



Planning Division

STAFF REPORT**Planning Commission Meeting: February 24, 2020**

Application:	<u>RZ19-0024:</u> Rezoning from R-1 (Residential Single Family) District to R-3 (Residential Low-Density Multifamily) District and a preliminary site development plan for Stonebridge Courts
Location:	South of 167 th Street, west of future Brougham Drive
Owner/Applicant:	Stonebridge Land and Cattle, LLC
Engineer:	Harold Phelps, P.E.; Phelps Engineering, Inc.
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>27.65± acres</u>	Proposed Use:	<u>Multifamily Residential</u>
Units:	<u>126 (122 multifamily)</u> <u>(4 two-family)</u>	Plat:	<u>Unplatted</u>
Density:	<u>4.56 units/acre</u>	Proposed Zoning:	<u>R-3 (Residential Low-Density Multifamily)</u>
Existing Zoning:	<u>R-1 (Residential Single Family)</u>		

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Mixed Density Residential Neighborhood	Vacant	R-1	3	Horizontally Attached Residential
North	Secondary Greenway / Conventional Neighborhood	Single-Family Residential	C-2 / AG	-	-
South	Mixed Density Residential Neighborhood	Vacant	BP	-	-
East	Conventional Neighborhood	Vacant	AG	-	-
West	Community Commercial Center	Multifamily Residential (Townhomes at Fairfield Village)	R-1	-	-

1. Proposal:

The applicant is requesting a rezoning from the R-1 (Residential Single Family) District to the R-3 (Residential Low-Density Multifamily) District and approval of an associated preliminary site development plan for Stonebridge Courts. The subject property is located along the south side of W. 167th Street and west of the future Brougham Drive. The proposed rezoning to the R-3 District is necessary to allow development of a townhome community on the subject property.

2. History:

The subject property was annexed into the City in 2005 and later rezoned to the R-1 (Residential Single-Family) District in 2006 (RZ-06-017). A related preliminary plat was included with the rezoning in 2006 for a single-family residential development. No final plats were filed following the preliminary plat and no other development proposals have been submitted on the subject property since 2006. The site has since remained vacant.

3. Existing Conditions / Site Photos:

The site is currently vacant and has never been developed. There is existing native vegetation along the western and eastern perimeters of the subject property.



Aerial view of subject property outlined in red



View of subject property looking south from W. 167th Street

4. Neighborhood Meeting and Public Notice:

A joint neighborhood meeting for this rezoning, preliminary site development plan, and plat for the property to the southwest, was held on January 29, 2020. Twenty-seven (27) residents attended and topics discussed included traffic on 169th Place, proposed greenspace and amenities, road network extensions, phasing, pricing, and stormwater. The applicant answered all questions asked by the residents and addressed each of their concerns at the meeting. Additional details were provided on the preliminary site development plan following the meeting regarding the amenities to be provided on site. Minutes from the neighborhood meeting are included in this packet.

The applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted signs on the subject property, per UDO requirements.

Staff has not received any phone calls or other correspondence from members of the general public regarding this rezoning and preliminary site development plan.

5. Zoning Requirements:

- a. **Density** – The maximum density allowed in the R-3 District is 17 units per acre. With 126 proposed dwelling units on 27.65 acres, the density of the proposed development is 4.56 units per acre, therefore compliant with the UDO requirement.
- b. **Building Height** – The maximum building height in the R-3 District is 3 stories or 40 feet. The proposed townhomes will have a maximum height of approximately 30 feet, compliant with the UDO requirement.
- c. **Common and Active Open Space** – Developments in the R-3 District are required to provide a minimum of five (5) percent open space within the development, 50

percent of which is required to be active or civic open space. The applicant is providing 12.4 acres of open space, which is in excess of the minimum 1.38 acres of open space required. A total of 1.40 acres of active or civic open space is being provided within the proposed townhome development, exceeding the minimum 0.69 acres required, and is being provided with a pickleball court, a gazebo, benches, and walking paths.

- d. **Setbacks** – Each building included on the preliminary site development plan complies with the setback requirements of the R-3 District. Setbacks in the R-3 District are as follows:

- i. **Front Yard (minimum)** – N/A.
- ii. **Front Yard (maximum)** – 15 feet.
- iii. **Side Yard** – N/A
- iv. **Rear Yard** – 5 feet.

