



PLANNING  
ENGINEERING  
IMPLEMENTATION

**Date:** June 18, 2024

**Meeting Date:** June 17, 2024, 5:30 PM – 7:00 PM

**Location of Meeting:** Olathe Community Center  
1205 E Kansas City Rd  
Olathe, KS

**Project:** Olathe Commons (PeakMade development)

**Project/File No.:** 240155

**Neighborhood Attendees:** See attached Sign in Sheet

**Development Team:** Stephen Furr – PeakMade Real Estate  
Tim Tucker – Phelps Engineering  
Judd Claussen – Phelps Engineering

**Copy:** Olathe Planning Department

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1. Stephen welcomed the group.
  2. Stephen went over slides about PeakMade development and explained who Peakmade is and what they do.
  3. Showed map of projects in U.S.
  4. Showed some example projects of type type of multi-family that PeakMade builds and operates.
  5. Showed and explained the current approved plan.
  6. Showed PeakMade Proposed Plan
    - a. No commercial. That is being removed and rezoned to R-3.
    - b. Going from 12 units/acre to 9.1 units/ac.
    - c. Cottages (detached homes) around south and east perimeter adjacent to the buffer and existing single family.
    - d. Townhomes in middle and western portions of the site. Feel like this is a good transition between existing single family to the south and east and the commercial and busy 119<sup>th</sup> to the north and west.
    - e. Went over the cottage and townhome product types and layout. 3 different cottage type home styles. Still working on colors and materials.
    - f. All homes whether cottages or townhomes will have their own individual private fenced in yards, which are all outside the perimeter buffer areas.

PHELPS ENGINEERING, INC.

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- g. The rears of the perimeter cottages and townhomes do not directly face the existing residential (but rather turned towards each other so that the sides face to the existing residential).
    - h. Amenitized with a clubhouse, fitness center, trails and sidewalks, dog park is at the northwest corner.
  7. Showed and explained landscape plan – nonshaded trees are saved and preserved. Colored areas are new trees.
    - a. At SW corner adding a buffer where none exists.
  8. Showed detached building elev's.
  9. Showed townhomes elev mixture of 2 – 4 bedrooms. 2 car garage is the majority.

At this point the formal presentation ended and questions from the audience were asked and answered.

1. If not in a garage where do the residents park?
  - a. Dedicated surface parking in front of cottage units. (showed site plan). Ratio of parking provided is 3 spaces per 1 unit and code is 2 spaces per 1 unit. We are providing ample parking for our community.
2. What is area west of the southeast basin?
  - a. Those are two townhome buildings.
3. So there is no garage with the cottage A2 & A3?
  - a. Correct. They have dedicated surface parking spaces.
4. Street width – has that been approved?
  - a. To explain, our plans are not approved yet. We are working through comments and reviews with city. We have fire access plan. 26' wide streets shown per fire dept which has gone through 2 reviews. Working through their comments & have no further comments from fire.
5. Elaborate on retaining wall on east side
  - a. That wall was on previous plan in that area. Explained wall locations on new plans. Basin has a berm for the dam on south side, not a wall.
6. Going to plant mature trees? How big?
  - a. Evergreens are a min 6' height.
7. Detention Pond on southeast corner wall on inside – how high & lights from cars. Will it block car lights?
  - a. No – wall is to hold up grade. No wall on southern border. Berm is dam of basin at least 6' tall, sits back 50'. View will be landscape heavy w/trees at top. This should provide great screening.
8. Water from farm field is experienced at the southeast corner. Both neighbors have had issues w/water runoff. Called City 4 times & 4 times they came out and repaired 4 times but it's a problem again. Inlet keeps getting blocked and berm keeps eroding. Are you going to be responsible for maintaining this?
  - a. We will capture all water w/ storm sewer and inlets. Our storm sewer is hard connected to existing storm sewer after it leaves our detention basin. Detention Basin designed for 100-year storm.

9. Several neighbors talked about an underground spring or flow.
  - a. Sometimes there's underlying rock that groundwater runs along and it can surface at downstream areas. One thing we are improving is to capture water with storm sewer. We can look at additional swales or drains along south side. Also new storm, sanitary and utility trenches are built w/gravel backfill and acts as a French drain. It should help alleviate that issue being experienced today.
10. One resident discovered tree from this property fell over and needs cleaned up.
  - a. Stephen will get with seller.
11. What happens with 120<sup>th</sup> Street?
  - a. It will be constructed and connected at the west end to the shopping center and the north end to the existing street that connects with 119<sup>th</sup>. There is no street connection to neighborhood – goes north to 119<sup>th</sup> & west to Shopping center and Shannon St.
12. Asked about distances to south property line.
  - a. Went over distances and setbacks and buffer. There are sides of homes to the south – back yard is to east/west facing each of our cottage units.
13. Trash?
  - a. Valet service to compactor which will be located south of pool / clubhouse.
14. Who is property manager?
  - a. We will be on-site. Maintenance and leasing personnel. We maintain all common areas and private yards.
15. What is clubhouse used for?
  - a. Fitness is 24 hr key card access. Pool daylight hours only.
16. What is population with 100% occupancy?
  - a. It is hard to say depending on persons.
17. Discussed housing market and are these considered affordable housing.
  - a. Not "affordable housing". We are between luxury apartments and for sale homes.
18. Are these for purchase?
  - a. No, this is for rent.
19. Is VRBO or AirBNB allowed?
  - a. Not allowed. If we find out about it, then it would be cause for eviction. Sometimes we have corporate customers that rent for their employees or out of town employees in town for business.
20. In the area of the east side south of the church. What happens in that area?
  - a. There is a 28' wide tree preservation area and is no disturbance. Outside that we are adding more trees and shrubs.
21. It is quite a jungle behind our fences, can that be cleaned up?
  - a. To the extent we can, will try to clean up any noxious weeds, but brush, understory or trees falling within the 28' tree preservation area must not be removed, unless they are a danger
22. Timeline?

