

**Anna Will**

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**From:** Planning Contact  
**Subject:** FW: Case RZ24-0005 - the rezoning at 169 and 159th - Madison Place

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**From:** Dianne Waldo <diann3waldo@gmail.com>  
**Sent:** Thursday, April 4, 2024 9:46 PM  
**To:** Planning Contact <PlanningContact@OLATHEKS.ORG>  
**Subject:** Case RZ24-0005 - the rezoning at 169 and 159th - Madison Place

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Olathe Planning,

I am writing to share my opinion of the proposed rezoning of the agricultural area that currently exists between my neighborhood and Hwy 169 south of 159th St. My home is located near the walking trail and currently I have the open field behind my house and Tractor Supply visible to the north west. I am living at 19252 W 161st St.

The plan is to rezone as Industrial with some multi-family residential and large apartment buildings. The extremely close proximity of the Crystal Court Condominiums very near to this allows me to understand that I could soon have similar two story condo buildings looming over my own backyard like those neighbors already do, just a few houses away. There will be non-stop noise and complete disruption of any peace and quiet with the addition of the Industrial buildings planned also way too close nearby - they will literally surround and destroy our small section of the neighborhood here by the walking trail and green area. It is way way too close. Just the lengthy construction phase(s) of this alone will disrupt any peace I may have hoped for when I bought my home here in Olathe, where I hoped to live in my retirement. The property values will assuredly drop. Desirability of this neighborhood will suffer greatly. WHO would want to live on this street right up next to this terrible plan? I ask you: Would you want this to happen to your own neighborhood?

I make a plea to you, please do not allow this to happen to my home and the future quality of life on this street. Let them build farther out on the land that is away from our valuable homes and our peace. For some of us, our homes are all we have.

Thank you for your consideration,

Dianne Vavroch  
Homeowner at:  
19252 W. 161st St.  
Olathe, KS 66062  
[diann3waldo@gmail.com](mailto:diann3waldo@gmail.com)  
913-522-2079

**From:** Jordan Mantha <jordan.mantha@gmail.com>  
**Sent:** Wednesday, April 24, 2024 10:08 AM  
**To:** Planning Contact  
**Subject:** Comment on RZ24-0005

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I am writing as an Olathe resident, as a homeowner with property abutting the proposed Park 169 development, and as someone with a background in environmental science who cares greatly about being responsible with stewarding the land we've been given. I believe the proposed development would be a detriment to the Olathe community and to the subdivisions surrounding the area.

1. My wife and I moved to the South Hampton subdivision (which had been developed in the late 1990s) in 2014. With rapid development just north and south of 167th street in the last few years the amount of traffic has greatly increased while the natural habitat and quality of life have greatly decreased. There have been no improvements to 167th street, Warwick has become a freeway for children on golf carts and razor scooters along with construction crews and hotrods trying to go from 159th to the Heather Ridge South. Adding 700+ dwellings without any real plan to address 167th street or 159th street traffic will dramatically degrade the quality of life to existing residents of the subdivisions who have been living here for decades, especially when other new subdivisions are currently being built in the area.
2. The proposed development includes significant amounts of M2 zoned area. While I understand that having commercial zoning along the railroad to the west makes sense, I am particularly concerned about the amount of large vehicles like semi-trucks, construction equipment, etc. that this zoning would allow. Neither the streets nor the families living along 167th and 159th streets will benefit from such use. There should be no consideration of this type of development without first addressing the road and traffic situations.
3. The proposed development includes next to no green spaces to benefit the larger community or preserve some of the natural habitat that wildlife in the area are currently using. With all the development happening south of 167th St from Warwick to Black Bob, the amount of natural area is being rapidly removed. It will affect wildlife and we will have more trouble with coyotes and bobcats. Additionally, there appears to be no plan for a city park in this development. That means Hampton Park will be serving double the number of families that it was just a year ago. It will no longer be a place for the South Hampton and Madison Place families to get together for movie night or a hay ride.
4. In addition to green space, the Indian Creek Trail ends at Hampton Park, will the city or county be extending it south or west so that families can continue to have safe trails to use to walk throughout the city? It just seems like subdivision upon subdivision is being approved with no consideration of the larger picture of keeping Olathe and Johnson County a place where people want to actually live.
5. Crime has become an increasing problem in our area. We moved to Olathe because it was affordable and safe, now we regularly see police on domestica calls and way too often murders or murder-suicides. This has completely tarnished Olathe's reputation as a safe city, a city for families. There are apartment complexes that sit almost empty yet we need to build townhomes and \*more\* apartment complexes?! Please keep our city from becoming the worst place to live in Johnson County.
6. This plan was forced on residents having been "notified" via mail shortly before the planning commission meeting on April 8th. There has been zero conversation with surrounding communities, there has been zero consideration of what we see as the needs of the area and areas of concern. It really just comes across as being entirely about the money and nothing about the wellbeing of the citizens of Olathe. We don't need tax breaks for developers, we need a safe and affordable community to live and raise our families.