6. **Site Design Standards:** Development proposed in the Mixed Density Residential Neighborhood future land use map designation is subject to Site Design Category 3. The following is a summary of the applicable standards of Site Design Category 3.

- a. **Outdoor Amenity Space** – Development subject to Site Design Category 3 that is greater than 4 acres in size must provide Outdoor Amenity Space on a minimum of 10% of the total site area. A total of 2.76 acres of outdoor amenity space must be provided based on a total of 27.65 acres of total site area. The applicant is providing 1.40 acres of outdoor active amenity space, and an additional 1.3 acres of natural features are provided on site to meet the outdoor amenity space requirement.
- b. **Pedestrian Connectivity** – Development in Site Design Category 3 must provide enhanced pedestrian connections to encourage pedestrian use, integrate with surrounding land uses or connect to regional paths and trails. Cross-property connections and connections to adjacent developments are proposed to comply with UDO requirements.

7. **Building Design Standards:**

Townhome buildings are subject to the “Horizontally Attached Residential” design standards and two-family residential units are subject to the “Two-Family Residential” design standards of the UDO. Table 1, on the next page, lists the architectural requirements of the UDO, and the elements of the proposed plan which are used to meet or exceed these requirements.

Table 1: Building Design Standards	UDO Requirement (Horizontally Attached Residential) Proposed Design
<i>Building Entryway</i>	<p><i>Each unit must have its own front porch or recessed front entryway along one (1) primary façade. Each front porch or recessed entry must be a minimum 4 feet in depth and minimum 6 feet in width.</i></p> <p>Each unit will provide its own front porch on all proposed townhome units meeting the minimum dimensions required.</p>
<i>Garages</i>	<p><i>All street-facing garages must be recessed a minimum of two (2) feet from the front primary façade building line.</i></p> <p>Each street facing façade will be set back a minimum of two (2) feet from the primary building façade line.</p>
<i>Windows</i>	<p><i>Each dwelling unit must provide no less than two (2) separate windows no less than six (6) square feet in size along all primary façades.</i></p> <p>Each individual dwelling unit will provide at least two (2) windows a minimum of six (6) square feet in size.</p>
<i>Vertical Articulation</i>	<p><i>Each individual dwelling unit must provide at least one (1) vertical articulation tool to differentiate individual units along all primary façades along all primary façades.</i></p> <p>The roofline varies between each individual dwelling unit provided on the site development plan.</p>
<i>Horizontal Articulation</i>	<p><i>Each individual dwelling unit must provide at least one (1) horizontal articulation tool to differentiate individual units along all primary façades.</i></p> <p>Each individual dwelling unit will provide a horizontal articulation tool to meet the horizontal articulation requirement.</p>
<i>Exterior Building Materials – Primary Façades</i>	<p><i>Minimum 2 materials from Class 1 or a combination of materials from Classes 1 and 2 required on a minimum of 70% of primary façades.</i></p> <p>Each primary façade on the townhome units and the two-family dwelling units will provide a minimum of three Class 1 building material (stucco, synthetic stone, and clear glass) on greater than 70% of the primary façades.</p>
<i>Exterior Building Materials – Secondary Façades</i>	<p><i>Minimum 2 materials from Class 1 or a combination of materials from Classes 1 and 2 required on a minimum of 50% of secondary façades.</i></p> <p>Each secondary façade provides at least two (2) building materials from Class 1 (stucco, synthetic stone, and glass) on greater than 50%.</p>

8. Streets/Right-of-way:

A collector street is proposed along the southern portion of the proposed development to ultimately connect S. Mur-Len Road to the future Brougham Drive. From this collector street, one cul-de-sac with 25 units on it is proposed on the western side of the development. Another cul-de-sac is provided on the south side of the collector street, to the east, which contains 27 proposed townhome units. North of this cul-de-sac, a local street will loop to the north which individual units will take access from, as well as common drives providing access to between six (6) and nine (9) units. All but two of the proposed common drives provide access to six (6) units, with the two common drives exceeding six (6) units being at the northwest and northeast corners of the loop road, providing seven (7) and nine (9) units each. Each townhome unit in this proposal will either take access from a private drive or a local street. All access drives must be constructed with concrete pavement a minimum of 22 feet wide and with a maximum length of 150 feet.

