

June 21, 2023

VIA EMAIL

Jessica Schuller  
Senior Planner  
City of Olathe  
100 E Santa Fe Street  
Olathe, KS 66061

**RE: RZ23-0003: Oddo Olathe Apartments – Neighborhood Meeting Attendance & Minutes**

Jessica,

This letter is intended to provide the attendance record and meeting questions and notes from the Neighborhood Meeting held on Thursday, June 15<sup>th</sup>, 2023 at St. Marks Lutheran Church located at 21155 College Boulevard, Olathe, KS 66061. The meeting commenced at 5:30pm CST. Questions are in **bold** and responses follow in *italics*.

**Attendance Record:**

Name	Phone #	Email	Home Address	Home Owners Association
Becky Parrott	816-520-4015	<a href="mailto:beckyaparrott@gmail.com">beckyaparrott@gmail.com</a>	23625 College Blvd	
Rob Parrott	816-255-6946			
Pat Butler	913-909-6455	<a href="mailto:prbutler@olatheschools.org">prbutler@olatheschools.org</a>	23958 W 112 <sup>th</sup> Terr	Cedar Creek
Jessica Lamendola	503-740-1772	<a href="mailto:jtevebaugh@gmail.com">jtevebaugh@gmail.com</a>		Cedar Creek
Joseph Lamendola	516-330-2691	<a href="mailto:joelam19@aol.com">joelam19@aol.com</a>		Cedar Creek

**1. What is the timeline for construction of the single-family homes east of this development?**

*Response: We do not know the timeline of the single-family homes as it is not our development. Typically, single family homes are built out in phases.*

**2. Will there be phases of building for this project?**

*Response: Our project is being built in one phase. This portion of the property is part of an overall master plan which will have future commercial and other future residential added to the area, but no plans for this have been solidified at this time.*

**3. Will there be street connections from this project to the single-family homes?**

*Response: No, both of our access points are off Dunraven Street, which connects directly to College Boulevard. Dunraven Street is not currently planned to be a through street to the south with this phase. We will have a cul-de-sac / turnaround at the end and Dunraven Street will be built out when future projects begin to develop.*

4. **They have been blasting for the single-family homes. Will there be blasting required for construction?**

*Response: We anticipate blasting to be limited to utility type work for storm and sanitary sewers. No blasting is anticipated for the buildings themselves.*

5. **What is the height of the buildings? What will it look like when completed and will we see it from our current home?**

*Response: The buildings are two stories and two-story walk outs and are considered a big home style because they are the same size height wise as a large single-family home. Because the site slopes down to the south from College Boulevard, you will only see one story of the structure, plus the roof. It will look like a larger single-family home. The overall style of the buildings is a transitional design with traditional elements and modern forms.*

6. **What will these homes rent for?**

*Response: Rent is typically between \$1,600 - \$1,800 for one-bedroom homes and anywhere from \$2,000 - \$2,600 for two beds, depending on the size of the unit. This is an estimated cost since we are not the developer of the site and do not set the price of rent. This is an estimated cost based upon trends in the Olathe area.*

7. **How many kids do you anticipate in this development for the schools in the area?**

*Response: Historically, because we only have one and two bed type units, this type of development only has 2-3% of the renters having children, which is a very small amount. Project taxes for this development will benefit the school district while causing minimal to no negative impact on the student ratio.*

8. **What is the timeline for construction for your development?**

*Response: From a planning standpoint, we are at the preliminary / rezoning stage, which still has to go to planning commission and city council, will take approximately three more months. From there, we have to complete a final development plan, which we anticipate will take another 3-6 months for approval. After these approvals, we need to produce construction documents before we can apply for a building permit, which will take anywhere from 16-20 weeks. Based upon these estimates, we anticipate the earliest construction start date to be March of 2025.*

9. **Can you make the dropbox link available to download from your website?**

*Response: Yes, we can add these plans to our website for your review.*

The meeting adjourned at 6:30pm CST. This concludes our summary of the Neighborhood Meeting. Please feel free to give us a call should you have any additional questions or concerns.



Henry C. Klover  
President