

Brentwood Villas Senior Apartments Olathe Neighborhood Meeting Minutes

Title	Brentwood Villas, Neighborhood Meeting
Date	Sunday, January 30, 2018
Location	Olathe Community of Christ sanctuary
Facilitator	D. Kim Lingle, MBL Development Co.
Participants	D. Kim Lingle (MBL Development), Michelle Jennings (MBL Development), Bob Billings (Community of Christ), Brad Johnson (Community of Christ)
City Case No.	RZ18-0022
Meeting Time	12:30 pm
Note Taker	Michelle Jennings, MBL Development Co.

AGENDA

12:30 Project Overview – D. Kim Lingle

12:40 Open Neighbor's Forum - Participants

Project Overview

- Thank you for coming to the meeting
- MBL Experience (30 years experience, over 27 completed successful projects, just finished development in Carthage, MO, most developments have waiting lists)
- Been talking with the church since June.
- Proposed senior housing – independent living with services and community area
- Going through the zoning process with the City of Olathe. It is currently zoned County Rural, and requesting R-3 zoning classification.
- Church congregation voted with 100% approval of the concept of entering into an option real estate contract with MBL Development.
- Mr. Lingle asked a show of hands from those who were from Asbury Park, the senior housing development to the south of Brentwood Villas. Most of those in attendance were from Asbury Villas. From observation and review of sign-in sheet, only 2 households were from the single family homes to the north of the development.
- The president of Asbury Villas Homes Association, Bill Seiler, sent an email with questions prior to the meeting. This letter (attached in this packet), was read and items answered in the meeting (see letter for details).
 1. Rezoning – plan to seek R-3 zoning
 2. Grading Plan – The plan is not to raise the level of the site – but will work with engineers to assure proper water drainage.

3. Drainage – MBL will work with engineers and the City of Olathe to ensure proper water drainage will all parties involved.
4. Setbacks – All areas adjacent to the site will have a 20 foot setback. The front of the site (on Brentwood) will have a 15 foot setback. Where the boundary meets single-family homes, there will be an additional 6 foot berm or fence.
5. Remaining Senior – MBL assured the meeting that this will stay senior for the life of the development.
6. Schedule – After the zoning process, financing requirements, engineering testing, construction can start, possibly fall 2019 or spring 2020.

Open Neighbor's Forum

1. Q: It appears most of your previous developments are one-story villas. Why is this a 2-story building?
A: The site is not large enough to build enough one-story villas to cover infrastructure costs.
2. Q: What is the height restriction for 2-story building?
A: The City of Olathe requires the building to be under 30 feet.
3. Q: What type of buffering will be present?
A: There will be different type of buffering depending on the boundary of the site. There will be a 20' wide setback with a 6' berm or fence where the site meets R-1 zoning. The remaining boundaries will be a 20 foot setback with landscaping in accordance with the City of Olathe
4. Q: Do you sell or rent?
A: Rent
5. Q: What are the rents going to be?
A: It is preliminary, but may range from \$550 - \$900.
6. Q: How old is your oldest property? And how is the maintenance?
A: Our oldest property is about 27 years old. All of our properties are well-maintained with high occupancy rates. Most of them consistently have a waiting list.
7. Q: What is the water plan because we already have water issues and our sump pump runs constantly?
A: We will work with our engineer and the City of Olathe to ensure the best water plan for both parties.
8. Q: Can you put in berms all around the development?
A: We will consider it. It will largely depend on the water run-off and water engineering plan, and City of Olathe code.
9. Q: Will there be issues with water fowl with the retention pond?
A: Per the engineering plan, it does not appear that there will actually be standing water in the retention pond, so it should not attract fowl.
10. Q: What about parking lot lighting?
A: There will not be street lights within the development, only 6 foot decorative pole lamps for lighting. It should not interfere with the neighbor's vision.
11. Q: Have you done any research regarding senior housing?
A: Yes, we have performed a market study as well as discussed the need for senior housing with the City of Olathe. Both resources indicate an acute need for elderly housing in the area.

12. Q: Will there be outdoor patios that will look directly into our patios?
A: There will be common ground for the residents to walk, picnic, or grill. However, there will not be individual patios. This should not affect the privacy of the units in Asbury Villas.
13. Q: Will there be garages?
A: No, there will be covered parking. It is typical to see less than half of the tenants in elderly housing that own or use a vehicle.
14. Q: Will the units have a fire safety system?
A: Yes, the building will include a sprinkler system.
15. Q: Are the rents income-based?
A: This is not Section-8 housing.
16. Q: What is the name of your development in Ankeny, Iowa?
A: Ankeny Plaza
17. Q: What kind of trees will be on the Asbury side?
A: A mix of hardwoods and pines. It will be in compliance with the City of Olathe ordinance.
18. Q: Is Brentwood Villas a partnership?
A: Yes, with MBL as the General Partner.
19. Q: Has the land actually been purchased from the church?
A: It is currently under an Option to Purchase the land, contingent on zoning, financing and environmental/soils.
20. Q: Will the landscaping be maintained?
A: Yes, landscaping will be maintained by the owner, not the individual tenants. All of our properties are very well maintained with premium landscaping a priority.
21. Q: Where are you in the zoning process?
A: We have been in meetings with the city since June. We are currently going through the zoning approval process, with a tentative date of presenting to the Planning and Zoning committee on February 11, 2019.
22. Q: What are your turnover rates of the other properties you have?
A: They are very, very low. Due to this being elderly housing, tenants tend to stay for a very long time.
23. Q: What is happening on February 11?
A: That is the date of the Planning and Zoning meeting with the City of Olathe. This committee meets twice a month. We are tentatively scheduled to present this to the committee on that date. The packet of information regarding the agenda and materials for the meeting will be available on the City of Olathe's website the Friday prior to the meeting date.
24. Q: What kind of amenities will be available?
A: Along with the physical amenities of the walking trail, picnic area, common rooms (kitchen/eating area, computer room, fitness facility), there will be services provided such as health screenings, financial/legal education, social events (potlucks, card nights, bingo nights, etc.).

Meeting Adjourned: 1:32 p.m.