

OAK IQ COPPER CREEK SUPPLEMENTAL CORRESPONDENCE -

RECEIVED AFTER MARCH 15, 2024

From: M B <nv1tm17@gmail.com>

Subject: Tonight's City Council Meeting

Date: March 19, 2024 at 9:28:35 AM CDT

To: ceiterich@lenexa.com, jkarlin@lenexa.com

Dear Council members Eiterich and Karlin,

My wife and I have been residents of the City of Lenexa and the WaterCrest Landing subdivision since approximately late March 2021. At least one of us has attended each Planning Commission and/or City Council meetings where the **Oak IQ - Copper Creek** and/or **The Residences on Woodsonia** have been on the agenda.

Our concerns regarding what is coming before the Council this evening is primarily related to the densities that each of these projects will be bringing to the area. As these projects have been redrawn and resubmitted, the densities and number of units seem to increase. While we understand the need for additional housing in the community, along with the investors' desire to take full advantage of an investment; we're concerned of the additional strain on resources this will put on Black Hoof Park and Lake Lenexa.

As residents of WaterCrest Landing, we're also concerned about the additional traffic, both vehicular and pedestrian, that the densities of both these projects will bring to the area. It's our belief that the density of both projects will cause a considerable increase in traffic through WaterCrest Landing to reach Black Hoof Park and Lake Lenexa.

In addition, we have concerns with the step-up in density in the proposed Oak IQ - Cooper Creek project. As it is currently before the Council, the proposal has five two story buildings, with 12 units each, located directly across a city street (Woodsonia) from single family houses on the west side of WaterCrest Landing.

It's our hope that you and the Council will take these concerns into consideration in your recommendations and voting.

Thank you for your service to the residents and City of Lenexa!

Tom and Maria Barbee
8848 Freedom Street
Lenexa

From: David Brewer <dbrewer514@gmail.com>

Date: March 18, 2024 at 2:34:17 PM CDT

To: Courtney Eiterich <ceiterich@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>

Subject: Copper Creek Apartments Preliminary Site Plan Approval

Ms. Eiterich and Mr. Karlin,

I am writing to inform you of my concerns regarding the proposed Preliminary Plan/Plat for the Copper Creek Apartments. As you may recall from our prior correspondence in 2020 and 2021 regarding the rezoning of said property, the development of a 529 unit apartment complex on top of a single family residential neighborhood creates many challenges. This density will create a High Density development comparable to the WaterCrest and EdgeWater at City Center Apartment Complex at 87th and Renner Road. I believe I speak for many if not most of the residents of WaterCrest Landing that the establishment of a High Density development adjacent to our Low Density development goes against the concepts defined in the Draft Comprehensive Plan for Lenexa. Included in the discussion of Goals for Housing and Neighborhoods, Goal 2 describes how there should be a consideration for a mixing of housing densities in newly developing areas, but there should also be a consideration for transitions from high density to low density housing. Unfortunately the proposed design for the Copper Creek Apartments does not provide for "Well Planned Transitions" between the two densities.

A reduced density housing model along Woodsonia would be a good starting point. RP3 zoning (Medium Density Residential) does not require 12-unit two story apartment buildings. Other building types mentioned in the Draft Comprehensive Plan include duplex, triplex, quadplex, and other less dense housing types. These building types are also suitable for High Density Residential. The architectural style of the project has also changed, Early designs focused on styles compatible with single family neighborhoods. The new designs look like apartment buildings. The Residences on Woodsonia to the north have revised their housing density and design to include one story duplex housing units along the "Transition Zone" between the proposed 300+ unit apartment complex and the north boundary of WaterCrest Landing. I understand that was changed at the request of the City Council.

Another concern is increased traffic. The current design places the two primary entrances to the complex directly opposite 88th Street and 87th Terrace. This design will obviously greatly increase traffic flow through the WaterCrest Landing neighborhood creating safety concerns for our residents. The proposed design of the apartment development also falls short of the city's requirements for landscape buffering along Woodsonia. The design proposes a reduction in the number of tree and shrub plantings. Instead of decreasing the density of plantings I would suggest a design that increases the number of plantings to create a more opaque buffer between the developments.

These are just a few of the concerns that have been shared between current residents of WaterCrest Landing. Hopefully the Council will take into consideration some of these concerns and work with the developer in designing a lower density and more integrated development.

Thanks,

David Brewer
8834 McCoy Street
Lenexa, KS 66227
816.678.7510

From: Burdon Reinke <bkreinke@sbcglobal.net>
Date: March 16, 2024 at 9:03:19 AM CDT
To: Courtney Eiterich <ceiterich@lenexa.com>
Cc: Lori Reinke <reinkelori1@gmail.com>
Subject: City development - Woodsonia and 87th - 89th

Lenexa city council meeting

Hello Courney,

My name is Burdon Reinke, (we have spoken in the past) I have lived in Lenexa since December of 2020.

My wife Lori and I moved to Watercrest Landing and into our new home at 22652 W 88th ST after spending 32 years at a home in Olathe.

The planning for the rezoning just west of our new home was well on its way at the time we arrived and we did not get involved at that stage.

I realize that the new zoning is a done deal.

We are concerned about the density of the residence in the new development and the traffic that it will create on our street.

We moved to the area due to location and the quiet, peaceful setting.

We would greatly appreciate if you would take our concerns into account when approving plans for the new development.

Our home is the third lot east of Woodsonia on 88th street, so we would be close to the traffic and entrance.

With many small children on our street and in the neighborhood, the traffic is a concern for them as well.

Again, please consider limiting (if possible) the density of the units in that development.

Thanks,

Burdon and Lori Reinke
913-660-5618