

## Anna Will

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**From:** Alison Brown <alisonjillbrown@gmail.com>  
**Sent:** Sunday, March 2, 2025 8:07 PM  
**To:** Dean Vakas; Planning Contact; redhawkrunhoa@gmail.com  
**Subject:** Red Hawk Run final plat

**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 City Councilmember,

I am writing to you to express my support for the final plat of Red Hawk Run FP25-0003. As you may know, the original developer failed to include all lots in the subdivision in the Homeowners Association, leaving the HOA underfunded. The completion of this development is essential to the long-term viability of the Homeowners Association. We are supportive of the requested decrease in the minimum transitional lot size from 15,000 to 10,000. This is larger than the standard lot in the neighborhood. This is also in compliance with the original Woodland Corridor Plan from 1998, as the Transitional Lot Policy did not extend across arterial streets such as Woodland Road.

The Red Hawk Run Development and its homeowners are also a part of the Woodland Corridor. The health of our Homeowners Association is key to ensuring it is a quality place to live for years to come. We would appreciate your support of FP25-0003.

Sincerely,  
Alison Brown  
12161 S. Emerald St.  
Olathe, KS 66061

## Anna Will

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**From:** Amy Hill <hillamy4@gmail.com>  
**Sent:** Tuesday, March 4, 2025 12:49 PM  
**To:** Planning Contact  
**Subject:** Red Hawk Run FP25-003

**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 Mayor and Members of the Olathe City Council,

I am writing to express my strong support for the requested deviation from the transitional lot policy for the Red Hawk Run Development. As our city continues to grow, it is imperative that we prioritize projects that promote attainable housing, especially in the midst of a nationwide housing shortage.

The extension of the Transitional Lot Policy across arterial roads in 2004 has stifled this development. Allowing this deviation will facilitate the development of much-needed housing options that are within reach for working families and young professionals, who wish to call Olathe home. The stated purpose of the transitional lot policy was to increase the diversity of housing stock. Yet this very policy is stifling the production of housing. Supporting this deviation request is a pragmatic approach to increasing our limited housing stock and growing our community.

I appreciate your time and consideration and urge you to support this necessary and pragmatic solution.

Thank you,  
Amy Hill

## Anna Will

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**From:** Dien Truong <dtruong89@gmail.com>  
**Sent:** Tuesday, February 4, 2025 1:37 PM  
**To:** Dean Vakas; Planning Contact; redhawkrunhoa@gmail.com  
**Subject:** Red Hawk Run FP25 - 0003 Expansion

**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 City Council Member,

I am writing to you to express my support for the final plat of Red Hawk Run FP25-0003. As you may know, the original developer failed to include all lots in the subdivision in the Homeowners Association, leaving the HOA underfunded. The completion of this development is essential to the long-term viability of the Homeowners Association. We are supportive of the requested decrease in the minimum transitional lot size from 15,000 to 10,000. This is larger than the standard lot in the neighborhood. This is also in compliance with the original Woodland Corridor Plan from 1998, as the Transitional Lot Policy did not extend across arterial streets such as Woodland Road.

The Red Hawk Run Development and its homeowners are also a part of the Woodland Corridor. The health of our Homeowners Association is key to ensuring it is a quality place to live for years to come. We would appreciate your support of FP25-0003.

Sincerely,  
Dien & Hong Truong  
19593 W 121st St, Olathe, KS 66061

## Anna Will

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**From:** Judi Caldwell <jcshoeskc@gmail.com>  
**Sent:** Thursday, February 6, 2025 4:15 PM  
**To:** Dean Vakas; Planning Contact; redhawkrunhoa@gmail.com  
**Subject:** Red Hawk Run Subdivision on Woodland Road

**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.

[Dvakas@olatheks.org](mailto:Dvakas@olatheks.org); [PlanningContact@OlatheKS.gov](mailto:PlanningContact@OlatheKS.gov); [redhawkrunhoa@gmail.com](mailto:redhawkrunhoa@gmail.com)

Dear City Council Member,

I am writing to you to express my support for the final plat of Red Hawk Run FP25-0003. As you may know, the original developer failed to include all lots in the subdivision in the Homeowners Association, leaving the HOA underfunded. The completion of this development is essential to the long-term viability of the Homeowners Association and to those of us who reside here. I am supportive of the requested decrease in the minimum transitional lot size from 15,000 to 10,000. This is larger than the standard lot in the neighborhood. This is also in compliance with the original Woodland Corridor Plan from 1998, as the Transitional Lot Policy did not extend across arterial streets such as Woodland Road.

For additional consideration is the fact that the new houses will barely be seen from Woodland Road. The original landscape along the street has grown significantly and in reality acts like a lush fence. Our neighborhood and its homeowners are also a part of the Woodland Corridor and the health of our Homeowners Association is key to ensuring it is a quality place to live for years to come. I would appreciate your support of FP25-0003.

Sincerely,

Judith D Caldwell  
19647 West 121st ST

## Anna Will

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**From:** Liz Stedry <lizstedry@camkc.com>  
**Sent:** Friday, February 28, 2025 12:06 PM  
**To:** Dean Vakas; Planning Contact; redhawkrunhoa@gmail.com  
**Subject:** Red Hawk Run Support of FP25-0003

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 City Councilmember,

I am writing to you to express my support for the final plat of Red Hawk Run FP25-0003. As you may know, the original developer failed to include all lots in the subdivision in the Homeowners Association, leaving the HOA underfunded. The completion of this development is essential to the long-term viability of the Homeowners Association. We are supportive of the requested decrease in the minimum transitional lot size from 15,000 to 10,000. This is larger than the standard lot in the neighborhood. This is also in compliance with the original Woodland Corridor Plan from 1998, as the Transitional Lot Policy did not extend across arterial streets such as Woodland Road.

The Red Hawk Run Development, and its homeowners are also a part of the Woodland Corridor. As the manager of the Red Hawk Run HOA, I can attest that the completion of the final phase of the development is crucial to the health of this Homeowners Association. The Red Hawk Run Homeowners Association is key to ensuring the Woodland Corridor is a quality place to live for years to come. We would appreciate your support of FP25-0003.

Sincerely,

Liz Stedry  
Manager, Red Hawk Run HOA  
Vice President, CAM  
Community Manager, CMCA, AMS  
Board of Directors, CAI Heartland Chapter  
Community Association Management (CAM)  
5000 West 95th Street, Suite 280  
Prairie Village, KS 66207  
913.738.9600, Extension 2  
[www.camkc.com](http://www.camkc.com)

This transmission is intended only for use by the intended recipient(s). If you are not an intended recipient you should not read, disclose, copy, circulate or in any other way use the information contained in this transmission. The information in this transmission may be confidential and/or privileged. If you received this transmission in an error, please notify the sender immediately and delete this transmission including any attachments.

## Anna Will

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**From:** Ryan Campbell <jryancampbell82@gmail.com>  
**Sent:** Saturday, March 8, 2025 6:24 PM  
**To:** Planning Contact  
**Subject:** Red Hawk Run & Woodland Corridor Plan

**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 evening,

I'm writing in favor of the existing the Woodland corridor plan. It's good. It works. We do not need to update the plan nor modify it.

That said, and as a nearby resident, I'm fully supportive of making an exception to the plan for Grata's proposed development plans which call for 9 homes instead of 5 homes along Woodland.

To be clear, making an exception when there is a reasonable proposal is NOT modifying the plan. Future developments would still need to follow the existing plan or request an exception. If making an exception WAS a modification to the existing plan, Grata would not need to request an exception given the city has already approved a SIGNIFICANT deviation to the Corridor Plan when they approved the apartment development at K10 and Woodland.

This is a very reasonable request and it fits within the overall Red Hawk Run subdivision. There is plenty of green space / buffer along Woodland that will provide privacy and an acceptable transition from the neighborhood to the west. Grata is a tremendous developer in the area, they are good stewards in the construction industry and have found an economically feasible way to utilize the remaining ground in Red Hawk Run to benefit the existing residents, the city.

