



## STAFF REPORT

### Planning Commission Meeting: December 8, 2025

<b>Application:</b>	RZ25-0014: Zoning Amendment to Ordinance 03-113 and a Preliminary Site Development Plan for 151 <sup>st</sup> and Mur-Len Mixed Use
<b>Location:</b>	Southeast of 151 <sup>st</sup> Street and Mur-Len Road
<b>Owner:</b>	Srinivas Jajou, Epic Estates 17 LLC
<b>Applicant:</b>	Judd Claussen, P.E., Phelps Engineering
<b>Engineer:</b>	Doug Ubben, Jr. P.E., Phelps Engineering
<b>Staff Contact:</b>	Jessica Schuller, AICP, Senior Planner

<b>Site Area:</b>	<u>9.01± acres</u>	<b>Proposed Uses:</b>	<u>Mixed Use, Vertical (Includes Residences over Storefronts)   Retail Sales, Generally   Restaurant, Carryout or Fast Food</u>
<b>Building Square Footage:</b>	<u>Mixed Use: 217,908 square feet</u>		
	<u>Outparcel: 8,400 square feet</u>	<b>Plat:</b>	<u>Unplatted</u>

Plan Olathe Land Use Category		Existing Use	Existing Zoning
Site	Conventional Neighborhood	Vacant	CP-2
North	Conventional Neighborhood	Single-Family Residential	RP-1 / AG
South	Conventional Neighborhood	Single-Family Residential	R-1
East	Conventional Neighborhood	Single-Family Residential	R-1
West	Community Commercial Center	Retail / Building Materials Sales	C-2

## 1. Introduction

The applicant is requesting a zoning amendment to Ordinance 03-113 (see Exhibit A) for the CP-2 District and a preliminary site development plan for the 151<sup>st</sup> and Mur-Len Mixed Use project. The proposed land uses are permitted under this district and ordinance, and the request is only for a zoning amendment to remove outdated building design and traffic requirements that are no longer applicable to the site, along with the preliminary site development plan that meets all UDO requirements. When the ordinance was written in 2003, the proposed buildings were an extension of the existing in-line retail shopping center located in the Heritage Square commercial center to the west. However, no in-line buildings are proposed, and the design of the existing commercial center has changed over time with the approval of Sutherlands, façade updates to the in-line retail, and construction of the Arvest Bank pad site.

The proposed development consists of one 217,908 square foot 3-and 4-story mixed use building with ground floor retail and 207 upper story residential units (Lot 2), and one outparcel retail building with the potential for four (4) storefronts and a quick-serve drive-through restaurant (Lot 1).



*Site Location Map*

## 2. History

Portions of the property were zoned from Agricultural use to commercial use (CP-1 District) in 1978. The property was zoned entirely for commercial use in 1985 (C-2) District.

The property was later rezoned to the CP-2 District in 2003 under Ordinance 03-113 for the development of two retail buildings and a drive-through restaurant. The two retail buildings

were attached to the existing shopping center to the west (Heritage Square) and consisted of 9,000 square feet and 51,000 square feet, respectively. The buildings mirrored the style of the existing Heritage Square center, with covered colonnades, arched windows and red tile roofs. The larger retail building was setback 87 feet from the southern property line with loading docks located behind the building.

In 2018, Sutherlands purchased the western side of the shopping center (west of the subject property), updated the façade and installed a green standing seam metal roof. In 2019, the remainder of the shopping center installed matching green standing seam roofs.



*Heritage Square Commercial Center*

### **3. Existing Conditions**

The existing site is undeveloped and gently slopes to the northeast. Clusters of trees exist on the east side of the site, and a tree line has grown along the southern property line over the last 5-10 years, where previously no significant natural buffers existed.



*Site Photo Looking South from 151<sup>st</sup> Street*

#### 4. Zoning Standards

- a. **Land Use** – Vertical mixed-use (residences located above storefronts), retail sales, and restaurants with drive-throughs are permitted by right in the existing CP-2 District. All north-facing tenant spaces of the mixed-use building will be maintained as commercial space that is open to the public. This is critical to ensure a balance of commercial uses persist that are for the use and enjoyment of the surrounding community as required for residential uses to be permitted in the CP-2 District. A stipulation is included with staff's recommendation to ensure a mixture and balance of uses are maintained to fulfill the district requirements, and the applicant is amenable to this requirement.
- b. **Building Height** – Building heights within the CP-2 District are limited to 12-stories and 144 feet. The proposed mixed-use building is a maximum of 4-stories and 55-feet on the north, and part of the east and west sides, and steps down to 3-stories and 44 feet on the south, as measured from the average height level between the eaves and ridge line (UDO 18.30.110). This step-down provides a transition from the existing single-family residential neighborhoods.

The retail building is a maximum of 27 feet in height, meeting Unified Development Ordinance (UDO) requirements. Staff is recommending a stipulation that buildings must not exceed these proposed heights.

- c. **Setbacks** – The CP-2 District requires 40-foot building setbacks from arterial streets and residential zoning districts, 10-foot setbacks from commercial, and 20-foot parking/paving setbacks from adjoining residential. The preliminary plan meets all the dimensional requirements of the CP-2 District. Specifically, the mixed use building is setback 201 feet from the east and 46 feet from the south property lines.
- d. **Open Space** – The CP-2 District requires 25% of the site to be utilized as landscaped open space, and 35% open space is provided, exceeding UDO requirements.

#### 5. Development Standards

- a. **Access/Streets** – The applicant submitted a Traffic Impact Study for evaluation. The surrounding street network including the major arterial roadways of 151<sup>st</sup> Street and Mur-Len Road have sufficient capacity to support the proposed development. The site will maintain existing access locations from 151<sup>st</sup> Street, where shared right-in/right-out access is located west of the proposed Building A, and an existing street stub is located east of Building A, which will become a full access driveway location with a new right turn lane installed. The development will generate substantially fewer trips than the previously approved plans, due to less retail square footage proposed. No other traffic improvements are required.
- b. **Parking** – The proposed development has a total of 331 parking stalls on Lots 1 and 2. The proposed mixed use development, with two separate structures under single-ownership and shared parking between the lots, is not specifically contemplated under the UDO. Therefore, the applicants provided a parking analysis based on the Urban Land Institute's parking model to calculate peak parking demand for the entire site, which occurs at different times of day for different uses. The peak demand was determined to be 331 spaces on weekends at 8 p.m. However, staff recommends a shared parking agreement be established with adjacent property owners, to anticipate the need for overflow parking,

and because the proposed parking lots are directly connected to the existing lots to the west and north.

The applicant contacted the property owner to the west, who stated they are willing to establish a shared parking agreement, should overflow parking be needed. These additional details will be required at the time of Final Site Development Plan, as stipulated.

- c. **Landscaping/Screening** – The applicants provided a preliminary landscape plan meeting the requirements of the UDO. Landscape buffers are required along the perimeter of the site. A 25-foot wide landscape area is required on the east and south property lines, with a minimum 9-foot tall berm and wall combination. Per the UDO, a double row of evergreens may be substituted for a wall, and was originally proposed by the applicants. Based on neighborhood feedback, the applicants revised the screening to include an approximately 5-foot tall berm with a 6-foot tall privacy fence and continuous row of evergreen trees, accented with deciduous trees and shrubs. On the south property line, the applicants are preserving the existing tree line, and proposing a 6-foot tall privacy fence directly north of the trees.

The remainder of the site includes foundation landscaping, parking lot trees within landscape islands and non-residential landscaping along W. 151<sup>st</sup> Street.

- d. **Tree Preservation** – A minimum of 20% of existing tree canopy area is required to be preserved, and the applicant is preserving 31%, which is located along the southern property line. The buffer area is approximately 30 feet in width, and tree protection fencing is required to be installed for the duration of construction.
- e. **Lighting** – The parking lot and building lighting will be reviewed in more detail with the final development plan and is required to meet all standards of UDO Section 18.30.135. The parking lot lighting will consist of LED fixtures that are pointed downwards to direct light away from adjacent properties.
- f. **Stormwater/Detention** – The property is subject to all Title 17 requirements of the Municipal Code. Stormwater treatment and detention is proposed at the northeast corner of the property and will be screened and softened with landscaping.
- g. **Public Utilities** – The property is in City of Olathe sewer and water service areas. A City public sewer main is located along the eastern side of the property and will service the site. A city water main is also located on the property.

## 6. Site Design Standards

The property is subject to the Site Design Standard 4 (UDO 18.15.120) based on the existing CP-2 District. The following is a summary of the applicable site design requirements:

- a. **Landscape Buffer Areas** – Buildings must be setback at least 40 feet from an adjoining R-1 District, and the proposed mixed-use build is setback 46 feet from the south and 201 feet from the east property lines. In addition, a landscaped area at least 40 feet deep with a minimum of 70% permeable surfaces and 50% planted material is required where the commercial site adjoins an R-1 District; the planted area on the east, and tree preservation and lawn areas to the south, exceed this requirement.
- b. **Outdoor Amenity** – Developments greater than 4-acres in size must provide an outdoor amenity space to enhance the public realm and promote pedestrian activity, covering 10% of the site area. The applicant is providing a mix of common areas, outdoor dining

opportunities seating spaces, natural areas, lawn areas and sidewalk connections throughout the site, for a total of 12.5% open space, meeting UDO requirements.

- c. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod, is 80. The applicant is meeting this UDO requirement with the largest pod containing less than 49 spaces.
- d. **Pedestrian Connectivity** – Enhanced pedestrian connections to encourage pedestrian use, integration with surrounding land uses or connections to regional paths and trails are required. The applicant is providing direct pedestrian connections from buildings to exterior sidewalks, connections through common space and amenity areas, and is differentiating pedestrian ways through decorative paving materials.
- e. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. The detention basin is landscaped on all sides, and includes a fence and row of evergreens to screen from residential properties to the east and additional plantings on the north to screen from 151st Street. A lawn area and seating area are incorporated on the south side.

## 7. Building Design Standards

The retail building is subject to design standards for Commercial or Retail Buildings (UDO 18.15.020.G.7), and the vertically mixed use building is subject to design standards for Mixed Use Buildings (UDO 18.15.020.G.7). Color elevations were provided with the preliminary site development plan showing the proposed building materials and architectural style.

The retail building consists of warm-tone brick, stucco and cast stone with glass storefronts and black metal canopy accents, to blend with the existing commercial center to the west and south. The mixed-use building is a Cape Cod-inspired architecture, utilizing warm-tone stone and shake siding on upper floors, and stone, glass, cast stone and metal awnings on the first-floor retail areas.

The following table lists the applicable design requirements of the UDO and proposed design elements:

### *Retail Building*

Building Design Standard	UDO Design Requirements
	Proposed Design
<i>Building Entryway</i>	<p><b><i>Each building entry along all primary façades must be defined with a covered projection from the façade or by a recessed area.</i></b></p> <p>All building entries include a canopy projection, meeting UDO requirements.</p>
<i>Horizontal Articulation</i>	<p><b><i>A horizontal articulation tool must be used at least every 50 feet on primary facades.</i></b></p> <p>Wall offsets and projections are utilized on all four primary facades at least every 50 feet, meeting UDO requirements.</p>

<i>Vertical Articulation</i>	<b>A vertical articulation tool must be used at least every 50 feet on primary facades.</b> Changes in building parapet height of at least two (2) feet occur at least every 50 feet on all four primary facades, meeting UDO requirements.
<i>Façade Expression</i>	<b>Buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry or building corner.</b> The building includes a raised parapet with decorative cornice on the southwest corner of the building, serving to anchor the building corner and meet UDO requirements.

Primary facades are required to utilize a minimum of three (3) Class 1 and 2 building materials on 80% of the façade, with a minimum of 25% glass. Secondary facades must utilize a minimum of three (3) Class 1, 2 or 3 materials on 50% of the façade. All four primary facades provide three (3) Class 1 materials exceeding UDO requirements. The south and east facades exceed the minimum percentage of glass required, and the north and west elevations meet UDO requirements.

#### ***Mixed Use Building***

<b>Building Design Standard</b>	<b>UDO Design Requirements</b>
	Proposed Design
<i>Deck, Patio, or Rooftop Area</i>	<b>Each unit must have its own deck, balcony or patio that is a minimum of 24 sq. ft. in size, or access to a finished rooftop amenity area in the same building.</b> Each unit will have its own balcony or patio a minimum of 24 square feet in size, meeting UDO requirements.
<i>Building Entryway</i>	<b>The main common building entry must be defined by being covered by a projection from the façade or by being recessed, and first floor facades must be pedestrian oriented.</b> All building entries include a canopy projection, or are recessed, and all walkways and stairways are enclosed within the buildings. The first floor includes a combination of clear glass storefront windows, awnings, or overhangs, meeting UDO requirements.
<i>Windows</i>	<b>First floor primary façades must incorporate a minimum thirty-five (35) percent clear glass, Upper floor primary façades must incorporate a minimum twenty-five (25) percent clear glass and all secondary façades must incorporate a minimum fifteen (15) percent clear glass.</b> The north and east primary facades provide 60% and 36% glass on the first floors, and 30% and 36% glass on upper floors respectively. Secondary facades provide approximately 30% glass, exceeding UDO requirements.

<i>Horizontal Articulation</i>	<b><i>A horizontal articulation tool must be used at least every 50 feet on primary facades.</i></b>  Wall offsets and projections are used at least once every fifty feet on all primary and secondary facades, exceeding this requirement.
<i>Vertical Articulation</i>	<b><i>A vertical articulation tool must be used at least every 50 feet on primary facades.</i></b>  Changes in roof form, with pitched roofs of varying height and sloped roofs, are utilized across all facades, meeting this requirement. Standing seam metal awnings are used over storefronts on primary facades.
<i>Façade Expression</i>	<b><i>A façade expression technique must be used on all primary facades.</i></b>  The mixed use building uses a variety of expression techniques, with changes in material between lower and upper floors, decorative ornamental cornices at building corners, and balconies which provide horizontal projection from the façade, exceeding UDO requirements.
<i>Roofing Materials</i>	<b><i>Must use Class 1 or 2 roofing materials.</i></b>  Class 2 Asphalt Shake Shingles and Class 1 Standing Seam Metal are proposed, meeting this requirement.

Primary facades are required to utilize a minimum of three (3) Class 1 building materials on 80% of the façade, with a minimum of 35% glass on the first floor and 20% glass on upper floors. Secondary facades must utilize a minimum of three (3) Class 1 or 2 on 60% of the façade with a minimum of 15% clear glass. All facades provide three (3) Class 1 materials (synthetic stone, case stone and glass) exceeding UDO requirements, and all facades exceed the minimum percentage of glass required.

