

Meeting Minutes
Stonebridge Courts and Villa's (Combined Meeting)
January 29, 2020

The Meeting started a 6:00 p.m.

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

Harold Phelps, P.E. 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 February 24th.

Harold explained that Brian Rodrock and Jeff Gifford had purchased the Stonebridge Development and related property from Darol Rodrock in December of 2018. He further explained that the area that we were discussing this evening was south of 167th Street, north of Forest Hills Estates, east of Mur-Len and west of Brougham. He further indicated that Brian and Jeff has made a decision to move the villa product from the planned location north of the new middle school to this location south of 167th and east of Mur-Len and build on the success that Gary Jones had developed in The Courts at Fairfield Village and construct attached 3-plex units north of 169th Place.

It was indicated that these two developments would have access to the existing four community centers and that no new amenity facilities were planned for these areas, including the clubhouse we were meeting in.

The neighbors immediately started asking questions, so we started answering their questions.

What projects have Brian and Jeff been involved with? Arbor Lakes, Arbor Woods, Colton Lakes, Wyngate, Summerwood, Terrybrooke, Mission Ranch, The Willows, Hills of Forest Creek, Herrington Park and Sundance.

What is the difference between the two project areas? The area to the north of 169th Place would be 3-plexes with some 2-plexes and the area south would be detached villas. The attached product would be very similar to The Courts at Fairfield Village that Gary Jones had constructed and were shown the colored renderings and the villas would be free-standing units with landscaping and snow removal provided.

A comment was made that there will be considerably more traffic on 169th Place with these developments. The City's street hierarchy was explained that the local streets would tie into the collector streets (169th Place, Brougham and Kimball Streets) and that the collector streets would tie into

the arterial streets (Mur-Len and 167th Street). The applicant acknowledged that there would be additional traffic but that the City's Street Network was designed for this amount of traffic.

Will Brougham be extended to the south? Yes, Rodrock will construct that portion of Brougham adjacent to the development and the remainder would be constructed when the adjacent Linn property developed.

Who owns the greenspace to the south? There are two ownerships, one being the City of Olathe and the other being the Rodrock group. The City property is going to develop as a regional detention basin and the Rodrock property will be a native preservation area with a trail easement so that the City will be allowed to construct a trail from Mur-Len to Heritage Park.

What would be the difference between the existing Courts of Fairfield and the proposed Stonebridge Courts be? They will be very similar in style as Gary Jones is consulting with Rodrock on the unit design. The City has changed some of their regulations regarding the exterior materials and fire suppression that would be incorporated into the design.

What is the proposed phasing? Rodrock plans to start as soon as approvals can be obtained. We would like to continue the momentum that Gary Jones has developed in his project and provide the additional villa market product to the south. Phases will be added every 12-18 months to keep inventory until the project is fully developed in 6-8 years.

What are the lots going to be priced at? The lots prices have not been set but would expect them to be in the \$120,000 range for the villa product. The sales price of the court units is expected to start in the mid \$300,000 and the villas are expected to start in the \$400,000 range.

What about construction traffic? Initial construction traffic will use 169th Place and Kimball Streets. Brougham construction is most like to start with the second phase of the courts project and construction traffic will enter from Brougham.

Will there be rock blasting? Maybe, we have not performed any rock depth studies to date. The only rock basting we would anticipate would be for the sanitary sewer construction as the start of construction and none for foundation excavation.

Will there be a Home Owner's Association and additional amenities? It was explained that there would be a tiered HOA with a master association for the entire Stonebridge area and an additional association for each of the courts and villa areas. There is a gazebo and pickle ball court planned in the court area but not additional amenities in the villa area. A City trail system was anticipated in the open area to the south and the connections were being allowed for with in the plan.

Will the trees and vegetation remain to the south and in the existing ditch east of The Courts at Fairfield? Yes, a landscape plan has been submitted indicating that the existing vegetation would remain in the open areas.

Is there going to be a walking trail between the Fairfield and Stonebridge projects? At the meeting we were not sure if a walking trail would be constructed. One property owner stated that they thought the County was going to construct the trail.

Who is responsible for maintaining the creek between the Fairfield and Stonebridge projects? Typically the developer is responsible until the property is dedicated to the HOA. We do not know if Fairfield has made this transfer.

What will happen to the existing driveway that is currently constructed into the property along 167th Street? This access drive will be removed as part of the construction project.

One of the neighbors indicated that they lived north of 167th Street and that they understood that this property was going to be constructed as single family residential, why is this changing? The City's Master Plan indicates this property to be "Mixed Density Neighborhood" and with the initiation of the Fairfield project in the early 2000's this property is very suitable to continue the trend and build on that success. Add to this, the planned villa product to the south and this "pocket" of Stonebridge will be the "empty nester" area providing a more carefree living environment for those wanting a different lifestyle.

What is the status of the City's Regional Stormwater Detention Project? It was stated that the contractor has been awarded the contract and the City was wrapping up land acquisition and permitting.

When will Mur-Len and 167th Street be further improved? It was explained that the existing improvements were funded by the adjacent property owners and developers and any further improvements would be facilitated by the City of Olathe. We were not aware of any imminent improvements.

What are the planned square footages of the courts and villa units? The units will be designed with living space on the main floor and the basement areas. One would expect the total square footage of the courts to be in the 2,300-2,400 square foot range and the villa's to be in the 3,000 square foot range.

What builders are going to be allowed to construct the units and will you allow for single builders to build in the villa area? Rodrock intends to construct all of the attached courts units and have not decided whether or not they will build or have 4-5 builders in the villa product. For control and continuity reasons they are not likely to allow one-time builders in the project.

There was a comment/concern about the landscaping maintenance/replacement in the Stonebridge on the Trails areas. It was indicated that the City has specific landscape requirements that we must meet along arterial roadways and when units back up to collector streets. We will meet this requirements in this development.

Will there be any separation or buffer between the Court at Fairfield and the new Stonebridge Court area? Other than the addition of the 132 trees that the developer is required to plant within the court area there would not be a "buffer" area between the similar projects.

What is the detention area that the City is going to be constructing? The City is going to construct the embankment for Brougham that will have a culvert installed that will restrict the flow and create a backwater condition onto the City owned property west of Brougham. This will not be a permanent pond but rather a just a backwater condition and would drain down over time. One of the property owners to the south in the Forest Hills Estates area asked if this would continue to back up into their area? It was stated that there are 100-year floodplain areas designated in that area and that one should expect those areas to continue to flood.

There was one comment about removing the dirt pile at the corner of 167th and Kimball as it was made it difficult to maneuver onto 167th Street.

All were asked to sign the sign-in sheet, if they hadn't already done so.

The formal presentation and questions ended at 7:10 p.m., Harold and Jeff stayed around to answer individuals questions or comments and we left the clubhouse around 7:30 p.m.