

Julie Karins and Kirk Decker
25411 W 142nd Place
Olathe, KS 66061

July 13, 2024

Andrea Fair, Planner II
Planning Department
City of Olathe, Kansas
AMFair@olatheks.org

Re: Destiny Senior Living Homes PR24-0007

Dear Andrea:

We are writing in opposition to the Destiny Senior Living Homes project that is on the Planning Commission agenda for July 18, 2024, and ask that this letter be included in the briefing packet.

Although assisted living may be allowed in residential (R1) zoning, the reality is that this project is NOT a residential home with residential uses. It will be a large 6,000 sq feet single story building with 12 bedrooms, a parking lot instead of a garage, and will not have a traditional backyard. There will be employees coming and going 24/7, and of course there will be ambulance activity. Our backyard abuts the entirety of this project's West boundary which is where the parking lot is planned to be. This commercial venture does not fit with the residential character of the surrounding homes and neighborhood.

If this project proceeds, we insist that the owner abide by the promises made during and after the neighborhood meeting to (1) screen the entire west, south and east boundaries with a row of cedar trees as referenced in the revised landscaping plan, (2) have no lights on the parking lot, (3) have all drainage from the 6,000 sq foot building and parking lot captured so as to not negatively impact the neighboring properties, and (4) have the building pushed as far south (closest to the road) as the City will allow.

Should this project be approved, we request the above measures be adopted as a condition of the site plan and completed before any temporary certificate of occupancy is issued.

Sincerely,


Julie Karins


Kirk Decker

Andrea Fair

From: B and E Wright <enbwright70@gmail.com>
Sent: Saturday, July 13, 2024 3:43 PM
To: Andrea Fair

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Dear Andrea,

We are writing to express our strong opposition to the proposed business being built behind our home. While we understand the need for senior living in our city, we believe that this project would have a detrimental impact on our neighborhood.

First and foremost, the proposed Senior Living Community Housing is simply too large for this small area. The lot is not even a full acre.

The construction of this project would simply not be keeping with the character of our neighborhoods surrounding this business. Our homes are our sanctuary and hearing sirens in the middle of the night and seeing lights flashing through our windows is not appealing.

The parking lot is so small there is even a concern of how you would even get first responders in and out safely.

Secondly, we are concerned about the impact this would have on property values in the surrounding area. It backs up to homes that are valued from \$500,000-\$700,000. This business could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

Most importantly, we are very concerned about the background checks of the employees working at this facility. We have young grandchildren who visit frequently. We have no idea if these employees have had background checks to make sure there is no criminal behavior in their past. We strongly urge you to reconsider this proposed business. While we recognize the need for senior housing, we believe that this business is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Brian and Emily Wright

Andrea Fair

Subject: FW: Project # 240315

From: Darrell Black <darrell.black620@gmail.com>

Sent: Saturday, July 13, 2024 3:26 PM

To: John Bacon <JBacon@OLATHEKS.ORG>; Marge Vogt <MVogt@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; Dean Vakas <DVakas@OLATHEKS.ORG>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Gilmore <KPGilmore@OLATHEKS.ORG>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>; Andrea Fair <AMFair@OLATHEKS.ORG>

Subject: Fwd: Project # 240315

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----- Forwarded message -----

From: Darrell Black <darrell.black620@gmail.com>

Date: Sat, Jul 13, 2024 at 2:30 PM

Subject: Project # 240315

To: Darrell Black <darrell.black620@gmail.com>

The evening of June 26, 2024 a meeting was called by Phelps Engineering regarding Project # 240315 for an assisted living home inside Lakeshore Meadows housing development. This development is by Inspired Homes, Inc. . It is my understanding that this meeting was to discuss the favorability or opposition of an assisted living facility being considered for our neighborhood. To my dismay, the engineering firm and the builder informed all of us that this project was already approved by the City of Olathe, was on a consent agenda for the end of July and there was nothing we could do about it. At this meeting, every homeowner whose property abuts the lots to be used for the project were in attendance (except for one whose family was on vacation in Hawaii) and NONE of the homeowners supported this project. NONE. WE DO NOT want this monstrosity in our neighborhood!!! Building a twelve (12) bedroom, 6000 square feet building for an old peoples home in our neighborhood is simply not acceptable. WE DO NOT WANT IT. There exists plenty of acreage on west of our neighborhood where building such a facility will not negatively impact the value of our established homes. Build the thing there.

The notes you all have received from the engineering firm sounded as if this was a hunky dory kumbaya affair. It was not. Many negative comments and questions were left out of their report you received. We left without many questions being answered. The two gentlemen running the meeting were contentious and at times combative and unprofessional. It was not in the least a friendly, informative meeting. Afterward those attending met in the hallway to vent everyone's anger.

We were told that Inspired Homes removed these lots from the HOA. All of our paperwork from the purchase of our homes shows the platting as including these lots. How did this happen without the homeowners of Lakeshore Meadows knowledge or approval?

Why is this project on a consent agenda? Do existing homeowners not have a voice?

We were told there would be six employees per shift at this building. What kind of pre-employment background checks can ensure that our children will be safe?

There will be red lights and sirens to and from this facility at all hours of the day and night disturbing the tranquility of life of our neighborhood. Many purchased property in Lakeshore Meadows as it was out and away from this type of disturbance!

