

October 22, 2013  
Mission Chateau  
Neighborhood meeting

Begin at 7:00 p.m.

Attendance:

Joe Tutera, Owner/Developer  
John Petersen, Polsinelli PC  
Amy Grant, Polsinelli PC  
Michael Goslinga, HWA  
Approximately 60 residents

Mr. Tutera began the meeting by explaining that there was a sign-in sheet and project summary memorandum for attendees of the meeting.

Mr. Tutera then walked through the new site plan explaining the various components and different types of living opportunities within the project. Mr. Tutera also provided several facts that were also included in the project summary memorandum that included setbacks, heights, building footprints, total project square feet, number of units per building, open space calculations, etc.

**Q & A began at 7:30 p.m.**

Question: How is this plan different? The plan doesn't seem different other than you putting homes where the villas were and now having the rest of the project on 12.8 acres instead of 18.4 acres. Do you believe this plan is responsive to the neighbor's concerns?

**Response: We heard that the for-rental villas were a concern to our adjacent neighbors so we have now provided single-family residential lots that may be owner occupied.**

Question: Do you have a new sheet with all of the figures you just spoke about?

**Response: Yes, the first page of the site plan packet has all of the figures and that has been posted on the City's project website. We have also prepared a more detailed project narrative that we will email to those who sign-in tonight.**

Questions: You mentioned the owner occupied lots. Is there rental product here?

**Response: Yes, 100% of the senior living project will be rental. This will be the only rental senior independent living facility in Prairie Village.**

Questions: What did you say were the proposed lot sizes and s.f. of homes?

**Response: The lots range from 18,000 to 22,000 s.f. to 30,000 s.f. in size and we would anticipate approximately 3,000 s.f. homes to be constructed on those lots.**

Question: Is there a street to get to the single-family lots?

**Response: Yes, we are constructing a new street, which will be a public street, which will align with the existing 85<sup>th</sup> Street to our east. This will be a 2-lane road with a median and will provide a cul-de-sac at the western edge.**

Questions: Can you build duplexes on these lots?

**Response: No. It is my understanding that someone would have to come back in and rezone the property in order to do that.**

Question: Who has to build the sidewalks along the road?

**Response: We do. We will build sidewalks on both sides of the new public street and will then dedicate the road to the City when we plat the property.**

Question/Comments: Is this plan compatible with the neighborhood? The goal should be to have the neighborhood buy into the plan you are proposing. The single-family lots should be similar to the lots that are adjacent to the site, not the overall City and you made all of the buildings 3-story now. The majority of the homes surrounding this side are 1-acre lots.

**Response: We provided the single-family lots to develop a transition between your homes and the proposed project. This plan generally spaces lots in line with the lots to the south, the lots to the south are about the same width. We thought it would be better to take 30,000 s.f. out of the footprint and make it 3-story so that we could provide an additional green space and setback to the southwest. The 3-story structure remains about 5' lower than the apartments to the west. We could take a poll and find that some of you want reduced height and some of you want more setback.**

Question: In talking about the lot sizes, why did you measure setbacks from building to building? It should be from the property line to the building.

**Response: We provided dimension from our lot line as well as from the closest neighbor's property line and the rear of their residence.**

Comment: The neighbors are most concerned about density.

**Response: The mass of the buildings has been directed to the Independent and Assisted living building and its building footprint is similar to the existing school. The rear of the property is consistent with the structures to the northwest. We have reduced the overall lot coverage from 23% to 18% and increased the green space.**

Comments: There were several people talking at this point and offering comments about wanting answers to the questions and that this is a community meeting for feedback.

Comment: The project is basically the same except it is more dense because you have the same buildings on less square feet and you replaced the villas with single-family homes.

**Response: We are here to present the current plan to you.**

Comment: You are supposed to be here to get comments from the neighbors and to listen to our comments.

Questions: Are people going to buy the proposed homes?

**Response: Yes, we have already received interest in these lots.**

Question: You stated that one of the City Council people said they want homes instead of villas, who was that?

**Response: I apologize if I misspoke. None of the City Council members said that. Mr. Kerr at the July neighborhood meeting stated that he was worried about the duplexes and the people who would rent them. He stated that he preferred owner-occupied homes.**

Follow up Question: What will happen if people don't buy those lots?

**Response: I guess I will have vacant lots.**

Question: What do you consider 10 acres of green space? Does this include the s.f. of the homes? I don't see 10 acres of green space on the site?

**Response: Yes, the total green space is 10.3 acres for both sites: this includes the homes, their driveways and patios.**

Comment: You said the homes would be approximately 3,000 s.f. in size? So if you take 3,000 times the nine lots you are back to the same s.f. you has in your plan that was denied by the City Council.

Comment: We are back here again at what seems like our ninth meeting. The project is still too big and too large. We are back to square one with this plan. This is all just smoke and mirrors.

**Response: This is not smoke and mirrors. It's math. The single-family lots will sit on approximately 6 acres with the remainder of the project sitting on 12 acres with almost 10 acres total of green space throughout the site.**

Comment: So now we are considering a 12 acre CCRC project which would still be the second largest one in the Johnson County area. You need to consider reductions. This is ridiculous.

**Response: Much of the information provided on the other senior projects in the City are not accurate. Just because you put something in a pamphlet does not make it accurate.**

Comment: We keep hearing you say our information is inaccurate so why don't we get together to validate them. Otherwise, they just float around. There has to be somebody, the City or the Developer that can verify whether the numbers are correct.