Although the proposed zoning amendment removes several building design requirements previously codified in Section 2 of Ordinance 03-113, the updated design refreshes the site's appearance while preserving a traditional character. The selected mix of materials and colors is intended to connect the existing shopping center with a more contemporary retail and residential design.

## **8. Public Notification and Neighborhood Meeting**

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted a sign on the subject property per UDO requirements. Neighborhood notice was also provided to property owners within 500 feet of the property, and a neighborhood meeting was held on November 12, 2025 with 21 attendees. Questions were asked regarding landscaping and screening, building height, parking, noise and light pollution, and project timeline, to which the applicant responded and summarized in the meeting minutes. Staff received several email inquiries and phone calls about the project and responded with the requested project details. Two letters of correspondence are included in the meeting packet.

## 9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as Conventional Neighborhood. However, the property is a part of the Heritage Square commercial center to the west, which is designated as a Community Commercial Center. The property has been zoned for commercial uses since 1978, and a mixture of residential, employment, shopping and restaurant uses are already permitted in this planned general business district.

The development is highly visible and accessible from 151<sup>st</sup> Street and in proximity to existing commercial uses and commercially zoned properties to the west. The proposed zoning amendment continues to align this property with the following policy elements of the Comprehensive Plan:

**LUCC-3.1: Encourage Housing Near Services.** Encourage higher density housing development near transit services, commercial centers, and planned transit nodes and corridors to create activity areas that add to the community's quality of life.

**HN-2.3: Higher Residential Densities.** Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers.

**HN-3.1: High Quality Architecture and Design.** Encourage economically reasonable efforts towards high quality architecture and urban design in residential development.

**N-5.2: Density Near Activity Centers and Transit.** Provide for higher density residential housing along major existing and planned public transit corridors and retail and commercial centers, with lower density residential development located further away from these centers.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

**A. *The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The property is designated as Conventional Neighborhood on the PlanOlathe Future Land Use Map, but has been zoned as part of the existing Community Commercial Center to the west since 1978. These areas draw from multiple neighborhoods, and may also include larger-scale tenants, such as building hardware or sporting goods stores. These centers tend to be more pedestrian-scale than regional centers, and are typically located along intersections of prominent streets.

The proposed development meets several policies of PlanOlathe including Land Use and Housing goals of providing residential densities that support commercial development and providing a range of housing opportunities. The Olathe 2040 Strategic Plan identifies strategies that align with the proposal to promote and encourage a mix of housing types and opportunities throughout the community and encourage new residential to attract people to work and live in Olathe.

***B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The surrounding area contains a mix of commercial and residential development with primarily single-family residential, personal service, office and restaurant uses. The proposed density and height of the mixed-use building is greater than the surrounding development, which is primarily one and two-story. However, the proposed outparcel retail building is a single-story.

This zoning amendment continues to ensure the development blends with the existing commercial center by retaining existing stipulations which require buildings have similar qualities and architectural elements that contribute to the overall theme. Building materials primarily consist of traditional brick, stucco, Hardie siding, and stone accent materials in warmer color tones that blend with existing development.

***C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The uses of the surrounding properties include a mix of commercial and residential uses. The existing CP-2 District will continue to be harmonious with the CP-2 District to the north and the C-2 District to the west, which permit the same land uses. The CP-2 District is also harmonious with residential uses to the east and south, provided that appropriate land use transitions are utilized, including landscaping and tree preservation along property lines.

***D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The property is still suitable for the uses it is restricted to under the CP-2 District zoning designation. The combination of vertical mixed-use and retail/restaurant uses are appropriate for the property due to the proximity of similar uses in the surrounding vicinity and the efforts to provide a mixture of complimentary uses.

***E. The length of time the property has remained vacant as zoned.***

Portions of the property were zoned from Agricultural uses to commercial uses (CP-1 District) in 1978. The property was zoned entirely for commercial uses in 1985 (C-2 District). The property was later zoned to the CP-2 District in 2003 and the entire property remains undeveloped.

***F. The extent to which approval of the application would detrimentally affect nearby properties.***

The proposed zoning amendment will not have any detrimental effect on nearby properties. The proposed uses are permitted by right within the existing CP-2 District, and residential neighborhoods are buffered from the proposed development by existing and proposed landscape buffers and berms, and tree preservation areas. The project is following all UDO requirements for building and site design.

***G. The extent to which development under the proposed district would substantially harm the value of nearby properties.***

Staff has not received information indicating that the development as proposed would lead to a negative impact on the value of surrounding properties.

***H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

The development has been evaluated through a traffic impact study, and acceptable traffic operations for the roadway networks surrounding the project site can be expected. A turn lane into the development on 151<sup>st</sup> Street is required by the study and will be constructed with this project. Within the development, surface parking lots are provided in adequate quantities to support the housing units, and cross-access parking will be established with adjacent development to anticipate the need for overflow parking.

***I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. A significant number of trees will be preserved, and plantings and screening material will be added to the property.

***J. The economic impact of the proposed use on the community.***

The proposed development is expected to have a significant impact on Olathe's economy by adding 207 residential units and 32,400 square feet of retail area. The added residents will generate business for existing commercial developments and additional property and sales tax revenue for the City.

***K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

There is no gain or detriment to the public health, safety or welfare if the application were denied. If the zoning amendment application were denied, the property would be subject to the architectural and infrastructure requirements of the existing zoning ordinance which may not be applicable to the future development.

## **10. Staff Recommendation**

**A. Staff recommends approval of RZ25-0014, 151<sup>st</sup> Mixed-Use, for the following reasons:**

1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
2. The requested amendment to Ordinance 03-113 meets the *Unified Development Ordinance (UDO)* criteria for considering zoning amendment applications.

B. Staff recommends approval of the zoning amendment, repealing and replacing Section 2 of Ordinance 03-113 to read as follows:

1. The following site and building design requirements shall be required:
  - a. Buildings shall be designed to create a human scale with elements such as canopies, raised landscape planters, pedestrian level lighting and special building material treatments at the base of the building.
  - b. Each building shall have similar qualities and architectural elements that contribute to the overall theme.
  - c. All landscaped areas shall be irrigated.
  - d. A photometric plan, indicating the type of lighting for buildings and parking areas, shall be submitted prior to approval of the final site development plan.
2. Within the Mixed Use building, a minimum of 24,000 square feet of commercial space that is open to the general public (not for the exclusive use of residents or tenants) will be maintained, as shown on the preliminary plan dated November 25, 2025.

C. Staff recommends approval of the preliminary site development plan with the following stipulations:

1. At the time of Final Site Development Plan, a Shared parking agreement must be established with the owner of Lot 4, Heritage Square, must be established to allow for overflow parking as necessary.
2. Maximum building heights of each individual façade of the Mixed Use building (Lot 2) are limited to that shown on the architectural elevations, dated November 25, 2025.
3. At the time of Final Site Development Plan review, the landscaping and fencing along the eastern property line shall be adjusted as necessary to avoid existing easements.
4. At the time of Final Site Development Plan review, the stormwater management plan must revise the alignments of certain public and private stormwater lines and continue to meet all water-quality and detention requirements in accordance with Title 17.
5. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

ORDINANCE NO. 03-113

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OLATHE, KANSAS, AS ADOPTED BY REFERENCE IN SECTION 18.14.020 OF THE OLATHE MUNICIPAL CODE; FURTHER AMENDING SAID SECTION 18.14.020 BY REINCORPORATING SUCH MAP AS AMENDED.**

**WHEREAS**, Rezoning Application No. RZ-25-03 requesting rezoning from C-2 and C-O to CP-2 was filed with the City of Olathe, Kansas, on the 13<sup>th</sup> day of June 2003; and

**WHEREAS**, proper notice of such rezoning application was given pursuant to K.S.A. 12-757 and Section 18.12 of the Olathe Municipal Code; and

**WHEREAS**, public hearings on such application were held before the Planning Commission of the City of Olathe, Kansas, on the 22<sup>nd</sup> day of September and the 24<sup>th</sup> day of November 2003; and

**WHEREAS**, said Planning Commission has recommended that such rezoning application be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:**

**SECTION ONE:** That the Zoning Map of the City of Olathe, Kansas, is hereby ordered to be amended insofar as the same relates to certain parcels of land legally described as:

All that part of the NW $\frac{1}{4}$  of Section 8, T14S, R24E, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the NW $\frac{1}{4}$  of said Section 8; thence N87°43'41"E, along the North line of the NW $\frac{1}{4}$  of said Section 8, a distance of 914.10 feet to the Point of Beginning; thence continuing N87°43'41"E, along the North line of the NW $\frac{1}{4}$  of said Section 8, a distance of 400.86 feet to the Northwest plat corner of Brougham Village, a platted subdivision of land in the city of Olathe, Johnson County, Kansas, recorded in the Office of the Register of deeds, Johnson County, Kansas, in Plat Book 34 at Page 30; thence S02°15'10"E, along the West plat line of said Brougham Village, and it's Southerly extension, and along the West plat line of Brougham Village, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in the Office of Register of Deeds, Johnson county, Kansas, in Plat Book 35 at Page 1, and it's Northerly extension, a distance of 714.56 feet to the Northeast plat corner of Stonehurst Second Plat, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in the Office of Register of Deeds, Johnson county, Kansas, in Plat Book 92 at Page 22; thence S87°43'41"W, along the North plat line of said Stonehurst Second Plat, and it's Westerly extension, a distance of 650.62 feet to the Southeast plat corner of Heritage Square, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in the Office of Register of Deeds, Johnson county, Kansas, in Plat Book 63 at Page 6; thence N02°16'19"W, along the East plat line of said Heritage Square, a distance

of 424.56 feet to the Southwest plat corner of Wooderson Addition, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in the Office of Register of Deeds, Johnson county, Kansas, in Plat Book 107 at Page 46; thence N87°43'41"E, along the South plat line of said Wooderson Addition, a distance of 250.00 feet to the Southeast plat corner of said Wooderson Addition; thence N02°16'19"W, along the East plat line of said Wooderson Addition, and it's Northerly extension, a distance of 290.00 feet to the Point of Beginning, and containing 9.0104 acres, more or less.

by changing the classification of the zone district from C-2 and C-O to CP-2.

**SECTION TWO:** That this rezoning is approved subject to the following stipulations:

- a. Prior to publishing the zoning ordinance and within thirty (30) days following approval by the Governing Body, a statement that a preliminary development plan has been approved for the subject property shall be filed in accordance with the requirements of Section 18.12.120 of the *Unified Development Ordinance (UDO)*.
- b. If the preliminary site development plan changes based on staff's recommendations, the plan shall be revised prior to final approval and recording.
- c. The following site and building design requirements shall be required:
  - (1) Consistent architectural design, including building materials and colors, shall be carried throughout the development. Designs that provide visual interest and variety, yet are consistent with the theme, are required.
  - (2) Buildings shall be designed to create a human scale with elements such as canopies, colonnades, raised landscape planters, pedestrian level lighting and special building material treatments at the base of the building.
  - (3) Each building shall have similar qualities and architectural elements that contribute to the overall theme and shall include some of the following; arched windows, covered walkways, tile roofs to match existing development, vertical towers, etc.
  - (4) The primary material for all buildings and structures shall be masonry, including brick. The primary material for all roofs shall be tile to match the existing building. EIFS or stucco shall be used as decorative elements only.
  - (5) Additional brick shall be provided on the south building elevation of both retail buildings.
  - (6) The south building elevation shall indicate the details for the proposed loading dock and screen wall, including location, height

and type of materials. The building elevations should also show a typical truck profile to determine if there will be adequate screening.

- (7) The building elevations for the proposed restaurant will be required as part of a final site development plan and the proposed design and building materials shall match the existing and proposed commercial development.
- (8) Window canopies/awnings shall be either tile or canvas. Metal or other materials with a synthetic or plastic appearance shall not be permitted on any structure. Backlighting of window canopies/awnings shall not be permitted.
- (9) All landscaped areas shall be irrigated.
- (10) The site shall meet the minimum parking/paving and building setbacks per the Guidelines for Buffers between conventional residential and non-residential uses.
- (11) A photometric plan, indicating the type of lighting for buildings and parking areas, shall be submitted prior to approval of the final site development plan.

d. The following traffic requirements shall be required:

- (1) An addendum to the Wooderson traffic impact study shall be provided describing any changes to the report dated August 2003.
- (2) Prior to filing of the final plat for any lot in the proposed subdivision, the developer and the City shall reach an agreement for land acquisition of the needed street right-of-way, utility easement and/or temporary construction easements from the adjacent property owners along the north and south sides of 151<sup>st</sup> Street for the recommended improvements on 151<sup>st</sup> Street allocating the portion of the expenses attributable to this development to the developer and the balance to the City at large. In the event that it is necessary to acquire property interests by eminent domain, the developer shall enter into an agreement with the City of Olathe to reimburse the City for the developer's portion of the cost of acquiring the right-of-way and easements.
- (3) All improvements to 151st Street shall be made from the existing centerline.
- (4) Construct eight (8) foot median on 151st Street between Bradley Street to Sturgeon Drive. The median shall provide 4-feet of paved or grassed area with 2-feet of curb on either side. The median shall provide for a westbound to southbound left-turn lane at the existing driveway to the Heritage Square Development as well as an eastbound to northbound left-turn lane at Bradley Drive.

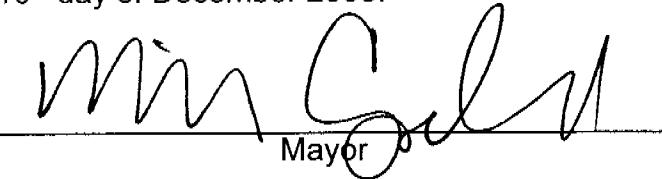
- (5) Provide description and dimensions for the transitional median between Sturgeon Drive and Locust Street. A curbed versus painted median may be required pending further review.
- (6) Provide statement from engineer that the transitional median between Sturgeon Drive and Locust Street meet all ASSHTO allowances.
- (7) Construct right-turn lane on 151st Street at the proposed driveway on cross access easement.
- (8) Construct right-turn lane on 151st Street at the proposed driveway opposite Sturgeon Drive.
- (9) Provide detailed improvements to 151st Street between Bradley Drive to Locust Street.
- (10) Provide cross access via the proposed drive aisles connections to Heritage Square and Wooderson Addition.
- (11) Provide truck templates for the proposed development.
- (12) Provide a minimum two hundred fifty (250) foot throat for the proposed driveway aligning with Sturgeon Drive per the access management plan.
- (13) Parking dimensions shall be nine (9) by twenty (20) feet unless otherwise noted in the *UDO*.
- (14) Remove Limits of No Access (LNA) from the cross access easement on the west property line adjacent to Wooderson Addition.
- (15) Remove crosswalk stamped paving from public sidewalk along 151st Street.
- (16) The property is subject to a signal excise tax of \$0.0576 per square foot, which shall be paid prior to recording the final plat.

