

Abbey Valley Neighborhood Meeting Minutes
01/16/2023
Ascend Church (159th and Ridgeview)
6-7pm

The neighborhood meeting was held approximately 1 mile from the site at Ascend Church in front of approximately 12 individuals who came out to learn more about the project. The meeting began with a presentation by Doug Ubben with Phelps Engineering and Jib Felter with AAG Development. Jib started the presentation by welcoming everyone and letting them know some information about his company. Jib also informed the neighbors that he plans to put in the horizontal infrastructure and be one of the builders in the subdivision. Doug presented the subdivision layout and went over the details of the proposed subdivision including the rezoning associated with the applications. Details of the subdivision included number of lots, stormwater drainage, access, and turn lanes on 167th Street. After discussing the plan, the process of the rezoning and preliminary plat was discussed. Tentative dates which the applications would go before planning commission were presented to the neighbors. Following the presentation, the meeting was opened up to question and answer for the neighbors. The following is a summary of the main topic questions asked and the answers provided:

- Will the drainage swale along the east property line be preserved and who will maintain it?
 - As documented in the stormwater report, there is a reduction in drainage area and flow to the east property line. The swale will remain and be sodded by each lot owner as they construct on that lot. Each lot owner will then maintain their portion of the swale where it's in their back yard.
- Where has Jib developed and built houses in the past?
 - Jib pointed them to the area of 117th and Lone Elm where he has built houses in the past and also let them know he has another development under construction at 119th and Nelson.
- Will the subdivision have a pool?
 - Jib let the neighbors know that there would not be a pool, because there are not enough lots in the subdivision to support that type of amenity. Some neighbors thought that may encourage those in the subdivision to come use their pool. Jib said he couldn't control what people did and if any people are using their amenities they can report it have them removed.
- Will there be any disturbance to the trees along the stream?
 - The tract where the stream is located was shown and informed that there isn't any reason for the development to take the trees out unless for utilities.
- Will there be trees planted on the lots?
 - Yes, there will be street trees as shown on the plan that accompanies this preliminary plat. Each builder may also include additional trees for each lot. There are also landscape tracts along the two arterial roadways for landscaping.
- Will there be a fence constructed?
 - Each lot owner will have the ability construct their own fence if they desire, but there will not be a fence constructed by the development.
- Will there be covenants and restrictions by the development?
 - Yes, and they will be typical to most of the other subdivisions in the area.
- What are the sizes of the homes and what will they cost?
 - The homes will be 2,500 to 3,500 square feet and range from \$600,000 to \$800,000.

After all questions had been answered, the neighbors were thanked for coming out and learning about the project and the meeting concluded.

Sign In Page:

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SIGN IN

CLIENT _____ Made By _____
JOB _____ Chkd. By _____

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