9. Landscaping:

The applicant has provided a master landscape and screening plan, as well as a preliminary landscape plan depicting the location of street trees along all local streets and the proposed collector street. A 25-foot landscape buffer is provided along the 167th Street right-of-way, as required for residentially zoned properties adjacent to arterial streets. Fifteen (15) foot wide landscape easements are provided along the eastern property line, adjacent to the Brougham Drive right-of-way, as well as along the future collector street through the property. Interior lot trees will be provided at a rate of one (1) tree per each multifamily dwelling unit, and four (4) trees per each two-family dwelling unit.

10. Comprehensive Plan Analysis:

The future land use map of the Comprehensive Plan identifies the subject property as "Mixed Density Residential Neighborhood." The intent for the Mixed Density Residential Neighborhood future land use map designation is intended to provide a mixture of housing styles, types, and densities, and for the mix of housing types to be oriented more toward attached multifamily units rather than detached single-family units.

The following are criteria for considering rezoning applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090.G*.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The subject property is currently zoned R-1 (Residential Single-Family) and is proposed to be rezoned to R-3 (Residential Low-Density Multifamily). The proposed rezoning aligns with the future land use map designation of Mixed Density Residential Neighborhood. PlanOlathe includes policies to maintain the distinct character and identity of Olathe's neighborhoods and to promote density that can support existing or future commercial development. The proposed townhome development complies with other goals and principles of the PlanOlathe.

- **Principle LUCC-3:** *"Promote adequate residential densities to support existing and future commercial centers."*
- **Principle HN-1:** *"Maintain the character and identity of existing residential neighborhoods."*

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The Townhomes at Fairfield Village is located immediately west of the proposed townhome development and its final phases are currently under construction. The proposed townhome development has a similar density, architectural style, and site design as the Townhomes at Fairfield Village. The proposed development also uses similar building materials as the Townhomes at Fairfield Village, such as stucco and synthetic stone, and the proposed buildings have a similar mass and separation from other buildings as the Townhomes at Fairfield Village provides.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

The surrounding properties to both the south of the subject property and to the north, across 167th Street, are zoned R-1 and are either developed with or planned for single-family residential development. The property immediately to the west is currently zoned RP-3 (Planned Residential Low Density Multifamily) and is in the final phases of construction of a townhome development (The Townhomes at Fairfield Village). The proposed R-3 zoning and townhome development on the subject property would be harmonious with the existing zoning and uses in the surrounding area.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The subject site is currently zoned R-1 District which allows for the development of single-family homes, group living facilities, and civic uses such as churches and schools. Development of a low-density townhome development on the subject property would provide an appropriate transition from the arterial street to the north (167th Street) to the future single-family development to the south in the existing R-1 zoning.

E. The length of time the property has been vacant as zoned.

The subject property was rezoned to the R-1 District in 2006 and has remained vacant since then. The rezoning in 2006 included a related preliminary plat for the area but no final plats have been submitted and no other developments have been proposed on the subject property.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development will not have any detrimental effect on surrounding properties. The adjacent property to the west is developed in a similar pattern and the proposed development will provide an appropriate separation from the arterial street (167th Street) to the north and the future single-family residential development on the R-1 zoned property to the south.

G. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The addition of the trips generated by the proposed townhome development should not adversely affect capacity or safety of the applicable road network. A collector roadway will be built through the southern portion of the townhome development, as well as on the east side to help traffic flow in the surrounding area. Each dwelling unit will provide parking for residents as required by UDO Section 18.30.160.

H. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The proposed development will comply with the requirements of Title 17 of the Olathe Municipal Code, and will not create air pollution, water pollution, noise pollution, or other environmental harm.

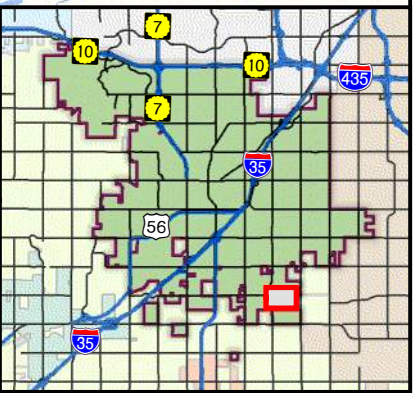
I. The economic impact of the proposed use on the community.

