Dear Planning Commission,

My name is Tanner Cox and I live at 4031 N. Bluestem Ct. My house is one of five that face North looking directly into the proposed zone change with no barrier. I am sure you have received many emails, calls, and letters regarding the proposed re-zoning of the Woodard land north of the city hall building. Let me begin by giving you a brief back ground on myself. This is the first home I have purchase, and I did so at the age of 24. I worked very hard as a full time employee and student through my college carrier to get in the position I am today. I can assure you that I am one of the younger, if not youngest, home owners in Watercress and worked very hard to get where I am. With that said, I am not in a position to up and move or have my property value decrease do to the proposed plan for the land. I moved here knowing that one day something would be built in the field eventually, and I put no blame on Gerald for selling. However I was told this land was zoned single family, and would sit vacant for 10+ years which I realize is not your problem and that was a misrepresentation.

My intentions are not to complain or get politically involved, but to simply voice my opinion. My wife and I chose Maize and the Watercress community for multiple reasons, but the most influential reason was the safety and community involvement the area provides. Having a 270 unit apartment complex just outside of my back window did not make the list of reasons we chose this area.

Because they are more transient, renters are less likely to participate in neighborhood associations and community involvement resulting in no sense of entitlement of bettering the community. Homeowners are more likely to be a political force to be reckoned with because they're expected to remain in their neighborhoods longer than those renting. With that being said, homeowners have a greater ability to affect the kinds of changes that make community/neighborhood more desirable and not renters paying \$700/month which could negatively affect what we have all worked so hard to establish.

While in attendance of the informational meeting, it became very apparent that I was not the only one who felt this way. I was very open to listen to the plans and see the layout of the complex. However I was taken aback by the older gentleman's demeanor. It seemed he could care less what neighboring homeowners thought of it and felt no entitlement to explain the plans nor change them. His only concern is the dollar signs, and he knows homeowners typically do not have a say in what is and isn't going to happen. My main concerns with the complex are property value, crime, noise, lighting, and traffic. Statistically speaking, no matter what class the apartments are being referred (high end) as, all of those concerns are increased with any apartment complex.

The last thing the developers want, along with watercress residence, is to drag this thing out for 10+ years. Thank you for your considerations and I look forward to the upcoming meetings regarding this re-zoning issue. Please see my recommendation and opinions on the following page.

Best Regards

In the following diagram you will find an illustration describing one of my main concerns. You will notice the highlighted road pointing directly into my back yard and house. With 270 units with an average of 2 occupants per unit that is 540 people. It is safe to assume that 500 hundred of those residents will have vehicles regularly traveling that road in which headlights will be shining directly into my house and windows at all hours of the night/day. We realize something has to be built, but to have this complex built without a berm illuminating the line of sight is outrageous. Ask yourself the question "If this were my backyard" what would you be happy with? We chose Maize and the Watercress community for its safety and privacy.

I propose if a zoning change takes place a required 20' berm should be required along the highlighted are below. As you can see this would require movement of three of the two story units. It seems those units could be moved to the West side of the plan to accommodate the berm. Along with the 20' berm an assortment of moderately mature trees should be planted along both sides of this berm for added noise cancellation and privacy. For safety and to eliminate foot traffic into the watercress development a 6' rout iron fence would travel the property line of the watercress homes directly backing the complex. Please consider that residents backing up to this proposal where insured that the land would stay SF1 and would not be developed for 10+ years as a selling tactic. After talking with other residents it is very apparent that none would have bought/built on these lots if this information was available. With that said we will be faced with a difficult selling process resulting in decreased property values if a definite buffer between the complex and residence is not required.



To: Maize City Council/Maize Planning Commission

I would like to address the proposed rezoning of "specific property" to the North West corner of the Watercress and Watercress Village residential neighborhoods. My family and neighbors will be directly impacted by the property if it is rezoned to commercial and developed into apartments. The primary impacts that we are concerned with include our property values, economic impact to Maize infrastructure and schools, our privacy, as well as noise and light pollution from the planned three story apartment complex.

We do not feel that the information provided to date has addressed our concerns and request that the city council/planning commission provide clarity on these concerns before making a decision. We understand the development of the land is expected but request that the short and long term impacts to the neighborhoods and the community are identified and communicated for the best economic and environmental results before finalizing the decision.