Comments listed below that Phelps Engineering, Inc. has not conveyed to you from the residents in attendance of which they said they would. put them in the report of the meeting of Lakeshore Meadows property owners:

----- Will decrease the overall average of Property Values of Lakeshore Meadows

----- Who is providing financing for this multi-million dollar facility? In today's world with so many challenges, how can we be sure that this is legitimate? We hear news stories of money laundering at times. It is concerning. Not making accusations, simply asking questions.

-----Traffic in both directions on W 143rd Street consistently travels many miles per hour over the speed limit. There will be accidents going into and out of this facility. It will happen!

----- These owners have not owned a business before. What happens to this facility if they cannot be successful? Then who moves in? How will the City of Olathe protect us then? Every homeowner has a vested financial interest in our home. That interest will certainly be negatively impacted by this project!

In summation, the proposed building is going to be quite long and tall. Who wants to look out their back yard to a big and tall six thousand (6000) square feet building and the blacktop driveway and parking area for several vehicles. In my opinion no homeowner in any residential neighborhood would like that nor would any likely individual on the Olathe City Council. We all have to look at these things in our decisions with ..." What if that was my situation?"

Please vote ""NO"" to this proposed facility!

With Due Respect,

Darrell and Beverly Black

25313 W 142nd Place (Lot 53)

Olathe, Kansas 66061

darrell.black620@gmail.com

620 218 2021

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Andrea Fair

Subject: FW: Concerns of Safety

From: Janee Boswell <janee.file@gmail.com>

Sent: Thursday, July 11, 2024 9:51 PM

To: John Bacon <JBacon@OLATHEKS.ORG>; Marge Vogt <MVogt@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; Dean Vakas <DVakas@OLATHEKS.ORG>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Gilmore <KPGilmore@OLATHEKS.ORG>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>

Cc: Andrea Fair <AMFair@OLATHEKS.ORG>

Subject: Concerns of Safety

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Dear City Council Members,

My name is Janee Boswell and I live at 25357 W 142nd Pl, Olathe, KS 66061, Lakeshore Meadows. My family and I currently live in Ward 1 of Olathe. I know that Ms. Essex is our representative, but I wanted all members to be aware of these concerns. Since this is voted on and decided by the City Council Members.

This letter is to inform you of our great concerns of an upcoming commercial building that will be built behind our new home of only 2 years which is slated for a residential home and what was told to myself and my partner when we purchased our new build with three kiddos that it would be a residential home.

We have been excitedly awaiting for a family to purchase the land to build a home behind us and for our kiddos to have more neighbor peers. Little did we know that residential land could be used for Commercial building. Now that this has been brought to the forefront and we are aware, we wanted to make our voice and concerns heard.

We are currently Lot #54 behind the potential build of Destiny Senior Living Home.

We are parents to three kids, 13, 12, and an 8 year old. Our 13 and 12 year old will be home alone at times after school dismisses because I cannot get home since I am an elementary school teacher here

in the Olathe school district and we have had a major time change for all K-12 school buildings. I am gravely concerned about who will be working in this building and the free access they will have to our home and children. We have a gate that opens up to the beautiful tree preservation area that our kids love to wander and explore through. They will have a full view and sight of our backyard and into our home and know what or who is coming. This is a major safety concern for us as parents. The proposed tree line will not negate this and is still a major concern for us as a family.

Tim, the representative for Destiny Senior Living, put in his notes that we were concerned about sickness, but that was incorrect, I asked about the safety of my children and what type of background the workers had to go through. Another one of the neighbors brought up this same concern. It was not in the notes either. There was no true explanation on how or what type of background the workers have to go through, just that they have to do a background check. What is this exactly?

The next question I have is for the value of our home and the depreciation of our home and the value of others home?. This was a home we bought as an investment and it was a large purchase for us. How much will this devalue our home and others? This was a question brought up at the meeting, but was not on the notes that Tim submitted to Andrea, and our neighborhood group. Would like to know more about this.

The next safety concern I have is the parking lot and the entrance onto the property. This will be another full view into our home and onto our property. What if a loading truck, car, van, or any type of vehicle steps on the wrong pedal and goes over that north parking lot wall and my kids are in the backyard playing or our 2 sweet dogs are roaming that yard. There is potential risk of that happening. That retaining wall is not large enough to stop any vehicle from going over. Would this same type of parking be what you would make a residential home have? The lot currently has two entries, but our understanding from the builders is that the city would not allow them to keep this type of entrance. Why is that?

I am sad that the safety of my children are being put at risk just so that this type of Senior Home can be built. There are plots of land to the west of us and in other areas that would have provided more land and movement for this type of development. I think it's a great idea and would love to support it. But why does it have to be on this lot behind the home of young children? I understand there is a need for these types of facilities, but putting young kids at risk should be a concern for reconsideration of this type of establishment.

I am a true believer in small business and support them fully. Both my parents own their own small businesses.

Waiting to hear from our city council members on how you can keep my kids and our neighborhood kids safety at the forefront of this big decision, when there are already big changes for them as they go into the new school year here in Olathe.

Jane Boswell

25357 W 142nd Pl,

Olathe, Kansas 66061

913-707-3490