

Asbury Villas
RX-00092

Neighborhood meeting held March 4, 2019, 7 pm, at the Asbury Villa Clubhouse

Welcome by Randy Willbanks and background information of his purchase of the last 10 lots from the original developer who had gone out of business. Introduction of Sue Engbroten and Matt Cox (Allenbrand & Drews) owner of Pinnacle Construction and principal of Asbury Holdings, LLC

Overview of project was presented by Sue Engbroten, Asbury Holdings, LLC and Complete Realtors. Displayed site plan for zoning amendment and explained that the rear building set back line is within the building envelope limiting the size of the building and possibly if any building, can be built on these two lots. Reiterated that the building lines are not moving so no additional property needs to be acquired but rather the rear set back line only would needed to be adjusted. Sue explained that the site plan was modified after the certified letters had been mailed and that a second certified letter had been mailed today, March 4 but those letters would not require a signature. Sue also explained that the site plan shows building envelope of 16 and 18 are very close and showed on the site plan the shadow line of building 18 which does not take up the entire building envelope. A site plan showing the distance building to building was about 21 feet was presented and referenced typical single family side set backs of 7-7.5' leaving 14-15' between houses. The placement of the proposed asphalt drives and proximity to the existing walking trail were also shown and highlighted. If trail is damaged by construction, builder agrees to make necessary repairs. Discussed City requirement to add evergreen trees in gaps in existing tree preservation easement (hedge row). Noted that trees drawn on site map are not exact in number or in placement.

Construction traffic will be a concern, builder proposes construction of building 16 first, during construction of 16, construction vehicles will park on lot 15, signs will posted to aid in keeping construction vehicles from parking on the asphalt access roads to buildings 18 and 19 and between 18 and 17. These signs would need to be posted at the "bump" where Church Street changes from curbed street to asphalt and at the access point off of Brentwood between building 17 and 18. Some parking may be necessary along the curbed sections of Church street. During construction of building 15, construction vehicles would need to park on curbed section of Church Street. Asphalt that is damaged on access road to 18 and 19 may be damaged during construction and if necessary will be overlaid when construction is completed. The builder had also previously committed to pouring an asphalt "ramp" where the curbed section of Church ends. Because of the "bump" this will be done once the buildings on 15 and 16 are completed because it will not withstand construction vehicles. The concrete curb that was placed by the original developer will not be removed.

Pinnacle construction plans to build the same building that they have previously constructed in asbury. At this time, it is undecided if they will construct the buildings with 4- 2 car garage units (as built on lot 38, 39, 40) or if they will be the 2- 2 car and 2 - 1 car garage buildings (as built on 18, 19, 20, 21 and 41)

Permanent parking for overflow is shown on buildings 15 and 16 and lack of parking for 17 and 18 has been discussed with HOA. Builder agrees to assist with site prep of additional parking on common area when preparing for asphalt drives and will help coordinate the asphalt but

does not agree to pay for asphalt for the previously discussed overflow parking in that area as it was not shown on the original plat map. Any such modification may need city approval.

HOA had previously asked if builder considered adding sidewalks to the asphalt streets between 15 and 16 and 18 and 19, builder does not plan of adding sidewalk there as it was not shown on the original plat maps.

HOA had requested that we discuss draining issues. The HOA has a bid to extend the storm inlet box 200 feet to the north side of building 18 at a cost of \$8000. Sue said any change to the storm water drains would have to be approved by the city of the county whoever is in charge of those in Olathe. Sue deferred to Randy and Matt Cox for further discussions about drainage. Matt Cox said the grading for the buildings has been per the developments approved grading plan. Randy said that he was not opposed to participating in the cost of moving the box provided it was approved by and the work was contracted by the HOA rather than Pinnacle or Asbury Holdings. He would consider financial participation but has not seen any bids, etc.

Sue asked if there were any questions.

Ann Armstrong (livings in unit 1802) expressed concerned about it looking like the corner of the new building would almost touch her building. Asked why we can't just move lot 16 back toward the tree line. Sue put back up the site plan with the measurement from building to building and pointed out that the building was approximately 21 feet away. Explained that the site plan has not changed, was as originally platted and if you look closer at the light lines inside the building envelope you can see where the existing building 18 is in reference to the building envelope of proposed building 16. The outline of proposed building 18 is the maximum size because it is the building with all 2 car garages)

Jan Christenson (unit 1903) expressed concerns about how close the buildings were and the traffic

Ralph Apel (unit 201) asked for an explanation of what is meant by building envelope. Sue responded by pointing out the rectangular building lots and explained that any building had to fit within the rectangle.