**SECTION THREE:** That Section 18.14.020 of the Olathe Municipal Code, which incorporates by reference the Olathe Zoning Map, is hereby amended by reincorporating by reference the said Zoning Map as it has been amended in Section One of the Ordinance.

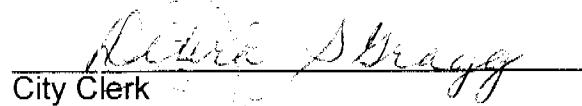
**SECTION FOUR:** That this Ordinance shall take effect from and after its passage and publication as provided by law.

**PASSED** by the Council this 16<sup>th</sup> day of December 2003.

**SIGNED** by the Mayor this 16<sup>th</sup> day of December 2003.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

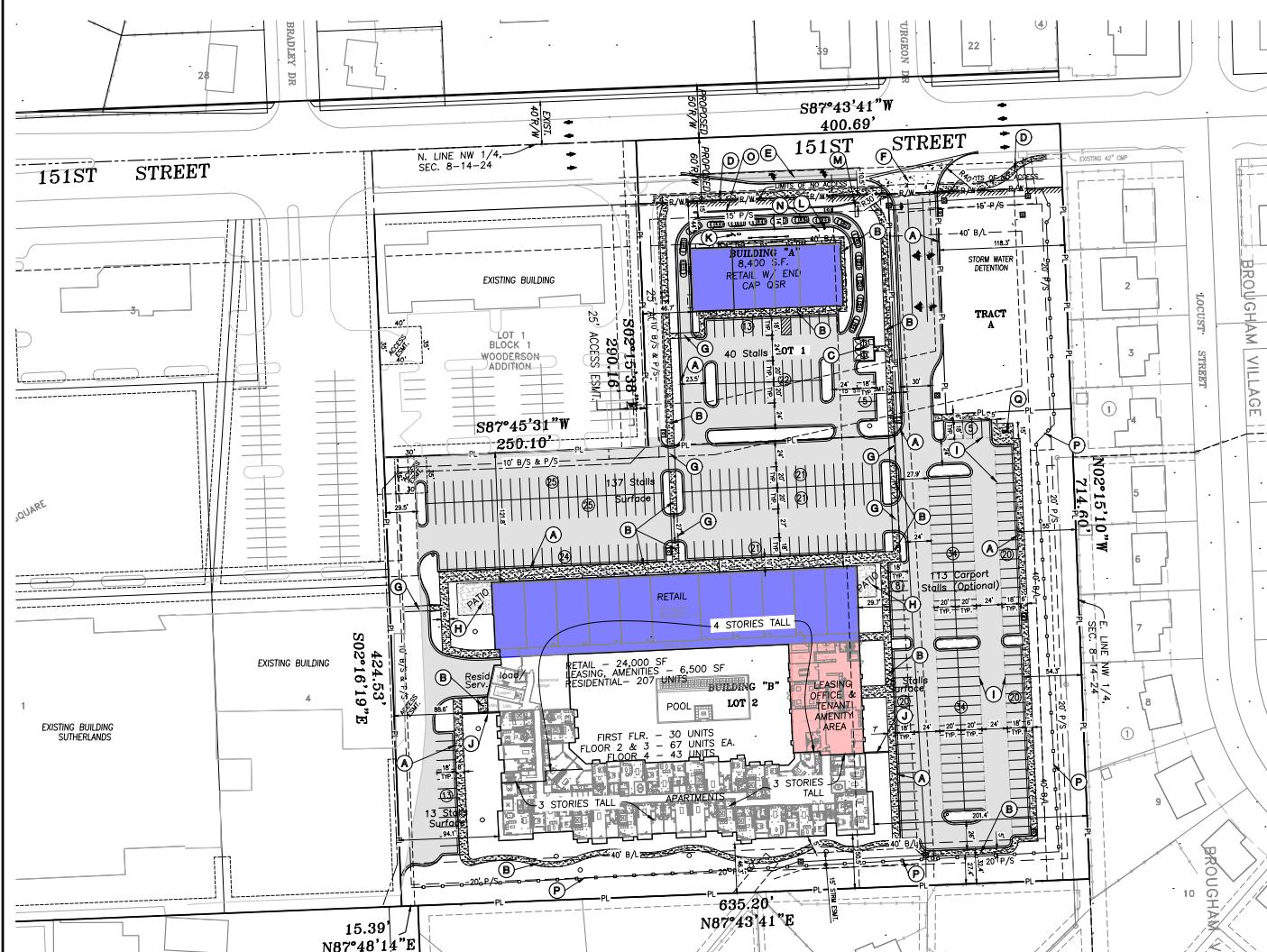
(Seal)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Municipal Counsel

## **Narrative**

Nestled along the edge of a bustling Olathe Street and Community Neighborhood, this project of 207 residential apartments and retail uses aim to introduce a neighborhood friendly Mixed-Use Development. The Mixed-Use development blends classic seaside charm with modern convenience. The development features common design vernaculars of stone, shingled façades, dormer windows, and white trim that echoes the communities of New England, while the ground floor hosts retail, cafés, boutique shops, and local shops that front onto a streetscape created for local community engagement. Above, airy apartments with private balconies, offering residents their own sense of outdoor space. Tree-lined sidewalks and small public greens knit the project into the surrounding community, creating a welcoming, walkable neighborhood where a coastal traditional atmosphere meets contemporary living.



### PARKING SUMMARY TABLE

PARKING REQUIREMENTS*		
<b>MXD</b>		
<b>REQUIRED</b>		
TOTAL		331 *
<b>PROVIDED</b>		
COVERED SPACES BUILDING "B"	113	
STANDARD SPACES BUILDING "A"	39	
STANDARD SPACES BUILDING "B"	171	
ACCESSIBLE SPACES BUILDING "A"	1	
ACCESSIBLE SPACES BUILDING "B"	7	
<b>TOTAL</b>		331

♦ REFER TO PARKING ANALYSIS

## ZONING BULK REGULATIONS

ZONING		
EXISTING - CP-2	PROPOSED - CP-2 **	
BASED ON UDO IN EFFECT AT TIME OF ORIGINAL ZONING (ORD. CS-113, DEC 16, 2023)		
LOCATION	REQUIRED	PROVIDED
BUILDING SETBACK FROM ARTERIAL STREET	40 FT	44 FT
BUILDING SETBACK FROM RESIDENTIAL ZONING	40 FT	46 FT
BUILDING SETBACK FROM CP-2 DISTRICTS	10 FT	N/A
PARKING/PAVING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FROM P/L (ADJOINING RESIDENTIAL)	20 FT	32 FT
FROM CP-2 DISTRICTS	10 FT	N/A
FROM R/W	15 FT	15 FT
MAXIMUM HEIGHT	12 STOREYS / 144 FT	4 STOREYS / 62 FT

**SITE DATA**

LOT 1	54,029 S.F. / 1.24 AC.
PROPOSED BUILDING (1-STORY)	
RETAIL	6,300 S.F.
GROSS	21,000 S.F.
TOTAL	8,400 S.F.
LOT 2	289,586 S.F. / 6.65 AC.
PROPOSED BUILDING (4-STORY)	
RETAIL	24,000 S.F.
AMBIENT/LEASE	8,500 S.F.
RESIDENTIAL - 207 UNITS (GROSS)	179,187 S.F. GROSS
TOTAL (GROSS)	217,908 S.F.
RESIDENTIAL DENSITY	23.0 UNITS PER ACRE
TRACT A	24,828 S.F. / 0.57 AC.
TOTAL (GROSS/NET)	9.01/8.46 AC.
SITE DESIGN CATEGORY	4
OPEN SPACE	SEE SHEET 1.1

**SITE KEY NOTES:**

<b>(A)</b> CONSTRUCT CUB CURB & GUTTER (TYPICAL). <b>(B)</b> CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL). <b>(C)</b> INSTALL TRASH ENCLOSURE (REFER TO ARCH. PLANS). <b>(D)</b> CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL). <b>(E)</b> CONSTRUCT RIGHT TURN LANE (TYPICAL). <b>(F)</b> CONSTRUCT PUBLIC CONCRETE ENTRANCE. <b>(G)</b> STAMPED/COLORED CONCRETE CROSSWALK. <b>(H)</b> CONCRETE PATIO.	<b>(J)</b> RETAINING WALLS. <b>(K)</b> INSTALL MENU BOARD AND ORDER BOX. <b>(L)</b> INSTALL CLEARANCE BAR. <b>(M)</b> INSTALL NONMONUMENT SIGN. <b>(N)</b> INSTALL DIRECTIONAL PRE-ORDER MENU SIGN. <b>(O)</b> 3 FT TALL MASONRY WALL. <b>(P)</b> 6' TALL SOLID PRIVACY FENCE. <b>(Q)</b> BENCH.
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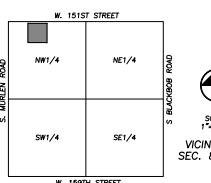
**LEGAL DESCRIPTION:**

**SITE PLAN NOTES:**

1. ALL EXTERIOR-MOUNTED AND ALL ROOFED BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF NEW OR OTHERWISE SCREENED FROM EXISTING BUILDINGS, OR THE EQUIPMENT MUST BE ACCOMMODATED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
2. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS, MUST BE LOCATED OUT OF SIDE BY SIDE LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
3. PROPOSED DEVELOPMENT ON SITE WILL COMPLY WITH PERFORMANCE STANDARDS OUTLINED IN UDO 18.30.190.
4. A DEVELOPMENT PLAN FOR THE PROPOSED PROJECT WILL BE SUBMITTED TO THE CITY OF DALLAS FOR APPROVAL.

**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.  
Call before you dig.



W. 169TH STREET

W. 158TH STREET

SITE BI AN & BBF1 MINIARY BI AT

151ST & MURLEN MIXED USE  
AT THE JOHNSON COUNTY KANSAS 66062

SHEET

0° SCALE: 1"=50' 50' 100'





**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.  
**Call** before you dig.



SCALE: 1"=50'

AERIAL - SITE PLAN

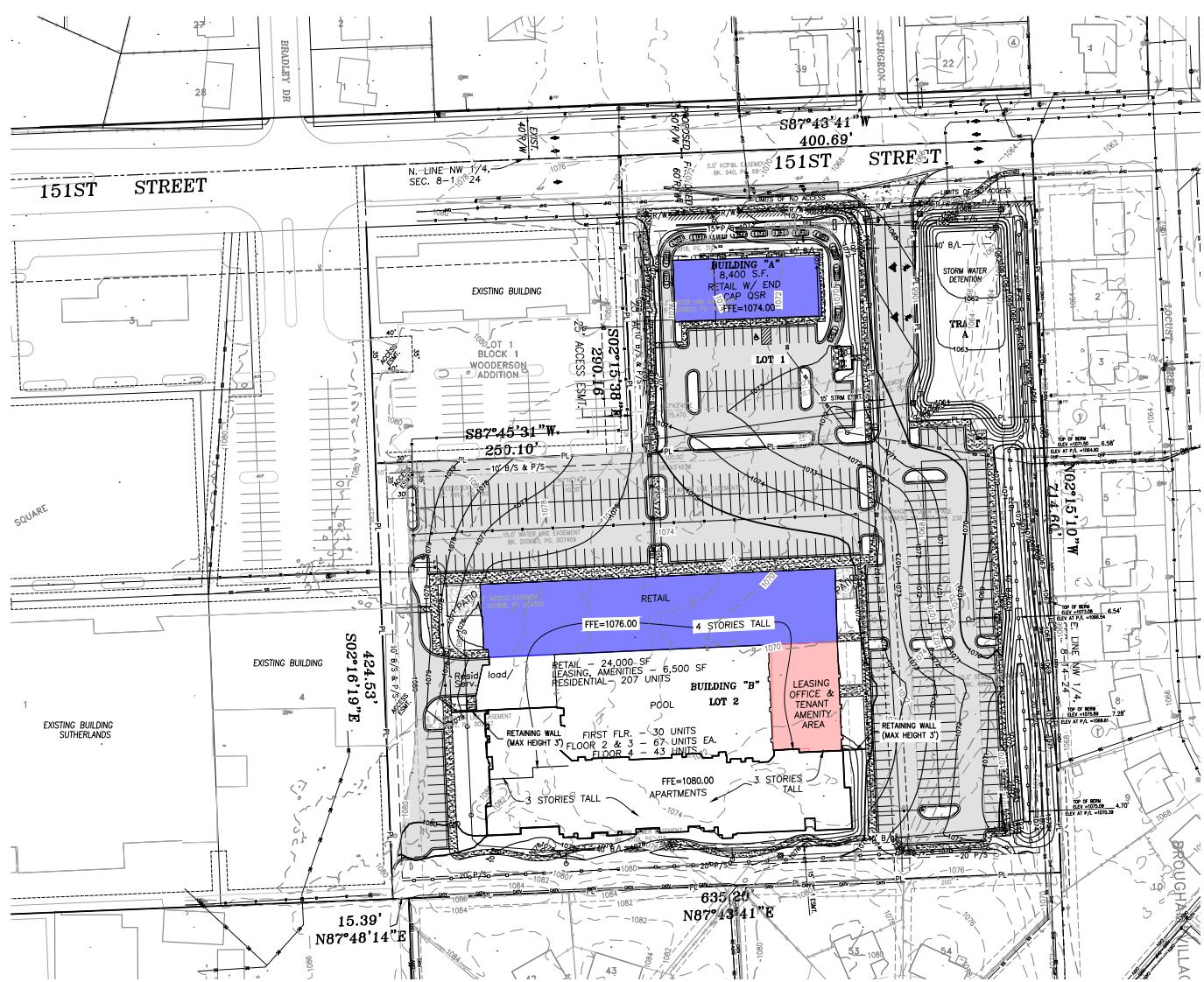
**AERIAL - SITE PLAN**  
151ST & MURLEN MIXED USE  
OLATHE, JOHNSON COUNTY, KANSAS 66062

Project No.	Ref. No.	Date	Comments
100-2009	1	11-25-2015	RE COMMENTS FROM CITY
100-2009	2	11-25-2015	RE COMMENTS FROM CITY

SHEET

1.2





811

Know what's below.  
**Call** before you dig.

