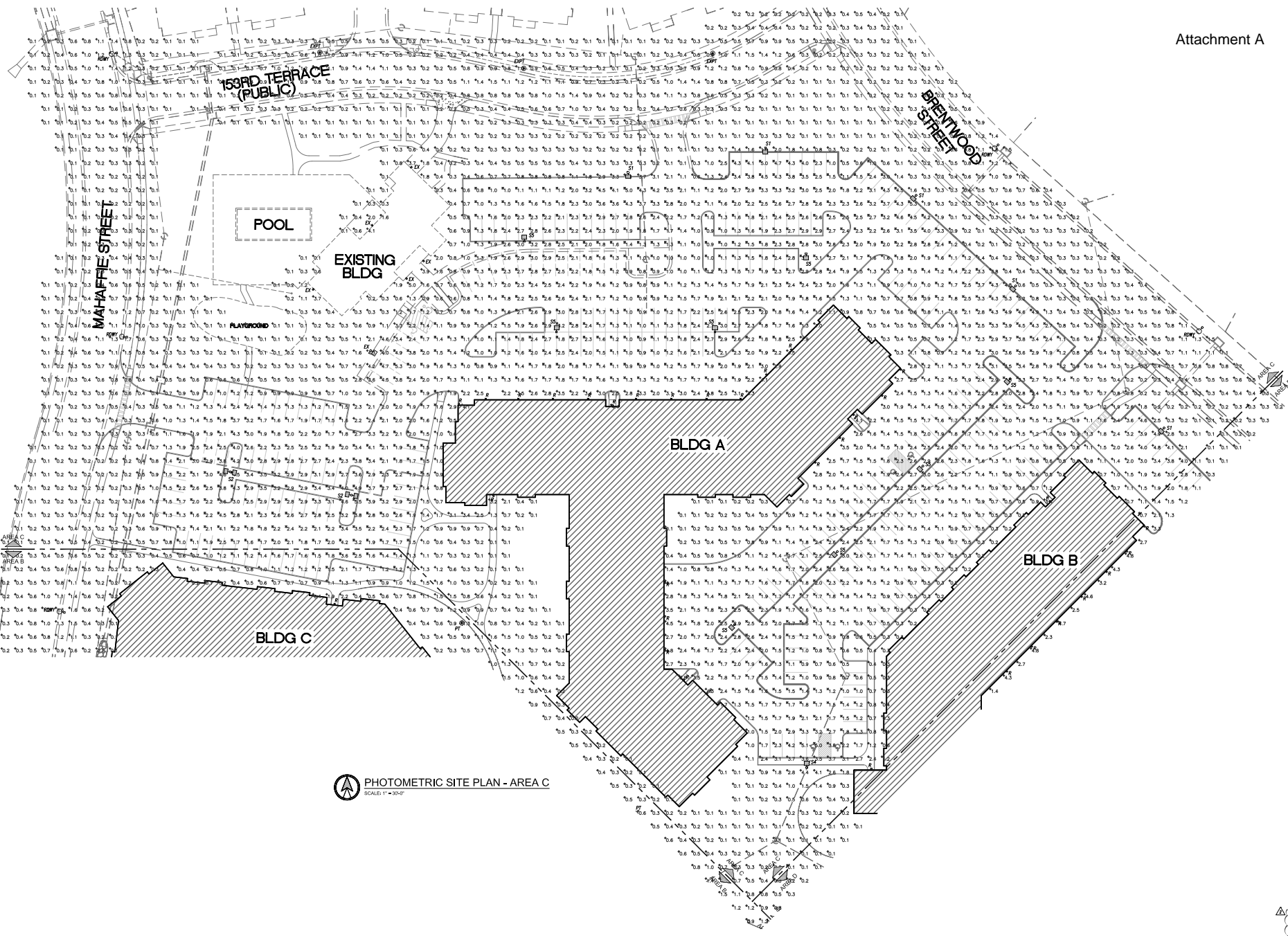
- 12.04.18 - PRE-APP MTD.
- 01.21.19 - DRAWING RELEASE



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03.04.19 - POP RESUB
03.20.19 - POP RESUB

DATE
March 20, 2019
JOB NO.
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DRAWN BY:
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E1.02



PHOTOMETRIC SITE PLAN - AREA C
SCALE: 1" = 30'-0"

Attachment A

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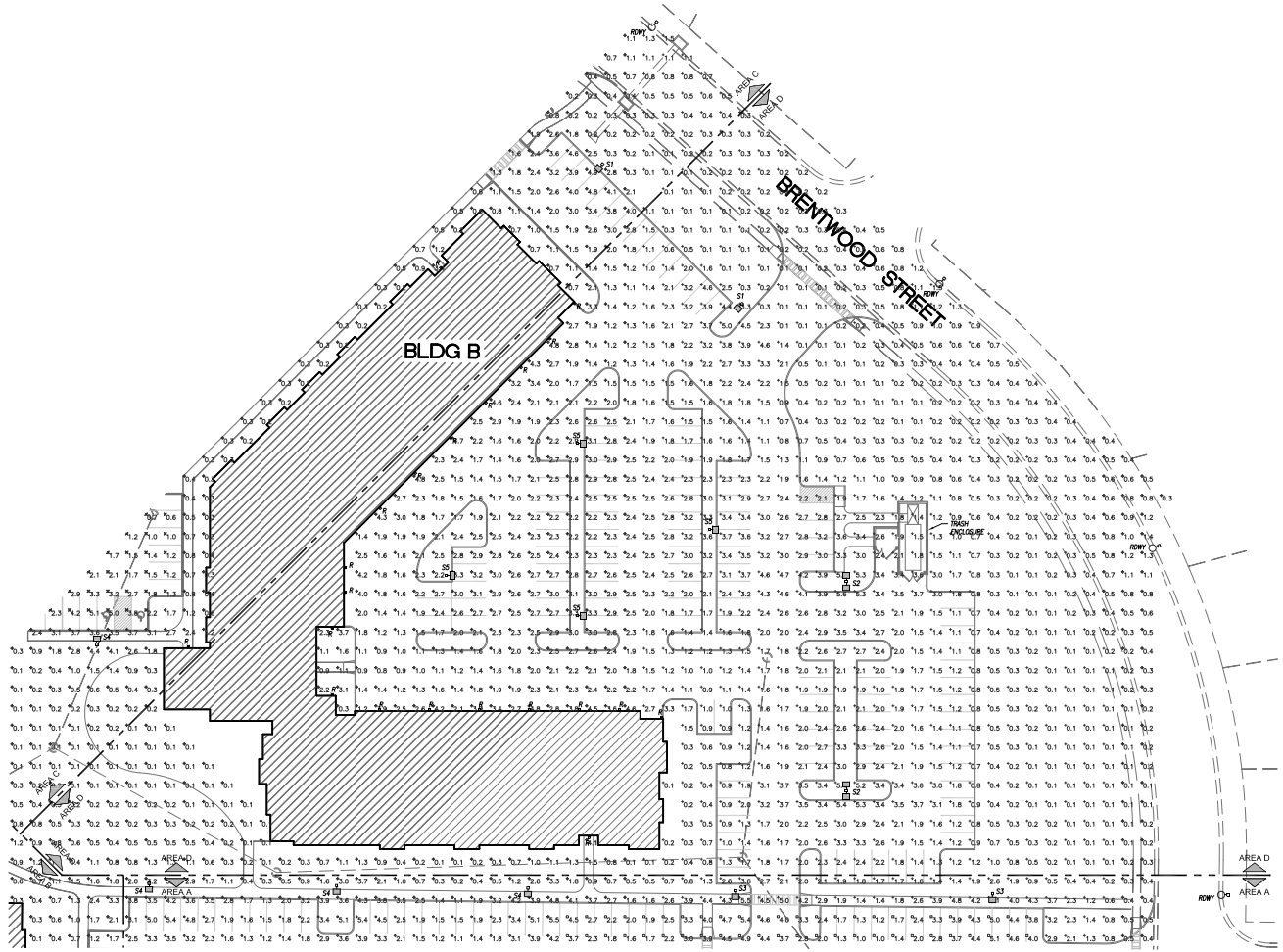
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A NEW MULTI-FAMILY PROJECT FOR:
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18851 WEST 153rd COURT
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DRAWING RELEASE LOG
12.04.18 - PREAPP MTL
01.31.19 - DRAWING RELEASE



REVISIONS
12.04.18 - PREAPP MTL
01.31.19 - POP RESUB
DATE
March 20, 2019
JOB NO.
634818
DRAWN BY:
RKN
SHEET NO.