Susana Waterman (unit 1900) expressed concerns about cars parked in driveways of proposed building 15 protruding into the access road to building 18 and 19.

Pam Borchers (unit 1803) asked what could be done to provide some privacy screening for Ann Armstrong's patio? Suggested landscape screening of some type which would need to be approved by the HOA. Ann said if the building is actually 20 feet away she really wasn't concerned about additional screening

Julie Katke (unit 2000) suggested that construction vehicles be directed to park on Brentwood rather than on Church Street.

George Drake (unit 3203) expressed concerns regarding evergreen trees. Sue said they did not know the number, species or specific sizes of the tree requirements at this time.

George Drake continued on that his dues went to pay for drainage improvements that he shouldn't have to pay for on the new buildings. Sue explained the verbiage in the new home construction contract (executed by everyone who had purchased a new unit) that the builders

drainage plan includes gutters, downspouts, splash blocks and grading to the approved site plan. Any further drainage resolution that is needed whether discovered prior to or after closing is to be paid for by the buyer. The HOA agreed to take corrective measures on these units, as they have on the units previously built (by others). George Drake asked Randy to define "participation". Randy said in reference to the request of the HOA about moving the storm inlet, that if it was approved by the governing body he would consider financial participation but didn't have enough information and had not seen any formal bids or engineered drawings. That said, he had been told approximately \$8000, he would pay up to \$8000 but would not commit to an open ended amount and would need to review the information prior to making a commitment.

Royce Cook (unit 2102) asked if the construction traffic would be coming in and out on Church street, dump trucks and the like. Sue said yes, that would be the only way they could access the property. He said the construction traffic "gets old".

Walter Geiss (unit 2103) has concerns about construction traffic damaging Church Street, says it is already in bad shape. Wants to know if the builder is going to pay to resurface the street if it is damaged. Sue said an assessment of the street would need to be made prior to construction and after construction to determine if that was necessary.

Sue concluded the meeting shortly before 8 and invited everyone to take a closer look at the site plan display

THE VILLAS OF ASBURY

POTENTIAL DISCUSSION ITEMS FOR NEIGHBORHOOD MEETING, BUILDINGS 15-16. Monday, March 4, 2019

1. The distributed Site Plan makes it appear as though the Building on Lot 16 will be very close to Building 18. What is the separation between buildings at 16-18 ? Does it take into account the gas line which runs to Building 17? It might be helpful to show the actual size of the buildings and the open space between them.
2. How does this change compare with the original plat approved in 2001, which also shows Building 16 envelope very close to Building 18 envelope? Does the change in the set back or envelopes mean that Lots 15 and 16 will require purchase of common area land from the HOA?
3. With the change in the set back on the west side and given the requirement for 20 feet wide asphalt drives (per fire dept. requirements) on the west side of Buildings 15 and 16, will that impact the trail and, if so, does builder agree to repair any damage to the trail?
4. Will there be the addition of evergreens in the west tree line in order to provide buffering in the gaps?
5. Construction traffic access was an issue at Building 18 because of the closeness of the asphalt drive between 17-18. What will be done to limit construction traffic primarily on South Hillside Street and South Church Street off Brentwood and keep construction traffic to a minimum on the asphalt driveway between 17-18? How will construction parking be controlled to keep interference on asphalt driveways north of 14 and along 18-19-20 to a minimum?
6. Asphalt. Given the prospective construction traffic on the asphalt driveways north of Building 14; on asphalt drive between 17-18 (limited); and on asphalt driveway to Buildings 18 and 19, at the completion of the project will those areas be re asphalted by the builder at the completion of the project? There also is the "bump" at the end of South Church Street which will need to be addressed.

7. Will the construction of Buildings 15 and 16 be consistent with Buildings 18, 19, 20, and 21?

8. Parking. It appears that the asphalt driveways on the west side of Buildings 15 and 16 will have slight extensions at the end, consistent with other asphalt driveways in the community. However, parking at 17-18; on the east side of Buildings 15 and 16; and the north side of 14 appears limited. An option at 17-18 would be a small parking lot in the open space to the west of 17. Is that something the builder would consider installing?

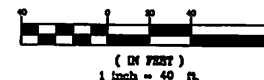
9. Sidewalks. Sidewalks were installed along the private street (S. Church St.). Has consideration been given to extending sidewalks along the sides of the asphalt driveway between Buildings 15-16 and Buildings 18-19?