We have very low developed lot inventory and making this reasonable exception seems appropriate.

Thanks for your consideration.

Ryan Campbell  
12105 S Cherry Ln,  
Olathe, KS 66061  
913.660.3636

**Anna Will**

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**Subject:** FW: Red Hawk Run FP25-0003

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**From:** sheila g <[sheilag58@yahoo.com](mailto:sheilag58@yahoo.com)>  
**Sent:** Saturday, January 25, 2025 2:08 PM  
**To:** Planning Contact <[PlanningContact@OLATHEKS.ORG](mailto:PlanningContact@OLATHEKS.ORG)>  
**Subject:** Red Hawk Run FP25-0003

**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.

January 23, 2025

Dear City Council Member,

I am writing to you to express my support for the final plat of Red Hawk Run FP25-0003. As you may know, the original developer failed to include all lots in the subdivision in the Homeowners Association, leaving the HOA underfunded. The completion of this development is essential to the long-term viability of the Homeowners Association. We are supportive of the requested decrease in the minimum transitional lot size from 15,000 to 10,000. This is larger than the standard lot in the neighborhood. This is also in compliance with the original Woodland Corridor Plan from 1998, as the Transitional Lot Policy did not extend across arterial streets such as Woodland Road.

The Red Hawk Run Development and its homeowners are also a part of the Woodland Corridor. As treasurer of the Red Hawk Run HOA, I can attest that the completion of the final phase of the development is crucial to the health of our Homeowners Association. Our Homeowners Association is key to ensuring the Woodland Corridor is a quality place to live for years to come. We would appreciate your support of FP25-0003.

Sincerely,

Sheila Jaskowiak  
Treasurer, Red Hawk Run HOA  
19586 W. 121<sup>st</sup> Street  
Olathe, KS 66061

## Anna Will

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**From:** karin roberts <robertsrcn34@gmail.com>  
**Sent:** Monday, March 3, 2025 11:07 PM  
**To:** GREGORY BETZEN  
**Cc:** Planning Contact  
**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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.

To GRATA Development and Olathe City Planning Division,

We appreciate and are responding to your request for input from residents along Woodland in regard to plans for new development in Red Hawk Run.

My husband and I have lived in our current house, which backs up to Woodland, for 32 years. This area of Olathe is unique in relation to its natural beauty that has intentionally been retained as new houses and subdivisions have been developed. When this area of Olathe was annexed into the city limits in 2004 the “Woodland Corridor” Development Plan (Plan) was collaboratively created by the city government and residents along Woodland. At that time, all houses along Woodland were 1-2 acres in size. The landscape was beautiful and the view along Woodland described as “pastoral” by a member of the city council. Subsequently, a major goal of the Plan was to maintain the natural beauty of this area and disallow establishment of dense neighborhoods along Woodland. A “*transitional lot policy*” was integrated into the Plan that restricts the number of houses per acre that border Woodland. This policy was an acceptable additional to the Plan and is a compulsory requirement in the Woodland Corridor Development Plan.

Over the past 20+ years this Plan has been honored by new houses and subdivisions built along Woodland. The parcel of land that GRATA purchased is the final open plat of Red Hawk Run. The initial developers of Red Hawk Run complied with the “*transitional lot policy*”. The plat purchased by GRATA is platted for 5 houses based on this same “*transition lot policy*”. GRATA was aware of this when the land was purchased but is now requesting 9 houses be built on that piece of land. The residents along Woodland are proud of the city government’s support in honoring the “*transitional lot policy*” which has maintained the integrity of the Woodland Corridor Development Plan for many years. We request that development of the final plat be held to the same “*transitional lot policy*” and limit development of this plat to 5 houses.

Thank you, Karin and Steven Roberts

On Mon, Feb 24, 2025 at 8:42 PM GREGORY BETZEN <[betzyann@wans.net](mailto:betzyann@wans.net)> wrote:

Dear Neighbor:

**This is very important to us, please read this.**



## Anna Will

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**From:** Kathleen Palermo <palermofamily74@gmail.com>  
**Sent:** Monday, February 24, 2025 9:10 PM  
**To:** Planning Contact  
**Subject:** Opposition to GRATA Development's Deviation Request – Woodland Corridor Plan

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 Olathe City Planning Division,

I am writing to express my strong opposition to GRATA Development's request for a deviation from the Woodland Corridor Plan regarding the final parcel in Red Hawk Run. The proposed reduction in lot sizes along Woodland Road from the required 15,000–19,000 square feet to 10,000 square feet directly contradicts the intent of the Plan and sets a concerning precedent for future deviations.

For over 25 years, all residential developments along Woodland Road have adhered to the transition policy outlined in the Plan, ensuring a gradual shift from larger lots to more standard residential sizes. The original Red Hawk Run plat, approved in 2005, followed these requirements with five large lots adjacent to Woodland Road. Allowing GRATA Development to increase that number to nine homes solely for financial gain undermines the integrity of the planning process and disregards the established expectations of the community.

Granting this exception could pave the way for further deviations, eroding the careful planning and balance that has defined this area for decades. I urge the Planning Division and City Council to uphold the standards of the Woodland Corridor Plan and deny this deviation request.

Thank you for your time and consideration.  
Please keep me informed of any developments regarding this proposal.

Sincerely,  
Kathleen Palermo  
913-302-7981  
12150 S Langley St.  
Olathe, KS 66061

## Anna Will

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**From:** kuebler9@comcast.net  
**Sent:** Wednesday, February 26, 2025 8:13 AM  
**To:** Planning Contact  
**Subject:** GRATA

**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.

Morning,

As president of Millcreek Farms HOA and representing its interests, I am writing to oppose GRATA's request to allow more units, housing, per designated space. It deviates from the Woodland Corridor Plan as most of the neighborhoods along Woodland have adhered.

Respectfully,

Kevin M. Kuebler, M.D. President Millcreek Farms HOA

## Anna Will

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**From:** Kurt J <kjabben@gmail.com>  
**Sent:** Tuesday, March 4, 2025 11:22 AM  
**To:** Planning Contact; betzyann@wans.net  
**Subject:** Attn: Olathe Planning Commission GRATA's Woodland Road Corridor modification request

**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.

To Whom it may concern,

I wanted to let you know that I am totally against the modification request by GRATA to allow 9 houses, rather than the 5 houses that should be allowed along Woodland Road. GRATA knew the Woodland Road Corridor rules when they purchased the land in question and should not be allowed to modify the rules that have been in place, for good reason, for so many years.

Thanks,

Kurt Jabben

20032 W. 122nd Terrace

Since 2019

## Anna Will

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**From:** Lisa Boggs <boggs.lisa.m@gmail.com>  
**Sent:** Sunday, March 2, 2025 8:27 PM  
**To:** Planning Contact  
**Subject:** Opinion on Woodland Corridor

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.

To the Members of the Olathe City Planning Division,

We have recently become aware of the efforts to continue development of the Woodland Corridor, particularly the request from GRATA Development to deviate from the city plan on transitional lot sizes. My family lives in Woodland Meadows, one house away from Woodland Road. We appreciate your consideration of our opinion on these plans.

It is our opinion that the original city plan of transitional lot sizes is a good plan. We have observed that larger city lots add continuing value and attractiveness to our community; it's what drew us to our neighborhood.

We view transitional lots (the planned 15,000-19,000 sqft lots) to be a respectful and beautiful transition between neighborhoods with acre sized lots and neighborhoods with standard city lots.

Why have a Woodland Corridor Plan if it is not going to be followed?

We request that you do not deviate from the current plan requiring transition lots and only allow five new homes to be built in the vacant parcel at 122nd Terrace and Woodland Road.

Thank you for your commitment to our city. We're glad to be here.

