



On June 7<sup>th</sup>, 2022, the final plat for Red Hawk Run 5<sup>th</sup> plat was approved for a total of 25 lots. Intending to start construction in 2025, we began to solicit bids. Quickly, we realized this plan was not feasible due to the rising cost of construction and high interest rates. While our initial reaction was to cancel the project, we began to look for opportunities to salvage the opportunity. This development falls within the Woodland Corridor, thus requiring Transitional Lots along Woodland. This lone requirement currently inhibits our ability to add an additional 4 lots to the community using the original road and utility configuration.

We request a reduction in the minimum lot size required by the Transitional Lot Policy from 15,000 to 10,000 sq/ft. To offset this request, we propose increasing the property's rear setback from 25' to 50'. This plan meets all other criteria of the Woodland Corridor, including being under 3 units/acre in density at 2.9. At 10,000 sq/ft+ these lots would still be above the standard lot size of 7,200 sq/ft

The resulting additional lots created by this request will all be adjacent to Woodland Road. In the original Woodland Corridor plan, the Transitional Lot Policy did not extend across arterial roads, thus allowing this configuration. The stated purpose of this policy was to increase the diversity of housing available in Olathe. In contrast to large lots in the back of subdivisions, these lots adjacent to Woodland Road are likely to be similar in construction to the rest of the neighborhood, regardless of the lot size.

Some neighbors have raised concerns regarding a perceived "change in feel" caused by these additional homes. Our response to their concerns was to increase the rear setback. It is worth noting that a tree buffer along Woodland was planted when the initial phases of Red Hawk Run were constructed in 2008. It has matured into a significant screen for these proposed homes. Furthermore, there are already 9 homes along Woodland Road that are below 15,000 sq/ft minimum near College Blvd.

We recognize that deviation from the plan is not ideal. Unfortunately, the previous developer left the HOA in a less-than-ideal situation. When created, 26 of 73 homes were left out of the HOA, leaving it underfunded in light of their obligation to maintain landscaping along the perimeter of the development. If successful, this project would add 29 dues-paying members to the HOA. Furthermore, it would add additional housing stock to an area in desperate need of more housing.