**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

		W. 151ST STREET
S. MURLEN ROAD	NW1/4	NE1/4
	SW1/4	SE1/4
		W. 159TH STREET

VICINITY MAP  
SEC. 8-14-24

**GRADING PLAN**  
151ST & MURLEN MIXED USE  
OLATHE, JOHNSON COUNTY, KANSAS 66062

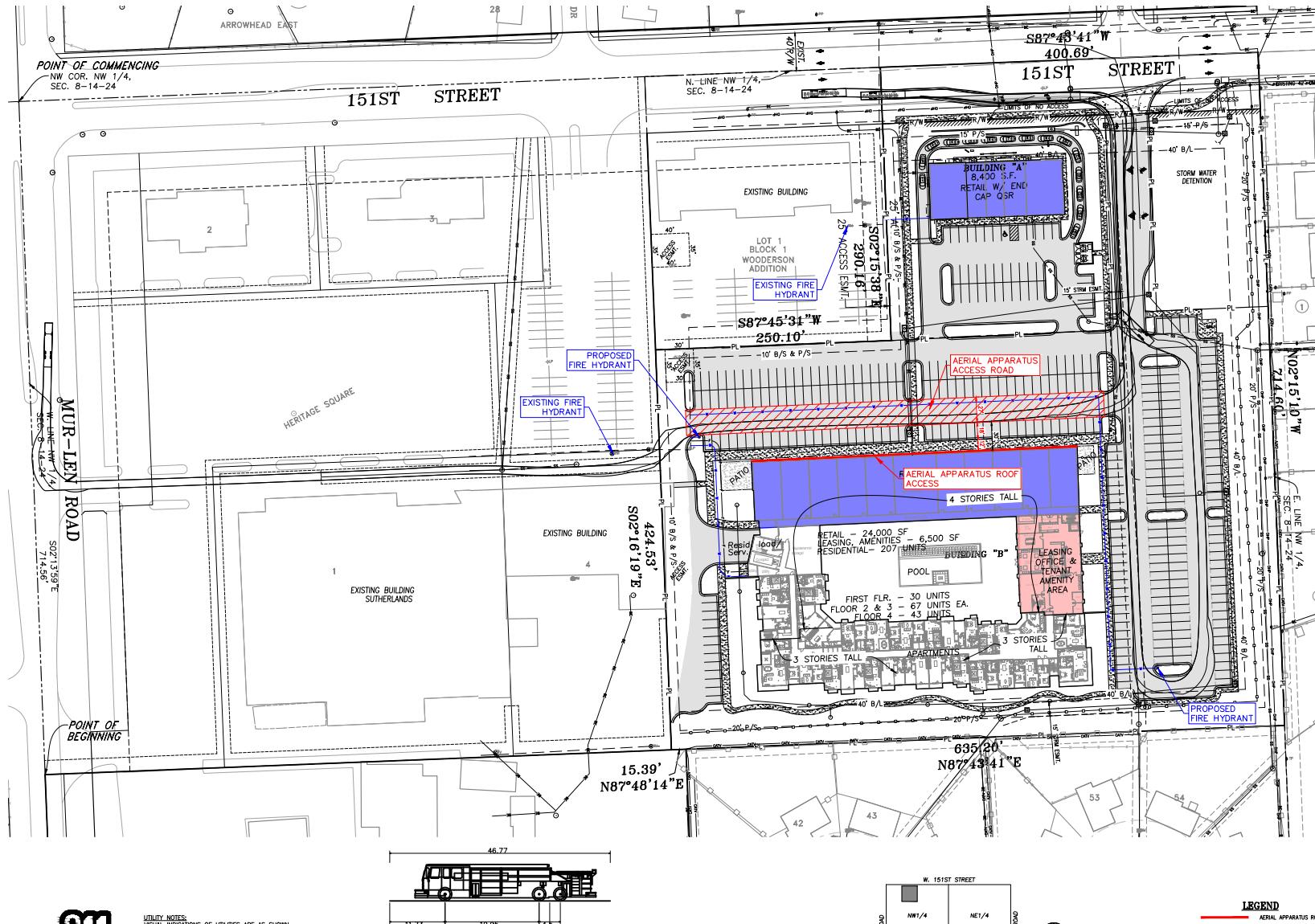
CRADINCI DI AN

151ST & MURLEN MIXED USE  
OLAHE, JOHNSON COUNTY, KANSAS 66062

SHEET

2





Know what's below.  
**Call** before you dig.

**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR  
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN  
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL  
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PEI-47-Pumper-Fire-Truck-(Dual-Axle)	Olathe
Overall Length	16'77"ft
Overall Width	8'16"ft
Overall Body Height	7'745"ft
Min Body Ground Clearance	0'656ft
Track Width	8'167"ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

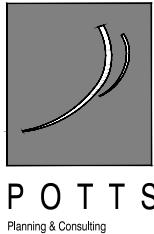
W. 151ST STREET	
NW1/4	NE1/4
SW1/4	SE1/4
S. 149TH ROAD	
W. 159TH STREET	S. BEACH 608 ROAD

**LEGEND**



**FIRE PROTECTION PLAN**  
151ST & MURLEN MIXED USE  
OLA THE, JOHNSON COUNTY, KANSAS 66062

SHEET  
3.1

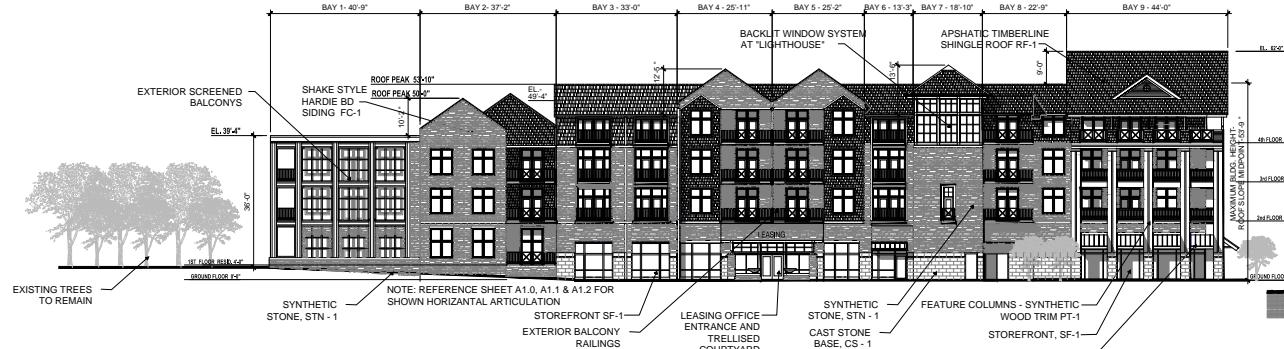


OWNER

**MXD Development**  
**151st & Mur-Len**  
**Mixed-Use Building**

PROJECT

**151st & Mur-Len**  
**Olathe, Ks.**



2

**EAST BUILDING ELEVATION**

scale: 1/16" = 1'-0"



1

**NORTH BUILDING ELEVATION**

scale: 1/16" = 1'-0"

PPD Submittal - Oct. 15, 2025  
PPD Staff Comment response - Nov. 11, 2025  
PPD Staff Comment response - Nov. 23, 2025

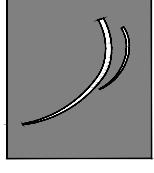
**Preliminary Design**

**A2.0**

GENERAL NOTES:			
a. All signs require separate permits and must meet the requirements of UDO, Section 18.50.190			
b. All exterior-mounted and all rooftop building HVAC and mechanical equipment must be screened from public view. Screened ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent a street and residentially developed or zoned properties. Screening must be accomplished with landscaping, screen walls, building elements or a combination of these methods."			

MIXED-USE BLDG. EXTERIOR BUILDING MATERIAL LEGEND			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
STN-1	SYNTHETIC STONE	EL DORADO	LIMESTONE
ST-1	STUCCO	n/a	MATCH CAST STONE
CS-1	CAST STONE	CONTINENTAL	INDIANA GREY
MT-2	METAL	PRE-MANU. CANOPY	MED GRAY
SF-1	ALUM. STOREFRONT	KAHNNEER OR EQ.	MED GRAY/CLEAR GLASS
FC-1	FIBER CEMENT BD.	HARDIE BD. - STRAIGHT SHAKE	MONT TAUPE
RF-1	ASPHALT SHINGLE	TIMBERLINE	DRIFTWOOD
PT-1	PAINT ( ALL TRIM)	N/A	WHITE
			SMOOTH

FAÇADE MATERIAL PERCENTAGES CALCULATIONS TABLE							
SYMBOL	MATERIAL	CLASSIFICATION	SECONDARY FAÇADES		PRIMARY FAÇADES		
			% West	% South	% East	% North	
STN-1	SYNTHETIC STONE	CLASS I	3,026 SF/ 26.9%	3,287 SF/ 25 %	4,167 SF/ 36.9 %	5,879 SF/ 33.8 %	
CS-1	CAST STONE	CLASS I	595 SF/ 5.3%	990 SF/ 7.4 %	809 SF/ 7.2 %	1,187 SF/ 6.8 %	
					Glass % per levels	Gls. area / Elev. Area= %	Gls. area / Elev. Area= %
					First Floor	3,324 SF/ 5,456 sf = 60.92 %	3,324 SF/ 5,456 sf = 60.92 %
					Floors 2-4	2,752 SF/ 7,495 sf = 36.7 %	3,524 SF/ 11,945 sf = 29.5 %
SF-1	GLASS DOORS/WINDOWS	CLASS I	3,242 SF/ 28.8%	3,936 SF/ 30 %	Glass Total	4,108 SF/ 36.4 %	6,848 SF/39.4 %
			CLASS I - TOTAL SF -	8,863 SF/ 61 %	8,213 SF/ 62.4 %	9,084 SF/ 60.5 %	13,914 SF/ 80 %
FC-1	HARDIE BD. - STRAIGHT SHAKE	CLASS III	3,908 SF/ 34.7 %	4,949 SF/ 37.5 %	2,133 SF/ 18.2 %	0 SF/ 0 %	0 SF/ 0 %
MT-2	METAL ( AWNINGS)	CLASS III	111 SF/ 1 %	0 SF/ 0 %	0 SF/ 0 %	240.6 SF/ 69.8 %	
PT-2	PAINTED UTILITY DOORS	CLASS IV	371 SF/ 3.3 %	0 SF/ 0 %	63 SF/ .058 %	17,401 SF	
			CLASS III - TOTAL	4,380 SF/ 39 %	4,949 SF/ 37.6 %	2,198 SF/ 19.5 %	3,487 SF/ 20 %
			ELEVATION TOTAL AREA	11,253 SF	13,162 SF	11,282 SF	17,401 SF



POTTS  
Planning & Consulting

OWNER  
MXD Development  
151st & Mur-Len  
Mixed-Use Building

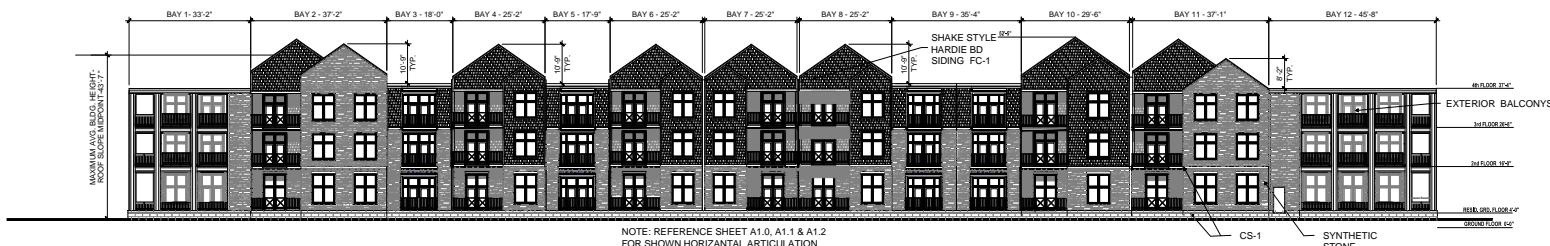
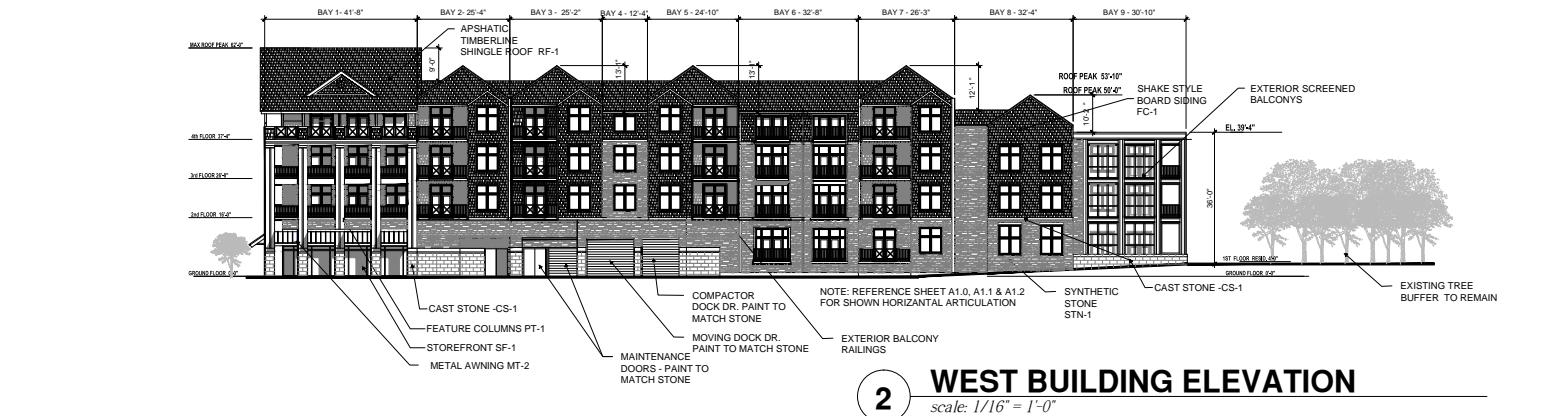
PROJECT  
151st & Mur-Len  
Olathe, Ks.

SCALE: 1/16" = 1'-0"

PDP Submittal - Oct. 15, 2023  
PDP Staff Comment response - Nov. 11, 2023  
PDP Staff Comment response - Nov. 23, 2023

Preliminary Design

A2.1

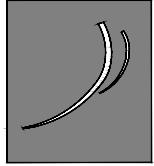




Cape Cod Concept



Cape Cod Concept



P O T T S  
Planning & Consulting

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OWNER

**MXD Development**  
151st & Mur-Len  
**Mixed-Use Building**

---

PROJECT  
**151st & Mur-Len**  
Olathe, Ks.