Lisa Boggs

20005 W. 121st Lane  
Olathe, KS 66061

913-908-9080

## Anna Will

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**From:** Mark Chipman <chipman.mark@gmail.com>  
**Sent:** Thursday, March 6, 2025 2:56 PM  
**To:** GREGORY BETZEN  
**Cc:** Planning Contact  
**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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.

I live in Red Hawk Run. I am definitely against GRATA'S desire to go against the original Woodland Corridor Plan and build more houses.

Thank you for your consideration of my request.

Mark Chipman

On Mon, Feb 24, 2025 at 8:42 PM GREGORY BETZEN <[betzyann@wans.net](mailto:betzyann@wans.net)> wrote:

Dear Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

For background, the Woodland Corridor Plan was issued by the City of Olathe on November 9, 2004, updating an original plan from the late 1990s. The Plan includes a transitional lot policy to transition from the large one acre+ lots west of Woodland Road to a more typical residential lot size east of Woodland. Page 17 of the Plan states, "The first tier transitional lots shall range between 15,000 to 19,000 square feet in size." Red Hawk Run is cited as example of a subdivision that applied this transition policy. Page 17 of the Plan allows the City to entertain deviations to those requirements, stating "The application of the transition policy can be modified by the City Council."

All residential developments along Woodland Road have complied with the Plan. The plat for Red Hawk Run, approved in approximately 2005, met the Plan's requirements with a 5 large lots in this same location along Woodland Road. GRATA Development wants to reduce the lot size along Woodland Road from the required 15,000 to 19,000 square feet to 10,000 sf. That would increase the number of lots, and homes, directly adjacent to Woodland from 5 homes to 9 homes. GRATA told us it needed the 4 extra lots was so it could meet its financial goals. They purchased the land (10.4 acres) in the fall of 2021.

On December 18, 2024, we met with and informed GRATA that we did not support its 9 lot/house proposal. We have no objections to the final development of Red Hawk Run; we just believe the Woodland Corridor

## Anna Will

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**From:** Masato Kanda <masatomkanda@aol.com>  
**Sent:** Thursday, February 27, 2025 5:37 PM  
**To:** Planning Contact  
**Cc:** GREGORY BETZEN  
**Subject:** Red Hawk Run Subdivision: Lot Size Change Issue:

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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.

### Olathe City Planning Division:

With the reasons hereunder, I object to the planning change of a plat size proposed by GRATA Development, LLC at Red Hawk Run Subdivision.

1. This is the disrespect to the agreed "Woodland Corridor Plan".
2. According to the Woodland Corridor Plan (November 9, 2004), it has been set a lot size to be between 15,000 to 19,000 square feet as the first transitional lot in size adjacent to the large one (1) acre+ lot in Woodland Corridor.
3. GRATA Development, LLC, as a professional development company, knew this fact when they purchased the subject property in Red Hawk Run.
4. If the financial difficulty is the reason for requesting the amendment to reduce a lot size, GRATA should bite such loss, because they had knowingly understand and intentionally agreed to Woodland Corridor Plan when they purchased this particular property.
5. As the home page of GRATA Development, LLC proclaims;  
" Home is truly about people and the deep relationships formed as we live, work and play side by side. At GRATA we develop

communities that draw people together. " (Copied from the home page of GRATA, <http://www.gratadev.com>)

GRATA Development, LLC is against the will of current residents ("people" as GRATA described) to draw together with this new lots to join the Red Hawk Run, as well as the people of Woodland Corridor who resides here since 1990s.

Therefor:

I object to the modification of lot size, requested by GRATA Development, LLC.

Respectfully, I remain.

*Masato M. Kanda*

(As my official signature)

Masato M. Kanda

Owner and Resident of

20031 West 122nd Terrace

Olathe, Kansas 66061

## Anna Will

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**From:** Maureen Hall <hall.maureen@gmail.com>  
**Sent:** Tuesday, February 25, 2025 7:05 AM  
**To:** GREGORY BETZEN  
**Cc:** Planning Contact  
**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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 Planning Commission,

We do not support any plat size deviation to the Woodland Corridor. Any approval for change will only become a slippery slope. The developers were aware of the parameters at the time they purchased the property. We hope you'll hold the standards set in place to preserve our beautiful community.

Thank you,

Maureen and Ron Hall  
Olathe Residents

On Mon, Feb 24, 2025 at 8:42 PM GREGORY BETZEN <[betzyann@wans.net](mailto:betzyann@wans.net)> wrote:

Dear Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

For background, the Woodland Corridor Plan was issued by the City of Olathe on November 9, 2004, updating an original plan from the late 1990s. The Plan includes a transitional lot policy to transition from the large one acre+ lots west of Woodland Road to a more typical residential lot size east of Woodland. Page 17 of the Plan states, "The first tier transitional lots shall range between 15,000 to 19,000 square feet in size." Red Hawk Run is cited as example of a subdivision that applied this transition policy. Page 17 of the Plan allows the City to entertain deviations to those requirements, stating "The application of the transition policy can be modified by the City Council."

All residential developments along Woodland Road have complied with the Plan. The plat for Red Hawk Run, approved in approximately 2005, met the Plan's requirements with a 5 large lots in this same location along Woodland Road. GRATA Development wants to reduce the lot size along Woodland Road from the required 15,000 to 19,000 square feet to 10,000 sf. That would increase the number of lots, and homes, directly



adjacent to Woodland from 5 homes to 9 homes. GRATA told us it needed the 4 extra lots was so it could meet its financial goals. They purchased the land (10.4 acres) in the fall of 2021.

On December 18, 2024, we met with and informed GRATA that we did not support its 9 lot/house proposal. We have no objections to the final development of Red Hawk Run; we just believe the Woodland Corridor Plan should be followed as it has been the last 25 years. GRATA believes otherwise. We are concerned once an exception is made here, there will be other exceptions to the Woodland Corridor Plan that are allowed.

We own the pasture south of Red Hawk Run and as such were notified with the message below. Please take the time to provide the City Planning Division with your thoughts.

This email is addressed so that everyone (70+ addresses) who directly receive this email is blind copied (bcc). With that, you can simply “reply all” and the City will get your email at its address [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org), along with us.

Please pass this on if you have a home owner’s association, and to friends. Lastly, if you can, please attend the March 10<sup>th</sup> Planning Commission meeting. Unfortunately, its agenda and associated documents are not yet available on the City website.

Thank you, Gregory Betzen & Barbara Yannone, 913-231-6943

LETTER FROM GRATA DEVELOPMENT, verbatim:

“Dear Adjacent Property Owner,

You are being notified that GRATA Development has submitted an application with the city for a Final Plat Approval. This Final Plat is scheduled to be heard at the March 10, 2025 Planning Commission. We are requesting a modification of the transitional lot policy stated in the woodland corridor plan, the application takes the minimum lot size along the transition to 10,000 sqft.

While the March 10 Planning Commission meeting is not a public hearing, neighborhood input regarding the modification request will be included in the published agenda packet. Please send input to the Planning Division at 17200 W 119<sup>th</sup> Street, (913) 971-8750, or [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org). All input must be provided to the city by March 5<sup>th</sup> to be included in the published agenda packet for the March 10<sup>th</sup> Planning Commission Meeting.

Thank you,

GRATA Development, LLC”

END OF LETTER

## Anna Will

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**From:** Nicholas Sellers <nicksellers@hotmail.com>  
**Sent:** Monday, February 24, 2025 10:00 PM  
**To:** GREGORY BETZEN; Planning Contact  
**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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.

Hello City Planning Office,

I agree with the aforementioned letter of Gregory Betzen. Closer houses is not good for our community. The plan should remain as it's currently laid out.

I also would like to add that I strongly oppose the new RV Park schedule to take place at the now former winery of Stone pillar. The fact that they were given a permit from your office to do so without notifying all property owners beforehand is morally wrong. The permit should be cancelled and put on hold pending an open forum.