Property taxes will be generated for each individual unit for sale in the proposed subdivision, and construction of the subdivision will provide additional housing opportunities for those relocating to Olathe for employment.

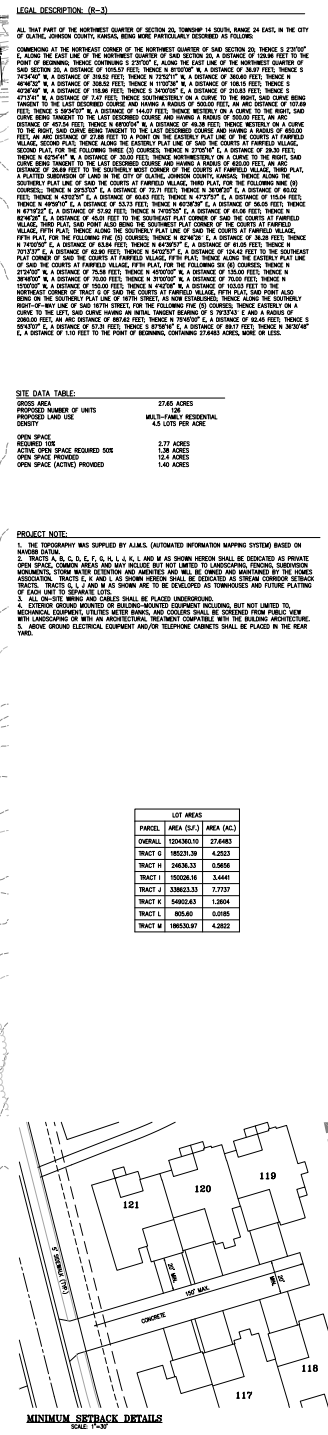
11. Staff Recommendation:

- A. Staff recommends approval of RZ19-0024, Stonebridge Courts for the following reasons:
 - 1. The proposed development complies with the policies and goals of the PlanOlathe for Land Use and Housing (Principle LUCC-3 and HN-1).
 - 2. The requested rezoning to the R-3 district meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the R-3 district, as presented.
- C. The following stipulations apply to the preliminary site development plan:
 - 1. A final site development plan must be approved and a final plat recorded prior to issuance of building permits.
 - 2. The minimum driveway length to any single unit is 25 feet.
 - 3. Common drives must be constructed with concrete pavement with a maximum length of 150 feet and a minimum width of 22 feet. The common drives at the northeast and northwest corners of the proposed development may exceed 150 feet in length with turnarounds for the Fire Department provided.
 - 4. A tree survey must be submitted with submittal of the final site development plan.

5. The existing driveway on 167th Street at the northwest corner of the property must be closed prior to the issuance of building permits.



STONEBRIDGE COURTS
RZ19-0024



PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION HANDLING SYSTEM) BASED ON NAVIGIS DATA.

2. THE POINTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N AS SHOWN HEREIN SHALL BE DESIGNATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBVERSION, WOODLANDS, STONE WALL DETENTION AND ARCHITECTS WILL BE OBTAINED AND FURNISHED BY THE HOMES DEVELOPER.

3. THE POINTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N AS SHOWN ARE TO BE DEVELOPED AS TOWNHOUSES AND FUTURE FLATTING.

4. TRACTS G, I, J AND K AS SHOWN ARE TO BE DEVELOPED AS TOWNHOUSES AND FUTURE FLATTING.

5. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.

6. THE GROUND SURROUNDING THE BUILDING OR BUILDINGS INCLUDING INCLUDING INCLUDING, BUT NOT LIMITED TO, MECHANICAL, EQUIPMENT, UTILITIES, TREE BRANCHES, AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

7. THE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABLES SHALL BE PLACED IN THE REAR YARD.

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
OVERALL	1204360.10	27.6483
TRACT G	185231.39	4.2523
TRACT H	24636.33	0.5656
TRACT I	150026.16	3.4441
TRACT J	338623.33	7.7737
TRACT K	549022.83	1.2604
TRACT L	805.60	0.0185
TRACT M	186530.97	4.2822

MINIMUM SETBACK DETAILS
SCALE: 1"=30'