Our greatest concern with the development of a three story apartment complex is that it will devalue our property and the surrounding property unless there is a significant buffer that will soften the transition. We have been told of a fencing option with landscaping (trees), but this option will not sufficiently provide a year round buffer to defuse sound and car headlights. With approx. 250-300 cars coming and going each day, plus the noise of the external A/C units for each apartment, this will no doubt cause a disturbance to the surrounding neighborhoods year round and especially in the summer months. As an option to compromise we believe that a dirt berm of ~20' would provide enough of a buffer to minimize the effects of sound, car headlights, and property values. With the initial plans the developers have provided it would be relatively easy to rearrange the apartment layout to accommodate. We also understand that there is a main sewer line running the length of the border with the property, but at the point of intersection with a berm this may only add a minimum addition of earth since the midpoint of the berm would be offset by ~40-60ft away from the sewer line, and not directly on top of the line. The construction of a berm would eliminate 70-80% of our concerns. This would be a great solution to soften the transition while also providing a backdrop to both the residential properties and the commercial property that would create a feeling of seclusion for both groups without a feeling a of entrapment like a fence or other concrete barrier.

In addition to our concerns with the buffering of the three story apartments we are also concerned with economic impacts to our community and would like to gain a better understanding of how this is projected to benefit/detriment our local economy. We instinctively believe that this will devalue the surrounding property, but are unsure of how this impacts the rest of our community. The main point being; what is the vision for our community? We are not connected to the vision set forth for our community and if it is or is not consistent and how the other developments that are currently in works (other apartments, and the locations of other commercial properties) will impact the potential development behind our houses. Would you please provide us an objective basis to understand why this rezoning will benefit our community, in other words, what value will this bring to our community over the short and long term?

To recap our thoughts and concerns, if the rezoning will provide a positive economic impact to our community as a whole, please ensure that the direct impact to the immediately impacted neighborhood of Watercress and Watercress Village is minimized with at least a 20' dirt berm covered in native grasses and trees.

Thank you very much for your attention to this matter, and concerns for the neighbors directly and indirectly impacted by this proposed zoning change.

Kind Regards,

Patrick, Brenda, Avery and Eli Morgan – 4027 N. Bluestem Ct., Maize, KS 67201

To: Maize City Planning Commission

From: Brad McKibbin, Watercress Village Resident

Regarding: Case Number Z-03-015

Although I don't like the idea of an apartment complex being constructed to the west of Watercress Village, I'm sure there is not much that can be done to stop it. Therefore, I would like to comment on some things I would like to see incorporated so as to protect the solitude and peaceful area of Watercress Village. Most of us who live here, selected Watercress Village for those very reasons.

- I would hope that there be no access from the apartment complex to Watercress Village. I
 understand that access is to be via Reed Street and I think if another is needed, a street should
 be constructed from the apartments out to Maize Road just to the north of Woodard
 Mercantile.
- 2. Apartment buildings would be positioned as far from WV as possible.
- 3. Build a 6 foot concrete wall around the apartments to help with noise and keep trash from blowing into WV.
- 4. Plant large trees between the apartments and WV.

Thank you for your consideration.

August 29, 2015

Planning Commission Planning Secretary Maize City Hall 10100 W Grady Maize, KS 67101

RE: Case Number A-03-015

The north side of Watercress Village already has a water drainage problem and we are concerned that the proposed apartment complex will add to this problem. The lands to the West and North are higher than the land where our houses are built. There needs to be a drainage pond to help this issue.

We would like to see the proposed apartment complex plant trees, grass and add a walking path around a pond to the west of our houses. Therefore, the homes in the Village and Watercress would not be looking directly into apartments.

We also feel the emergency exit should be toward Maize Road instead of coming through the Watercress Village curvy streets.

We would appreciate consideration of our concerns. Thank you.