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Mixed-Use Bldg. - West Elevation



Mixed-Use Bldg. - South Elevation

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SCALE: 1/16" = 1'-0"

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PDP Submittal - Oct. 15, 2023  
PDP Staff Comment response - Nov. 11, 2025

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Preliminary Design

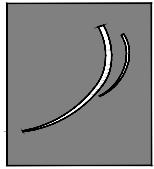
**A2.2**



**Cape Cod Concept**



**Cape Cod Concept**



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151st & Mur-Len  
**Mixed-Use Building**

PROJECT  
**151st & Mur-Len**  
Olathe, Ks.



**Mixed-Use Bldg. - East Elevation - Primary**



**Mixed-Use Bldg. - North Elevation - Primary**

SCALE: 1/16" = 1'-0"

PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response - Nov. 11, 2025  
PDP Staff Comment response - Nov. 23, 2025

**Preliminary Design**

**A2.3**



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Olathe, Ks.

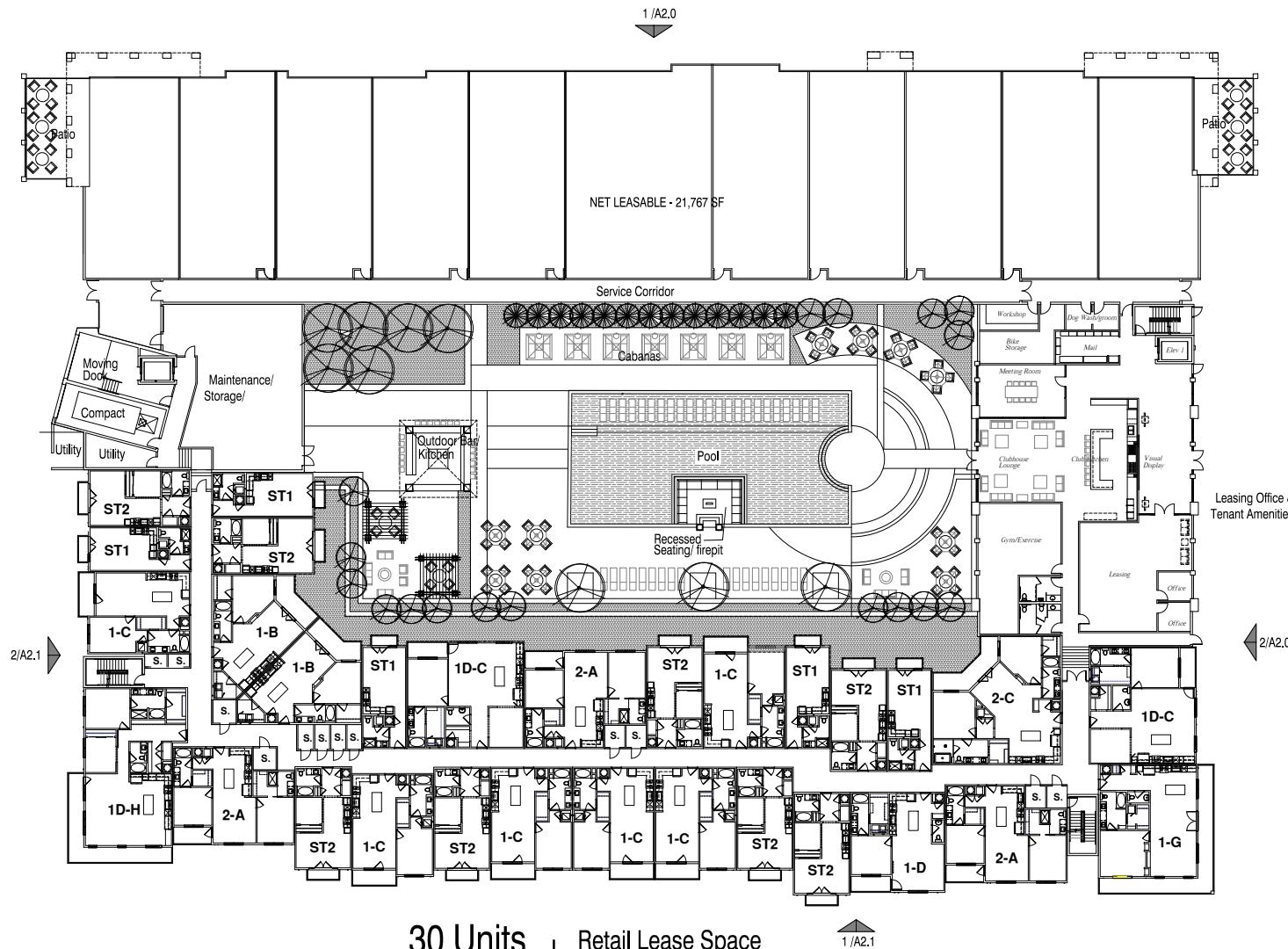


SCALE: 1/16" = 1'-0"

PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response - Nov. 11, 2025

**Preliminary Design**

**A1.0**

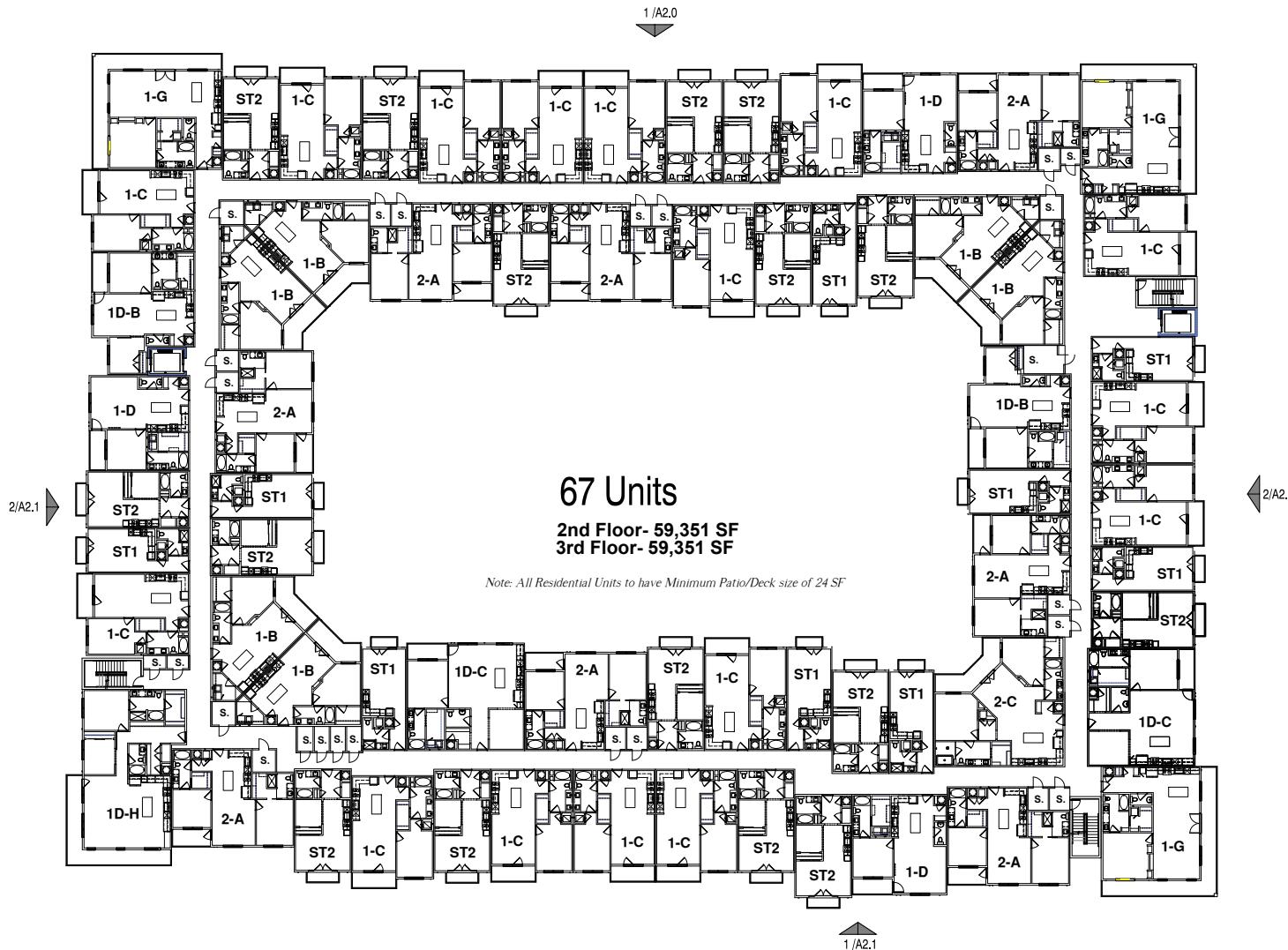


**30 Units** + **Retail Lease Space**  
**23,710 SF** **GLA - 24,000 SF**

*Note: All Residential Units to have Minimum Patio/Deck size of 24 SF*

**217,908 SF ( TTL BLDG GLA)**

**1** **GROUND FLOOR PLAN**  
scale: 1/16" = 1'-0"



P O T T S

OWNED

PROJECT

## **151st & Mur-Len Olathe, Ks.**

A compass rose with a vertical line pointing upwards labeled 'NORTH'.

SCALE: 1" = 200'

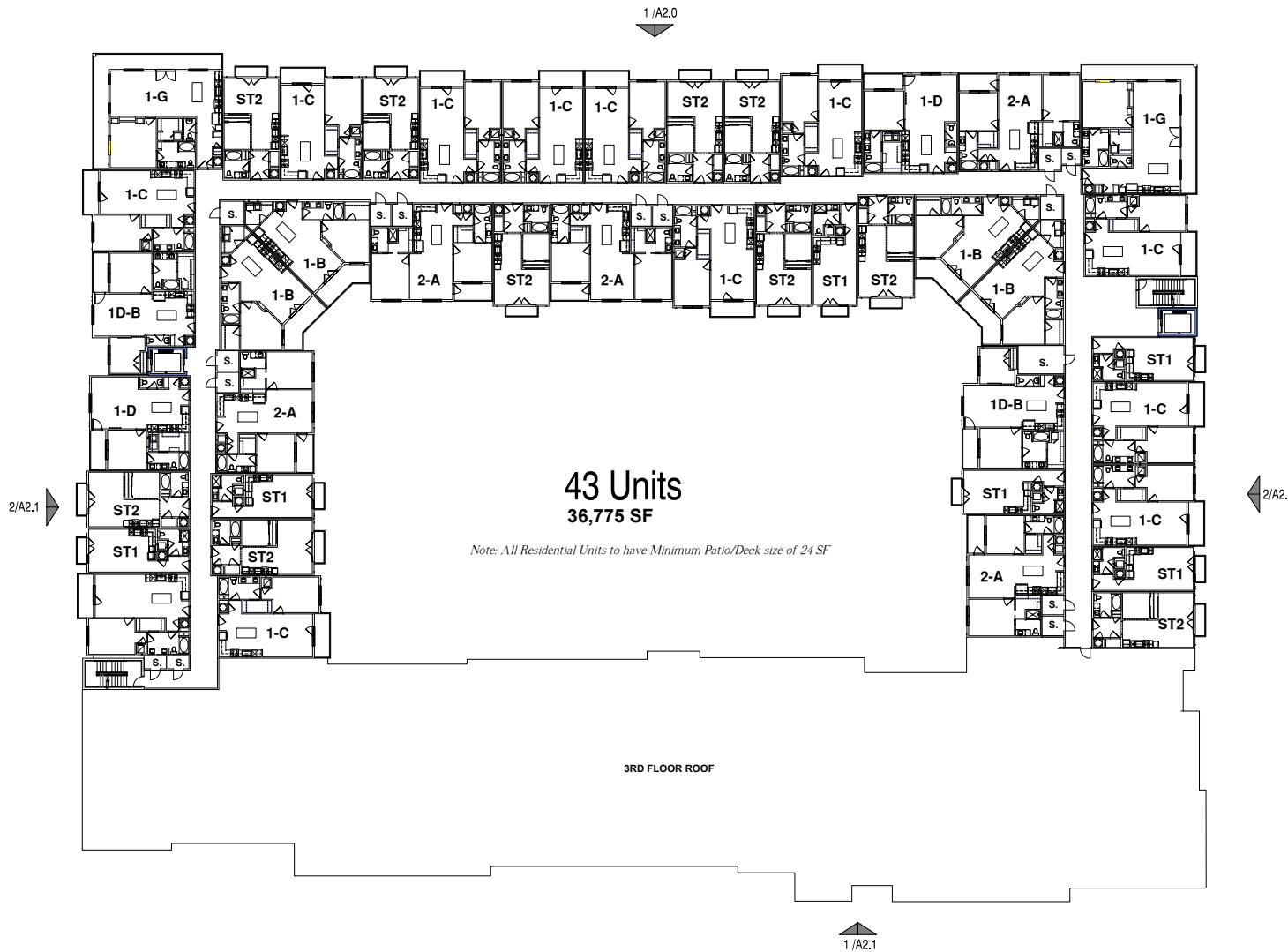
PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response- Nov. 11, 2025

## SECOND & THIRD FLOOR PLAN

1

## SECOND & THIRD FLOOR PLAN

## A1.1



P O T T S

## Planning & Consulting

*OWNER*

PROJECT

## 151st & Mur-Len Olathe, Ks.



SCALE:  $1'' = 200'$

PDP Submittal - Oct 15, 2025

## 1 FOURTH FLOOR PLAN

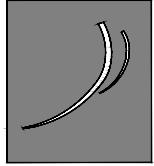
## A1.2



**Mixed-Use Building looking SouthEast**



**Mixed-Use Building looking SouthWest**



**POTTS**  
Planning & Consulting

---

OWNER

---

**MXD Development**  
151st & Mur-Len  
**Mixed-Use Building**

---

PROJECT

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**151st & Mur-Len**  
Olathe, Ks.

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SCALE: 1/16" = 1'-0"

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PDP Submittal - Oct. 15, 2023  
PDP Staff Comment response - Nov. 11, 2025

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**Preliminary Design**

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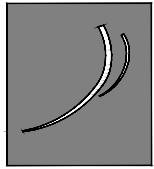
**G1.0**



**Mixed-Use Building looking NorthWest**



**Multi-Tenant Building looking NorthWest**



**P OT T S**  
Planning & Consulting

OWNER

**MXD Development**  
151st & Mur-Len  
**Mixed-Use Building**

PROJECT

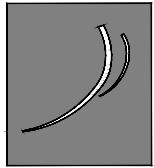
**151st & Mur-Len**  
Olathe, Ks.

