

## Memorandum

TO: File

FROM: Ms. Rachelle M Biondo

DATE: March 1, 2019

RE: Saddlewood Neighborhood Meeting – February 28, 2019

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The Applicant/Developer of the proposed Saddlewood Apartment project held a neighborhood meeting on February 28, 2019 at 6:00 p.m. at the Wesleyan Church, 15320 Ridgeview Road, Olathe. Notice of the meeting was sent to property owners within 500 feet of the boundary of the proposed development on February 15, 2019. Approximately 25-30 people attended the meeting. A copy of the sign-in sheet is attached hereto.

Aaron March, counsel, Jim Ellis, applicant/developer, Clint Evans, architect, Jeff Skidmore, engineer and Rachelle Biondo, paralegal attended the meeting on behalf of the developer/applicant.

Aaron began the meeting by passing out the attached materials showing the previously approved site plan, the site plan submitted to the City with the original application and the revised site plan reflecting changes made in response to comments submitted on behalf of Bill Seiler, President - The Villas of Asbury Homeowners Association, Inc. The revised site plan will be submitted to the City with the formal resubmittal of plans.

Aaron introduced the team. He informed the group that the current Saddlewood Apartments is now owned by Mr. Ellis and his group. Improvements will be made to the existing complex (noted north of phase 1 on the site plan). Tonight's meeting is to inform the neighbors of the proposed new plan for phases 2, 3 and 4. He noted that the change that was made to address the Villa's of Asbury HOA comments was to flip the phase 4 building bringing it farther into the site and away from Brentwood, increasing the set-back from the south property line and orienting the back of the building along the west property line.

Aaron reviewed the elements of the current approved plan versus the new proposed plan highlighting the additional units, garage spaces, fewer surface parking spaces and more green space and amenities. He informed the group that rental rates will be \$900 - \$1400 per month.

Clint presented the new site layout, the location of planned amenities including the dog park and walking trail. He described the architecture and walked through the site line boards. A question was asked about the set-back from Brentwood of Building D (4-story building in Phase 4) and Clint responded that it was 80 feet, including an extensive landscape buffer.

Clint concluded the Developers presentation indicating these new apartments were to be a Class A, resort style property and that the target resident would be employees of Garmin and the hospital. He gave Ridgeview Falls as an example of the type of project the developer envisioned. He informed the group that the development team was continuing to work with the City on final architecture. Aaron then opened the meeting for questions.

Q: A neighbor wanted to confirm the setbacks and the step-down of the buildings; and wanted assurance that the neighbors will not be looking at a parking lot.

R: The setbacks were highlighted and the applicant confirmed that the buffer and landscape exceeded City requirements.

Q: A neighbor pointed out that 153<sup>rd</sup> Street (a public street) was used for street parking which creates issues.

R: The developer has added parking in the existing clubhouse complex near the sport court area. (see additional comments below regarding this issue)

Q: Timeframe of construction.

R: Construction of building A will start in December 2019 – Spring 2020; beyond that construction will be market driven

Q: Property west of development.

R: Owned by Hayes drilling; will not be removing existing trees located on that property

Q: Traffic study results.

R: Two collector streets allow for increase in traffic which, per the study, is minimal during AM/PM peak (approximately 30 additional cars); explanation of traffic analysis.

Q. Clarification of Building D, 4-story “step-down”.

R: Still visible form the North/South

Q: Clarification of garage locations

R: Under buildings

Q: Humane relocation of coyotes/wild life

R: Will be environmentally prudent

Q: Comment – existing buildings are in really bad shape; will any of this be Section 8 housing:

R: Developer has started working on improvements to the existing buildings and will continue; rents were increased; there has been tenant turnover; there will be more attention to detail. There will be no Section 8 housing.

Q: Parking

R: 690 spaces (exceeds code); 1.7 per unit including garages and surface parking)

Q: Trash collection sites

R: Internal pickup with trash compactor (only a few dumpsters)

Q: Will new through street be gated?

R: The street will be public right-of-way and will be built out as the phases are built out. Initially there will be a turnaround; further explanation of the site triangle at the Brentwood entrance.

Q: Will the hedging at Phase 4 remain

R: As much as possible will be kept.

Q: Will there be fencing at South side?

R: Developer will consider this request.

Q: Explain the differences with the R-3/R-4 Zoning and request to rezone.