[Nicholas Sellers MBA, MLS\(ASCP\)<sup>cm</sup>](#)

Cell - [\(913\) 271-3615](tel:9132713615)

[Nicksellers@hotmail.com](mailto:Nicksellers@hotmail.com)

Member of KS/MO ASCLS

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**From:** GREGORY BETZEN <betzyann@wans.net>  
**Sent:** Monday, February 24, 2025 8:41:32 PM  
**To:** [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org) <[planningcontact@olatheks.org](mailto:planningcontact@olatheks.org)>; Gregory Betzen <betzyann@wans.net>  
**Subject:** Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

Dear Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

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All residential developments along Woodland Road have complied with the Plan. The plat for Red Hawk Run, approved in approximately 2005, met the Plan's requirements with a 5 large lots in this same location along Woodland Road. GRATA Development wants to reduce the lot size along Woodland Road from the required 15,000 to 19,000 square feet to 10,000 sf. That would increase the number of lots, and homes, directly adjacent to Woodland from 5 homes to 9 homes. GRATA told us it needed the 4 extra lots was so it could meet its financial goals. They purchased the land (10.4 acres) in the fall of 2021.

On December 18, 2024, we met with and informed GRATA that we did not support its 9 lot/house proposal. We have no objections to the final development of Red Hawk Run; we just believe the Woodland Corridor Plan should be followed as it has been the last 25 years. GRATA believes otherwise. We are concerned once an exception is made here, there will be other exceptions to the Woodland Corridor Plan that are allowed.

We own the pasture south of Red Hawk Run and as such were notified with the message below. Please take the time to provide the City Planning Division with your thoughts.

This email is addressed so that everyone (70+ addresses) who directly receive this email is blind copied (bcc). With that, you can simply "reply all" and the City will get your email at its address [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org), along with us.

Please pass this on if you have a home owner's association, and to friends. Lastly, if you can, please attend the March 10<sup>th</sup> Planning Commission meeting. Unfortunately, its agenda and associated documents are not yet available on the City website.

Thank you, Gregory Betzen & Barbara Yannone, 913-231-6943

LETTER FROM GRATA DEVELOPMENT, verbatim:

"Dear Adjacent Property Owner,

You are being notified that GRATA Development has submitted an application with the city for a Final Plat Approval. This Final Plat is scheduled to be heard at the March 10, 2025 Planning Commission. We are requesting a modification of the transitional lot policy stated in the woodland corridor plan, the application takes the minimum lot size along the transition to 10,000 sqft.

While the March 10 Planning Commission meeting is not a public hearing, neighborhood input regarding the modification request will be included in the published agenda packet. Please send input to the Planning Division at 17200 W 119<sup>th</sup> Street, (913) 971-8750, or [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org). All input must be provided to the city by March 5<sup>th</sup> to be included in the published agenda packet for the March 10<sup>th</sup> Planning Commission Meeting.

Thank you,

GRATA Development, LLC"

END OF LETTER

**Anna Will**

---

**Subject:** FW: Violation of Woodland Corridor Plan

**From:** PAUL BLISS <paulbliss@comcast.net>  
**Sent:** Saturday, March 1, 2025 8:34 PM  
**To:** Planning Contact <PlanningContact@OLATHEKS.ORG>  
**Subject:** Violation of Woodland Corridor Plan

**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.

The proposed Grata development on Woodland Road would be a direct violation of the Woodland Corridor Plan. This agreed upon plan has been in effect for several years to assure the quality and density of this area. Grata wants 4 extra lots to "meet it's financial goal". They want to make money at the expense of established large lot owners. Once again an outsider is coming in to Olathe to make money and leave with us having to suffer the consequences. They could care less about Olathe citizens (and taxpayers). Another "take the money and run" scenario. The Planning Commission and City Council have upheld the Woodland Corridor Plan and the results have been quality, controlled, responsible growth. Please continue this. We have lived here for 32 years and it's one of the best places to live in Olathe (the whole midwest for that matter). Please say no to deviation from the WCP.

Sincerely,

Paul & Debbie Bliss  
11790 Cherry Lane  
Olathe, Ks. 66061  
913 829-9139

## Anna Will

---

**From:** PAUL BLISS <paulbliss@comcast.net>  
**Sent:** Wednesday, March 5, 2025 6:05 PM  
**To:** Planning Contact  
**Subject:** Red Hawk Run V FP-25-0003

**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.

Greetings,

The proposed Grata development variance on Woodland Road would be a direct violation of the Woodland Corridor Plan. This agreed upon plan has been in effect for several years to assure the quality and density of this area. Grata Development wants 4 extra lots to "meet it's financial goal". They want to make money at the expense of established large lot owners. Once again an outsider is coming in to Olathe to make money and leave with us having to suffer the consequences. A good analogy would be someone driving across Kansas Interstate I-70 where the posted speed limit is 75mph, and they want to go 85mph because they're in a hurry. Laws are laws and ruled are rules. They could care less about Olathe citizens. Another "take the money and run" scenario. The Planning Commission and City Council have upheld the Woodland Corridor Plan and the results have been excellent quality, controlled, responsible growth. Please continue this. If there is a variance every following developer will want a variance also, with the "you did it for them now do it for us". We have lived here for 32 years and it's one of the best places to live in Olathe (the whole midwest for that matter). Please say no to deviation from the WCP.

Sincerely,

Paul & Debbie Bliss  
11790 Cherry Lane  
Olathe, Ks. 66061

913 829-9139

## Anna Will

---

**From:** Paula <pad61954@gmail.com>  
**Sent:** Sunday, March 2, 2025 4:42 PM  
**To:** Planning Contact  
**Cc:** betzyann@wans.net  
**Subject:** Woodland Corridor Plan should stay in place as it is.

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.

We are almost finished with the Woodland corridor plan. Why change now? So the builder can make the money he needs???? I encourage you to maintain the Woodland corridor plan. It has been in place for 25 yrs. The corridor is almost complete.  
Paula Dix  
Keep Singing

## **Anna Will**

---

**From:** Paula <pad61954@gmail.com>  
**Sent:** Saturday, March 8, 2025 3:16 PM  
**To:** Planning Contact  
**Subject:** Keep Woodland Corridor plan as is at the present.

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.

Thank you! We are near completion of Woodland corridor. Please let the Woodland Corridor plan remain as is

Paula Dix  
Keep Singing



## Anna Will

---

**From:** Planning Contact  
**Subject:** FW: Woodland Corridor Plan

---

**From:** PERRY COBB <perrycobb@sbcglobal.net>  
**Sent:** Saturday, March 1, 2025 10:59 AM  
**To:** Planning Contact <PlanningContact@OLATHEKS.ORG>  
**Cc:** betzyann@wans.net  
**Subject:** Woodland Corridor Plan

**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.

I am opposed to any deviation to the Woodland Corridor Plan on the last remaining parcel within Red Hawk Run. When we moved to Woodland Meadows in 1992 we were promised to have large 1 acre lots and that any new development would also include large lots. The developer should abide by the current plans and not try to change just so he can make more money.

Perry L Cobb

[Sent from AT&T Yahoo Mail for iPad](#)

## Anna Will

---

**From:** Sidney Motes <sidneymotes@gmail.com>  
**Sent:** Tuesday, February 25, 2025 3:23 PM  
**To:** Planning Contact  
**Subject:** Proposed Deviation to the Woodland Corridor Plan from GRATA 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.

Olathe Planning Commission,

It has come to our attention that the final parcel which will complete the Red Hawk Run on the Woodland Corridor has been acquired by GRATA Development. They would like to decrease the lot size, to accommodate more homes.

My husband and I oppose this. We believe that they should adhere to the plan that has been in existence. Since all residential developments along Woodland Road have complied thus far - giving way to exceptions now, would only give others requesting exceptions more leverage to follow suit.

With that being said, we have nothing against GRATA Development per se. We believe that they should adhere to the Woodland Corridor Plan in which the existing Red Hawk development adhered to when it was built.