E1.03



PHOTOMETRIC SITE PLAN - AREA D
SCALE: 1" = 30'-0"



1 PERSPECTIVE
AERIAL VIEW LOOKING SOUTHWEST
NTS

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG	
● 12.04.18	--PRE-APP MTG.
● 01.30.19	--POP SUBMITTAL
● 03.04.19	--POP SUBMITTAL
● 03.20.19	--POP SUBMITTAL

REVISIONS	
DATE	March 20, 2019
JOB NO.	634818
DRAWN BY:	CEE/TAH
SHEET NO.	



1 PERSPECTIVE
AERIAL VIEW LOOKING NORTHWEST
NTS

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A NEW MULTI-FAMILY PROJECT FOR:

SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG	
● 12.04.18	- PRE-APP MTG.
● 01.30.19	- POP SUBMITTAL
● 03.04.19	- POP RASUBMITTAL
● 03.20.19	- POP RASUBMITTAL

REVISIONS

DATE
March 20, 2019
JOB NO.
634818
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SHEET NO.



1 PERSPECTIVE
AERIAL VIEW LOOKING SOUTH
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A NEW MULTI-FAMILY PROJECT FOR:
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18851 WEST 153rd COURT
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- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP RESUBMITTAL
- 03.20.19 - POP RESUBMITTAL

REVISIONS

DATE
March 20, 2019
JOB NO.
634818
DRAWN BY:
CEE/TAH
SHEET NO.

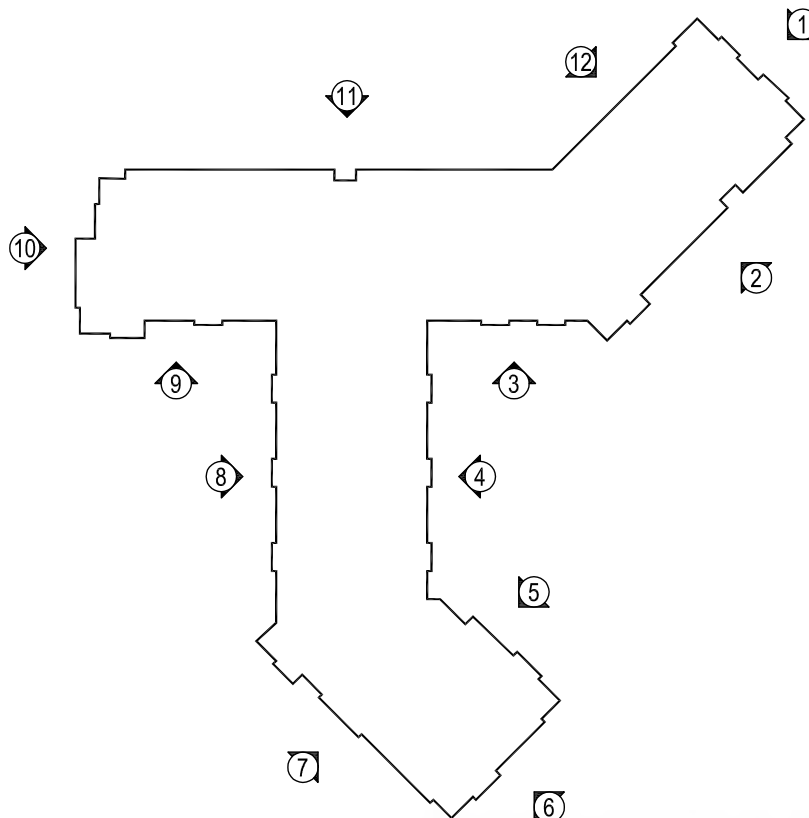
March 28, 2019

City of Olathe, Kansas
Plan Review Comment Responses

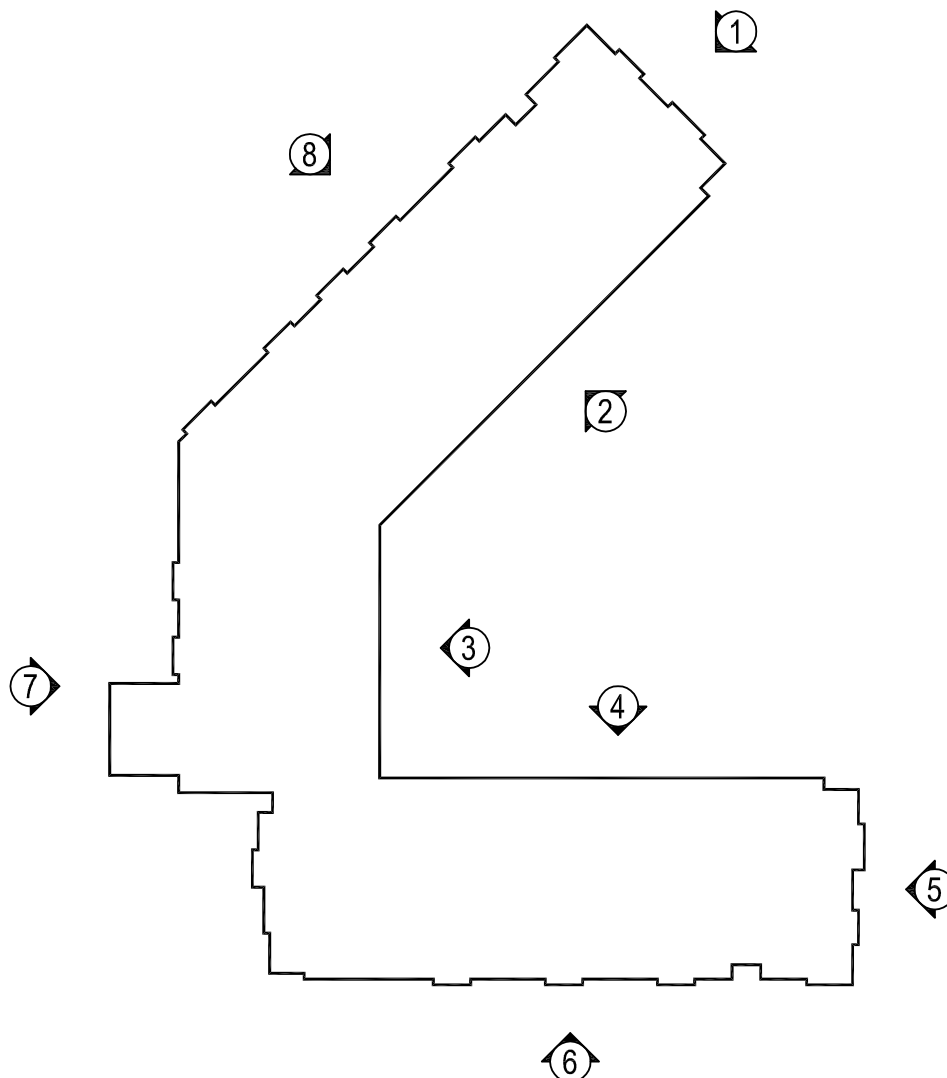
Saddlewood Apartments – Building Façade Material Percentages

Please use the table and key plans below for the percentage of materials by individual building for the Saddlewood Apartments development in Olathe, Kansas.