SCALE: 1/16" = 1'-0"

PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response - Nov. 11, 2025

**Preliminary Design**

**G1.1**



P O T T S

Planning & Consulting

OWNER

**MXD Development**  
151st & Mur-Len  
**Mixed-Use Building**

PROJECT  
**151st & Mur-Len**  
Olathe, Ks.



**Primary View Entry from 151st St.**

SCALE: 1/16" = 1'-0"

PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response - Nov. 11, 2025

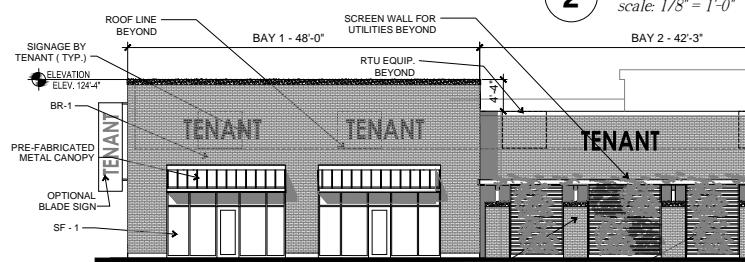
**Preliminary Design**

**G1.2**

RETAIL PAD BLDG. EXTERIOR BUILDING MATERIAL LEGEND				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	TEXTURE / FINISH
BR-1	BRICK	GLEN GERY ( OR APPROV.D. EQUAL)	GRANITE RED SMOOTH	--
BR-2	BRICK	GLEN GERY ( OR APPROV.D. EQUAL)	BROWN VELOUR	--
STN-1	SYNTHETIC STONE	EL DORADO	LIMESTONE	--
ST-1	STUCCO	n/a	MATCH CAST STONE	SAND
CS-1	CAST STONE	CONTENENTAL	INDIANA GREY	--
MT-2	METAL	PRE-MANF. CANOPY	MED GRAY	BAKED ENAMEL
SF-1	ALUM. STOREFRONT	KAWNEER OR EQ.	MED GRAY/CLEAR GLASS	KYNAR 500 FINISH

GENERAL NOTES:

- a. All signs require separate permits and must meet the requirements of UDO, Section 18.50.190.
- b. All exterior-mounted and all rooftop building HVAC and mechanical equipment, vent piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent a street and residentially developed or zoned properties. Screening must be accomplished with landscaping, screen walls, building elements or a combination of these methods."

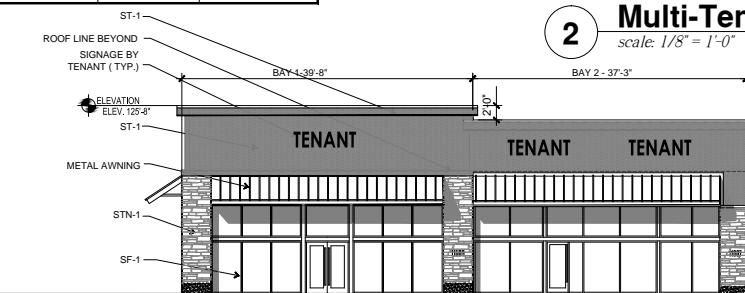


2 Multi-Tenant Retail - West Elevation -Primary

OWNER

scale: 1/8" = 1'-0"

PRIMARY FAÇADE PERCENTAGES					
SYMBOL	MATERIAL	CLASSIFICATION	% West	% North	% East
BR-1	BRICK	CLASS I	684 SF	2,507.8 SF	951.12 SF
BR-2	BRICK	CLASS I	55.35 SF	16.8 SF	15.45 SF
STN-1	SYNTHETIC STONE	CLASS I	86 SF	0 SF	161 SF
CS-1	CAST STONE	CLASS I	69.14 SF	55.4 SF	55.43 SF
SF-1	ALUM. STRFRNT. GLS.	CLASS I	354 SF /25.2%	816 SF /26%	346 SF /25.3%
ST-1	STUCCO	CLASS I	196.4 SF	0 SF	0 SF
CLASS I - TOTAL SF -			1,358.9 SF /96.8 %	3,148 SF /100 %	1,368 SF /100 %
MT-2	METAL (AWNINGS)	CLASS III	45.1 SF	Awnings ovr Glass.	0 SF
CLASS III - TOTAL			45.1 SF /3.2 %	0 SF / 0 %	0 SF / 0 %
ELEVATION TOTAL AREA			1,404 SF	3,148 SF	1,368 SF
ST-1					



1 Multi-Tenant Retail - South Elevation - Primary

PROJECT

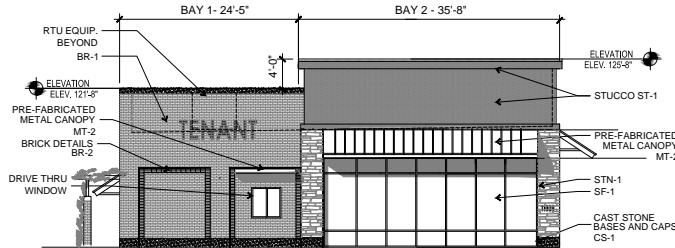
151st & Mur-Len  
Olathe, Ks.

SCALE: 1/8" = 1'-0"  
NORTH

PDP Submittal - October 15, 2025  
PDP Staff Comment response- Nov. 11, 2025  
PDP Staff Comment response- Nov. 25, 2025

Preliminary Design

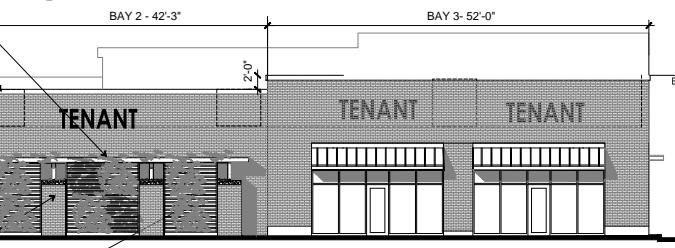
A2.0



2 Multi-Tenant Retail - West Elevation -Primary

OWNER

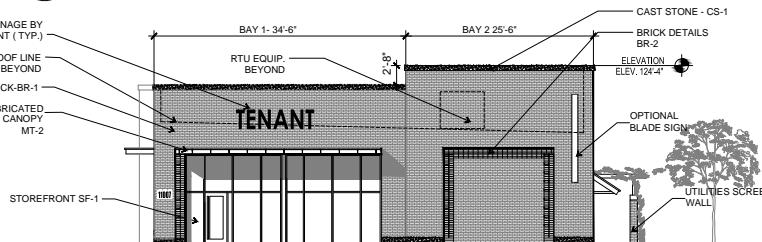
scale: 1/8" = 1'-0"



3 Multi-Tenant Retail - North Elevation - Primary

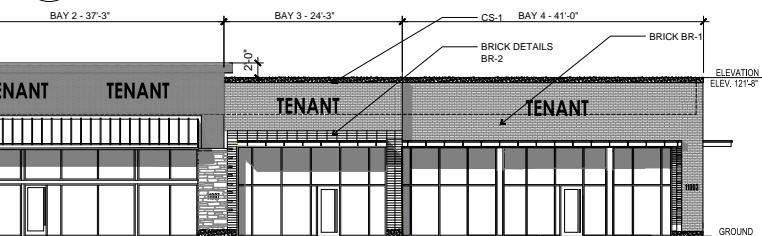
PROJECT

151st & Mur-Len  
Olathe, Ks.



2 Multi-Tenant Retail - East Elevation - Primary

SCALE: 1/8" = 1'-0"

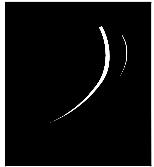


OWNER

OWNER



POTTS  
Planning & Consulting



P OTTS  
Planning & Consulting

OWNER

MIXD Development  
151st & Mur-Len

Multi-tenant Retail Bldg.

PROJECT

151st & Mur-Len  
Olathe, Ks.



Multi-Tenant Retail - West Elevation - Primary



Multi-Tenant Retail - North Elevation - Primary



Multi-Tenant Retail - East Elevation - Primary



Multi-Tenant Retail - South Elevation - Primary



SCALE: 1/8" = 1'-0"

PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response - Nov. 11, 2025  
PDP Staff Comment response - Nov. 23, 2025

Preliminary Design

A2.1



P O T T S  
Planning & Consulting

OWNER

MIXD Development  
151st & Mur-Len  
Multi-tenant Retail Bldg.

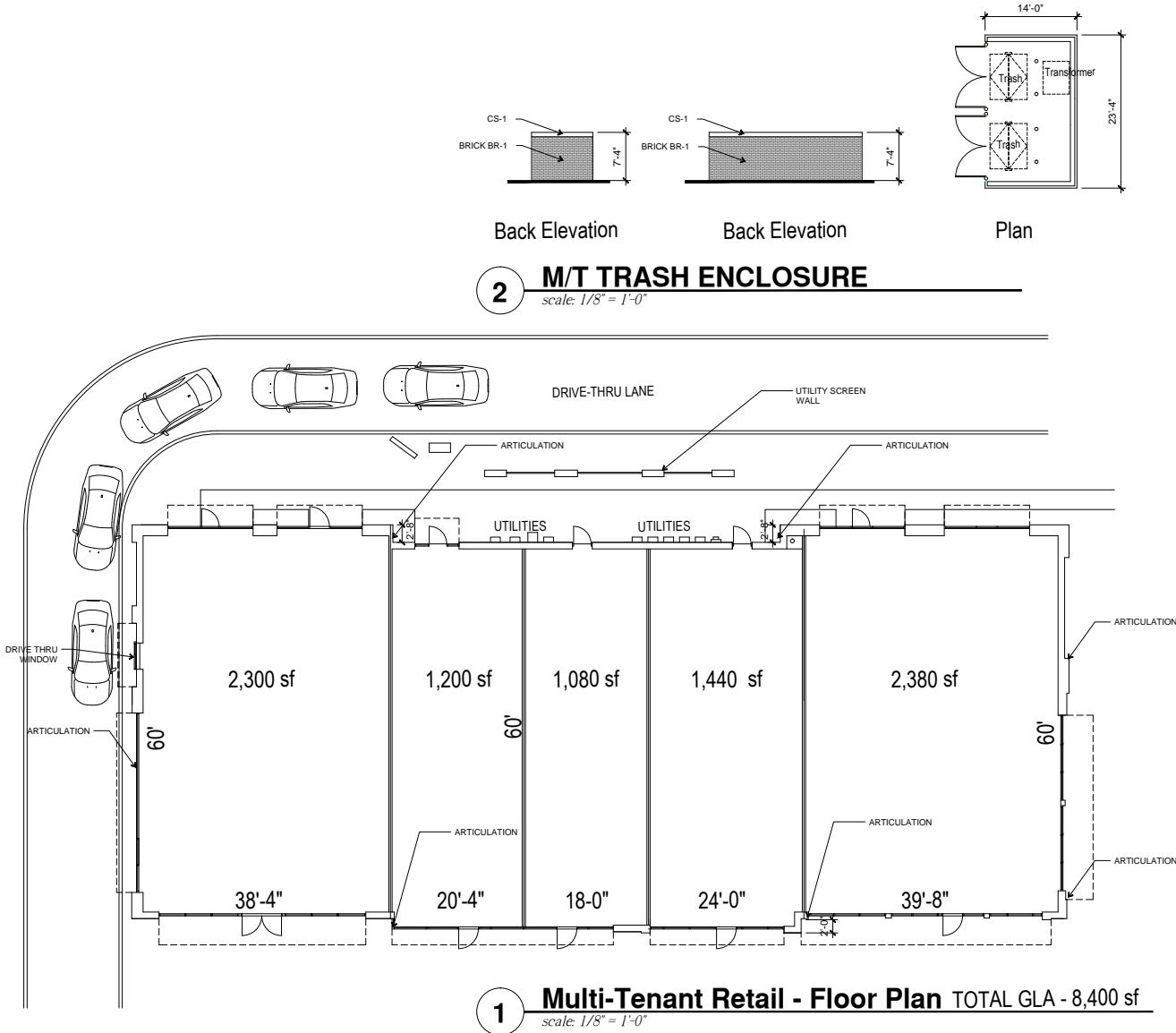
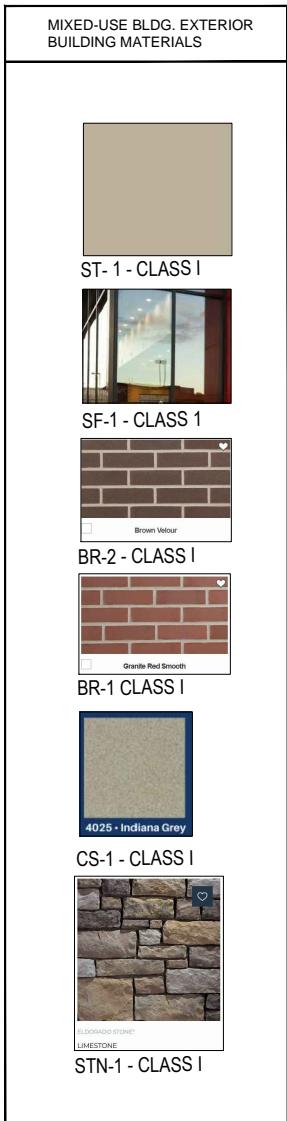
PROJECT  
151st & Mur-Len  
Olathe, Ks.

SCALE: 1/8" = 1'-0"  
NORTH

PDP Submittal - Oct. 15, 2025  
PDP Staff Comment response - Nov. 11, 2025  
PDP Staff Comment response - Nov. 25, 2025

Preliminary Design

A1.0





SYMBOL	TREE PRESERVATION LEGEND DESCRIPTION
	Existing Tree Area Preserved (16,907 sq. ft.)
	Existing Tree Area Removed (36,790 sq. ft.)
	Tree protection fencing

18.30.240 Tree Preservation			
Type	Quantity In Sq.Ft.:	Quantity In Acres.:	Percent Total
Total Existing Tree Area	53697	1.23	100
Tree Area Saved (Min. 20%)	16907	0.39	31
Tree Area Removed	36790	0.84	69

### TREE PROTECTION

1. TREE PROTECTION ZONES SHALL BE DELINEATED ON-SITE WITH TREE PROTECTION FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. TREE PROTECTION FENCING SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST FOUR (4) FEET IN HEIGHT AND SUPPORTED BY METAL CHANNEL POSTS SPACED AT A MAXIMUM OF TEN (10) FEET ON CENTER.
3. TREE PROTECTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.
4. TREE PROTECTION FENCE SHALL BE INSPECTED EACH WORKDAY AND MAINTAINED IN EFFECTIVE OPERATING CONDITION. PERFORM NECESSARY MAINTENANCE TO ENSURE THE ALL DELINEATED WOODLANDS ARE DELINEATED AND PROTECTED THROUGHOUT ALL CONSTRUCTION PHASES.
5. ALL TREE PROTECTION FENCING SHALL BE PROPERLY REMOVED FROM SITE AFTER ALL PHASES OF CONSTRUCTION ARE COMPLETED.