Bottom line, I believe the residents of Olathe deserve better than this Park 169 proposal and I encourage the commission to reject it.

Thank you for your time and consideration,

-- Jordan Mantha, South Hampton resident

**Anna Gourley**

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**From:** Planning Contact  
**Subject:** FW: Rezoning Case #R24-0005

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**From:** Julie Wallace <jwallace.gwallace@gmail.com>  
**Sent:** Wednesday, April 3, 2024 11:23 AM  
**To:** Planning Contact <PlanningContact@OLATHEKS.ORG>  
**Subject:** Rezoning Case #R24-0005

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I am totally against the idea of industrial buildings being built behind my home. The City has allowed multiple areas to be built and they to this day are sitting vacant. I do not want my home not to be sold because prospective buyer feels the same, not to mention property value decrees. I always assumed that homes would be built behind me, never dreaming Industrial. I say NO ABSOLUTELY NOT. And I feel that 167th street or Ridgeview will not be able to handle the traffic load. Ridgeview is still 2 lane to 199th. Thank you for letting me voice my opinion.

Julie

Wallace  
Owner

Madison Place Home

**Anna Gourley**

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**Subject:** FW: Rezoning

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**From:** Kathy Dixon <[kathygdixon1@gmail.com](mailto:kathygdixon1@gmail.com)>  
**Sent:** Wednesday, April 3, 2024 10:14 AM  
**To:** Planning Contact <[PlanningContact@OLATHEKS.ORG](mailto:PlanningContact@OLATHEKS.ORG)>  
**Subject:** Rezoning

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To whom it may concern.

Instead of Rezoning and building a path further out, we should upgrade the park and expand the playground for kids. What was done on 87th and Farley (Strang Park), the park behind the main Johnson county library, is beneficial to the area. Not only will it bring more business to the surrounding business, our kids will have a great area to come meet new and old friends. It should not just be about the adults. The rezoning should focus more on our kids and future kids.

Kathy Dixon

**Anna Gourley**

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**From:** Marcie Mohr <mlbrackeen@yahoo.com>  
**Sent:** Wednesday, April 3, 2024 4:02 PM  
**To:** Planning Contact  
**Subject:** Regarding RZ24-0005

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Too whom it concerns,

Today we received a proposal for a rezoning RZ24-0005. I am AGAINST industrial rezoning. We get a lot of noise from the highway and trains that are near by can't imagine adding more noise with an industrial space. Also 159th and 69 highway is not a good traffic intersection especially with Tyson across the highway and all the semi business on 69 and then multiple times a day 159 is delayed due to trains that pass thru. Plus rezoning industrial near residential can impact property values.

Completely against and I hope that the city would take this into consideration- our neighborhood has enough business and industrial spaces all around it would be nice to see more rezoning made for residential! I am for rezoning but residential only.