R: R-4 allows for 4-story buildings and more units

Q: Did the developer consider turn lanes for Brentwood

R: There is not enough right-of-way to accommodate turn lanes

Q: Identify locations of the construction entrances.

R: Will study this and understand preference that entrances be from Mahaffee

Q: Will Buildings A and B have balconies that will allow them to see down into the residences?

R: A site line demonstrating this issue was presented showing minimal visibility because of the distance from the residences.

Q: Neighbors would like developer to join them in making a formal request to the City to have no parking zones on 153<sup>rd</sup> Terrace, 154<sup>th</sup> and 155<sup>th</sup> .

R: Developer will support this request, but realizes that this issue will need to be addressed by City Staff and City Council.

Q: Can the residents use the dog park and pool located in the apartment complex?

R: Developer will consider this request.

Q: Comments regarding parking calculations, how many spaces will be needed per unit; concern over parking overflow into street.

R: Developer believes the parking will adequately serve apartments

Q: How long will it take to build the first building

R: 12-16 months.

Q: Has the developer addressed drainage issues.

R: The existing regional basin will be adequate with the developers proposed plans.

Q: Can the through street be build out now rather than phased?

R: Developer will consider.

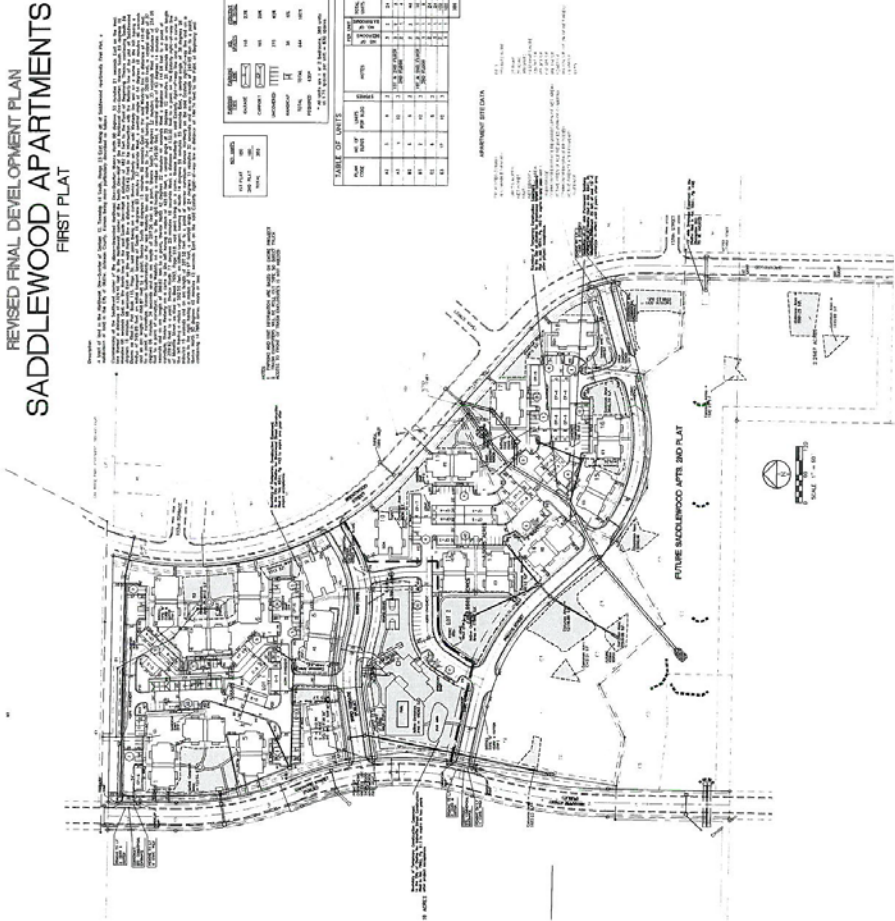
Q: Comment – was the developer aware of the new 2-story senior housing project.

R: City Staff made the Developer aware of this project.

The group asked the developer to give a brief history of his local ties and experience as a builder. They indicated they appreciated the quality of the project.

Aaron concluded the meeting by explaining the process, including the final plat and final plan applications which provide for further accountability.