GENERAL INFORMATION NOTES

PROPOSED TOWNHOMES ARE SUBJECT TO: UDO, SECTION 18.15.020.G.4

DUPLEXES ARE SUBJECT TO UDO, 18.15.020.G.3

1. PER UDO, SECTION 18.15.020.E.2a (2) STONE VENEER WILL BE RETURNED A MINIMUM OF 12 INCHES AROUND WALL CORNERS
2. PER UDO, SECTION 18.15.020.E.3 ALL TRIM AROUND WINDOW AND DOOR OPENINGS WILL BE A MINIMUM OF 3 INCHES WIDE

3. ALL EAVES, SCOFFS, AND OVERHANGS WILL HAVE A TYPICAL PROJECTION OF NO LESS THAN 6 INCHES

4. TYPICAL BUILDING IS ONE STORY IN HEIGHT WITH 10 FOOT WALLS

5. DECK MATERIAL TO BE LP WEATHERBEST COMPOSITE OR EQUAL W/ METAL SPINDLES

(TABLE 18.15.020.1 UDO) BUILDING MATERIALS FOR HORIZONTALLY ATTACHED RESIDENTIAL

CATEGORY 1 MATERIALS - ON 10% OF SURFACE ON PRIMARY FACADE:
NO LESS THAN 50% ON SECONDARY FACADES
REAL STUCCO, STONE VENEER-SYNTHETIC, BRICK, CLEAR GLASS WINDOWS

CATEGORY 2 MATERIALS: ON NO MORE THAN 30% OF PRIMARY FACADE
FIBER CEMENT SHAKE, LAP SIDING, WOOD
ROOF REQUIRES MIN. CAT. 2 ASPHALT SHINGLES

BUILDINGS FACADES WILL BE CONSTRUCTED OF MATERIALS BELOW, WITH NO MORE THAN 18" OF EXPOSED FOUNDATION

ALL STUCCO TO BE PAINTED
ONE BASE COLOR W/ A CONTRASTING COLOR FOR ALL SMART TRIM AND LAP SIDING.
ON ALL SIDES OF THE BUILDINGS.
4 COLOR COMBINATIONS TO BE USED ON DIFFERENT BUILDINGS USING EARTHTONE COLORS

TABLE 3 WINDOWS

ALL WINDOWS ARE VINYL COVERED WITH INSULATED GLASS AND SCREENS AS REQUIRED. TWO SEPARATE WINDOWS MUST BE PROVIDED FOR EACH DUELLING UNIT ALONG THE PRIMARY FACADE. EACH WINDOW IS A MIN. OF SIX SQ.FT. PRIMARY FACADE MUST HAVE NO LESS THAN TWO WINDOWS EVERY 50 LINEAR FT

PRIMARY FACADES MUST USE NO LESS THAN (2) DIFFERENT CLASS 1 BUILDING FINISH MATERIALS ON NO LESS THAN 10% OF THE SURFACE AREA. E.G. GENUINE STUCCO, SYNTHETIC STONE VENEER, CLEAR GLASS WINDOWS.
SECONDARY FACADES MUST USE NO LESS THAN (2) DIFFERENT CLASS 1 MATERIALS ON NO LESS THAN 50% OF THE SURFACE AREA.

EACH UNIT HAS A FRONT PORCH OR RECESSED ENTRYWAY ON THE PRIMARY FACADE. THESE ARE A MIN. FOUR FT. IN DEPTH AND MIN. SIX FT. WIDE

ALL STREET FACING GARAGES MUST BE RECESSED A MIN. TWO FEET FROM THE PRIMARY FACADE FRONT LINE.

HORIZONTAL ARTICULATION:
ONE OR MORE OF THE FOLLOWING TECHNIQUES ARE USED ON EACH DUELLING ALONG THE PRIMARY FACADE AT THE PARTY WALL PROPERTY LINE.