Respectfully,

Riflis Coup

Charles and Phyllis Coup 9693 W Village Place Maize, KS 67101 316-978-9372 29th August 2015

Mark Pfannenstiel 9685 W, Village Place Maize, Ks 67101

Dear Planning Commission

Residential Zoning District To LC Zoning District

Case # A-03-015

I am writing my concerns with the proposed zoning change of East side Maize Road, North of Ranch Road. Will problems arise with the additional amount of run-off water and drainage of the complex? Watercress Village has its own drainage problems that haven't been addressed by the builders. There is a lot of run off behind the North residents homes that doesn't drain quickly and pools instead. Also the land north of Watercress is hunted on for water fowl in the fall and winter. Some residences have incurred damage to homes from buck shot. The greater concern is the welfare of people that could be harmed from the carry-over of lead shot pellets

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Thank you for the opportunity to voice my concerns and hope they will be considered in the planning commissions vote.

Thank,vou

Mark Pfannenstiel

Begin forwarded message:

From: Scott Miller <<u>smiller@1kms.com</u>> Date: August 31, 2015 at 10:11:52 AM CDT To: "<u>kedgington@cityofmaize.org</u>" <<u>kedgington@cityofmaize.org</u>> Subject: Watercress Rezoning to Apartment Complex 9/3/15 meeting

Kim,

I hope this is the correct channel to voice my opinion on the rezoning on of the property directly North of the Watercress Neighborhood, I would not like to see a multilevel, 270 unit apartment complex in the backyard of a very well established and nice neighborhood. From the very beginning I was told this was going to be single family, single level residential housing. I believe the property should stay zoned residential, I would not like to see the residential zoning be changed for anything other than single family residential homes/patio homes.

Please let me know if you need anything else from me to voice my opposition to the rezoning, I know there is a meeting on this 9/3/15 so if there is anything else you would like/need me to do to make this official please let me know.

Thank you, Scott & Amy Miller 3941 N Goldenrod St Maize, KS 67101

Scott Miller KMS, INC 811 E Waterman Wichita, KS 67202 Phone: 800-752-5262 ext 214 Direct Dial: 316-558-3124 Fax: 316-264-7511 smiller@1kms.com August 31, 2015

Ms. Kim Edgington Planning Administrator 10100 W Grady Ave. Maize, Ks. 67101

Ms. Edgington,

I wish to express my opposition to zoning request, case Z-03-015, changing the classification of this property to LC Limited Commercial zoning district and MF-29 Multi-Family Residential zoning district.

Based on the incentives the city has put in place I believe there has been a vision of a well-managed thriving community offering safety, good schools, good infrastructure, and wonderful surroundings.

Home buyers bought into this vision which has been verbally expressed and implied by the Watercress developer, realtor, and even by the city through the zoning of the considered property as single family. This has become a shared vision as shown by citizens in their willingness for higher taxes to support our community.

Approval of this application will signal a retreat to current and future homebuyers, especially in Watercress and Watercress Village, from this shared vision.

Through history leaders are remembered favorably for their foresight and longterm vision, as opposed to those favoring ill-conceived short-term gains.

I believe the long-term goals and vision for the Watercress development and the city as a whole, which I have adopted, are better served by the rejection of the application.

Wayne L. Smith 3920 N. Goldenrod Ct. Maize, Ks. 67101

cc: Clair Donnelly, Mayor Donna Clasen Karen Fitzmier Alex McCreath Kevin Reid Patrick Stivers September 1, 2015

Mr. Bryan Aubuchon Maize City Planning Commission 10100 Grady Avenue Maize KS 67101

RE: Case #Z-03-015

Dear Mr. Aubuchon:

We would prefer that an apartment complex not be built on the east side of Maize Rd, north of Ranch Rd. However, if you are going to allow it, we strongly urge the Planning Commission to seriously consider - then adopt - the "Use Transition Plan Recommendations" attached to this letter. I've also attached the "Applicant's Proposed Plan" that shows just how close the building will be to our house (#1) if left alone. Also, there is no wall and very few trees between the two properties as currently proposed. It will be very noisy and ugly for us. I find it incredibly disrespectful that Case Associates would build a huge multi-family 2-story building 20 feet from my house with no thought or consideration to the destruction of our current lifestyle, which is one of peace and quiet. Not one of their leaders would want to live in our situation once those buildings go in.