Respectfully Submitted,

Ray and Sidney Motes  
Residents of Woodland Estates

**Anna Will**

---

**Subject:** FW: Woodland Corridor Deviation at 122 Terrace and Woodland Road

-----Original Message-----

From: Ruth Dreher <ruthdreher@icloud.com>

Sent: Sunday, March 2, 2025 3:17 PM

To: Planning Contact <PlanningContact@OLATHEKS.ORG>

Subject: Woodland Corridor Deviation at 122 Terrace and Woodland Road

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.

Sent from my iPad

This email is sent with the intention of showing opposition to the Woodland Corridor Plan deviation proposal being presented by GRATA development.

Our home lies just across the street from the lots backing up to Woodland at 122 Terr.

We love the entire corridor and have so since building our house in 1994. Please prevent four additional houses from being sandwiched in and what should be five lots.

Olathe is a beautiful city and a great place to live, so preventing this deviation is of utmost importance.

Sincerely,

Ruth Dreher

19947 W. 122 Terr

Olathe, Ks 66061

## Anna Will

---

**From:** Scott Thompson <sthomp1034@gmail.com>  
**Sent:** Wednesday, February 26, 2025 11:03 AM  
**To:** Planning Contact  
**Cc:** betzyann@wans.net  
**Subject:** GRATA 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.

I am very much opposed to GRATA Development modifying the Woodland Corridor Plan to allow 9 lots instead of the approved 5 lots along Woodland Road. This deviation does not comply with the Woodland Road Corridor Plan and will affect property values and the quality of life in the area. I live within the Woodland Road Corridor and again for the record, I am totally opposed to this change! Thank you,

Scott A Thompson  
10971 S Emerald St  
Olathe, KS 66061  
Sthomp1034@gmail.com  
913-269-4245

Sent from my iPhone

## Anna Will

---

**From:** Scott Thompson <sthomp1034@gmail.com>  
**Sent:** Friday, March 7, 2025 8:02 AM  
**To:** Planning Contact  
**Cc:** betzyann@wans.net  
**Subject:** Fwd: GRATA 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.

Since there is confusion on comments to the planning commission and cancelled meetings I am resending my comments and my opposition to this issue. Scott A Thompson  
Sent from my iPhone

Begin forwarded message:

**From:** Scott Thompson <sthomp1034@gmail.com>  
**Date:** March 7, 2025 at 5:55:51 AM CST  
**To:** sthomp1034@gmail.com  
**Subject:** Fwd: GRATA Development

Sent from my iPhone

Begin forwarded message:

**From:** Scott Thompson <sthomp1034@gmail.com>  
**Date:** March 7, 2025 at 5:42:54 AM CST  
**To:** JBacon@olatheks.org, Marge Vogt <MVogt@olatheks.org>, Matthew Schoonover <MSchoonover@olatheks.org>, Dean Vakas <DVakas@olatheks.org>, LeEtta Felter <LFelter@olatheks.org>, RREssex@olatheks.org, Kevin Gilmore <KPGilmore@olatheks.org>  
**Cc:** betzyann@wans.net  
**Subject:** Fwd: GRATA Development

I understand that this issue will come before the city council and for the record I am opposed to any changes to the Woodland Road Corridor Plan, including the deviation to the plan by GRATA development. Thank you, Scott A Thompson  
Sent from my iPhone

Begin forwarded message:

**From:** Scott Thompson <sthomp1034@gmail.com>  
**Date:** February 26, 2025 at 11:03:18 AM CST  
**To:** planningcontact@olatheks.org

**Cc:** betzyann@wans.net

**Subject: GRATA Development**

I am very much opposed to GRATA Development modifying the Woodland Corridor Plan to allow 9 lots instead of the approved 5 lots along Woodland Road. This deviation does not comply with the Woodland Road Corridor Plan and will affect property values and the quality of life in the area. I live within the Woodland Road Corridor and again for the record, I am totally opposed to this change! Thank you,

Scott A Thompson  
10971 S Emerald St  
Olathe, KS 66061  
Sthomp1034@gmail.com  
913-269-4245

Sent from my iPhone

## Anna Will

---

**From:** Sherry Giebler <sherry.giebler@gmail.com>  
**Sent:** Monday, March 3, 2025 4:43 PM  
**To:** Planning Contact  
**Cc:** Barbara Yannone  
**Subject:** Woodland Corridor Plan  
**Attachments:** Woodland Plan.pdf

**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.

Hello,

Please accept my letter regarding the Woodland Corridor Plan deviation meeting.

Thank you,

Sherry Giebler

3/3/2025

Subject: Woodland Corridor Plan deviation request by GRATA  
City Planning Division  
Olathe, KS.

To whom it may concern,

I urge you to uphold the Woodland Corridor Plan without deviation. Since its approval in the late 1990s, all residential developments have adhered to its guidelines. We ask that GRATA also comply by maintaining the large-lot designation along Woodland, preserving both the plan's integrity and the corridor's aesthetic. As residents of 20065 W. 122nd Terrace for 23 years, we strongly support keeping this corridor in full compliance.

Thank you,

Tim and Sherry Giebler  
20065 W. 122<sup>nd</sup> Terrace  
Olathe, KS 66061



## Anna Will

---

**From:** Steven Roberts <lexusteck@aol.com>  
**Sent:** Wednesday, February 26, 2025 1:47 PM  
**To:** Planning Contact  
**Subject:** Woodland Corridor planning

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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 Commission: I believe the changes to the number of housing units should not be increased to 9. This would create a disparity in the visual aspects of our corridor. Just because they can build that number of units doesn't mean they should. We have a corridor agreement to avoid this type of conflict. The developers should have realized this was a problem when they bought the land and made better decisions

Steve Roberts  
Technical Inspector  
Pirelli World Challenge Sent from my iPhone

## Anna Will

---

**Subject:** FW: Woodland Corridor planning

---

**From:** Steven Roberts <lexusteck@aol.com>

**Sent:** Monday, March 3, 2025 2:08 PM

**To:** Anna Will <ALWill@olatheks.org>

**Subject:** Re: Woodland Corridor planning

**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.

This is the area of concern for our neighborhood! Granting an exemption would create an obvious crowding of the housing units and detract from existing value. It's an attempt to jam extra units into a transition zone neighborhood! Please oppose this exemption as being against what the Woodland Corridor Development Plan is and Has been in place for! We sympathize with Grata possible loss of financial goals but there gain will cause a loss in value in our neighborhood! Olathe made an agreement with the Woodland Corridor and needs to stand behind us. Also, when we were annexed into the city we were assured that the transition status would be upheld. Thanks you for your time