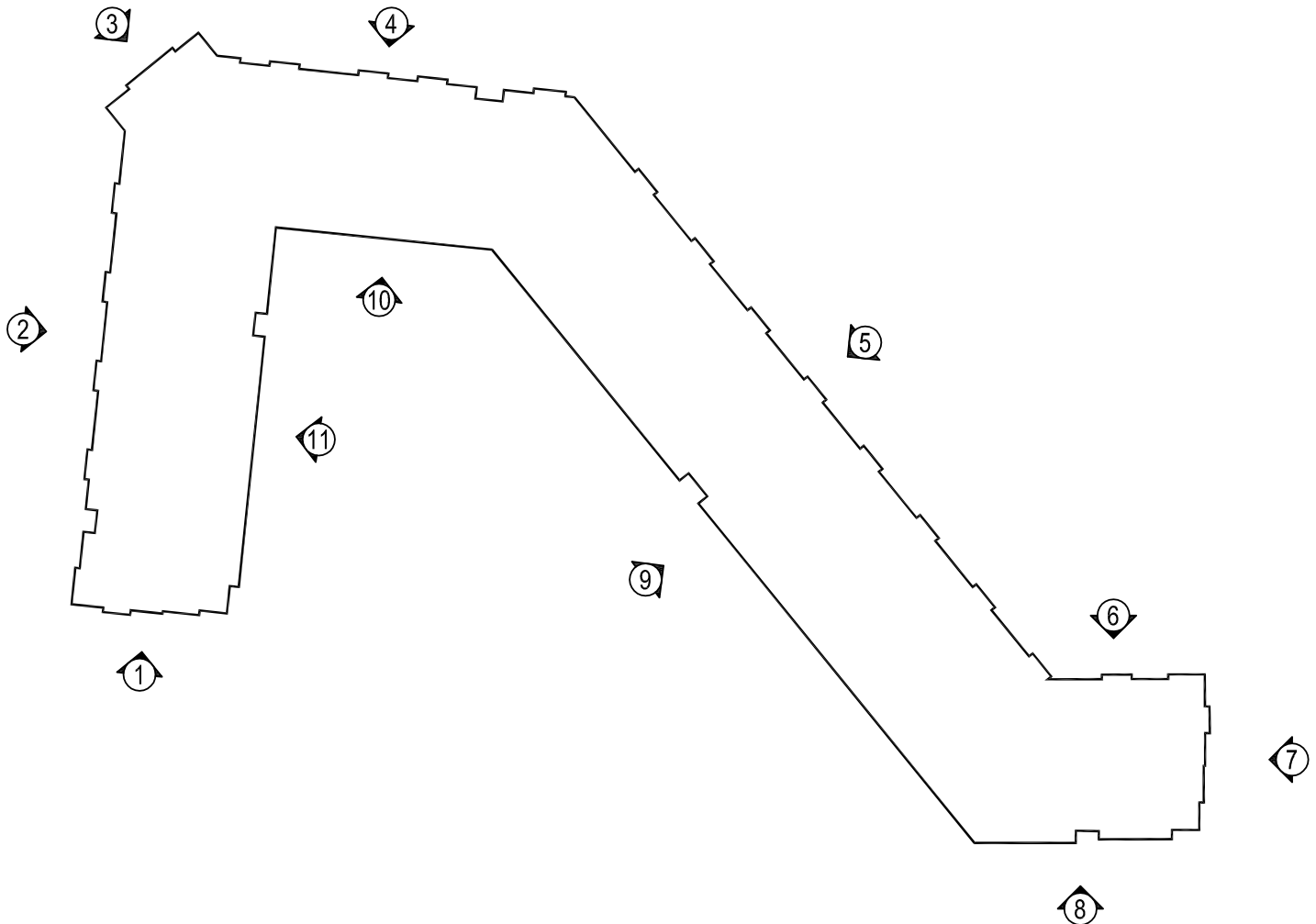
BUILDING 'A' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	2,670 S.F.	1,071 S.F.	767 S.F.	832 S.F.	71%	29%
ELEVATION 2	4,901 S.F.	1,781 S.F.	1,399 S.F.	1,721 S.F.	71%	29%
ELEVATION 3	2,422 S.F.	670 S.F.	596 S.F.	1,156 S.F.	75%	25%
ELEVATION 4	3,902 S.F.	1,469 S.F.	910 S.F.	1,523 S.F.	77%	23%
ELEVATION 5	2,427 S.F.	707 S.F.	679 S.F.	1,041 S.F.	72%	28%
ELEVATION 6	2,950 S.F.	1,373 S.F.	751 S.F.	826 S.F.	75%	25%
ELEVATION 7	4,615 S.F.	1,656 S.F.	1,395 S.F.	1,564 S.F.	70%	30%
ELEVATION 8	5,145 S.F.	1,446 S.F.	1,526 S.F.	2,173 S.F.	70%	30%
ELEVATION 9	3,171 S.F.	867 S.F.	938 S.F.	1,366 S.F.	70%	30%
ELEVATION 10	2,950 S.F.	1,373 S.F.	751 S.F.	826 S.F.	75%	25%
ELEVATION 11	6,902 S.F.	2,402 S.F.	1,964 S.F.	2,536 S.F.	72%	28%
ELEVATION 12	3,241 S.F.	1,470 S.F.	703 S.F.	1,068 S.F.	78%	22%
OVERALL BUILDING PERCENTAGES					73%	27%



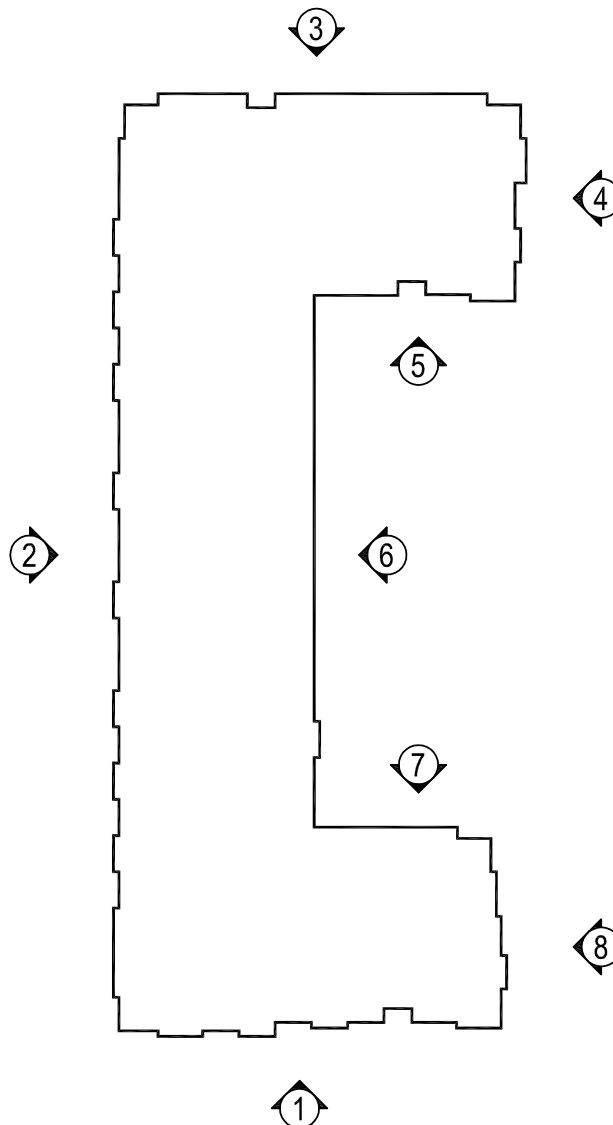
BUILDING 'B' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	1,958 S.F.	821 S.F.	511 S.F.	626 S.F.	74%	26%
ELEVATION 2	3,646 S.F.	1,584 S.F.	1,055 S.F.	1,007 S.F.	71%	29%
ELEVATION 3	2,052 S.F.	856 S.F.	548 S.F.	648 S.F.	73%	27%
ELEVATION 4	5,471 S.F.	2,196 S.F.	1,649 S.F.	1,626 S.F.	70%	30%
ELEVATION 5	1,958 S.F.	821 S.F.	511 S.F.	626 S.F.	74%	26%
ELEVATION 6	7,418 S.F.	2,670 S.F.	2,226 S.F.	2,522 S.F.	70%	30%
ELEVATION 7	5,403 S.F.	1,723 S.F.	1,645 S.F.	2,035 S.F.	70%	30%
ELEVATION 8	4,562 S.F.	1,570 S.F.	1,247 S.F.	1,745 S.F.	73%	27%
OVERALL BUILDING PERCENTAGES					71%	29%



BUILDING 'C' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	2,670 S.F.	1,071 S.F.	767 S.F.	832 S.F.	71%	29%
ELEVATION 2	7,811 S.F.	2,887 S.F.	2,042 S.F.	2,882 S.F.	74%	26%
ELEVATION 3	1,852 S.F.	570 S.F.	544 S.F.	783 S.F.	71%	29%
ELEVATION 4	4,965 S.F.	1,436 S.F.	1,418 S.F.	2,111 S.F.	71%	29%
ELEVATION 5	11,608 S.F.	3,616 S.F.	3,528 S.F.	4,464 S.F.	70%	30%
ELEVATION 6	2,198 S.F.	550 S.F.	550 S.F.	708 S.F.	75%	25%
ELEVATION 7	2,670 S.F.	1,071 S.F.	767 S.F.	832 S.F.	71%	29%
ELEVATION 8	3,545 S.F.	1,556 S.F.	989 S.F.	1,000 S.F.	72%	28%
ELEVATION 9	9,751 S.F.	3,533 S.F.	2,579 S.F.	3,639 S.F.	74%	26%
ELEVATION 10	2,769 S.F.	917 S.F.	691 S.F.	1,161 S.F.	75%	25%
ELEVATION 11	5,681 S.F.	1,683 S.F.	1,683 S.F.	1,909 S.F.	70%	30%
OVERALL BUILDING PERCENTAGES					72%	28%