Sincerely,  
Marcie Mohr

16124 S Cooper St  
Olathe KS  
913-800-1106

**Anna Will**

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**To:** Nathan Jones  
**Subject:** RE: Case RZ24-0005

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**From:** Nathan Jones <mursejones@outlook.com>  
**Sent:** Wednesday, April 3, 2024 8:38 PM  
**To:** Planning Contact <PlanningContact@OLATHEKS.ORG>  
**Subject:** Case RZ24-0005

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Hello,

I am an Olathe Resident near the proposed zoning and development changes on case RZ24-0005. Some of my neighbors were notified and given plans that are concerning to me.

To start, I do not want industrial to be zoned behind my neighborhood. Doing so would be the final straw for relocating. Given the noise, traffic, and (lack of) quality of that developers other properties, it would transform my local area into an undesirable location. I would be much happier with a community service or retail area.

The plans do not offer enough of a buffer zone to the existing residential areas, and the proposed residential building look cheap and too condensed.

To accommodate the extra traffic, Ridgeview would need to be widened or acces to 169 via 167th street would need to be completed. This would require shifting the train stops and insertion of a stop light for safety. If this is not done, then 159th street and 169 would need to be reconfigured or Mahaffie widened.

It seems like the developers crammed housing into a tiny portion just to appease people without any regard to the look of the community.

I also don't feel like this development is on trend with Olathe's image and standards.

It is hard to say these things without sounding snobbish, I am having a hard time articulating the totality of reason that this development concerns me.

Should it move forward, my family will move, likely leaving Olathe.

Thank you for taking the time to listen to my feedback.

Respectfully,  
Nathan Jones

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

**Anna Gourley**

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**Subject:** FW: RZ24-0005 rezoning

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**From:** Sandra Trent <[sgtrent2011@gmail.com](mailto:sgtrent2011@gmail.com)>  
**Sent:** Wednesday, April 3, 2024 10:19 AM  
**To:** Planning Contact <[PlanningContact@OLATHEKS.ORG](mailto:PlanningContact@OLATHEKS.ORG)>  
**Subject:** RZ24-0005 rezoning

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I live on Curtis Street in the Madison Place subdivision. My backyard butts up to the greenspace that buffers our subdivision from the plot of land intended for rezoning for M-2 general industrial use. I am adamantly against this proposal. It makes no sense to stick industrial businesses in between residential areas. This will no doubt create more traffic, more noise and devalue my home. There is a walking trail also in that area and many residents, adults and children utilize it to ride their bikes, walk their babies in strollers, jog and enjoy being able to walk safely from traffic. Further east and north between 169 and Lone Elm a huge industrial building sits. It apparently is vacant. So my question also is, why build more if the demand is not there?

I hope you consider opposing this rezoning.

Thank you for your time.

Sandra Trent



**Anna Will**

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**From:** Shanon Mantha <mntnatives@gmail.com>  
**Sent:** Sunday, April 28, 2024 2:14 PM  
**To:** Planning Contact  
**Subject:** Comment on RZ24-0005

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a homeowner in the South Hampton subdivision. I am against the Proposed Park 169 Development.

Covid taught us many lessons. Most importantly, we should have learned we need our own farmland to grow crops and be self-sufficient instead of relying on other countries for our food supplies when everything was shut down. Thus, we are being frivolous by destroying this amazing soil for industrial/business eyesores that will be kept empty for who knows how long with developers receiving extensive tax breaks all for the community to be paying the ridiculous bill. Keep our farmland.

We learned we needed more parks and trails. People and families enjoy nature. People started exercising more outside and enjoying parks. They learned a respect for nature. This should be set aside for a natural park and habitat. Ernie Miller is a positive example of how land set aside can be respected and provide a peaceful and learning experience. Children and students need to be exposed to this type of nature and respect for land. We need to be teaching this valuable lesson to our children who are the future. Once land is destroyed, we cannot go back to it. Children often grow up and have never been exposed to outdoor natural experiences like bird watching. They instead are given iPads. Oftentimes, they get to college without having had an outdoor experience. This is embarrassing for being in the plains and having such amazing forests. We need to pass on the legacy of land conservation to our children and not greedy destruction that will be out of business within a couple of years, at most.