Steve Roberts

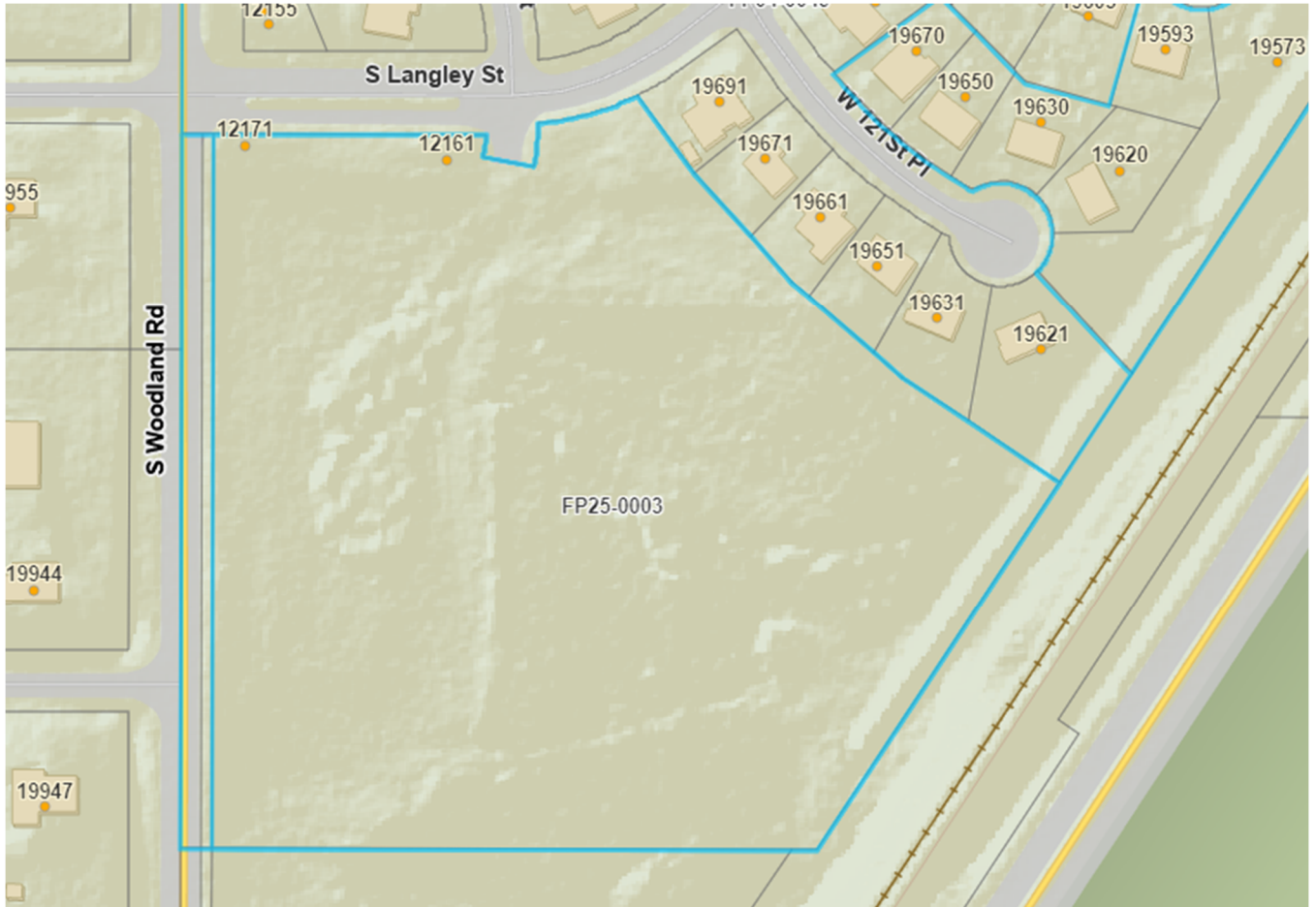
Technical Inspector

Pirelli World Challenge Sent from my iPhone

On Feb 26, 2025, at 2:48 PM, Anna Will <[ALWill@olatheks.org](mailto:ALWill@olatheks.org)> wrote:

Good afternoon Steve,

Is this comment below in reference to application FP25-0003 (Red Hawk Run V) located in the approximate area outlined below?



Please confirm so I can save it to the correct application file. If that's not correct, can you provide further details about the project/application so I can better help?

Thank you!

**Anna Will**

*Administrative Support IV*

Planning | City of Olathe, KS

**Temporary Location: 17200 W. 119<sup>th</sup> Street**

Office: (913) 971-8750 | Direct: (913) 971-8942

[ALWill@olatheks.org](mailto:ALWill@olatheks.org) | [www.OlatheKS.org](http://www.OlatheKS.org)

***Setting the Standard for Excellence in Public Service***

<image002.png>

<image003.png>

<image004.png>

<image005.png>

***Community Development (Building Codes, Planning, and Engineering) will be temporarily relocated to 17200 W. 119<sup>th</sup> Street, effective January 2<sup>nd</sup>. Please visit [Olatheks.gov/Construction](http://Olatheks.gov/Construction) for the latest updates.***

-----Original Message-----

From: Steven Roberts <[lexusteck@aol.com](mailto:lexusteck@aol.com)>

Sent: Wednesday, February 26, 2025 1:47 PM

To: Planning Contact <[PlanningContact@OLATHEKS.ORG](mailto:PlanningContact@OLATHEKS.ORG)>

Subject: Woodland Corridor planning

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 Commission: I believe the changes to the number of housing units should not be increased to 9. This would create a disparity in the visual aspects of our corridor. Just because they can build that number of units doesn't mean they should. We have a corridor agreement to avoid this type of conflict. The developers should have realized this was a problem when they bought the land and made better decisions

Steve Roberts

Technical Inspector

Pirelli World Challenge Sent from my iPhone

## Anna Will

---

**From:** Steven Roberts <lexusteck@aol.com>  
**Sent:** Friday, March 7, 2025 1:29 PM  
**To:** Planning Contact  
**Cc:** Anna Will  
**Subject:** Woodland Corridor Deviation

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.

Please note my displeasure with the handling of the council meeting changes that appear to attempt to disguise the agenda for the discussion of this topic. The neighbors in this area have worked with the city in the past on community decisions and wish to do so on this issue as well. We wish to voice our displeasure with the Grata developer wishing to (almost) double the housing construction fronting Woodland. This creates an obvious disparity in the structure design for this area. We believe the transition from housing footprint should follow the existing Woodland Corridor Development plan as written not a two step deviation from the plan. This plan puts an unacceptable burden on our property value ! Versus the profit margin of Grata ! Perhaps he should have attempted this deviation before he bought the property.

Steve Roberts

Technical Inspector

Pirelli World Challenge Sent from my iPhone

## Anna Will

---

**From:** GREGORY BETZEN <betzyann@wans.net>  
**Sent:** Monday, March 10, 2025 9:13 PM  
**To:** Planning Contact  
**Subject:** GRATA Modification at Red Hawk Run

**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.

To the Olathe City Council:

I wish to provide my thoughts on GRATA Development's modification request concerning the final plat within the Red Hawk Run subdivision. GRATA has requested the lot sizes for the first tier of lots along Woodland Road be reduced to 10,000 square feet, significantly less than the 15,000 to 19,000 sf requirement. I do not agree with GRATA's request and ask the Olathe City Council require the Woodland Road Corridor Plan be followed; denying GRATA's request.

I understand requiring the Corridor Plan be followed would reduce GRATA's proposal to something less than 29 lots; maybe as few as 25 lots. I understand Johnson County and Olathe have a housing shortage; however the loss of 2, 3, or 4 lots makes little difference from a larger perspective and objective.

Houses and buildings are often removed or eliminated as part of a larger objective. A few recent examples are:

- in December 2017, the Woodland Hills subdivision was reduced from 97 houses to 79 houses in the Woodland Road Corridor to maintain compatibility with the area;
- Olathe recently removed a house at 119<sup>th</sup> & Woodland to widen that intersection;
- last year Olathe removed a house & building at Spruce & K-7 to widen that intersection;
- Johnson County removed an entire city block of houses to make room for a parking lot; and
- Olathe is going to remove dozens of buildings for a new interchange at Santa Fe & I-35.

The larger objective in this case is consistency of development within the Woodland Road Corridor. Olathe long ago decided it was in Olathe's best interest to maintain a different standard in this Corridor versus other parts of the city. That objective has been supported numbers of times. Please don't let the financial interests of one developer disrupt the larger objective. Vote No.

Thank you,  
Barbara Yannone  
122<sup>nd</sup> Terrace & Woodland Road

## Anna Will

---

**From:** CHRIS MARTIN <chrismart@comcast.net>  
**Sent:** Friday, March 7, 2025 4:46 PM  
**To:** Planning Contact  
**Subject:** GRATA deviation

**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.

I urge the council to reject the request to increase the # of lots to 9 from 5. As far as I know the RV Park at Woodland & College has already been approved. The owner has already invested a lot of time & money into this business; so it would be improper to force the business to close down.