Know what's below.  
Call before you dig.

UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY  
THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE  
VERIFIED IN THE FIELD AT THE TIME OF  
CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF  
UNDERGROUND UTILITIES, CALL 811.



# TREE PRESERVATION PLAN

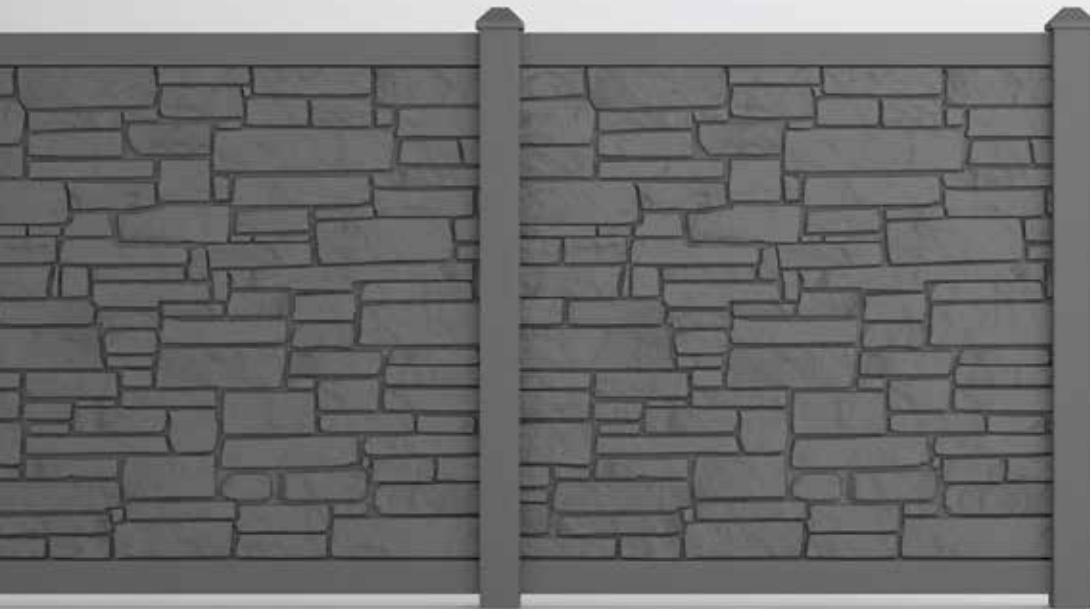
151ST & MURLEN MIXED USE

# TREE PRESERVATION PLAN

151ST & MURLEN MIXED USE

SHEET  
L100





## MOLDED

### MOLDED PRIVACY

# BOULDER

WITH SIMTEK™ TECHNOLOGY

Transform your acreage with heavy, virtually rock-solid polyethylene panels engineered to absorb noise and resist impact. At 8' and 12' heights, the stackable units and earth tone colors blend in with suburban and rural settings.

Shown in Dark Gray Granite

### INNOVATIONS

↔ StayStraight®

✳ SolarGuard®

▼ SimTek™

### SIZES

#### Width:

6' and 8'

#### Height:

4', 6' and stackable to 8' and 12'

## PREMIUM

\$\$\$\$

SimTek™ Molded Panel Technology

### Premium Textured Finishes



BEIGE  
GRANITE



BROWN  
GRANITE



DARK BROWN  
GRANITE

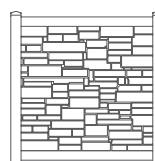


GRAY  
GRANITE



DARK GRAY  
GRANITE

### STYLE CONFIGURATION



Molded

Additional literature and information is available here:

<https://www.catalystfence.com/fence/boulder/>

### Post Caps & Hardware Available

See Accessories and Hardware PDF for more information and product offerings.

*Not all colors available in all heights and widths, see specific product page for exact details.*



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: November 10, 2025

From: Doug Ubben, P.E., Phelps Engineering, Inc.

Re: 151<sup>st</sup> & Mur-Len Mixed Use  
PEI # 250409

### Shared Parking Analysis

The proposed mixed-use development is located at the southeast corner of 151<sup>st</sup> and Murlen Road and will include two buildings; Building A consists of retail and a quick service end cap restaurant while Building B consists of a vertically integrated mixed-use building with retail and residential apartments. With a mixed-use development, peak parking demand between the different uses occurs at different times of the day and the analysis below has been completed to calculate the peak parking demand for the development.

The parking requirement ratios set with the City's UDO only account for the peak parking demand for each use and don't account for the time of day in which that peak occurs. The peak parking demand for the residential component occurs in the overnight hours when most of the residents are home for the night, while peak parking demand for the retail components occurs during the daytime hours when the stores are open. If following the City's UDO requirements, the retail space requires 1 parking space for every 300 S.F., 1.5 parking spaces per residential unit (multifamily, more than 4 units), and 1 parking space for every 3 seats in the restaurant area. With 207 residential units being proposed, 311 parking spaces are required for the residential component. The 30,300 S.F. retail area requires 101 parking spaces for the retail component. Finally, the 2,100 S.F. quick service restaurant area will have a maximum of 50 seats, which requires 17 parking spaces. Summing each of the uses by their individual peak parking demands amounts to a requirement of 429 parking spaces per the city's UDO parking ratios.

As previously mentioned, evaluating the parking required by summing the peak demand from each use does not account those peak demands that occur at different times of the day. To calculate the peak demand of the development as a whole, the Shared Parking, 3<sup>rd</sup> Edition manual by the Urban Land Institute (ULI) was used to complete a shared parking analysis. This manual contains data for percentage adjustments on the required parking for shared parking between mixed uses. A peak demand for each hour on both the weekdays and weekends is shown below. The required parking for the site as a whole is determined by finding the time, by the hour, during the week and weekend that has the peak demand between the shared uses. It was determined that the highest demand occurred on the weekends at 8:00 p.m. with a peak parking stall demand of 331 stalls. Therefore, for this proposed development, 331 parking stalls are required to be provided to meet the parking demand of the development. A shared parking agreement between the two properties will be required, so that users of the development can park anywhere within the development.

		2025 Plan																			
Use	Parking Required	Weekday																			
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 AM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 PM	
Apartment	311	295.45	248.8	208.37	171.05	155.5	139.95	124.4	124.4	124.4	139.95	155.5	186.6	217.7	284.8	264.35	295.45	301.67	311		
Small Restaurant	10	0.5	1	2	3	5.5	8.5	10	10	9	6	5.5	6	8.5	8	5	3	2	1	0.5	
Retail (excluding shopping center)	104	1.04	5.2	15.6	36.4	62.4	78	104	104	98.8	88.4	88.4	93.6	83.2	67.6	46.8	15.6	5.2	0		
<b>Total</b>	<b>425</b>	<b>296.99</b>	<b>255</b>	<b>255.97</b>	<b>210.45</b>	<b>223.4</b>	<b>226.45</b>	<b>238.4</b>	<b>238.4</b>	<b>232.2</b>	<b>218.8</b>	<b>233.85</b>	<b>249.9</b>	<b>288.7</b>	<b>308.9</b>	<b>321.4</b>	<b>314.15</b>	<b>313.05</b>	<b>307.87</b>	<b>311.54</b>	

		2025 Plan																			
Use	Parking Required	Weekend																			
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 AM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 PM	
Apartment	311	311	295.45	273.68	248.8	233.25	217.7	211.48	202.15	202.15	211.48	220.81	230.14	239.47	248.8	258.13	267.46	276.79	286.12	311	
Small Restaurant	10	0.5	1	2	3	5.5	8.5	10	10	9	6	5.5	6	8.5	8	5	3	2	1	0.5	
Retail (excluding shopping center)	104	1.04	5.2	31.2	52	72.8	93.6	98.8	104	104	98.8	93.6	83.2	78	72.8	67.6	52	31.2	10.4	0	
<b>Total</b>	<b>425</b>	<b>312.54</b>	<b>301.65</b>	<b>306.88</b>	<b>303.8</b>	<b>311.55</b>	<b>319.8</b>	<b>320.28</b>	<b>316.15</b>	<b>315.15</b>	<b>316.28</b>	<b>319.91</b>	<b>319.34</b>	<b>325.97</b>	<b>329.6</b>	<b>330.73</b>	<b>322.46</b>	<b>309.99</b>	<b>297.52</b>	<b>311.5</b>	

Please feel free to contact me at (913) 393-1155 if you require additional information.

Sincerely,



Phelps Engineering, Inc.

Douglas E. Ubben, Jr., P.E.



PLANNING  
ENGINEERING  
IMPLEMENTATION

**Date:** 11/13/2025

**Meeting Date:** November 12, 6:00 PM – 7:30 PM

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

**Project:** 151<sup>st</sup> & Mur-Len Mixed Use

**Project/File No.:** 250409

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

**Development Team:** Judd Claussen – Phelps Engineering  
Doug Ubben – Phelps Engineering  
Mike McGrew – Phelps Engineering  
Danny Potts – Potts

**Copy:** Olathe Planning Department

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## EXECUTIVE SUMMARY:

### Purpose of Meeting

The purpose of this neighborhood meeting was to provide preliminary information to surrounding property owners and HOA representatives regarding the proposed mixed-use development project prior to formal public notice. The intent was to inform attendees of the project's scope and objectives, gather community feedback, and identify potential refinements to the development plan.

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### Project Overview

Mr. Judd Claussen introduced the project, outlining that the property is currently zoned **CP-2 (Planned General Business District)**. The proposed zoning amendment does not alter the base zoning but seeks to allow **residential use** as a component of a **mixed-use development**, thereby supporting adjacent commercial businesses and enhancing the viability of the site.

The revised plan replaces the previously approved single large retail "box store" with a **four-story mixed-use building** that transitions to **three stories** along

the southern boundary to better integrate with neighboring residential properties. The development also includes:

- A **northern multi-tenant commercial building** designed to accommodate a quick-service restaurant with drive thru and several small retail tenants.
- A **southern mixed-use structure** featuring ground-floor commercial uses with upper-level residential units arranged around a central courtyard and pool.
- **331 total parking spaces** using ULI time of day analysis for right sizing of the parking lot.
- **Preservation of existing mature trees along the southern property line.**
- **Berming and landscaping along the eastern property line.**

Mr. Claussen presented the open space and landscape plans, emphasizing that existing vegetation will be maintained where possible, with new trees and berthing introduced to enhance screening and visual buffering.

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Architect Mr. Danny Potts presented conceptual renderings and described the design intent, which draws from **Cape Cod-style architecture** to maintain a human-scaled, residential character. Facade treatments and stepped building heights are intended to soften the visual transition to adjacent homes.

The design of the northern multi-tenant building incorporates screening elements along 151st Street to conceal drive-through operations, with storefront features to the north oriented toward the street to promote an active frontage.

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### **Key Discussion Topics and Responses**

Following the presentation, attendees raised questions and provided comments regarding potential neighborhood impacts. The project team addressed the following primary areas of concern:

- **Screening and Privacy:**  
Additional evergreen trees, deciduous trees, and ornamental shrubs, will be incorporated along the southern and eastern property lines to enhance privacy and restrict access between residential and commercial areas. Multiple neighbors asked that a fence or wall be built on the south and east property lines for additional screening and to discourage residents from the development from entering their yards.
- **Drainage and Grading:**  
The project will tie into the existing public stormwater system, with the addition of a private collection network. Stormwater will be routed to the proposed detention basin in the northeast corner of the site to control downstream runoff. Multiple neighbors along the east property line mentioned they currently experience excessive water in their backyards from the water traveling from the south along the property line and wanted to make sure the development did not do anything to make that situation worse. An underdrain system was mentioned on the east side of the berm to assist with runoff along the east property line.
- **Traffic and Access:**  
A traffic impact study has been completed. The site plan maintains the approved access points, including the proposed entrance on 151st Street. Two existing access drives on 151st Street in addition to the existing access drive to Mur-Len Road also provide access to the site via the shopping center to the west.

Northbound Right- and left-turn lanes on the proposed drive to 151st Street and eastbound a eastbound right turn lane on 151<sup>st</sup> are proposed to improve site circulation and mitigate congestion.

- **Lighting and Noise:**

Parking lot lighting will comply with city ordinances, utilizing cutoff fixtures to minimize light spillover. Construction activities will adhere to the city's noise regulations.

- **Building Height and Density:**

The building steps down from four to three stories on the south side to better transition between the commercial zoning and nearby single family residential. A further reduction to two stories was evaluated but determined infeasible due to project density and economic requirements.

- **Project Timeline:**

Construction is anticipated to begin in **the third quarter of next year**, with an estimated **18-month duration** for the mixed-use building. The north retail building would be quicker in construction duration.

- **Public Review Process:**

The project is tentatively scheduled for **Planning Commission consideration on December 8**, followed by **City Council review on January 6**. The meeting notes and updated plans will be made available prior to the Planning Commission hearing on the city's website.

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### **Next Steps**

The development team will incorporate community feedback into the design where feasible, including refinements to landscaping, screening, and drainage features. Coordination with City staff will continue throughout the zoning amendment and preliminary development plan review process.

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### Detailed meeting notes

1. Meeting got started at 6 pm. Judd Claussen welcomed the attendees. Attendees signed the sign-in sheet.
2. Judd Claussen introduced the project noting the reason we were meeting with them before publicizing the project to inform them of the project, hear feedback, and potentially make improvements to the project. Judd also detailed that we will be taking notes during this meeting, including their questions, which will be distributed to the City. Judd then explained that we are in the middle of the Zoning Amendment and the Preliminary Development Plan process. Judd also displayed the 500' buffer around the proposed development and noted that all property owners and HOA's within the buffer were notified of the project and this meeting with the same letter the attendees received. Judd then introduced the property displaying the existing zoning of the property and surrounding properties. Judd cited that the existing zoning is CP-2 and explained that the zoning amendment is to not change the zoning but to enable the introduction of residential use. Having residents living on site also helps to support the

commercial businesses in this center. Judd then displayed the previously approved development plan and noted the buildings already existing west of the property as well as the future quick serve restaurant and detention basin on the north side within the property and the large box store on the south side. Judd then cited the 2003 meeting minutes which stated that the box store potentially to be a craft store such as a Hobby Lobby. Judd then displayed the current proposed development which includes keeping the northern proposed building to be a quick service restaurant on the west side of the building but also introduce multiple tenants. The southern proposed building is shown to be a mixed use in lieu of a box store. The mixed-use building is to be a four-sided architectural face with a courtyard in the middle of the building with a pool. The building is proposed as a four story, except at the south side which is to be three stories. The east side of the building will include a leasing office and amenity space. Proposed parking for the site is 331 spaces. Judd then displayed the open space plan and section cuts showing the proposed landscaping and berthing noting the proposed trees and the existing trees on the south side are proposed to remain.