- I. WALL OFFSET-THE OFFSET OF THE HORIZONTAL WALL PLANE BY AT LEAST FOUR FT. EXTENDING THE FULL HEIGHT OF THE PRIMARY FACADE
- II. WALL NOTCH- A SETBACK OR NOTCH IN THE HORIZONTAL WALL PLANE THAT IS AT LEAST FOUR FT. DEEP AND EIGHT FT. WIDE FOR THE FULL HEIGHT OF THE PRIMARY FACADE
- III. WALL PROJECTION- A PROJECTION OR WALL MOLDING THAT IS AT LEAST FOUR INCHES DEEP AND ONE FOOT WIDE FOR THE FULL HEIGHT OF THE PRIMARY FACADE

TABLE 2: BUILDING FACADE TREATMENT FOR HORIZONTALLY ATTACHED RESIDENTIAL

EACH UNIT HAS A FRONT PORCH OR RECESSED ENTRYWAY ON THE PRIMARY FACADE. THESE ARE A MIN. FOUR FT. IN DEPTH AND MIN. SIX FT. WIDE

ALL STREET FACING GARAGES MUST BE RECESSED A MIN. TWO FEET FROM THE PRIMARY FACADE FRONT LINE.

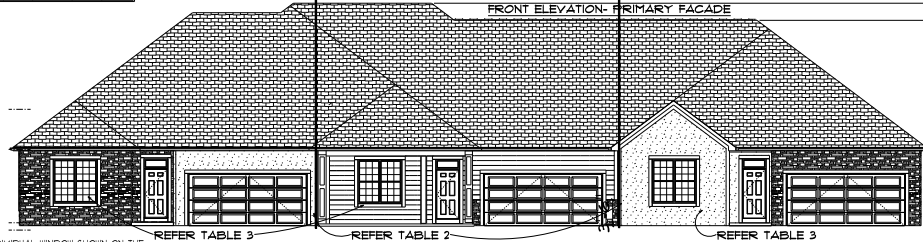
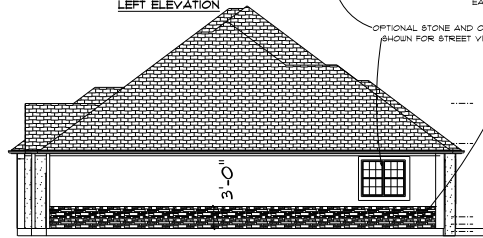
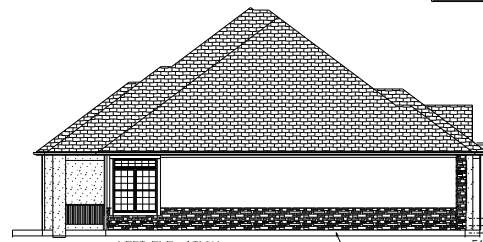
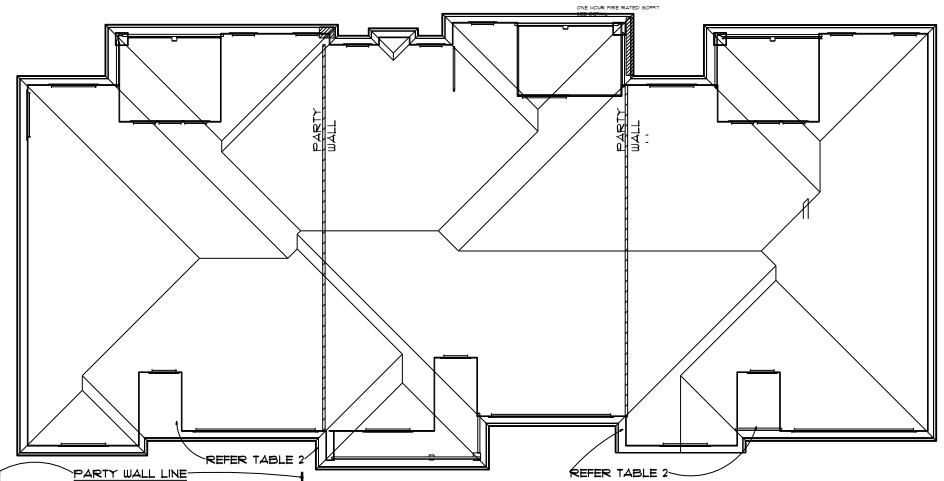
HORIZONTAL ARTICULATION:
ONE OR MORE OF THE FOLLOWING TECHNIQUES ARE USED ON EACH DUELLING ALONG THE PRIMARY FACADE AT THE PARTY WALL PROPERTY LINE.