BUILDING 'D' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	6,923 S.F.	2,526 S.F.	2,088 S.F.	2,309 S.F.	70%	30%
ELEVATION 2	10,904 S.F.	3,675 S.F.	3,313 S.F.	3,916 S.F.	70%	30%
ELEVATION 3	5,514 S.F.	2,126 S.F.	1,679 S.F.	1,709 S.F.	70%	30%
ELEVATION 4	2,234 S.F.	722 S.F.	680 S.F.	832 S.F.	70%	30%
ELEVATION 5	2,507 S.F.	807 S.F.	726 S.F.	974 S.F.	71%	29%
ELEVATION 6	4,544 S.F.	1,775 S.F.	893 S.F.	1,876 S.F.	80%	20%
ELEVATION 7	3,368 S.F.	1,275 S.F.	944 S.F.	1,149 S.F.	72%	28%
ELEVATION 8	2,234 S.F.	722 S.F.	680 S.F.	832 S.F.	70%	30%
OVERALL BUILDING PERCENTAGES					71%	29%



**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

Melissa Vancrum
mvancrum@rousepc.com
913-647-3211

March 20, 2019

VIA ELECTRONIC MAIL

Mr. Dan Fernandez
Planning Division
City of Olathe
PO Box 768
Olathe, KS 66051-0768

**Re: Waiver Requests – Saddlewood Apartments
Application No. RZ19-0001**

Dear Mr. Fernandez:

On behalf of the Applicant in the above-captioned matter, I respectfully request that waivers for the following Code requirements be approved (the "Waivers"):

1. Minimum parking setback from right of way of 30 feet of UDO Section 18.30.160 (F)(2).
2. Minimum landscaped buffer of 75 feet between zoning district R-4 and M-2 of UDO Section 18.30.130 (J).
3. Minimum landscaped buffer of 6 feet in height between zoning district R-4 and R-1 of the UDO Section 18.30.130 (J).

In general support of our requests, I offer the following:

We have met with Staff on two occasions and invited neighbors to two neighborhood meetings to collect feedback on the project. In response to this feedback, we are applying for a rezoning to the R-4 district but creating separation of the buildings from the street to create added distance from neighboring single family and multifamily residential uses. These site layout decisions are driving the need for certain waiver requests detailed herein.

As to each specific request, I also offer the following:

1. **Minimum parking setback from right of way of 30 feet of UDO Section 18.30.160 (F)(2) to 20 feet.**
 - A. Granting a waiver of the minimum parking setback from the right of way will not be contrary to the public interest and will not unnecessarily burden the City. The waiver is needed only for a portion of parking in the northeastern part of the development adjacent to the Brentwood right of way. This waiver is needed to accommodate a design requested by Staff and neighbors that pushes the buildings further back and puts parking adjacent to the street.
 - B. The resulting site layout is a higher quality development design that does not negatively impact neighboring uses. In fact, the waiver is needed to respond to requests of the neighbors to place buildings further back from the street.
 - C. The waiver will result in a site design arrangement in which impacts to adjoining residential uses will be further minimized through large building setbacks.

2. **Minimum landscaped buffer of 75 feet between zoning district R-4 and M-2 of UDO Section 18.30.130 (J) to 20 feet for Building D.**
 - A. Granting a waiver of the minimum landscaped buffer between zoning district R-4 and M-2 is not contrary to the public interest and will not burden the City. This waiver is being requested due to a change in building orientation at the request of neighbors to the south to create more separation between the multifamily uses.
 - B. The waiver will permit an alternative, higher quality site design with no negative impacts to neighboring residential or non-residential properties. The waiver increases the setback of the apartments to the villas to the south. It will decrease the distance between the apartments and the industrial drilling business to the west. However, the structures on the industrial property are located on the opposite end of the property and a fence and landscaped setback on the industrial lot already separate it from the property proposed for R-4 zoning.
 - C. Granting of the waiver will result in a site design arrangement in which adjoining residential properties will not be impacted and, in fact, will benefit from a greater setback.

3. **Minimum landscaped buffer of 6 feet in height between zoning district R-4 and R-1 of UDO Section 18.30.130 (J) to 3 feet.**
- A. Granting a waiver of the minimum landscaped buffer height between zoning district R-4 and R-1 is not contrary to the public interest and will not burden the City. The waiver is needed only for a portion of the development where single family homes are separated from the proposed buildings by not only the landscaped berm, but also Brentwood Street and proposed parking.
 - B. This waiver will permit a higher quality site design with no negative impacts to neighboring uses which are located across Brentwood from the requested location of the waiver. The proposed buildings have been set back from the street with parking in front so a 3-foot tall berm will adequately screen the parking closest to these uses. The waiver will permit additional parking to be built, minimizing potential impact to the neighbors.
 - C. The waiver will result in a site design arrangement in which impacts to adjoining residential uses are minimized through a berm tall enough to adequately screen parking, parking spaces provided above and beyond the UDO requirements and extended building setbacks from the street.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,



Melissa Vancrum

cc: Jim Ellis
Brad Hus
Aaron March
Rachelle Biondo

Memorandum

TO: File

FROM: Ms. Rachelle M Biondo

DATE: March 1, 2019

RE: Saddlewood Neighborhood Meeting – February 28, 2019

The Applicant/Developer of the proposed Saddlewood Apartment project held a neighborhood meeting on February 28, 2019 at 6:00 p.m. at the Wesleyan Church, 15320 Ridgeview Road, Olathe. Notice of the meeting was sent to property owners within 500 feet of the boundary of the proposed development on February 15, 2019. Approximately 25-30 people attended the meeting. A copy of the sign-in sheet is attached hereto.

Aaron March, counsel, Jim Ellis, applicant/developer, Clint Evans, architect, Jeff Skidmore, engineer and Rachelle Biondo, paralegal attended the meeting on behalf of the developer/applicant.

Aaron began the meeting by passing out the attached materials showing the previously approved site plan, the site plan submitted to the City with the original application and the revised site plan reflecting changes made in response to comments submitted on behalf of Bill Seiler, President - The Villas of Asbury Homeowners Association, Inc. The revised site plan will be submitted to the City with the formal resubmittal of plans.

Aaron introduced the team. He informed the group that the current Saddlewood Apartments is now owned by Mr. Ellis and his group. Improvements will be made to the existing complex (noted north of phase 1 on the site plan). Tonight's meeting is to inform the neighbors of the proposed new plan for phases 2, 3 and 4. He noted that the change that was made to address the Villa's of Asbury HOA comments was to flip the phase 4 building bringing it farther into the site and away from Brentwood, increasing the set-back from the south property line and orienting the back of the building along the west property line.

Aaron reviewed the elements of the current approved plan versus the new proposed plan highlighting the additional units, garage spaces, fewer surface parking spaces and more green space and amenities. He informed the group that rental rates will be \$900 - \$1400 per month.

Clint presented the new site layout, the location of planned amenities including the dog park and walking trail. He described the architecture and walked through the site line boards. A question was asked about the set-back from Brentwood of Building D (4-story building in Phase 4) and Clint responded that it was 80 feet, including an extensive landscape buffer.

March 4, 2019

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Clint concluded the Developers presentation indicating these new apartments were to be a Class A, resort style property and that the target resident would be employees of Garmin and the hospital. He gave Ridgeview Falls as an example of the type of project the developer envisioned. He informed the group that the development team was continuing to work with the City on final architecture. Aaron then opened the meeting for questions.

Q: A neighbor wanted to confirm the setbacks and the step-down of the buildings; and wanted assurance that the neighbors will not be looking at a parking lot.

R: The setbacks were highlighted and the applicant confirmed that the buffer and landscape exceeded City requirements.

Q: A neighbor pointed out that 153rd Street (a public street) was used for street parking which creates issues.

R: The developer has added parking in the existing clubhouse complex near the sport court area. (see additional comments below regarding this issue)

Q: Timeframe of construction.

R: Construction of building A will start in December 2019 – Spring 2020; beyond that construction will be market driven

Q: Property west of development.

R: Owned by Hayes drilling; will not be removing existing trees located on that property

Q: Traffic study results.

