

## STONEBRIDGE COURTS – 167<sup>TH</sup> Street and Brougham Drive

Stonebridge Land and Cattle's (SLC) justification for R-3 zoning at the southwest corner of 167<sup>th</sup> Street and Future Brougham Street. First and most importantly the applicant, envisions the opportunity to place all the Stonebridge Empty Nester/Maintenance Provided product in close proximity to the existing product being offered and constructed by Gary Jones' development the Courts of Fairfield Village, in contrast to the existing approved plan being adjacent to the Middle and Elementary Schools. Keep in mind that the original masterplan did not account for these two school sites, so a revision to the plan was only considered after Brian Rodrock and Jeff Gifford purchased the property in December of 2018.

The applicant met with staff early in 2019 to discuss the reconfiguration of the Stonebridge Development. The first thing that was discussed was the fact that placing the multifamily product consisting of twin and tri-plex units and maintenance provided villas in the area south of 167<sup>th</sup> Street met the comprehensive plan designated as Mixed Density Neighborhood.

The City's definition for *Mixed Density Residential Neighborhoods* is: *These neighborhoods feature a carefully integrated mixture of housing of various styles, sizes, and densities. Limited service and commercial uses may also be permitted in conjunction with residential uses as part of a true mixed-use development.*

With the commercial uses approved on the southeast corner of 167<sup>th</sup> Street and Mur-Len, attached twin and tri-plexes to the south and east and single family detached villas to the south of these, this project is truly a Mix-Density Residential Neighborhood as the comprehensive plan envisioned. The latest Comprehensive Plan for the this area was revised to the Mixed Density Residential Neighborhood in 2010, after the original single family plan was approved in 2007.

In addition, the R-3 project is adjacent to 167<sup>th</sup> Street and Brougham Street, where 167<sup>th</sup> Street is an arterial road and Brougham Street is a collector. The R-3 provides a buffer and a transition from this high traffic areas to the maintenance villas to the south and combined they provide a transition to the single-family detached properties south of Coffee Creek. The R-3 area is further separated from the detached villas by 169<sup>th</sup> Place a collector roadway that is designed to carry the planned traffic volumes.

**Community Benefits/Amenities** - The proposed development also includes active and common open spaces in excess of what is required by the City. A pickleball court will be included on the south side of 169<sup>th</sup> Place and walking paths will be provided throughout the development. A centrally located gazebo and benches will also be provided for a community gathering space. In addition to these neighborhood amenities, the following will be provided for additional overall community benefit:

1. Five-foot wide concrete sidewalks on both sides of all public streets.
2. Construction of two new collector roadways through the property (169<sup>th</sup> Place and Brougham Drive).
3. Preservation of natural features and vegetation along the stream corridor.

**Regarding overall density** - When the two projects are approved, the combined areas of the Stonebridge Pointe R-1 (19-0022) and Stonebridge Courts R-3 (19-0024) will see a reduction in total number of units. The two areas combined will be reduced by a total of **41 units overall**.

	<b><u>R1 to R1</u></b> <b><u>Stonebridge Pointe</u></b>	<b><u>R1 to R3</u></b> <b><u>Stonebridge Courts</u></b>	<b><u>Combined Total</u></b>
<b>Previously approved:</b>	248 single family homes 4.31 units per acre 57.54 Acres	88 single family homes 3.18 units per acre 27.76 Acres	<b>336 total units</b> 3.94 units per acre
<b>Proposed 2019/2020:</b>	168 single family homes 2.92 units per acre 57.54 Acres	126 townhome units 4.56 units per acre 27.76 Acres	<b>294 total units</b> 3.45 units per acre 85.19 Acres

These numbers account for the reduction of area and lots that were removed from the original approved plan that were taken for the Coffee Creek Regional Detention basin.

The Stonebridge Courts R-3 is somewhat of an extension of the existing Courts at Fairfield Village originally developed by Gary Jones, which lies immediately to the north and west of this proposed project. The plans and elevations have been modified to address the City's latest code requirements and design guidelines. The density of Mr. Jones' existing Courts at Fairfield Village is 5.06 units per acres and the proposed Stonebridge Courts is 4.56 units per acres for a net reduction of 0.50 units per acre. The applicant intends to build on the success that Mr. Jones has started and continue the tradition of townhome living not otherwise being provided in southern Olathe. The applicant intends to construct this project in 4 phases consisting of 25-41 units per phase, beginning as soon as the project is approved.