- I. WALL OFFSET-THE OFFSET OF THE HORIZONTAL WALL PLANE BY AT LEAST FOUR FT. EXTENDING THE FULL HEIGHT OF THE PRIMARY FACADE
- II. WALL NOTCH- A SETBACK OR NOTCH IN THE HORIZONTAL WALL PLANE THAT IS AT LEAST FOUR FT. DEEP AND EIGHT FT. WIDE FOR THE FULL HEIGHT OF THE PRIMARY FACADE
- III. WALL PROJECTION- A PROJECTION OR WALL MOLDING THAT IS AT LEAST FOUR INCHES DEEP AND ONE FOOT WIDE FOR THE FULL HEIGHT OF THE PRIMARY FACADE

MATERIAL	FR %	REAR %	L.S. %	R.S. %
STUCCO	56	80	30	99
STONE FAUX	16	0	2	1
SIDING	21	0	0	0
GLASS	7	20	8	0

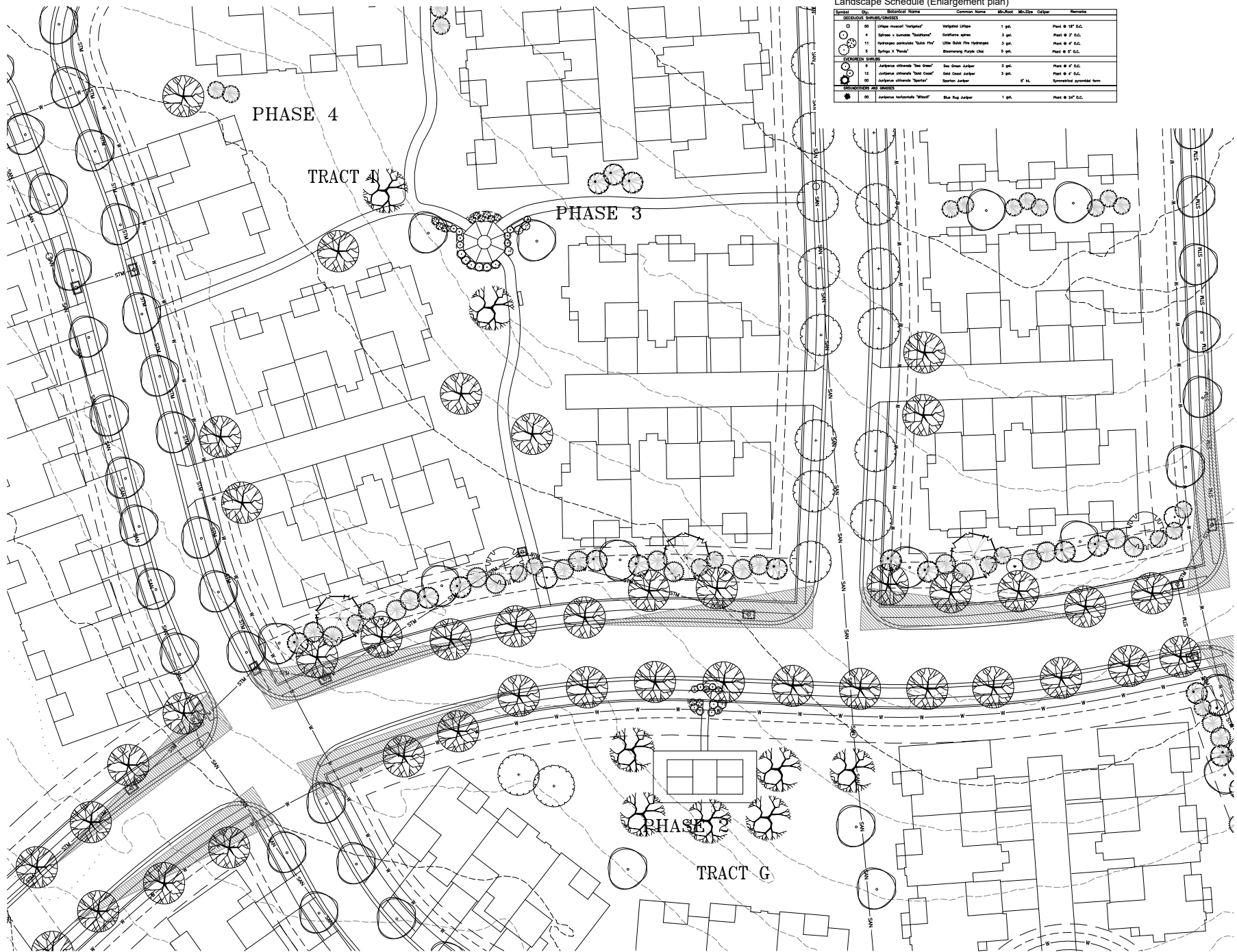
MATERIAL	FR %	REAR %	L.S. %	R.S. %
STUCCO	56	80	30	99
STONE FAUX	16	0	2	1
SIDING	21	0	0	0
GLASS	7	20	8	0