R: Two collector streets allow for increase in traffic which, per the study, is minimal during AM/PM peak (approximately 30 additional cars); explanation of traffic analysis.

Q. Clarification of Building D, 4-story “step-down”.

R: Still visible form the North/South

March 4, 2019

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Q: Clarification of garage locations

R: Under buildings

Q: Humane relocation of coyotes/wild life

R: Will be environmentally prudent

Q: Comment – existing buildings are in really bad shape; will any of this be Section 8 housing:

R: Developer has started working on improvements to the existing buildings and will continue; rents were increased; there has been tenant turnover; there will be more attention to detail. There will be no Section 8 housing.

Q: Parking

R: 690 spaces (exceeds code); 1.7 per unit including garages and surface parking)

Q: Trash collection sites

R: Internal pickup with trash compactor (only a few dumpsters)

Q: Will new through street be gated?

R: The street will be public right-of-way and will be built out as the phases are built out. Initially there will be a turnaround; further explanation of the site triangle at the Brentwood entrance.

Q: Will the hedging at Phase 4 remain

R: As much as possible will be kept.

March 4, 2019

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Q: Will there be fencing at South side?

R: Developer will consider this request.

Q: Explain the differences with the R-3/R-4 Zoning and request to rezone.

R: R-4 allows for 4-story buildings and more units

Q: Did the developer consider turn lanes for Brentwood

R: There is not enough right-of-way to accommodate turn lanes

Q: Identify locations of the construction entrances.

R: Will study this and understand preference that entrances be from Mahaffee

Q: Will Buildings A and B have balconies that will allow them to see down into the residences?

R: A site line demonstrating this issue was presented showing minimal visibility because of the distance from the residences.

Q: Neighbors would like developer to join them in making a formal request to the City to have no parking zones on 153rd Terrace, 154th and 155th.

R: Developer will support this request, but realizes that this issue will need to be addressed by City Staff and City Council.

Q: Can the residents use the dog park and pool located in the apartment complex?

R: Developer will consider this request.

March 4, 2019

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Q: Comments regarding parking calculations, how many spaces will be needed per unit; concern over parking overflow into street.

R: Developer believes the parking will adequately serve apartments

Q: How long will it take to build the first building

R: 12-16 months.

Q: Has the developer addressed drainage issues.

R: The existing regional basin will be adequate with the developers proposed plans.

Q: Can the through street be build out now rather than phased?

R: Developer will consider.

Q: Comment – was the developer aware of the new 2-story senior housing project.

R: City Staff made the Developer aware of this project.

The group asked the developer to give a brief history of his local ties and experience as a builder. They indicated they appreciated the quality of the project.

Aaron concluded the meeting by explaining the process, including the final plat and final plan applications which provide for further accountability.

REVISED FINAL DEVELOPMENT PLAN SADDLEWOOD APARTMENTS FIRST PLAT

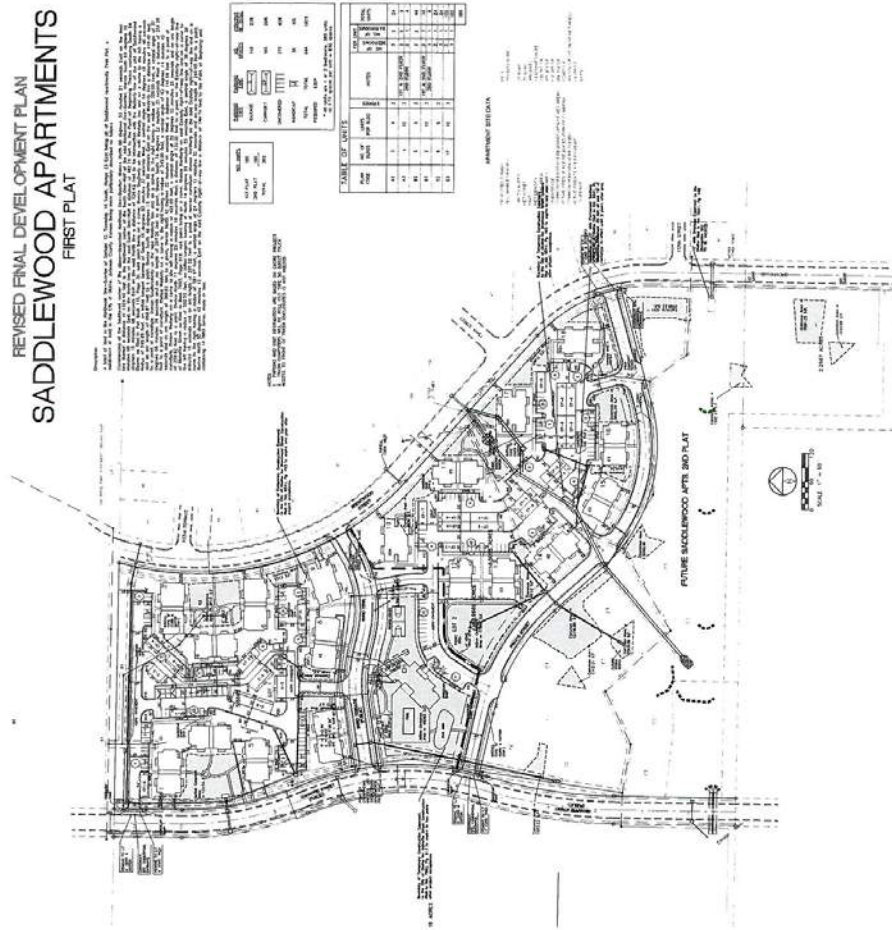


TABLE OF LOTS		TABLE OF LOTS	
Lot	Area	Lot	Area
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2	1.2	2	1.2
3	1.2	3	1.2
4	1.2	4	1.2
5	1.2	5	1.2
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100	1.2	100	1.2

SADDLEWOOD APARTMENTS | PREVIOUSLY APPROVED SITE PLAN
18851 W. 153RD COURT | OLATHE, KS



6/12/2018





SITE DATA:
CURRENT ZONING: R-3
PROPOSED ZONING: R-4
BUILDING DESIGN CATEGORY: B
LANDSCAPE BUFFER TYPE: 3
TOTAL LOT AREA: 10.0 AC (431,311 SQ. FT.) (41.3N)
COVERAGE: 44.8% (45,875 SQ. FT.) (1.67N)

PARKING TOLERANCES:
PHASE 2:
A - BUILDING: 20 GARAGES
B - BUILDING: 20 GARAGES
PHASE 3:
C - BUILDING: 47 GARAGES
D - BUILDING: 27 GARAGES
587 TOTAL

SURFACE PARKING:
PHASE 2: 228 SPACES
PHASE 3: 155 SPACES
PHASE 4: 155 SPACES
538 TOTAL

PARKING REQUIRED:
15 x 444 UNITS = 666 SPACES
PARKING PROVIDED:
138 x 481 = 663 SPACES
PHASE 2: 85 GARAGES + 228 SURFACE = 303 (281 REQUIRED BY PHASE)
PHASE 3: 47 GARAGES + 152 SURFACE = 299 (258 REQUIRED BY PHASE)
PHASE 4: 27 GARAGES + 155 SURFACE = 282 (258 REQUIRED BY PHASE)
EXISTING CLUBHOUSE: 14 SPACES (NOT INCLUDED IN TOTAL)

	Phase I	Phase II	Phase III	Phase IV	Total Site
Gross Site Area (Acres)	1.70	7.54	6.14	3.50	18.99
Net Site Area (Acres)	1.64	6.97	5.88	3.33	17.82
Building Units	-	24,801	24,295	20,508	73,395
Gross Site Density (DU/AC)	-	24.801	24.295	20.508	23.38
Net Site Density (DU/AC)	-	26.851	26.756	31.543	25.20

SADDLEWOOD APARTMENTS | SITE RENDERING

18851 W. 153RD COURT | OLATHE, KS





NSPJ

ARCHITECTS_{PA}

Attachment A

Date: 02/28/19

Project Name: Saddlewood Apartments

Project #: 634818

Location: Wesleyan Church: 15320 S Ridgeview Rd, Olathe, Kansas

Meeting Attendee List

Name	Address	Phone	Email
John James	15576 Brentwood Unit #1800	816-225-2629	jejames59@gmail.com
Paul & Peggie Miller	155528, Brentwood #1702	913-768-7639	papemiller@gmail.com
Cindy Cramer	18426 W 154th Terr	913390918	cindiob@aol.com
Gene Cramer	15402 S. Hillside St	913-829-7171	-
Phil Gehrt	18715 W 153rd Terr	913-827-7430	p1gehr@gmail.com
James Van Booven	18342 W 155th St	816 668 8809	james@vanbooven.com
MARTIN DUNLAP	1844 S CHURCH 1201 OLATHE, KS 66062	913-481-3083	mh.dunlap76@gmail.com
Suzanne Waterman	15597 S. Church #1900 ST. OLATHE 66062	913-780-5849	sbeatrizwaterman@yahoo.com
Dennis Spotts	15597 S. Church St Unit #1900 OLATHE KS 66062	913-645-5543	dspottsp@oh-the-schools.org
Rhonda McGraw Larry McGraw			