**Response: I am 110% willing to sit down with you and review that information. Our information is accurate because they are reviewed by the City. All of our key facts are validated through the review process. I just want us to be able to agree or disagree on the facts.**

Question: If someone did buy a house and had a party where would their company park their cars and how would emergency vehicles get through?

**Response: This would happen the same as it would in your neighborhood because this will be the same as any other residential street in the City.**

Question: What part of your plan has community input? You haven't changed anything?

**Response: This plan provides single-family lots instead of villas. We have reconfigured the Memory Care and Skilled Nursing building to have a reduced footprint and larger setback.**

Question: Are you paying to construct the public street?

**Response: Yes.**

Comments: At this point there was quite a bit of discussion amongst the neighbors regarding what should be built on the site.

Question: How can you prove that the project will improve our property values?

**Response: We have filed an appraisal report completed by Todd Appraisal.**

Comments: Again, several neighbors spoke amongst themselves regarding the fact that they want KC Christian School at this site. It was difficult to hear all of the comments and to include them here based on how fast people were speaking.

Comments: The Todd Appraisal report did not have other comparative properties. There was no accurate comparison in the report? Santa Marta and Village Shalom are not similar. Nothing was supported in that report. Also, if you plan changes then that report is invalid.

**\*\*Again, more than one person was speaking at this point and it was difficult capturing all comments.**  
Comments: From one of the neighbors directed to other neighbors; what do you want? Response from another neighbor we want something on the scale of Benton House, comment: so you want one story, response: no not one story but appropriate like Benton House, it fits in well.

Question: How much green space do you have on the site? The Somerset project has lots of nice green space and I just don't see if here.

**Response: The Somerset project actually contemplates Villas be constructed where you see the green space right now. They could expand into that area the approval does not limit total square footage and the unused space that exist today is not for public use. The Benton House footprint, fully developed, is 80,000 sqft which is the same as the footprint as our assisted living and independent living building. Benton is on small streets next to many small homes, Benton is much taller than these houses and is closer to them. Benton sits above grade to the street and Mission Chateau site below it.**

Question: Will you please have the architect put the 3,000 s.f. homes on the plan so we can see those? The plan right now is not a fair representation without the homes on there?

**Response: Yes, we will do that.**

Question: Why can't you just leave those single-family lots as green space? I realize that is probably a financial impact but I think it would be a nice area for the neighbors as green space.

**Response: We have provided a significant amount of open space on the site. We have reduced the project and are trying to be fair to the neighbors.**

Comment: Town and Country has a minimum lot size of 1.2 acres. You need to look at the actual to size. Will you just leave this as green space?

**Response: Again, we are trying to provide a transition area for the neighbors. This plan provides over 10 acres of green space throughout the site.**

Question: What will the construction timeline be?

**Response: We expect approximately 24-30 months with the heavy construction taking approximately 15 months and then another 9 months to finish interior product.**

Question: What do you consider park space vs. green space? I do not see 10 acres of park space on this plan?

**Response: We hope that you will visit the site and enjoy the open space. We have 1-acre along Mission road with sidewalk and streetscape and we have almost 1.5 acres south of the IL/AL building and almost an acre south of the MC/SN building in addition to about 1.3 acres near the creek on the north side of the plan. There is a significant amount of open space that I must maintain on the site.**

Comments: Again, there was discussion amongst the neighbors. Someone in the audience asked who MVNA is made up of and what do they want to see on the site.

Questions: Why is there a no trespassing sign on the property right now?

**Response: Because it is a liability issue from an insurance stand point. It is no different than if someone trespassed on your property and hurt themselves.**

Question: Can we set a meeting for people to walk the site?

**Response: Yes, we can arrange that.**

Question: How much parking do you have on the site and how many employees will you have at the maximum shift change? Also, how many people do you expect to have their own cars?

**Response: There are 316 parking spaces on the site which is more than required by the City code. Our maximum number of employees is 85 employees with 50 additional at shift change we have built the parking to handle that transition time.**

Question: How many cars will the resident have, we realize some will not have any.

**Response: About 40 of the 136 Independent Living units will have cars but this is just a guess. The assisted and independent facility includes 143 parking spaces.**

Comment: Other CCRC facilities have 95-100% cars for the Independent Living.

**Response: We are providing a total of 316 spaces on-site and have planned for shift-changes so we believe our parking is adequate.**

Comment: Yes, in a perfect world the parking would never be full? But, what if? Where will people park if spaces are not available?

**Response: Our parking will work. We have met the City's requirement and will not have off-site parking for this project.**

Question: How will the City know who the cars belong too if people do park on the street? Will there be stickers on your employees and residents cars? How will this be policed?

**Response: Our employees will have stickers on their cars. We would have to ask the police department how they would regulate this.**

Question: Let's assume three years from now no one has bought the single-family lots. Will you deed restrict them so that they cannot be rezoned?

**Response: No. This is no different than your single-family neighborhood. You would not place a deed restriction on your property. If someone wants to do something other than single-family homes they will need to seek approval from the City.**

Comment: We have HOA regulations in our neighborhood that restrict us from renting our homes.

Questions: How much parking will be dedicated to visitors and guests?

**Response: I apologize that I do not have that number in front of me. We will send that out to those who signed-in tonight.**

The meeting was concluded at 8:30 p.m.

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 NEIGHBORHOOD MEETING  
 OCTOBER 22, 2013

SIGN-IN SHEET

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Disgruntled Neighbor!			
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