10. DRAINAGE. You are aware that the HOA has expended or is about to expend funds to remedy drainage issues between 18-19, 19-20, and 20-21. Those are caused by sump pump discharges and the relative flatness of the land, thus resulting in the need for installation of underground drainage. The HOA will be taking the position with City of Olathe Planning Commission that a condition of approval of the Site Plan for buildings 15-16 should include an extension of the 12" double wide pipe for approximately 200 feet from the existing storm inlet box to the north side of building 18. Tees will be installed for connections from Buildings 15-16 so that storm water discharges would be installed underground and connected with the new underground. That work would need to be done near the beginning of construction. Present estimate for the extension of of the 12" line would be approximately \$8,000. Please advise as to your position on drainage plans.

CITY OF OLATHE,
JOHNSON COUNTY, KANSAS

STATEMENT OF PURPOSE:

Lots 15 and 16 of The Villas of Asbury, the last unimproved lots in the development, were platted in such a way that the westerly portion of each lot falls within the 70-foot building setback along the west boundary of The Villas of Asbury, reducing the buildable area of both lots. Pinnacle Construction, the owner of the lots, has built the last eight buildings in this development, and desires to continue providing a housing product that meets the demands of the market for the last two lots in the development. In the current market, a smaller building that would fit within the current configuration of the setback on the lots is significantly less desirable and marketable. Due to the existing infrastructure and surrounding lots, it would be impossible to move the boundaries of Lots 15 and 16 outside of the setback. The purpose of this zoning amendment request is to remove the portion of the platted building setback line that falls within the west portion of Lots 15 and 16 so that entirety of each lot can be utilized for future building construction.



OWNER / DEVELOPER:
PINNACLE CONSTRUCTION CO., INC.
CONTACT: SUE ENGBROTEN
1227 E 119TH STREET
GRANDVIEW, MO 64030
PHONE: (913) 271-8223



**CIVIL ENGINEERS
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**122 N. WATER STREET
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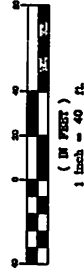
SITE PLAN FOR ZONING AMENDMENT LOTS 15 & 16 THE VILLAS OF ASBURY

CITY OF OLATHE,
JOHNSON COUNTY, KANSAS

NOTE:
The purpose of this zoning amendment request is to vacate, in part, the portion of the plat of The Villas of Asbury, Subdivision No. 1, which shows the west portion of lots 15 and 16 so that entirety of each 14 acre parcel utilized for future building construction.