## Anna Will

---

**From:** Planning Contact  
**Subject:** FW: Grata Development Plat in the Woodland Corridor Plan

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**From:** Laurie Osipik <[laurieosipik@sbcglobal.net](mailto:laurieosipik@sbcglobal.net)>  
**Sent:** Sunday, March 9, 2025 8:02 PM  
**To:** John Bacon <[JBacon@OLATHEKS.ORG](mailto:JBacon@OLATHEKS.ORG)>; Marge Vogt <[MVogt@OLATHEKS.ORG](mailto:MVogt@OLATHEKS.ORG)>; Dean Vakas <[DVakas@OLATHEKS.ORG](mailto:DVakas@OLATHEKS.ORG)>; Robyn Essex <[RREssex@olatheks.org](mailto:RREssex@olatheks.org)>; LeEtta Felter <[LFelter@OLATHEKS.ORG](mailto:LFelter@OLATHEKS.ORG)>; Kevin Gilmore <[KPGilmore@OLATHEKS.ORG](mailto:KPGilmore@OLATHEKS.ORG)>; Matthew Schoonover <[MSchoonover@OLATHEKS.ORG](mailto:MSchoonover@OLATHEKS.ORG)>  
**Subject:** Grata Development Plat in the Woodland Corridor Plan

**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 evening,

It has come to our attention that a developer wants to change the standing Woodland Corridor Plan and change the plat on the edge of Red Hawk Run from the agreed five (5) lots to nine (9) lots. We are disappointed that the residents who will be most affected by this were not informed or given a chance to meet with you on this.

We live on 121st Lane, across Woodland Rd. from this development. The Woodland Corridor Plan states that lots along Woodland Rd. are to be **15,000 to 19,000 square foot each**. The Grata proposal wants to reduce that to **10,000 square foot lots**. This does not honor the Woodland Corridor Plan which was originally agreed upon when the city annexed our area. This also does not honor the wishes of the residents who have seen our neighborhood become more crowded by the year.

**We strongly urge you to vote NO on this Grata Proposal. Keep the Woodland Corridor Plan in place.**

Sincerely,  
Darryl and Laurie Osipik  
20080 W. 121st. Ln.



## Anna Will

---

**From:** Wallace John <wallace764@sbcglobal.net>  
**Sent:** Tuesday, March 4, 2025 1:19 PM  
**To:** Planning Contact; Gregory Betzen  
**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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 Gentlepeople,

I am writing to you in regard to the Grata Development final plat application submitted too you for review at the March 10, 2025 .Planning Commission meeting. I live on 122nd Terrace and Woodland Road across from the land by Grata Development to be discussed. As you are probably aware, the Woodland Road Corridor Plan requires lots along Woodland road be 15,000 to 19,000 square feet. The Grata proposal is requesting to reduce the lot size to 10,000 square feet and ignore the Woodland Corridor Plan that is required I strongly urge you to **not approve the Grata proposal and follow the Woodland Corridor plan.**

Thank you very much.

Kind regards,  
Deb Wallace

On Monday, February 24, 2025 at 08:42:27 PM CST, GREGORY BETZEN <betzyann@wans.net> wrote:

Dear Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

For background, the Woodland Corridor Plan was issued by the City of Olathe on November 9, 2004, updating an original plan from the late 1990s. The Plan includes a transitional lot policy to transition from the large one acre+ lots west of Woodland Road to a more typical residential lot size east of Woodland. Page 17 of the Plan states, "The first tier transitional lots shall range between 15,000 to 19,000 square feet in size." Red Hawk Run is cited as example of a subdivision that applied this transition policy. Page 17 of the Plan allows the City to entertain deviations to those requirements, stating "The application of the transition policy can be modified by the City Council."

All residential developments along Woodland Road have complied with the Plan. The plat for Red Hawk Run, approved in approximately 2005, met the Plan's requirements with a 5 large lots in this same location along Woodland Road. GRATA Development wants to reduce the lot size along Woodland Road from the required 15,000 to 19,000 square feet to 10,000 sf. That would increase the number of lots, and homes, directly adjacent to Woodland from 5 homes to 9 homes. GRATA told us it needed the 4 extra lots was so it could meet its financial goals. They purchased the land (10.4 acres) in the fall of 2021.

**Anna Will**

---

**From:** Debra Gragg <debragragg@gmail.com>  
**Sent:** Tuesday, March 4, 2025 11:31 AM  
**To:** Planning Contact  
**Subject:** Agenda Item regarding proposed plat for Red Hawk Run - March 10, 2025

**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.

Ladies/Gentlemen:

My request is that the Planning Commission and City Council follow the Woodland Road Corridor Plan in regards to Transitional Lot Policy.

Debra S. Gragg  
19944 W 122nd Terrace

## Anna Will

---

**From:** Gail Shriver <gailshriver23@gmail.com>  
**Sent:** Wednesday, March 5, 2025 5:38 PM  
**To:** Planning Contact  
**Subject:** Deviation from Woodland Corridor at Red Hawk Run

**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.

To Whom it May Concern:

My husband and I are residents of the Red Hawk Run neighborhood in Olathe. It has come to our attention, that the developer for the last remaining parcel within the Red Hawk Run subdivision, has requested a deviation to the Woodland Corridor Plan. That last parcel is vacant land directly east of 122nd Terrace and Woodland Road.

While we have no objections to this final development of Red Hawk Run, we believe the Woodland Corridor Plan should be followed as it was outlined and intended. I understand this plan has been in place and served the residents well for many years. We hope you will work for your constituents to keep this plan as is.

Thank you for you time and consideration.

Sincerely,  
Gail and David Shriver

**Anna Will**

---

**From:** 455pontiac@protonmail.com  
**Sent:** Sunday, March 2, 2025 11:05 PM  
**To:** 'GREGORY BETZEN'; Planning Contact  
**Subject:** RE: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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.

Olathe Planning Commission,

I want to express my objection to the request by GRATA Development to modify the residential transitional lot policy of 15,000 to 19,000 square feet, as stated in the Woodland Corridor Plan, down to 10,000 square feet. To date, all residential developments along Woodland Road have complied with the planned transitional lot size. No exception should be granted for GRATA Development.

Regards,

Gary Carnivale  
11895 S. Cherry Lane  
Olathe, KS 66061  
[455pontiac@protonmail.com](mailto:455pontiac@protonmail.com)  
(210) 872-2100

---

**From:** GREGORY BETZEN <betzyann@wans.net>  
**Sent:** Monday, February 24, 2025 8:42 PM  
**To:** planningcontact@olatheks.org; Gregory Betzen <betzyann@wans.net>  
**Subject:** Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

Dear Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

## Anna Will

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**From:** GREGORY BETZEN <betzyann@wans.net>  
**Sent:** Monday, February 24, 2025 8:42 PM  
**To:** Planning Contact; Gregory Betzen  
**Subject:** Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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 Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

For background, the Woodland Corridor Plan was issued by the City of Olathe on November 9, 2004, updating an original plan from the late 1990s. The Plan includes a transitional lot policy to transition from the large one acre+ lots west of Woodland Road to a more typical residential lot size east of Woodland. Page 17 of the Plan states, "The first tier transitional lots shall range between 15,000 to 19,000 square feet in size." Red Hawk Run is cited as example of a subdivision that applied this transition policy. Page 17 of the Plan allows the City to entertain deviations to those requirements, stating "The application of the transition policy can be modified by the City Council."

All residential developments along Woodland Road have complied with the Plan. The plat for Red Hawk Run, approved in approximately 2005, met the Plan's requirements with a 5 large lots in this same location along Woodland Road. GRATA Development wants to reduce the lot size along Woodland Road from the required 15,000 to 19,000 square feet to 10,000 sf. That would increase the number of lots, and homes, directly adjacent to Woodland from 5 homes to 9 homes. GRATA told us it needed the 4 extra lots was so it could meet its financial goals. They purchased the land (10.4 acres) in the fall of 2021.

On December 18, 2024, we met with and informed GRATA that we did not support its 9 lot/house proposal. We have no objections to the final development of Red Hawk Run; we just believe the Woodland Corridor Plan should be followed as it has been the last 25 years. GRATA believes otherwise. We are concerned once an exception is made here, there will be other exceptions to the Woodland Corridor Plan that are allowed.