3. Danny Potts began to show the renderings to the attendees sharing that during design we attempted to be sensitive to the residents that are abutting the commercial lot. Danny explained that with the design of the facades he attempted to keep a residential feel with cape cod personable design that is simple and recognizable. Danny then noted that the height of the mixed-use building decreases and stair steps down as its proximity closes in towards the residential lots to the south and that the shortest side of the building is on the south end. All retail tenants will face 151<sup>st</sup> Street with large windows, the feel is like Mission Farms. Lot of glass brick stucco and stone on the buildings. Danny then showed the northern multi-tenant building renderings which also showed the screen wall placed between the building and 151<sup>st</sup> Street to prevent display of the quick serve restaurant car stacking for the drive through and referred to the other potential tenants as neighborhood shops. Danny and Judd then listed some potential tenants to locate within the northern building which includes, barber, coffee, small restaurant, or local vendor.
4. Before fully opening to questions, Judd mentioned that this project will be on the Planning Commission agenda on December 8<sup>th</sup> at 7 pm at City Hall.
5. General questions and discussion occurred after the formal presentation. Some of the key discussion topics were as follows:
  - a. Why is the leasing office and amenity space proposed on the east side of the mixed use building which abuts residential properties? – The west side of the building does have an existing truck service lane but we believe that the east side provides for access to the parking lot on the east side which will primarily be utilized by residents living there and allows for nearby parking to the clubhouse and leasing office.
  - b. Existing trees on the south side will not sufficiently screen or block view from our deck to the third-floor residents. – We can add additional trees, likely evergreen for height and density. This can also be done on the east

side. We originally did not want to remove existing trees to proposed additional berthing on the south side but we will clean up and strategically place the trees to offer maximum screening.

- c. How will the onsite grading and water runoff along the south property line be handled? – The existing runoff south of the property that is piped onto the property will be connected to a proposed stormwater system that will route water through the site and eventually connect to the existing public system on the north side of the property. The proposed building finished floor will sit lower than the southern properties, so no water from the site will travel south, but be collected in a private stormwater system between the building and the south property line
- d. The east side already has berthing which already causes flooding and improper drainage within our yards, how will this project affect this? – The proposed berthing will prevent any water from our property from draining onto yours. We are proposing a drainage channel at the toe of the berm. We can also have drains at the bottom of the berms to pick up additional runoff. We can also meet onsite to ensure we understand where the drainage problems are occurring on your residential properties.
- e. Is the only screening proposed currently berthing and landscaping? We also have concerns about people from the commercial development coming into our backyards, what can be done? – We can add fencing as well which can also prevent anyone from coming into your backyard.
- f. Approximately how tall will the trees be? - Around 35-40' high when fully grown.
- g. Will shrubs be proposed within the landscaping? – Yes, along with ornamental trees. These will all provide layering to create more of a planting wall of color and different materials. We could plant larger trees when installing but these are more likely to die..
- h. What is the distance between the proposed parking lot to the property lines? – 55' on the east side and 37' at the south for parking and 46' from the south property line to the building. The city's required setbacks (parking and building) are also plotted on the site plan. We are meeting or exceeding the requirements of those setbacks. Also on the previously approved plan there was a service drive proposed between the southern building and south property line with docks. There is no drive there on the proposed plan, which is an improvement over the previous plan
- i. Will there be a contract with residents to build the landscaping and fencing? – The city will enforce that through the requirements on the plan or stipulations that would be part of any approval.
- j. Have you considered semi-permeable pavement? – All of our drainage is to be picked up and the added storm sewer will help with drainage. Permeable pavement is no longer a recommended BMP to utilize due to a multitude of issues.
- k. Will any existing trees along the east to be removed? – We will want to try and keep the tree if it is close to the property line and a quality tree. If the tree is an undesirable species, we will want to remove the tree.

- I. What is the tree height needed to block a four-story building? – This will need to be studied with the sections.
- m. Has there been a traffic study done? We are concerned as there are currently multiple accidents on 151<sup>st</sup>. Are there multiple ways out of the development? – Yes, a traffic study has been conducted. As shown on the previously approved development plan, the eastern north-south drive has always been proposed along with the eastbound right turn lane on 151<sup>st</sup> Street to turn into the development. There is the proposed main east-west drive to exit the site that connects to the existing drive to the west to exit onto Mur-Len. The traffic study did find the need for right and left out bound lanes on the proposed drive. The traffic study did look at all the drives on 151<sup>st</sup> Street and found that none of the drives warranted a traffic signal..
- n. What will be done for the increase in noise pollution, light exposure, or crime? – The change to include residential apartments instead of a large commercial box building will help with trash and homelessness in contrast to the previously approved plan. *Note: Trash is internal to the building and serviced on the west side near the dock area. There is no outdoor trash for the MXD project. Noise should be less than if it were a commercial box building. (No drive on the south side for trucks and deliveries).*
- o. Would the owner/investor, who's from out of state, consider a 3 to 2 story building? – We did analyze this option, the original design had even more stories than what is currently shown. The owner concluded that a minimum of 200+ apartments are needed for project viability. We are at 207 units.
- p. Is there enough parking provided for this large of a development? – Yes, we used the Urban Land Institute (ULI) for mixed use development which analyzes the site for time of day parking needs and a shared parking use.
- q. Will surrounding schools be affected? – The city will be getting input from the school district on impact to the school system.
- r. What is the target demographic for the apartments? – Unsure, will need to convene with the owner.
- s. What is the timeline for construction? – Third quarter of next year and can expect around 18 months for construction of the mixed-use building.
- t. What will be the effect on our property values? – We can't answer that question.
- u. Will there be loud noise during construction? – The city has regulations for a maximum decibel allowed during work hours by ordinance.  
<https://olathe.municipal.codes/Code/6.18.060>
- v. Will there be variances given by the city to working hours to meet your construction timelines? – The city will not give variances to the code for this
- w. Mur-Len tapers down to one lane, I have concerns about even more accidents here and along 151<sup>st</sup>. We will pass along to public works.
- x. What about a masonry wall between the residential and commercial properties? – We will take into consideration.

- y. I have concerns about the sidewalk along the southern property line and if there is a wall south of that people will sit and loiter. But if the wall is 9-10' tall without a solid top that people would be able to climb over or sit on that could work. –We will look at incorporating a fence/wall design along the south and east property line.
- z. Will there be lighting in the parking lot? – Yes, we have to for safety, but we will use full cutoff fixtures which project the light down, meeting city standards. We can also add a shield to prevent viewing of the light source. The city does have an ordinance to prevent light pollution.
- aa. When is the planning commission meeting? – The date of December 8<sup>th</sup> is tentatively scheduled, We recommend checking online at the City's planning commission webpage. You can also add questions or comments online or by emailing the city planning email.
- bb. What happens after the planning commission meeting? – Planning commission will make a recommendation to the City Council. The project would then go to City council which would meet January 6<sup>th</sup> at 7 pm at City Hall.
- cc. Will the basin hold water? - Yes, but only when it rains, and then will drain down. It is a dry detention basin and does not have a permanent pool.
- dd. Any other improvements proposed on 151<sup>st</sup> Street besides right turn lane? Also, why is the right of way changing on the north side of 151<sup>st</sup> Street? – No other street improvements are proposed. The right of way will not change, the drawings state proposed right of way on the north side but this is incorrect and will be fixed. This is likely a carryover from the 2003 plans.
- ee. Will the plans be published anywhere? – Not yet, but they will be available to the public before the planning commission along with the notes from this meeting. Check the city's planning commission website page.

Meeting ended around 7:30 pm.

## Public Information Sign In Sheet - In Person Meeting

151st &amp; Mur-Len

Meeting Location: Olathe Community Center

Wednesday, November 12, 2025

No.	First and Last Name	Address	Phone #	Email
1	Robert L. Bieker	15060 S. Sturgeon Av	913-208-8080	
2	Kishan Y	8003 W 157th	630-819-4441	
3	DENISE WALLMAN	15241 S. Wyandotte Dr	913-368-5592	denise.wallman525@gmail.com
4	Eddie Donaldson	11 11	11	
5	Michelle Leininger	1820 S. Kiowa Ct		
6	Jeff Lueck	15423 Brookefield	816 529 3635	
7	Rao Chalasani	16663 W 151st St	302-230-6006	
8	Jeremy Pride	15124 S. Locust St	913-285-9214	
9	Kurt Skiles	15113 S Locust St	913-302-6687	
10	Callie Long	15108 S Locust St	913-972-6356	CJL376@gmail.com
11	Tyler Berney	15250 S Sturgeon Dr	913-368-3962	Tyler.Berney@gmail.com
12	Matt Lusk	15291 S Wyandotte Dr	913 484 4004	
13	Jennifer Slaton	15240 South Sturgeon Dr	913 485 1391	jenniferslaton4@gmail.com
14	Donna & Daryl Oglesbee	15104 South Locust St.	913-515-7466	
15	Tonya Pride	15124 S Locust St	913-285-9214	JTPride3699@yahoo.com

Public Information Sign In Sheet - In Person Meeting

151st & Mur-Len

Meeting Location: Olathe Community Center

Wednesday, November 12, 2025

No.	First and Last Name	Address	Phone #	Email
16	Annetta Buster	15120 S. Locust St.	913-708-5560	annettab@gmail.com
17	Fritz Buster	" "	913-708-5561	ksbanjo@gmail.com
18	Amanda Buster	" "	913-708-5562	amandabuster@gmail.com
19	Ben Grover	15281 S Wyandotte Dr	785-338-1555	bfgrover@outlook.com
20	Erin/Bryan Kratz	15132 S. Locust St.	913-206-6478	erin.kratz87@gmail.com
21	Todd McGinn	15901 W 152 Terrace	816-820-7886	tmcginn1@gmail.com
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## Jessica Schuller

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**From:** LeEtta Felter  
**Sent:** Wednesday, November 19, 2025 3:12 PM  
**To:** Kim Hollingsworth  
**Subject:** Fw: 151st and MurLen, SE Corner

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**From:** pk kennedy <kennedypeggy@hotmail.com>  
**Sent:** Wednesday, November 19, 2025 2:58 PM  
**To:** LeEtta Felter <LFelter@OLATHEKS.ORG>  
**Subject:** 151st and MurLen, SE Corner

**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 Ms. Filter,

I recently became aware of proposed plans for a plot of vacant land and a proposed multiuse development. Why would the city allow this in a mainly single home residential area? Retail buildings are acceptable to a certain extent, but to allow 207 apartments, three stories high. Is a total misfit for the area. The streets in this area cannot handle current traffic, this will only compound traffic issues. Is the developer being offered or given tax breaks or any other benefits/incentives for this proposed project? Supposedly no current plans for road improvement, which means traffic going south on MurLen cannot access this area from MurLen, how would that traffic be handled? I already wait over two minutes for a light change at the 151st and Brougham intersection, and with current traffic during rush hours, when making a left turn there is no guarantee I will get thru the intersection waiting thru just one light cycle. I cannot imagine what it will be like if these apartments are built and then occupied. Zoning is for a reason and just because a developer does not want to follow the current zoning, that doesn't mean he should be able to get the zoning restrictions changed. I wanted to build a fence higher than 6' around my property and I couldn't get that accomplished, that is so small compared to this proposed change. I am thinking it's easier for a developer to get a change than for a residential property owner to get a zoning change. I know this is in the Planning Committee, which limits a citizen to five minutes of speaking time at meetings and I must check every meeting agenda beforehand to see what the agenda is, so it's difficult to plan for a specific meeting as the agenda can change. I would like to know your thoughts on this proposed development and the pros and cons you foresee regarding this. I also need to know the steps I need to take to make my voice heard on this matter.

Thank you.

Margaret Kennedy  
Kennedypeggy@hotmail.com

Sent from my T-Mobile 5G Device

## Anna Will

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**From:** Kurt Skiles <skiles5@sbcglobal.net>  
**Sent:** Monday, November 17, 2025 12:55 PM  
**To:** Planning Contact; LeEtta Felter; Robyn Essex; Marge Vogt; Kevin Gilmore  
**Subject:** Proposed Development

**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.

Good afternoon,

I am writing this in reference to the proposed development that is going to go in front of the planning commission on Dec 8. The proposed development is at 151st and Murlen in the empty field east of the Sutherlands.

I have lived on south Locust Street for over 30 years. I bought this residence because of the quiet neighborhood and the location to schools when raising my family. This neighborhood has been a quiet and crime free area to live for that entire time.

I attended the engineer's neighborhood meeting and learned that the plan was to build an apartment complex in this open lot. I am very concerned and confused about putting an apartment complex in this area. This apartment complex will butt up to residences in the area and being a four-story complex will impede on those residence's privacy no matter how many trees they put in. An apartment complex will bring more noise disturbance, light disturbance, and crime into our neighborhoods. The engineer's said it would be a high rent complex. After researching apartment complexes in south Olathe several of them start out as high rent but soon become lower rent because they cannot fill all their units. There are several apartment complexes in south Olathe, between 143rd Street and 161st Street, east of 169Hwy that have several units open and are not full. One complex is even offering free rent for a specific time to get their units filled. I do not see where another "High rent" apartment complex will be successful in this area with all the open apartments in the area. Putting an apartment complex in this area will not add anything to the overall looks of this area and some could say it will detract from the area making our property values go down and making it harder for anyone to sell their house in this area.

Traffic in this area has increasingly gotten worse during the time I have lived here. The traffic on 151st is extremely busy and turning onto 151st from Locust can be very difficult and at times dangerous. Adding in an apartment complex will add to the amount of traffic on 151st which will make the side streets very dangerous to turn from.

I have lived and worked in Olathe since 1988 and have seen this city grow. One thing I have never understood was that it seems like every little open area in the city gets bought and buildings put on it. Many times, these building remain empty or only have minimal businesses.

I am asking that this specific development be denied by the planning commission as putting an apartment complex does not, in my opinion, meet the planning departments mission statement as to preserving the character of the existing neighborhood.

The Olathe Planning Department's mission is

to guide the community's growth and development according to the vision and goals of the city, while preserving the character of existing neighborhoods and services

. It is responsible for all current and future planning, zoning, and development activities, including managing the implementation of plans like the comprehensive plan that balance growth with the preservation of quality of life.

Thank you for your time.

Kurt Skiles

15113 S. Locust St

(913) 302-6687