



Meeting Date: January 28, 2019, 6:00 PM

Location of Meeting: Olathe Community Center
1205 E Kansas City Rd.
Olathe, KS

Project: Summerfield at Copper Creek – Preliminary Plat

Project/File No.: 170230

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Greg Prieb – Prieb Homes
Doug Ubben, Jr., P.E. – Phelps Engineering, Inc.
Judd Claussen, P.E. – Phelps Engineering, Inc.

Copy: Dan Fernandez, Olathe Planning Department

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1. Greg and Judd welcomed the attendees. Attendees signed the sign-in sheet. A brief presentation was given about the project, which consisted of what is proposed with the project. With the presentation it was stated that the proposed plan matches the plan that was previously approved in 2003 and the numbers of units proposed with the project matches that from the plan in 2003. It was also noted that one building was removed along Aurora Street to 4 buildings instead of 5 buildings along Aurora Street. There was no objection from the neighbors on the preliminary plat or final plat. The main concern / questions from the neighbors were about building heights and proximity of the buildings to houses to the north.
 2. Questions / Responses:
 - a. How many trees will be removed/saved?
 - The majority of the trees along the streamway between the buildings and the north property line will be saved. Some trees will need removed to tie into the sanitary sewer and discharge the storm sewer to the creek.
 - b. How much is rent?
 - Average of \$1,200/month range.
 - c. What kinds of lights will the apartments have?
 - Light poles will have full cut off fixtures with no light spillover at property line. There will also be lights on the buildings.
 - d. Will there be patio/deck on backs of buildings?

PHELPS ENGINEERING, INC.

- Yes. Showed the neighbors building elevations.
 - e. Construction Timeline?
 - Start April/May of this year. Full building out will take 3 +/- years to complete.
 - f. What is distance from Greyson Place lots to Apt. buildings?
 - Ranges from 220 feet to feet from the backs of the apartment buildings to the rear lot lines of Greyson Place.
 - g. How tall are the buildings backing up to the creek?
 - Approximately 40' tall.
 - h. Is Neighborhood Meeting required?
 - Yes, explanation of process for public hearing.
 - i. How many approvals have been made by city to this point?
 - Several Meetings
 - Matching old plan
 - j. Construction traffic, how to get ahold of owner if problems?
 - Signs with leasing numbers are put up. Any complaints shall be made to the leasing office.
 - k. Any proposed traffic improvements?
 - No, perimeter streets adequate and were set up with this apartment project in mind.
 - l. Are there background checks?
 - Yes
 - m. Is it a gated community?
 - No
 - n. Will the construction of the apartments be phased?
 - 4 buildings along Aurora Street anticipated to be built first.
 - o. Will you see parking from street?
 - No, parking is internal to site.
3. After all questions had been answered those in attendance were told the City Planning Commission public hearing for consideration of the preliminary plat will be on Monday, February 25, 2019, at City Hall, at 7:00 PM.
4. This concluded the meeting.