

TO: OLATHE PLANNING COMMISSION

RE: WRITTEN COMMENTS, CASE NO. RZ18-00022 (BRENTWOOD SENIOR LIVING)

SUBMITTED BY: William H. Seiler, Jr.

15554 South Hillside Street, Unit 3903
Olathe, KS 66062

DATE: February 5, 2019

These comments relate to the preliminary site development plan for the above project.

I own (through my trust) a one story property in The Villas of Asbury immediately adjacent south of the proposed Senior Living. My property is approximately forty feet "in" from the north property line of The Villas of Asbury. There are five other owned units to my east which also are approximately forty feet "in" from the north property line of The Villas of Asbury. The proposed two story building then is subject to a setback of twenty feet, making the two story building (approximately thirty or more feet), as presented in the preliminary site development plan, about sixty feet north of my and the adjacent units to the east.

The land slopes downward from the church on Ridgeview toward Brentwood so that there is an approximate three to four feet drop from The Villas of Asbury property to the present grade at the west end. The builder advises that although grading will be necessary on the property no major fill dirt will be added to the property.

To screen the properties, there is proposed a buffer of various trees in the twenty feet set back. for screening between the properties. Approval of the landscaping plan needs to account for the "drop" between the two properties on the south either through requiring larger trees or somehow elevating them in order to provide appropriate screening.

In addition, any drainage plan needs to take into account the difference, so that standing water does not collect in the setback between The Villas of Asbury property and the proposed building.

I request that these items be considered as conditions in the approval of the site development plan.

Finally, I would ask the Planning Commission to consider the points raised by my neighbor, Margaret Anderson, as to the appropriateness and consistency of R-3 Zoning for a 48 unit two story apartment complex on 4.2 acres in an area bordered by R-1 zoning (Saddlewood Downs and Asbury Estates) and the single story predominately owner occupied units in The Villas of Asbury RP-3 zoning.

Will H. Seiler, Jr.