Even the recommendation of 50' between buildings is rather narrow, but if they put in lots of 30' trees, lots of evergreens, and lots of ornamentals along with the greenway character and a masonry wall, it will at least be easier to look at and help with noise. We just don't want to see the buildings or hear the residents' activity. And we shouldn't have to. We were here first.

The emergency road is somewhat of a riddle for me. Don't apartment complexes have speed bumps? I don't think emergency personnel will cut through an apartment complex to get to our house or the Village in general.

Also, the drainage issue is huge. We are never dry already. Please ensure that we aren't their runoff receptacle.

And, one last thought: Be proud of your city and respectful of your citizens. Be a city that people want to move to, not from. Hold Case Associates to a higher standard. OR don't let them build here.

Thank you.

Stacey & Daryn Stroud 9747 Village Place Maize KS 67101



OVERALL PLAN VIEW USE TRANSITION ZONE

08.26.2015



USE TRANSITION PLAN RECOMMENDATIONS WATERCRESS VILLAGE & WATERCRESS

SECTION VIEW (TYP.) EAST PROPERTY LINE



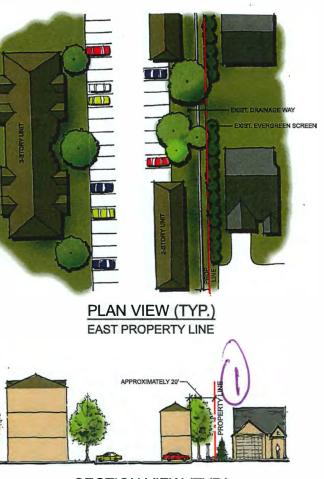
Stroud

ITEMS OF CONCERN:

- DISTANCE BETWEEN USES
- TRASH ENCLOSURE LOCATION
- TRASH PICK-UP TIME
- SITE & EXTERIOR BUILDING LIGHTING
- EMERGENCY ACCESS
- PLAN ASSUMES KDOT DOES NOT ACQUIRE PROPOSED NORTHWEST BYPASS R.O.W.
- SCREENING
- SECURITY
- DRAINAGE



OVERALL PLAN VIEW APPLICANT'S PLAN



SECTION VIEW (TYP.) EAST PROPERTY LINE

APPLICANT'S PROPOSED PLAN

08.26.2015

APARTMENTS



Stroud

Durce

To: Maize Planning and Zoning Commission; Maize City Council

As a resident of Maize and the Watercress community I would like to express my immense concern and apprehension regarding the proposed rezoning of the property near my home. My concern surpasses the most obvious, which is the potential drop in my property's value, but also how the infrastructures of our city will be changed to accommodate the influx of people that will suddenly be thrust into our community: How will our schools be affected? What will be done about increased traffic on our main roads? How many new public service workers will be needed to accommodate the growing population? Will economic strain be placed on current residents in the form of higher taxes to support the changes of Maize's current infrastructures?

In addition to the afore mentioned issues, we are also extremely underwhelmed with the lack of plausible suggestions that have been provided to us by the current owners of the property that would "lessen" the degree to which the neighborhood will be impacted by the 270 unit apartment complex. Sound and light pollution is a big issue for those of us that will be in close proximity to the apartments. Also, through-traffic and safety are concerns as well.

I also have serious questions about how rezoning the property will *add* to our community and who exactly will benefit from it. Yes, it will initially draw in a good deal of immediate revenue, but will that immediate revenue have a detrimental impact to our community in the long-run? I, like many of my neighbors, feel that this will not have positive lasting effects on our community; not because of the addition of a 270 unit apartment complex, but because the changing of the zoning is an integrity issue. The property has been zoned for single-family homes and it is a matter of integrity that the city and the Planning Commission keep the property zoned as such, unless the rezoning is unopposed by the majority of those who would be directly affected by it. In this case, those who will be affected by the rezoning are adamantly in opposition to it.

When a property is zoned for a specific use the city is essentially giving its word to the community that the property will only be used for its intended purpose. Not only does zoning help preserve the character of a community, but it is also plays an integral role when many individuals choose to make an informed decision to invest within a particular area and we, the citizens of Maize, should be able to rely on the officials whom we have elected into place to protect those investments and the overall best interests of the community.