- a. About 2 years to buildout with a start date in Spring 2025. We'd start with 120<sup>th</sup> Street construction and grading/utility work.
23. A comment was stated about when they built church, they said they'd build berm and didn't do any of it. I've seen it all before. I hope you do all this stuff. It just hasn't happened on this site which concerns me.
  - a. We are not sure of the reasons the prior plan didn't move forward but possibly the prior Owner got plan approved and zoning in place and then tried selling the project, which didn't result in a sale. PeakMade is the buyer and we are the actual developer and operator. We won't get this approved and then go sell it off. We will be building what we get approved.
24. Had contractors park and drive on our streets and dead end stub streets. How will you limit this?
  - a. Communication with our contractors first and foremost. Also we can fence off and restrict access. Hard to control this, but we want to try to help in any way we can to restrict and prohibit this from occurring.
25. What is plan for the area north of 120<sup>th</sup> St. (between 119<sup>th</sup> & 120<sup>th</sup>)
  - a. No change at this time. It will stay as commercial. We will have control of this and plan to add something of commercial that could benefit and be of service to this community.
26. Is financing in place? Many times, these types of developers get plans approved and then sell off the project.
  - a. That's not our plan. We build out what we get approved.
27. Comment: Generally this is a vastly improved plan. Like that they look like actual homes. We are encouraged.
28. What is the impact on schools?
  - a. Hard to say but we see young professionals, families and empty nesters. I would estimate 20% school age kids. We have heard from school district and we are planning for where bus stop would be (near or along 120<sup>th</sup> Street).
29. Have you done others in KC?
  - a. No. There is one development that is similar in Liberty done by someone else.
30. Are you purchasing church?
  - a. We have no plans to buy that property.
31. Will your company continue to own this?
  - a. We usually operate our properties for at least 2-4 years after build out, but occasionally we have held 20+ years. It depends.
32. What happens when trees die?
  - a. We have outside landscape contractors that continually monitor and maintain our landscaping and trees. There is an irrigation system that provides for watering. If landscaping does die, it gets replaced.
33. How will contractors know which trees have to stay?
  - a. A tree protection fence is installed by our contractor and inspected by City before they grant us a land disturbance permit.

34. A request from Diane Wright 14380 W. 121<sup>st</sup> Terrace. There is a tree with squirrel on our common property line which is dead, and she asked for us to take it down. Concerned about it falling and damaging her property.
35. Meeting then concluded around 6:50 pm.

Public Information Sign In Sheet - In Person Meeting  
 Olathe Commons RZ24-0011 (PeakMade Development)  
 Meeting Location: Olathe Community Center., Olathe, KS  
 Monday, June 17, 2024

No.	First and Last Name	Address	Phone #	Email
1	Barb Lehmer	12130 S Alcan St	913-244-2788	bill.barb.lehmer@sbcglobal.net
2	Bill Lehmer	" "	913-244-5288	
3	BERNARD JARVIS	12010 S GREENWOOD ST	913 594 2976	bjjarvislyth@gmail.com
4	Peggy Howard	12140 S ALCAN ST		
5	Loren Howard	" "		
6	Melinda Kearney	11918 S. Greenwood	913-461-9329	
7	Tom	" " "	913-461-9328	t.kearney@rocketmail.com
8	Beth Armbruster	14370 W. 121st Terr	913-593-6753	barmbruster4@comcast.net
9	Mark Dunster	14440 W. 121st Terr	(949)872-4607	MarkDunster1@gmail.com
10	KARLA VAN BOOVEN	14410 W 121ST TERR	913-219-1505	KARLAVANBOOVEN@YAHOO.COM
11	ROBERT STRATTAN	12006 S HAGAN	913 287 7378	1MICRO@SBCglobal.net
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No.	First and Last Name	Address	Phone #	Email
1	Diane Wright	14380 W 121st Terrace	913-488-1864	dianewright0830@gmail.com
2	L. Diana Jarvis	12010 S. GREENWOOD ST	913-594-2978	diana020852@gmail.com
3	Jasen Prichard	14450 W. 121st Ter	303-257-5105	Jmprichard11@gmail.com
4	Connie Snider	12022 S Hagan	913-209-1431	connie.snider@hofma.com
5	Joan Roof	12018 S. HAGAN	913-499-9698	joanroof1213@gmail.com
6	SWTI HORNER	11906 S. HAGAN ST	913-485-9166	
7	Jill Falgout	14305 W 121st	913-669-1880	
8	Kate Stephens	12002 S. GREENWOOD	913-782-4609	SSSWINDJAMER@gmail.com
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