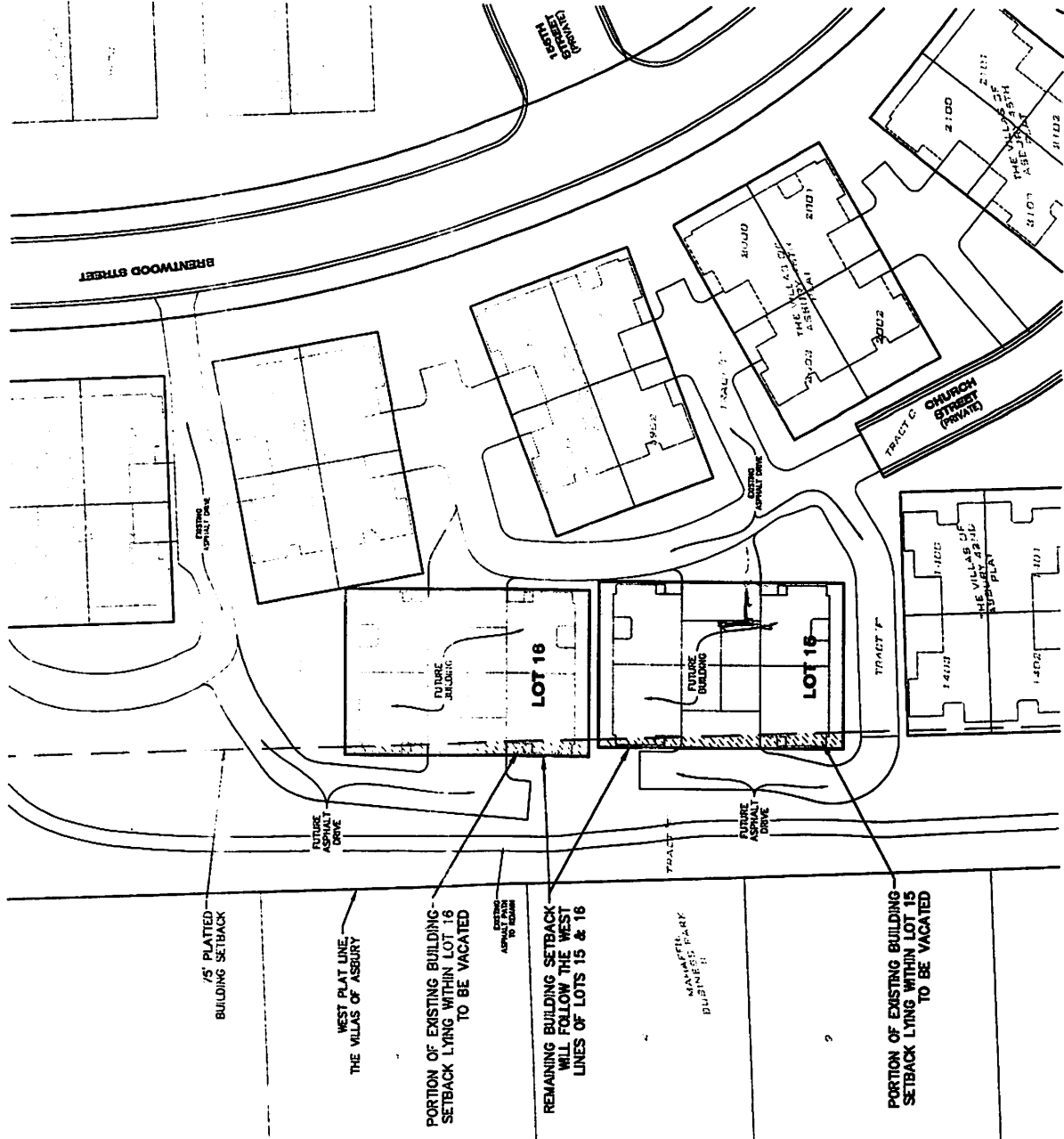
GRAPHIC SCALE



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Meeting Sign-In

RZ-00092

Asbury Villa Clubhouse

Date: March 4, 2019

Time: 7 PM

Print Name	Address
1. Rhonda McGraw	1301
2. Carolyn Eber Stanley	1203
3. Susana Wolimon	1900
4. Denise Spotts	1902
5. Irish Metz	2200
6. Carol Sheffner	2302
7. Delynn Kleinbrook	2202
8. Rubalee Davis	2400
9. Jo Ann Yegor	2301
10. Cathy Camp	803
11. Betty Elson	4303
12. Mary Lou Jamieson	0401
13. Rick Jamieson	0401
14. Phyllis Muckens	0601
15. Murli Hindrya	3103
16. Brent Fogle	2902
17. WALTER GEIGS	2103
18. George Doh	3203

Meeting Sign-In

RZ-00092

Asbury Villa Clubhouse

Date: March 4, 2019

Time: 7 PM

	Print Name	Email	ADDRESS
1.	BOB HAMM		3302
2.	SUSAN WILEY		15554 S. HILLSIDE
3.	MIKE WILEY	"	"
4.	ROYCE COOK		15645 S. CHURCH ST. #2102
5.	TRON NOWAK		15627 S. Church #1402
6.	Bobb Beckett		15754 S. Brentwood St Unit 3701
7.	Paula & Peggie Miller		15552 S. Brentwood #1702
8.	Doug Hohulin		15576 S. Brentwood #1801
9.	DAVE & JULIE KATKE		15671 S. CHURCH ST. #2000
10.	GREG & DEANN MITCHELL		15778 S. BRENTWOOD #2803
11.	HARRINGTON		18630 W 158th Place #4800
12.	John James		15576 Brentwood #1800
13.	Ron Vorkatzer		15557 So. Hillside St. #4002
14.	RALPH APEL		18565 W 158th Ter #201
15.	Barbara Yates		18565 W. 158th Ter. Unit 200
16.	Rozelle Goodman		18525 W. 158th Ter. Unit 100
17.	Marna Dunlap		15644 S CHURCH ST. #1201
18.	Bill Seiler		15554 S. Hillside, Unit 3903

Meeting Sign-In

RZ-00092

Asbury Villa Clubhouse

Date: March 4, 2019

Time: 7 PM

	Print Name	Address
1.	Paye R. Hazen	15554 S. Hillside unit 3902
2.	Glenn Smith	18666 W. 157th Terr # 908
3.	Mary A. Mustain	15698 S. Hillside #1000
4.	Nancy Walker	15875 W. 158th Pl. #451
5.	Shenie Benson	18536 W. 158th Pl. 4601
6.	Ann Asf	15576 S. Brentwood 1802
7.	Jan Christenson	15597 S. Church 1903
8.	Gam Borchers	15576 S. Brentwood 1803
9.		
10.		
11.		
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16.		
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