There is a great deal of undeveloped land throughout the city of Maize. With that in mind, who will want to build or buy homes anywhere near these properties when there is a big possibility that their investments will not be protected if a more lucrative offer comes along for the use of the area? I know that if my husband and I had been made aware that there was even a slight chance of this happening when we purchased our home a year ago, we most certainly would never have done so.

We have chosen to invest in Maize in good faith and I implore anyone who has a say in the rezoning decision to consider that. Thank you for your time regarding this important matter. Sincerely,

, ·

Katherine, Austin, and Mason Duree

4039 N Bluestem Ct

Maize KS, 67101

Maize City Planning Commission and Board of Appeals

Gary Kirk, Chairman

10100 W Grady Ave

Maize KS 67101

Re: Rezoning

Dear Members:

My Husband and I live in the Watercress Village area and wish to advise why we do not believe the rezoning for the large apartment complex is in the best interest of the watercress neighborhood.

1. Once the building of the project begins, our home will immediately be devalued. We have been

Kempf

advised that our home would lose at least \$100,000.00 in value once the building begins and

more if/when the K-96 Highway exit project begins. Approximately 98% of the homeowners

are Senior Citizens and were expecting (according to current zoning designation) to use our

investment in our homes to finance the cost of assisted living, when that time comes.

In addition, we are not adding children to the overcrowded school system.

2. We, recently, voted YES for a school bond issue caused by overcrowding in the Maize school

system. Now, our City Council wants to change zoning to enable a project that will add to the

overcrowding and possibly necessitate adding more schools and buses to the budget. That is,

unless the developers guarantee that no one can occupy their apartments, unless they are over

55 years of age.

- Is there not already a subsidized housing project only a few blocks away, on Maize Road? If so, do we really need another?
- 4. We have been told that Builders had expressed interest in buying the land in question, to build homes consistent with the current homes and would need no rezoning? Is that not a more ethical selection?
- 5. We were lured into considering building a home in the City of Maize by the idea of a small town

feeling and by promised Grants. However our Grant will be negated by the loss of value we will

incur if rezoning is voted in. We are asking that Trust and Ethics prevail and that the City Council

will "see the big picture" and vote not to change the zoning currently in place. I might remind

you all that The City of Maize has a web page that states THE CITY OF MAIZE "where community

counts" We hope you will keep these implied promises in mind when a making a final decision.

Sincerely,

Marvin & Susan Kempf

Sue Villarreal

From:Kim Edgington <catfankim@yahoo.com>Sent:Thursday, September 03, 2015 5:43 PMTo:Sue VillarrealSubject:Fwd: Maize Site Apartment Complex Background Information

A letter of support for the apartment project.

Sent from my iPhone

Begin forwarded message:

From: Angela Kessler <<u>akessler@rui.org</u>> Date: September 3, 2015 at 5:32:53 PM CDT To: Kim Edgington rt 1 <<u>kedgington@sbcglobal.net</u>> Subject: RE: Maize Site Apartment Complex Background Information

Kim,

I support the project proposed listed below.

As a Maize resident I am very interested in the project coming before the planning commission tonight. I am strongly in favor of a Class A apartment complex on the land by Woodard Mercantile south to City Hall. This type of apartment complex will be built to the same caliber of the homes and neighborhoods surrounding that land. The caliber of homes and community atmosphere is what brought us to Maize. I would be disappointed to see a lower caliber housing edition become part of the landscape of Maize. As visitors enter our city from the south, we want to make a good first impression and a housing development with no covenants or HOA would not provide a positive impression.

As a mother of two young children, I am in favor of the Class A apartment complex because of the strict applicant policy and screening. I want to feel safe in my neighborhood. I want my children to feel safe in our neighborhood. The background screening, credit check and rental history report required by Case & Associates adds another layer of safety to our community.

Thank you for time.

Angela Kessler 4050 N. Westbrook Maize, KS 67101 316-258-9013

Angela Kessler | Vice President of Development | <u>akessler@rui.org</u> **Rainbows United, Inc.** | 3223 N. Oliver Ave. | Wichita, KS 67220 | <u>RainbowsUnited.org</u> Office: 316.558-3482 | Cell: 316.258.9013 | Fax: 316.267.5444



<u>Support the little things</u> "The little things make all the difference."