Date: 02/28/19

Project Name: Saddlewood Apartments

Project #: 634818

Location: Wesleyan Church: 15320 S Ridgeview Rd, Olathe, Kansas

Meeting Attendee List

Name	Address	Phone	Email
Gloria J Rowlett	155575 Hillside Unit 4000 Olathe, KS 66062	913-271-6205	gljrow@yahoo.com
Christal & Pat Stearl	18444 W. 153rd Olathe 66062	913 201-8012	ChristalStearl@hotmail.com
Karin Brownlee	14725 Schalet Dr Olathe 66062	913-484-3255	karin@karinbrownlee.com
Taberie & Curtis Kramer	15422 S Hillside St Olathe 66062	913 530 7434	taberie-13@hotmail.com



NSPJ

ARCHITECTS PC

Attachment A

Date: 02/28/19

Project Name: Saddlewood Apartments

Project #: 634818

Location: Wesleyan Church: 15320 S Ridgeview Rd, Olathe, Kansas

Meeting Attendee List

Name	Address	Phone	Email
Tyler Nunemaker	18302 W 155 th St	816-645-8757	tanmaker1@gmail.com
Margaret Anderson	15557 S Hillside St Unit 4003	913-426-0137	sewpanderson@yahoo.com
Deb DeMars Saddlewood Downs HOA President	15450 S. Hillside	913 526.4552	debra.demars @gmail.com

From: [Paul & Peggie Miller](#)
To: [Dan Fernandez](#)
Subject: Re: Saddlewood Proposed Rezoning & Modified development plan case# R219-0001
Date: Saturday, March 23, 2019 3:43:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Dan,

We have received a little more information from the developer via our board president. While we do appreciate some of the changes, we do not believe they have gone far enough. We continue to be concerned about the plan for 4 story buildings specifically the one marked building D in phase 5. There do not appear to be any other buildings that tall in the surrounding area with the exception of Garmin. We also are still concerned about the total number of units allowed when changing from R3 to R4. We do not believe the change in height and density is good for the neighborhood. Addressing specifically the 3.55 acres in phase 5 - after looking at the new drawing, the developer has moved the building further to the north allowing more green space, which is great, however, this still requests a 4 story building and moves the entrance to the apartments to the very south edge of their property. That would create more traffic on an already busy Brentwood and create a lot more noise for the units on the north side of building 17 in Asbury Villas.

We would continue to hope that you would deny the developer his petition to change the zoning for this project.

Yes, we would like our concerns/email included in the Planning Commission packet.

Again, thank you for for time and consideration in this matter.

Paul & Mary Miller
15552 S Brentwood #1702
Olathe, KS 66062
913-768-7639

On Tue, Mar 12, 2019 at 12:54 PM Dan Fernandez <DJFernandez@olatheks.org> wrote:

Good afternoon Mr. and Mrs. Miller. Thank you for the email concerning the proposed Saddlewood Apartment project. I met with the applicant this morning about further revisions to the plan which still includes a 4-story building along Brentwood but the setbacks have been increased from the Villas.

The applicant is going to reach out to the residents again to show them the revised plan. After reviewing these revised plans, please reach out to me again if you don't mind and let me know if you would like this email included in the Planning Commission packet. As a result of the proposed revisions, this case will not be on the March 25 Planning Commission agenda. The applicant is shooting for the April 8 agenda but we should now the date for sure in the next few days.

Please let me know if you have any questions.

Thank you,

[Dan Fernandez](#), *City Planner II*

(913) 971-8664 | OlatheKS.org

Public Works | City of Olathe, Kansas

Setting the Standard for Excellence in Public Service



From: Planning Contact <PlanningContact@OLATHEKS.ORG>

Sent: Monday, March 11, 2019 12:13 PM

To: Dan Fernandez <DJFernandez@OLATHEKS.ORG>

Subject: FW: Saddlewood Proposed Rezoning & Modified development plan case# R219-0001

From: Paul & Peggie Miller <papemiller@gmail.com>

Sent: Sunday, March 10, 2019 03:50 PM

To: Planning Contact <PlanningContact@OLATHEKS.ORG>

Subject: Saddlewood Proposed Rezoning & Modified development plan case# R219-0001

Olathe Planning Commission,

We would like to voice our concerns about the rezoning of part of the above listed project - **specifically the 3.55 acres listed as phase 5 of the project.** Phases 2, 3 and 4 are in the interior of their property and we personally do not have concerns about those pieces being changed to R4.

We live in Asbury Villas - building 17, which is directly south of this piece of property. It is a one story four-plex. We have lived here 13 years.

We would hope that this specific piece of land could act as a buffer between the proposed apartment buildings and our 1 story building. We believe a building preferably no higher than 2 story R3 would be a better fit for the entire neighborhood.

A change from R3 to R4 could increase the number of units to about double on a relatively small parcel of land.

We understand there is a 2-story retirement building also being planned for the neighborhood. This would be on the east side of Brentwood, directly across from the 3.55 acres and just to the north of Asbury Villas. A lower apartment on the west side of Brentwood would help in making the transition more uniform for the area.

We would respectfully request that you deny this portion of the rezoning for Saddlewood apartments and that you would also deny the waivers requested. We believe the city has designed the codes for the benefit of all Olathe residents and a waiver to build larger, more dense, more profitable apartments is not in the best interest of the neighboring community.

Thank you for your consideration.

Paul & Mary Miller

15552 S Brentwood St. #1702

Olathe, KS 66062

913-768-7639

From: [Planning Contact](#)
To: [Dan Fernandez](#)
Subject: FW: Proposed expansion of the Saddlewood Apartment complex
Date: Tuesday, April 02, 2019 1:11:45 PM

From: Victoria Klein <toriklein1@gmail.com>
Sent: Monday, April 01, 2019 5:40 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Proposed expansion of the Saddlewood Apartment complex

April 1, 2019
Case No. RZ10-0001

To whom it may concern,

I am writing with concerns for the upcoming hearing on April 8, 2019 regarding the zoning changes requested by Saddlewood Apartments. It was my understanding when I purchased my home at 15424 S Annie St, Olathe, KS 66062, that the complex once completed with phase 2-5 would only be a 2 story multi family unit. While I understand that the complex has increased the number of parking spaces from their original plan, I still do not feel that ample parking will be available if they are permitted to build the 3 & 4 story units they are requesting. Their "market research" that indicates that their key demographic prefers not to own vehicles in exchange for public transportation, or ride share services is not a valid reason to decrease the ratio / unit of parking as compared to their existing buildings. At their current ratio, their tenants and their guests regularly park across Brentwood St. in the Saddlewood Downs neighborhood. Saddlewood Downs neighborhood HOA rules prohibit homeowners from parking in the street overnight, why in the world would it be acceptable for apartment tenants to park there.

I also have concerns for myself and my fellow neighbors who purchase homes knowing the aesthetic changes to come. We did not sign on to look at a 4 story monstrosity out our bedroom windows. I am not sure at this point exactly how this will impact my yard personally, but it is possible that the building will block all afternoon sun from my back yard, but absolutely will for many of my friends and neighbors.

I trust you will make the best decision for our neighborhood, and protect the community we were drawn to when making our decision to live in Olathe.

Sincerely,
Victoria Ziegler Homeowner
15424 S. Annie St.
Olathe, KS 66062

Olathe Planning Commission
City of Olathe
Planning Division
P.O. Box 768
Olathe, Kansas 66051-0768

April 1, 2019

Reference: Case No. RZ19-0001

Members of the Planning Commission:

I am writing this letter to state my opposition of the afore-mentioned request for rezoning, Case No. RZ19-0001. The pending request is to rezone property generally described as being at 154th and Mahaffie streets. The request is to rezone this property from the current RP-3 zoning to RP-4 zoning. The developer has proposed building a 3- and 4-story apartment complex on the unoccupied land directly west of Saddlewood Downs, containing 444 new apartments.