The Migratory Strip of land south of Ridgeview off of 167th street has now been built up to with subdivisions. I actually saw a backhoe in the area which is set aside for migratory animals! Such a blatant disregard for this land and ecosystem is unacceptable! Building and bulldozing is completely disrespectful to nature and wasteful for all the bounty that is already there. We learned during Covid that animals started to flourish and nature started healing all across the country when people stopped destroying nature. This land encompasses falcons, hawks, owls, I even saw an eagle, bobcats, coyotes, and deer. There are many countless birds as well as other necessary animals as well as trees to clean up our air.

Contentment with what we have is also a lesson learned from Covid. Johnson County does not need one more thing. We have so many businesses and industries that we do not need one more. We have many empty out of business establishments all over the county. We need to stop destroying our land and forests and use the already empty buildings instead of greedily making new. Frivolous waste of non-renewable resources.

Sneaky and shady sending out the proposition packet just days before the meeting because they really do not want to hear what homeowners have to say. It is all about the shady and greedy dollar. Then only people who live within 200 feet of the property being proposed to develop are being told about the next upcoming meeting?! This new agenda will affect each and every homeowner in South Hampton, Crystal Madison Place, Heather Ridge and Heather Ridge South, as well as Madison Place Elementary with the dust and heavy construction crews and trucks. Traffic and is already a huge problem trying to maneuver the school zone at pick up and drop off and then a new light or roundabout is already being installed which will be another headache. We do not need big construction trucks going through our neighborhoods tearing up roadways and being loud and being obnoxious in the way of pick up and drop off at school.

There is a completely rental housing area off of 175th. We do not need more. There are so many new subdivisions that have destroyed the fields around us. There is no need for more.

Crime has increased considerably with all of the additional apartments and subdivisions. In a time when police are not trusted or supported by communities this is not a well planned move. It is also a time when the police scanner is obsolete thus making transparency gone. We see and hear crime daily and there is a constant amount that is left hidden. The truth is Johnson County's safe and crime-free image is false. There is crime and it keeps rising.

It is obvious, this is a terrible idea and should not move forward.

Sincerely,  
Shanon Mantha



July 16, 2024

RE: RZ24-005

This is not the first time that this area of land has come up for rezoning. 12 years ago, rezoning was also proposed by Park 169. It did not move forward then for many of the same reasons that it should not move forward now.

1. Access. The only access to this tract of land would be through one proposed new street which would initially only intersect with 159<sup>th</sup> Street. The intersection at 169 and 159<sup>th</sup> is already overburdened. Additional turn lanes will not improve this. They are proposing an additional signal on 159<sup>th</sup> very close to the railroad crossing and existing intersection. There are 700 rental units and 1.5 million square feet of industrial development proposed that cannot be supported with the limited access to this land. Even possible improvement to the infrastructure will not be sufficient. This land is not suited for this type of development.
2. M2 General Industrial. I currently work in construction chemical manufacturing which is zoned M2. Chapter 18.44 on M2 allows for 24 hour a day semi-truck and tanker-truck traffic. It also allows for 24 hour a day manufacturing of oils, plastic products, fabricated metal products and much more. All of this leads to a couple of very concerning issues.
  - a. There are very few if any instances where this much industrial (1.5 million square feet) is directly across a residential street from over 700 residential units. This is not in accordance with standard planning utilized in Olathe.
  - b. The truck traffic from 1.5 million square feet of M2 MUST utilize the only road available to the proposed 700 new residential units. That same truck traffic will have access down 159<sup>th</sup> and 167<sup>th</sup> streets past existing residential areas and schools.
3. 167<sup>th</sup> Street Flyover. According to what was said at the neighborhood meeting, there is a proposed flyover for 167<sup>th</sup> street. This will not happen for some time and will be extremely expensive. There is no return on this investment for the city, county or state for this.
4. Rental units. According to the neighborhood meeting, ALL of the proposed residential units will be rental units, including the single family homes.

We are all in favor of development in Olathe. But this piece of land is not suitable. This rezoning should be denied.

Sincerely,



Thomas F. Stalnaker  
Director of Research & Development