

Name	Margaret Anderson
Address	15557 S Hillside St #4003 Olathe, KS 66062
Date	February 4, 2019
Name of Project	Brentwood Villas
City Case Number	RZ18-0022

My home is directly south of the proposed Brentwood Villas. At a minimum set back of 20 feet my living room windows will be approximately 40 feet from the South side of the structure. I have been told by the developer that the south side of the structure does not yet have a architect's drawing so I cannot yet get an idea of how many if any windows/doors will be directly across from my windows. Like any other homeowner, preserving the value of my home is important to me. I believe that the proposed apartment complex design of the Brentwood Villas will negatively affect the value of my property.

I have been asked how the two story structure of this proposal would be any different than having a two story single family home like the ones on the north side of the proposed Brentwood Villas. This is the difference as I see it. A two-story family home like those that now surround Asbury Villas would maintain the character, visual appeal, population density and value of the existing neighborhood which would be less likely to devalue my property.

Some MBL developments in other communities are one-story villas that are similar to the Asbury Villas and would blend into the neighborhood more readily than the proposed low income apartment complex. We were told at the neighborhood meeting that the size of the property is "not large enough to build enough one-story villas to cover infrastructure costs." I strongly request that efforts be made to correct this problem to preserve the character of the existing neighborhood.

As this project progresses I am asking the Planning Commission and City leaders to consider the following items:

- per UDO requirements, all exterior ground or building mounted equipment including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture

- all on-site wiring and cable be placed underground
- that MBL and their contractors be held responsible for any and all damages to adjacent properties negatively impacted by any water control/drainage work during or after construction
- all landscape choices for the buffer areas to the east and south of property be chosen for their ability to survive/thrive in the strong winds typical of this location. We currently experience very strong wind gusts from the northeast.
- that terracing be considered on the south side of the property to raise the planting area for proposed landscaping. There are varied drop offs from the Asbury property line to the Brentwood property—trees planted at the bottom of the existing drop-off would need to be quite tall before they would be effective screening/buffering material
- that the public patio (currently on the southeast corner of the plan) be screened from adjacent residential properties for privacy and noise abatement. (I asked at the neighborhood meeting in January if the patio could be moved to the side facing the church. This question was left out of the meeting notes. Mr. Lingle said that it would be possible to move the patio.)