My key area of opposition to the developer's rezoning request is the height of the proposed buildings, but my concerns also include the amount of available parking and increased traffic flow on Brentwood.

The proposal includes three 4-story buildings, and one 3-story building. Two of the buildings immediately adjacent to Brentwood would be 4-story buildings. **I strongly believe that is inappropriate to permit the building of 4-story buildings (of any type) directly across the street from one and two story single family homes.** I can't imagine that anyone believes it will be good for our homeowners to sit on their patios and look directly across Brentwood Street at a 4-story apartment building.

The existing Saddlewood Apartments buildings are no taller than 2-story buildings immediately adjacent to Brentwood, while the 3-story buildings are on the Mahaffie side of the complex. Thus, the visual impact of these 3-story structures was minimized by placing them on Mahaffie Street, farther away from our existing one and two story single family homes. This will not be the case if the rezoning request is approved.

The proposed expansion to the apartment complex includes a significantly lower ratio of parking spaces per apartment than the existing apartments, which will presumably make the parking situation worse (we currently experience overflow and/or visitor parking on 153rd Terrace within the Saddlewood Downs subdivision). In their February 28 presentation, the developer stated that they relied heavily on a nationwide study that indicates millennials (their target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping-something we believe is arguable in our suburban metropolitan area. Their plans note that they are including more parking spaces than the minimum of 666 spaces required by code (which may in fact be the case) but current parking is insufficient or only marginally sufficient, and will be exacerbated by the addition of this much larger project.

I have been an Olathe resident for 33 years, and a Saddlewood Downs homeowner for more than 13 years. I love Olathe and the area in which I live. I trust the Planning Commission will fairly consider my, as well as other property owner's, concerns and deny the proposed rezoning quest from RP-3 to RP-4 as requested in Case No. RZ19-0001.

Regards,

Philip Gehrt
18715 W. 153rd Terrace
Olathe, Kansas 66062
Project Name: Saddlewood

April 1, 2019

City of Olathe
Planning Division
P.O. Box 768
Olathe, KS 66061-0768

Delivered via email: planningcontact@olatheks.org

Re: Four-story Apartment Complex Proposed on Brentwood Across from Saddlewood Downs

Dear Olathe Planning Commission:

The Saddlewood Downs Homeowners Association and residents of Saddlewood Downs were made aware of the proposed development of an apartment complex located on the west side of Brentwood between 153rd Terrace and 155th Street. Several members of the Saddlewood Downs neighborhood attended a formal presentation held on February 28 and we have had direct communication from the developer's attorney.

As a community of homeowners, the focus of Saddlewood Downs Homeowners Association (Saddlewood HOA) is to maintain architectural standards, promote safety and security within our neighborhood and uphold decisions that protect the investments of homeownership. The developer's proposed apartment complex and requested rezoning will have an impact on each and every resident of the Saddlewood Downs subdivision.

Saddlewood HOA's key concerns regarding the proposed apartment development:

- Height of the proposed buildings
- Amount of available parking
- Increased traffic flow on Brentwood
- View-blocking berms and landscaping

Height of the Proposed Buildings

We understand the proposed development to include three 4-story buildings, and one 3-story building. Two of the buildings immediately adjacent to Brentwood would be 4-story buildings. The existing Saddlewood Apartments buildings are no taller than 2-story buildings immediately adjacent to Brentwood, while the 3-story buildings are on the Mahaffie side. Saddlewood Downs' homeowners whose property backs on the Brentwood will be directly across the street from the proposed 4-story apartment building.

Height of the 4-story buildings, even with a proposed step-down to three stories at the end of the building, will result in decreased environmental views and decreased privacy for those homeowners whose property backs on to Brentwood.

Amount of Available Parking

Documentation provided by the developer stated that the existing Saddlewood Downs apartment complex (Phase I) has 92 dwellings/196 bedrooms with 205 parking spaces—a ratio of 2.23 parking spaces per dwelling (1.05 parking spaces per bedroom).

Information we gathered from the February 28 presentation from the developer stated that the proposed plan of 444 dwellings/760 bedrooms would include 690 parking spaces—a ratio of only 1.55 parking spaces per dwelling (0.91 parking spaces per bedroom). This is a decrease in available parking from the existing Saddlewood Woods Downs Phase I apartment complex. We understand that a recent design change, which includes removal of a street at 155th, will potentially increase the number of parking spaces. We ask for additional clarification of the number of actual parking spaces proposed by the developer.

Olathe has limited access to bus service (one route from Olathe Medical Center across 151st) and rapid transit is non-existent in south Johnson County. Car-free households are more likely to exist in densely-populated urban areas or areas where light rail and rapid transit are readily available. Residents of Olathe are vehicle-reliant.

The developer believes Olathe residents will rely less on vehicles, relying on a nationwide study that indicates millennials (the target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping. However, the statistics for vehicle ownership in Olathe, KS prove otherwise.

According to 2016 statistics on vehicle ownership, Olathe households average 2.01 vehicles, with only 2.7% of Olathe households having no access to a vehicle. In fact, between 2015 and 2016, more Olathe households reported vehicle ownership, as the number of Olathe households without cars dropped from 4.6% in 2015 to 2.7% in 2016.¹

Lack of parking on the apartment complex property will drive apartment residents and their visitors to use the adjoining streets in Saddlewood Downs for parking. This situation already occurs with the residents/visitors at the existing Saddlewood Downs apartments. Although residents may choose to use Uber or Lyft, lack of public transportation and number of households who own at least two cars in Olathe demonstrates the need to address adequate parking. Providing parking solutions for the proposed apartment complex is critical to keep our city streets, and the adjoining streets at Saddlewood Downs, clear and safe for our families.

Increased Traffic Flow on Brentwood

Based on the volume of new residents, traffic will increase on Brentwood, adding noise and congestion especially during the morning drive and evening drive times. Saddlewood HOA is concerned about safe ingress and egress from the apartment complex and Saddlewood Downs. We appreciate clarification on steps taken to provide safe access to both sides of Brentwood.

View-blocking Berms and Landscaping

The developer's plan showed view-blocking berms and landscaping on the apartment property on the west side of Brentwood. Berms and landscaping create a barrier to the street and diminish sound from the high-density apartment complex. Additionally, landscaping must be planted to screen views from the apartments to the neighboring backyards of Saddlewood Downs' single family homes. The height of the proposed apartment buildings will give an apartment dweller a line of sight into the backyard of homeowners to the east. Saddlewood Downs HOA requests that the developer's plans consider extending landscaping on the east side of Brentwood, with addition of trees to maintain the

privacy of the Saddlewood Downs single family homeowners. We believe this addition to the plan will go a long way to help ease the transition for Saddlewood Downs' homeowners.

Summary

In summary, Saddlewood Downs HOA asks for additional clarification of the number of actual parking spaces proposed by the developer. We also ask the developer to re-consider the parking configuration to allow for a similar ratio of parking spaces as the existing Saddlewood Downs apartments (Phase I). We also ask the developer to consider extending the landscaping efforts to the east side of Brentwood to include trees to provide an effective barrier against increased street noise and privacy to homeowners' backyards. Saddlewood HOA welcomes the opportunity to collaborate with the developer on a landscaping plan for the east side of Brentwood.

As representative for the Saddlewood Downs Homeowners Association, I have articulated our concerns about the proposed apartment complex on Brentwood. We thank the Planning Commission for your willingness to read and consider our position on this proposed development.

With regards,



Debra L. DeMars
President
Saddlewood Downs Homeowners Association
Email: Board@SaddlewoodDowns.com

References:

1. Vehicle Ownership in U.S. Cities, Olathe, Kansas. Retrieved from <https://www.governing.com/gov-data/car-ownership-numbers-of-vehicles-by-city-map.html>

April 1, 2019

Olathe Planning Commission
City of Olathe
P.O. Box 768
Olathe, KS 66051-0768

RE: Case No. RZ19-0001
154th & Mahaffie Rezoning Request from RP-3 to RP-4

Planning Commission Members:

This letter is to document my absolute opposition to the referenced rezoning request which allow 4-story apartment buildings to be built on property now zoned for no more than 3-stories.


My wife and I have resided at our current location in Olathe for nearly 9 years. The back of our property faces Brentwood Street directly across from the proposed building site. From the time we purchased our home, we anticipated the land across Brentwood from us would one day be developed. However, I would submit that 4-story apartment buildings are not appropriate on the property nearest Brentwood. I am not looking forward to being on our backyard patio looking directly at a 4-story apartment building, and likewise, having numerous apartment balconies with a view looking down into our backyard. I see this as being detrimental to property values of single family homes along Brentwood.