REVISED FINAL DEVELOPMENT PLAN  
SADDLEWOOD APARTMENTS  
FIRST PLAT



SADDLEWOOD APARTMENTS | PREVIOUSLY APPROVED SITE PLAN  
18851 W. 153RD COURT | OLATHE, KS



<b>SITE DATA</b>	
PROPOSED ZONING: R-4	
SITE DESIGN CATEGORY: 3	
LANDSCAPE BUFFER TYPE: 1/8	
LANDSCAPE BUFFER TYPE: 1/8	
TOTAL OPEN SPACE: 41,318.75 SF (41.3%)	
COVERAGE: 41,318.75 SF (41.3%)	
<b>PARKING TABLE: 2/25</b>	
<b>GARAGE PARKING</b>	
PHASE 1	
A - BUILDING	25 GARAGES
B - BUILDING	30 GARAGES
PHASE 2	
C - BUILDING	47 GARAGES
D - BUILDING	21 GARAGES
133 TOTAL	
<b>SURFACE PARKING</b>	
PHASE 1	208 SPACES
PHASE 2	194 SPACES
PHASE 3	194 SPACES
PHASE 4	194 SPACES
590 TOTAL	
<b>PARKING REQUIRED</b>	
15 x 444 UNITS = 666 SPACES	
<b>PARKING PROVIDED</b>	
133 x 401 = 700 SPACES	
PHASE 1	25 GARAGES + 228 SURFACE = 253 (25% REQUIRED BY PHASE)
PHASE 2	30 GARAGES + 194 SURFACE = 224 (22% REQUIRED BY PHASE)
PHASE 3	47 GARAGES + 194 SURFACE = 241 (24% REQUIRED BY PHASE)
PHASE 4	21 GARAGES + 194 SURFACE = 215 (21% REQUIRED BY PHASE)
EXISTING CLUBHOUSE	14 SPACES ADDED (NOT INCLUDED IN TOTAL)

	Phase I	Phase II	Phase III	Phase IV	Total Site
Gross Site Area (Acres)	1.76	2.54	6.24	3.23	13.77
Net Site Area (Acres)	1.64	2.42	5.97	3.13	13.16
Dwelling Units	121	121	121	100	463
Gross Site Density (DU/AC)	68.8	48.8	19.4	32.0	33.3
Net Site Density (DU/AC)	73.8	50.0	20.2	32.0	34.0



SADDLEWOOD APARTMENTS | SITE RENDERING

18851 W 153RD COURT | OLATHE, KS





SITE DATA:  
CURRENT ZONING: R-3  
PROPOSED ZONING: R-4  
BUILDING DESIGN CATEGORY: B  
LANDSCAPE BUFFER TYPE: 3  
TOTAL LOT AREA: 10.0 AC (41.3N)  
COVERAGE: 44.8% (17.8N)  
PARKING REQUIREMENTS:  
GARAGE PARKING:  
PHASE 2: 20 GARAGES  
PHASE 3: 20 GARAGES  
PHASE 4: 20 GARAGES  
D - BUILDING: 27 GARAGES  
58 TOTAL  
SURFACE PARKING:  
PHASE 2: 228 SPACES  
PHASE 3: 155 SPACES  
PHASE 4: 155 SPACES  
538 TOTAL  
PARKING REQUIRED:  
15 x 444 UNITS = 666 SPACES  
PARKING PROVIDED:  
138 x 881 = 666 SPACES  
PHASE 2: 85 GARAGES + 228 SURFACE = 293 (281 REQUIRED BY PHASE)  
PHASE 3: 41 GARAGES + 162 SURFACE = 268 (258 REQUIRED BY PHASE)  
PHASE 4: 41 GARAGES + 162 SURFACE = 268 (258 REQUIRED BY PHASE)  
EXISTING CLUBHOUSE: 14 SPACES (NOT INCLUDED IN TOTAL)

	Phase I	Phase II	Phase III	Phase IV	Total Site
Gross Site Area (Acres)	1.76	7.54	6.14	3.50	18.95
Net Site Area (Acres)	1.66	6.97	5.68	3.38	17.62
Building Units	-	24,820	24,296	24,526	73,642
Gross Site Density (DU/AC)	-	24.82	24.29	24.53	23.38
Net Site Density (DU/AC)	-	26.85	26.76	31.53	25.25

## SADDLEWOOD APARTMENTS | SITE RENDERING

16851 W. 163RD COURT | OLATHE, KS

