

April 2, 2019

RE: Four-story apartment complex proposed next to Saddlewood Downs

Dear Planning Commission,

This letter is in regard to the proposed expansion of the Saddlewood Apartments of Phases 2, 3, and 4 for a 3- and 4-story apartment complex on the unoccupied land directly west of Saddlewood Downs.

I recently moved here from Memphis, TN after the passing of my mother. My objective was to move to be closer to family when realizing how short life was following a near death car accident of my Aunt just down 169 from here (at 175th street). I was so pleased to find a nice home in a quiet subdivision surrounded by kind neighbors. Less than 9 months later I am being notified of a proposal to change all of that.

I am writing this letter to hopefully make an impact on the decision to NOT allow the re-zoning of the land from R-3 Residential Low-Density Multifamily, which allows a density of 12 dwelling units per acre, to R-4 Residential Medium-Density Multifamily, which allows development of up to 18 to 29 dwelling units per net acre, depending on other factors.

Here are my reasonings:

- 1) **Parking** -The latest revision of the proposed plan (for Phases 2, 3, 4, and 5) has 835 parking spaces, 444 dwellings, and 760 bedrooms. That's a ratio of only 1.88 parking spaces per dwelling, and just under 1.10 parking spaces per bedroom. This is an increase from their previous proposals and is an increase in the number of parking spaces per bedroom but is still a decrease in the number of parking spaces per dwelling unit compared to the existing complex. In the February 28 presentation, the developer stated that they relied heavily on a nationwide study that indicates millennials (their target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping-something we believe is arguable in our suburban metropolitan area.
- 2) **Increase Traffic** – Obviously, with more cars comes more traffic. And counting on a suburban area to not have their own transportation and rely on Uber/Lyft is unrealistic. This would make Brentwood a main thoroughfare for traffic to and from 159th and Rigdevue. It doesn't seem like Brentwood was purposed for a main road, but instead a quiet side street.
- 3) **Noise** – With heighten traffic comes increased noise. Loud cars, motorcycles, and the simple residential noise that will come from the living community of the apartment complex. A 2-story building is vastly different than a 4-story building. More people = more noise. It's a simple fact.
- 4) **Height of Apartments** – Again, a 2-Story proposal is vastly different than a 4-story complex. The views that a 4-story complex will obstruct are undeniable. They can be an eye-sore from afar, where on the other side, a 2-story complex are not as offensive. From a 2-story home looking out our windows at a 4-story complex will indisputably impact the residents of Saddlewood Downs subdivision.
- 5) **Crime** – People who own their homes are invested in the long-term success and safety of a community, people who rent apartments are merely short-term transients. Unless the rental cost of each unit is also proposed to increase significantly from the current 999.00-1200.00 range, this amount of low-income families attracted to this area, and increase number of units, can only bring more crime to Olathe and the residents of Saddlewood Downs subdivision.

Increasing the rent to the 1700.00-1900.00 range would significantly benefit, not only the complex, the area but also the value of our homes.

- 6) And finally, and maybe most only second most important to crime, DECREASE VALUE OF OUR HOMES – To the point mentioned above, by building low to middle income apartments in such a massive, magnificent over-crowding can only devalue the home values of the entire subdivision of Saddlewood Downs and letting down the residents that have invested in such property. To put our community at risk of this is ultimately only harming the city of Olathe by pushing residents out of the area to more established areas. I know speaking for myself, if this pass, I will sell and will move to a location such as Leawood where the property value holds.

I hope you will take the current residents' full points of view into respectful consideration before taking away their existing lifestyle to gain a few additional apartment rental units. Look, I know it is more than that but I also know that to the residents', the original plan was already approved at an R-3 zoning approval and I think it only appropriate to keep it as such.

Thank you,

Paula Ebling
15453 S Hillside Street
Olathe KS 66062