In addition to the negative aesthetic effect of 4-story buildings, I feel adding this additional resident density to this area is not desirable. I have read the verbiage regarding this density issue and the traffic/parking effect. I do not accept the notion that many residents of these new apartments will not own cars. In this area of Johnson County, I do not see significant use of public transportation. Even from the existing Saddlewood Apartments we experience parking along 153rd Terrace by residents and/or guests of the existing Phase I of Saddlewood Apartments.

To state it clearly, my opposition is to the construction of 4-story apartment buildings directly across Brentwood Street from existing single family residences.

I respectfully request that you consider my input and deny the rezoning request from RP-3 to RP-4 as proposed in Case No. RZ19-0001.

Thank you for your consideration

Sincerely,

Paul Bowsher
18745 W. 153rd Terr
Olathe, KS 66062

April 2, 2019

RE: Four-story apartment complex proposed next to Saddlewood Downs

Dear Planning Commission,

This letter is in regard to the proposed expansion of the Saddlewood Apartments of Phases 2, 3, and 4 for a 3- and 4-story apartment complex on the unoccupied land directly west of Saddlewood Downs.

I recently moved here from Memphis, TN after the passing of my mother. My objective was to move to be closer to family when realizing how short life was following a near death car accident of my Aunt just down 169 from here (at 175th street). I was so pleased to find a nice home in a quiet subdivision surrounded by kind neighbors. Less than 9 months later I am being notified of a proposal to change all of that.

I am writing this letter to hopefully make an impact on the decision to NOT allow the re-zoning of the land from R-3 Residential Low-Density Multifamily, which allows a density of 12 dwelling units per acre, to R-4 Residential Medium-Density Multifamily, which allows development of up to 18 to 29 dwelling units per net acre, depending on other factors.

Here are my reasonings:

- 1) **Parking** -The latest revision of the proposed plan (for Phases 2, 3, 4, and 5) has 835 parking spaces, 444 dwellings, and 760 bedrooms. That's a ratio of only 1.88 parking spaces per dwelling, and just under 1.10 parking spaces per bedroom. This is an increase from their previous proposals and is an increase in the number of parking spaces per bedroom but is still a decrease in the number of parking spaces per dwelling unit compared to the existing complex. In the February 28 presentation, the developer stated that they relied heavily on a nationwide study that indicates millennials (their target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping-something we believe is arguable in our suburban metropolitan area.
- 2) **Increase Traffic** – Obviously, with more cars comes more traffic. And counting on a suburban area to not have their own transportation and rely on Uber/Lyft is unrealistic. This would make Brentwood a main thoroughfare for traffic to and from 159th and Rigdevue. It doesn't seem like Brentwood was purposed for a main road, but instead a quiet side street.
- 3) **Noise** – With heighten traffic comes increased noise. Loud cars, motorcycles, and the simple residential noise that will come from the living community of the apartment complex. A 2-story building is vastly different than a 4-story building. More people = more noise. It's a simple fact.
- 4) **Height of Apartments** – Again, a 2-Story proposal is vastly different than a 4-story complex. The views that a 4-story complex will obstruct are undeniable. They can be an eye-sore from afar, where on the other side, a 2-story complex are not as offensive. From a 2-story home looking out our windows at a 4-story complex will indisputably impact the residents of Saddlewood Downs subdivision.
- 5) **Crime** – People who own their homes are invested in the long-term success and safety of a community, people who rent apartments are merely short-term transients. Unless the rental cost of each unit is also proposed to increase significantly from the current 999.00-1200.00 range, this amount of low-income families attracted to this area, and increase number of units, can only bring more crime to Olathe and the residents of Saddlewood Downs subdivision.

Increasing the rent to the 1700.00-1900.00 range would significantly benefit, not only the complex, the area but also the value of our homes.

- 6) And finally, and maybe most only second most important to crime, DECREASE VALUE OF OUR HOMES – To the point mentioned above, by building low to middle income apartments in such a massive, magnificent over-crowding can only devalue the home values of the entire subdivision of Saddlewood Downs and letting down the residents that have invested in such property. To put our community at risk of this is ultimately only harming the city of Olathe by pushing residents out of the area to more established areas. I know speaking for myself, if this pass, I will sell and will move to a location such as Leawood where the property value holds.

I hope you will take the current residents' full points of view into respectful consideration before taking away their existing lifestyle to gain a few additional apartment rental units. Look, I know it is more than that but I also know that to the residents', the original plan was already approved at an R-3 zoning approval and I think it only appropriate to keep it as such.

Thank you,

Paula Ebling
15453 S Hillside Street
Olathe KS 66062

WILLIAM H. SEILER, JR.
15554 S. HILLSIDE ST., UNIT 3903
OLATHE, KS 66062-7083
EMAIL: whsjr99@gmail.com
TELEPHONE: (913)732-2502

April 2, 2019

TO: Olathe Planning Commission

RE: Saddlewood Apartments
Application No. RZ19-0001

These comments relate to the above application and the rezoning and site development plan for Building 4. Building 4 is the proposed building located primarily on the approximately 2.24 acres (property id# DF231412-4006) immediately north of building 17 in The Villas of Asbury. The Villas of Asbury is a community of 48 single level four-plexes. The proposed building site for Building 4, presently zone RP-3, is across Brentwood from the approved two story Brentwood Villas Senior Apartments (48 units), located on 4.2 acres.

1. I join in the comments from Paul and Peggie Miller, residents in Building 17, that the property immediately north of that building should remain zoned RP-3, thus limiting the proposed building to no more than three stories. That also would decrease the amount of parking needed.

2. In the most recent site development map in the mailing of March 27,2019, there was the addition of a driveway close to The Villas of Asbury property line. That driveway would provide entrance to various parking for Building 4. We would request that the driveway be moved further south on Brentwood in order to diminish traffic noise for Building 17 and Building 39 across the street. It could be coordinated with the driveway into the parking lot across the street for the new Brentwood Villas Senior Apartments.

I do appreciate the efforts by the developer in accommodating prior comments in reconfiguring Building 4 along the west and in moving the building further south (approximately 165 feet) with green space buffering. If the rezoning and

site development plan are approved by the Planning Commission, those features of the site development plan should be retained.

/William H. Seiler, Jr./

President, The Villas of Asbury Homeowners Association

**Jeff S. Acheson
Samantha A. Acheson
15442 S. Hillside Street
Olathe, KS 66062**

April 2, 2019

City of Olathe
Attn: Planning Division
PO Box 768
Olathe, KS 66051-0768

RE: Case No. RZ19-0001

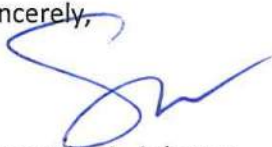
To Whom It May Concern:

My husband and I have been residents in Olathe since 1998 and Olathe homeowners since 2004. We are not fancy people, my husband a teacher and me a mortgage banker, but we have a blessed life and made our home in a community we love...Olathe. In 2004, we spent weeks looking at different properties, searching for the perfect fit for our permanent home. When we found Saddlewood Downs, we were finally able to envision our dreams coming true. Our only concern was the zoning directly behind the lot where we wanted to build as it faced Brentwood Street. Our realtor provided the zoning information (RP-3) to us and explained the type of building(s) and restrictions that this zoning would permit. Comfortable with this information and future RP-3 projects, we proceeded with building our home located at 15442 S. Hillside Street.

It is my hope that the members of this Planning Commission will hear my concerns and furthermore, try to understand my position. I truly love Olathe and I want to support this City's growth and prosperity through new developments and business endeavors, however, not at the cost of losing some of its integrity by altering promises made to her citizens. In 2004, my husband and I had a choice whether or not to buy our home knowing the approved zoning of RP-3 and we were content with the parameters of this zoning. Equally, the developer/owner of Saddlewood Apartments was also aware of the RP-3 zoning and the building limitations when their land was purchased so I do not believe this is a fair demand. The proposed increased building heights, increased dwelling units and limited parking are a few of the serious concerns from my household regarding this request.

It has been 15 years since we built our home and now we are not being given a choice about our property but instead our trust is being placed in you. Please do not grant the proposed rezoning being requested in Case No. RZ19-0001. Thank you for your time and consideration!

Sincerely,



Samantha A. Acheson