SAY NO TO WATERCRESS REZONE

Petition Background:

The Maize City Planning Commission will consider the changing of zoning district classification for approximately 24.4 acres from SF-5 (single-family residential zoning district) to LC Limited Commercial zoning district and MF-29 (Multi-Family) residential zoning district.

Petition:

Developers are planning on putting what will be known as Watercress Apartments on the roughly 25 acres. This is a petition of the undersigned property owners OPPOSING the rezoning by the Maize City Planning Commission.

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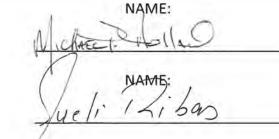
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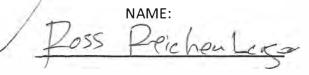
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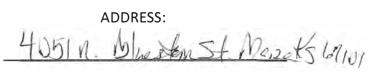
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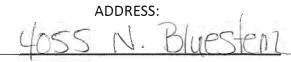
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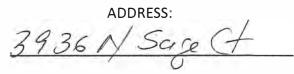
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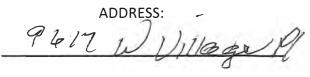




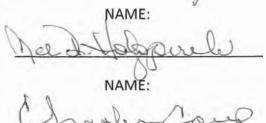
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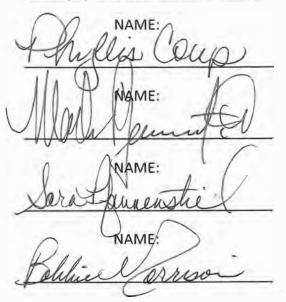






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Eleanor Clark

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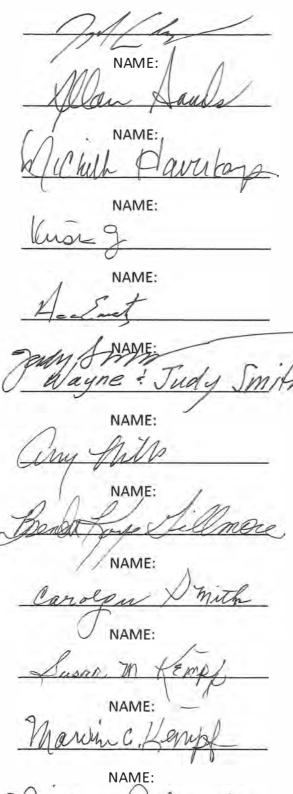
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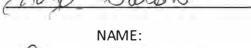
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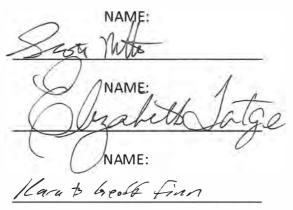
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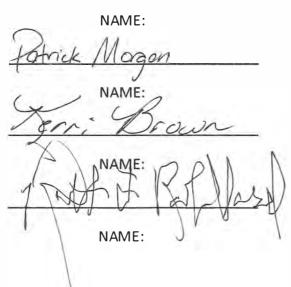
NAME: Jim and Brenda Fink

NAME: <u>Jamal Showbaji</u> Seri Lema NAME: Hay Watar



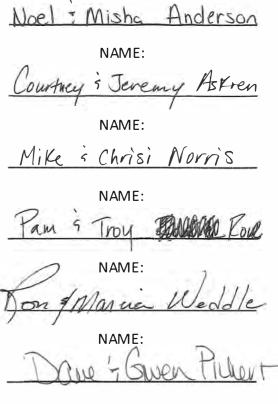






4000 N. BLUESTEM ST ADDRESS: 3921 N. WATERCRESS CT. ADDRESS: 3834 N. Watercress Ct ADDRESS: abord h. v: 11030 Pl. ADDRESS: 4042 N. GoldewRod Ct. ADDRESS: 4042 N. GOLDENROD CF. ADDRESS: 3941 N Goldenrod C+ ADDRESS: 4095 N (pldenrad (F ADDRESS: 4009 N. Bluesem St ADDRESS: 4027 N. Bluestern Ct. ADDRESS: esten St. 1008 ADDRESS:

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