GENERAL INFORMATION
PROPOSED TOWNHOMES ARE SUBJECT TO :
UDO, SECTION 18.15.020.G.4.
PROPOSED DUPLEXES ARE SUBJECT TO
UDO, SECTION 18.15.020.G.3



PLANS COPYRIGHT
BY QUALITY DESIGN HOMES LAC
2008 ©

TYPICAL ELEVATION
STONEBRIDGE COURTS
CITY OF OLATHE, JOHNSON COUNTY, K.S.
16TH AND MURLEN
1/8" = 1'-0"
DATE 1-31-20



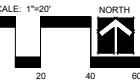
Landscape Schedule (Enlargement plan)

Number	Botanical Name	Common Name	Qty./Lot	McHale	Colony	Remarks
PERENNIALS, SHRUBS, TREES						
08	Ulmus macrocarpa 'Vacciniifolia'	Velvetleaf Elm	1 gal.			Plant @ 10' S.C.
09	Salix x baccata 'Noveboracensis'	Cowitch Elm	2 gal.			Plant @ 10' S.C.
11	Hydrangea paniculata 'Van Pelt'	Little Blume Hydrangea	2 gal.			Plant @ 4' S.C.
05	Spirea x 'Thorn'	Brooming Pearly Tree	2 gal.			Plant @ 10' S.C.
PERENNIALS, SHRUBS						
06	Andromeda obtusifolia 'New Dawn'	Sea Green Juniper	2 gal.			Plant @ 4' S.C.
12	Juniperus horizontalis 'Suecica'	Gold Coast Juniper	2 gal.			Plant @ 4' S.C.
08	Juniperus horizontalis 'Suecica'	Spreading Juniper	1' H.			Spreading Juniper form
PERENNIALS, SHRUBS						
08	Andromeda obtusifolia 'Virens'	Blue Rug Juniper	1 gal.			Plant @ 10' S.C.



CLIENT:
Rodrock Homes
9550 Dice Ln.
Lenexa, KS 66215

PROJECT:
Stonebridge Villas and
Courts
167th and Mur-Len Rd.
Olathe, KS



Date: 2.3.2020
Project #: 576
Landscape Plan
Master Screening Plan

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.

SIGN-IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>	<u>Email</u>
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SIGN-IN SHEET

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PLANNING
ENGINEERING
IMPLEMENTATION

January 7, 2020

Re: Neighborhood Meeting for Stonebridge development project located at the SW corner of 167th Street and Brougham Drive, Olathe, Kansas.
Application No. PP19-0007 and RZ19-0024

Dear Neighbor,

On behalf of our client, Stonebridge Partners, LLC., I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the development on the above referenced property. We will be hosting this gathering on **Wednesday, January 29, 2020 at 6 pm, at Stonebridge Trails Clubhouse** located at 16470 W. 165th Street Olathe, KS 66062.

Our proposed project consists of the Stonebridge Villas area with 60-foot-wide single-family lots on the East side of Mur-Len Road and the continuation of Multi-family products from the Townhomes at Fairfield Village on the South side of 167th Street and West of future Brougham Drive. The project is anticipated to begin construction Spring 2020. A copy of the proposed site plan is attached. We have filed application(s) with the City for their approval and we are excited to share this information with you and answer any questions you may have.

Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have.

Sincerely,

Harold A. Phelps, P.E.
Phelps Engineering, Inc.,
Agent for Stonebridge Land & Cattle, LLC
hphelps@phelpsengineering.com

PHELPS ENGINEERING, INC.

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