

Meeting Minutes

## **Stonebridge Village**

October 7, 2019

The Meeting started a 6:05 p.m.

A sign-up sheet was used to record those neighbors in attendance. See attached

Harold Phelps, P.E., Brian Rodrock and Jeff Gifford represented the applicant.

The initial presentation was presented by Harold Phelps.

Harold informed the neighbors that everyone within 500 feet of the property was invited to this neighborhood meeting. Others within 200 foot would receive an additional notice of the public hearing to be held at the planning commission on October 28<sup>th</sup>.

Harold presented the existing approved plan and indicated that the area consisted of 57 acres that is currently approved for 248 single family homes at a density of 4.31 units per acre. It was explained that Brian and Jeff had purchased the property from Darol Rodrock in December of 2018. Brian and Jeff has made a decision to move the proposed villa product from this location to a location south of 167<sup>th</sup> and east of Mur-Len and develop this property as "standard residential R-1". Single family residential would provide a more typical residential that would be more conducive to the location of the new Spring Hill middle and elementary schools. This product would provide for more of a school aged, family oriented, environment. The new layout would provide for better connectivity and not have the disconnected street pattern that exist on the approved plan. The revised plan consisted of 168 lots with a density of 2.9 lots per acre.

It was indicated that these lots would have access to the existing four community centers and that no new amenity facilities were planned for this area. It was noted that there is an existing clubhouse and swimming pool immediately adjacent to this proposed project.

The landscape plan was presented indicating street trees that meet the city requirements. Brian noted that we were requesting that the utilities on the north side of the project be allowed to be front yard services to save the trees along the existing Arbor Landing Park.

The five phases of the project were covered with an indication that the project timeline was projected to start in 2020 and be completed in about 5 years.

An explanation of the protest petition was provided. The neighbors were informed that a protest petition does not kill the project but rather requires the City Council to approve with a super majority rather than a simple majority.

Several Questions were asked:

How would the new streets connect to the existing streets? One of the property owners came to the board and Harold indicated the connection to the existing streets.

What will the price of the proposed houses be? Harold responded that we have indicated to the City that the price of the houses will be in \$390-430,000.

There was a specific question about how the drainage would be dealt with behind Lot 43 in Coffee Creek Meadows? Specifically, how would he be assured that they would not have a drainage problem in the future? Harold assured him that when the street and storm sewer plans were prepared that this area would be reviewed. It appears from the existing contour map that there is about a four-foot drop from his property to the undeveloped property. Harold indicated that it is most likely that a swale would be placed in the rear yards of the proposed lots and that water in this area would actually be reduced by the construction of the proposed streets and stormwater improvements. Brian indicated that this is why an engineer is hired to prepare the plans and obtain approval from the City before construction.

There was also a question about the cottonwood trees that have grown in the existing ditch behind Lot 43 and whether or not they would be saved? It is unlikely that these voluntary trees will be saved as the lots and swales are graded for the proposed stormwater. The neighbor then asked about saving a Mulberry tree that is on the property line. Harold indicated that if it is on the property line it is most likely that it would be preserved. Jeff Gifford indicated that they try to save as many trees as possible.

The presentation ended at 6:40 p.m. and we left the clubhouse at 7:00 p.m.