We own the pasture south of Red Hawk Run and as such were notified with the message below. Please take the time to provide the City Planning Division with your thoughts.

This email is addressed so that everyone (70+ addresses) who directly receive this email is blind copied (bcc). With that, you can simply "reply all" and the City will get your email at its address [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org), along with us.

Please pass this on if you have a home owner's association, and to friends. Lastly, if you can, please attend the March 10<sup>th</sup> Planning Commission meeting. Unfortunately, its agenda and associated documents are not yet available on the City website.

Thank you, Gregory Betzen & Barbara Yannone, 913-231-6943

LETTER FROM GRATA DEVELOPMENT, verbatim:

"Dear Adjacent Property Owner,

You are being notified that GRATA Development has submitted an application with the city for a Final Plat Approval. This Final Plat is scheduled to be heard at the March 10, 2025 Planning Commission. We are requesting a modification of the transitional lot policy stated in the woodland corridor plan, the application takes the minimum lot size along the transition to 10,000 sqft.

While the March 10 Planning Commission meeting is not a public hearing, neighborhood input regarding the modification request will be included in the published agenda packet. Please send input to the Planning Division at 17200 W 119<sup>th</sup> Street, (913) 971-8750, or [planningcontact@olatheks.org](mailto:planningcontact@olatheks.org). All input must be provided to the city by March 5<sup>th</sup> to be included in the published agenda packet for the March 10<sup>th</sup> Planning Commission Meeting.

Thank you,

GRATA Development, LLC"

END OF LETTER

## Anna Will

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**From:** GREGORY BETZEN <betzyann@wans.net>  
**Sent:** Sunday, March 2, 2025 3:24 PM  
**To:** Planning Contact; Chet Belcher  
**Subject:** Re: GRATA Development Modification to Red Hawk Run Plat  
**Attachments:** RHR Trees at 122 Ter. & Woodland.JPG

**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.

Chet & the Planning Staff:

I would like to add an extra comment to my wife and my February 24th comments sent to "planningcontact@olatheks.org" concerning GRATA Development's modification request for Red Hawk Run.

At the December 18, 2024 meeting we had with Travis Shram, GRATA, he mentioned the mature 20+ year old trees along Woodland Road would visually prevent someone from seeing the extra homes he envisions in the first tier of lots.

If someone actually looks at the trees in place, about 80% of the length along Woodland has respectable tree coverage. The tree coverage directly east & south of 122nd Terrace and Woodland is poor at best. Many years ago, some trees died & were not replanted, some spruces were cut down by someone probably wanting a Christmas tree, and others are going to die due to disease - such as the ash tree and a few pines that look similar to Austrian pines.

I paced off the south part with the poor tree coverage - 57 paces. The overall paces along Woodland Road south of Langley St. is 270 paces. That means about 20% of the length of GRATA's lots have poor to no mature trees.

I would like for the Planning Commission and staff to know any discussion about mature trees shielding the lots/houses isn't as perfect as it might be made out to be. I provided a photo of what I mean.

Thank you, Gregory Betzen, 19998 W. 122nd Terrace.

On Tuesday, February 25, 2025 at 01:51:16 PM CST, Chet Belcher <cdbelcher@olatheks.org> wrote:

Thank you, Gregory. We will make sure it is included in our staff report.

Thanks

Chet



03.02.2025



## Anna Will

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**From:** GREGORY BETZEN <betzyann@wans.net>  
**Sent:** Monday, February 24, 2025 9:01 PM  
**To:** Planning Contact  
**Cc:** Chet Belcher; Kim Hollingsworth  
**Subject:** GRATA Development Modification to Red Hawk Run Plat

**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.

My wife and I object to GRATA Developments, LLC request to modify the Woodland Corridor Plan to allow 10,000 sf lots along Woodland Road. This deviation does not meet the 15,000 to 19,000 sf lot size stated on page 17 of the Woodland Corridor Plan.

We do not object to the development of Red Hawk Run, just this modification request. For your reference, we own the land (pasture) south of the area for which GRATA has requested the modification.

We informed GRATA Development of our objection when we met with Travis Shram on December 18, 2024. On January 7, 2025, we provided Kim Hollinsworth and Chet Belcher our minutes of that meeting.

Please pass this on to the Planning Commission in its preparation for the March 10th meeting wherein they will consider GRATA's request.

Thank you,  
Gregory Betzen and Barbara Yannone  
19998 W. 122nd Terrace  
Olathe, KS 66061  
913-231-6943

## Anna Will

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**From:** james vacek <jvacek2@comcast.net>  
**Sent:** Tuesday, February 25, 2025 12:52 PM  
**To:** Anna Will  
**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Ms Will,

I intentionally responded to Greg with a “reply to all” to draw attention to the tv park fiasco. I would very much appreciate you adding my communication to the Planning Commission and City Council packets

Thank you very much! Btw I live in Mill Creek Farms.

Jim Vacek from my i phone

On Feb 25, 2025, at 12:29 PM, Anna Will <ALWill@olatheks.org> wrote:

Good afternoon Jim,

Your email below seems to be directed to Greg, not the Planning Division. However, if I'm mistaken, and you want it included in the Planning Commission and City Council agenda packets, please let me know.

Thanks,

**Anna Will**

*Administrative Support IV*

Planning | City of Olathe, KS

**Temporary Location: 17200 W. 119<sup>th</sup> Street**

Office: (913) 971-8750 | Direct: (913) 971-8942

[ALWill@olatheks.org](mailto:ALWill@olatheks.org) | [www.OlatheKS.org](http://www.OlatheKS.org)

***Setting the Standard for Excellence in Public Service***

<image001.png>

<image002.png>

<image003.png>

<image004.png>

*Community Development (Building Codes, Planning, and Engineering) will be temporarily relocated to 17200 W. 119th Street, effective January 2nd. Please visit [OlatheKS.gov/Construction](http://OlatheKS.gov/Construction) for the latest information.*

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**From:** james vacek <jvacek2@comcast.net>

**Sent:** Tuesday, February 25, 2025 10:57 AM

**To:** BETZEN GREGORY <betzyann@wans.net>

**Cc:** Planning Contact <PlanningContact@OLATHEKS.ORG>; Betzen Gregory <betzyann@wans.net>

**Subject:** Re: Deviation from Woodland Corridor Plan at Red Hawk Run & City Planning Commission Meeting

**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.

Greg,

Thank you for your update on this. Maintaining the woodland corridor is an ongoing challenge

You are probably aware of the proposal to have a rv park at the site of the stone pillar winery. Unbelievable! We hope that you support our opposition to this.

Thank you

Jim Vacek from my i phone

On Feb 24, 2025, at 8:42 PM, GREGORY BETZEN <[betzyann@wans.net](mailto:betzyann@wans.net)> wrote:

Dear Neighbor:

**This is very important to us, please read this.**

The developer for the last remaining parcel within the Red Hawk Run subdivision has requested a deviation to the Woodland Corridor Plan. That last parcel is the vacant land directly east of 122<sup>nd</sup> Terrace and Woodland Road. After reading the rest of this email, we are requesting each of you contact the City's Planning Division and provide them with your comments by March 5<sup>th</sup> as they will discuss the deviation at its March 10<sup>th</sup> meeting.

For background, the Woodland Corridor Plan was issued by the City of Olathe on November 9, 2004, updating an original plan from the late 1990s. The Plan includes a transitional lot policy to transition from the large one acre+ lots west of Woodland Road to a more typical residential lot size east of Woodland. Page 17 of the Plan states, "The first tier transitional lots shall range between 15,000 to 19,000 square feet in size." Red Hawk Run is cited as example of a subdivision

## Anna Will

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**From:** jvacek2@comcast.net  
**Sent:** Thursday, February 27, 2025 8:11 AM  
**To:** Planning Contact  
**Subject:** opposition to GRATA development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 Members of the Planning Committee,

I would like to voice my opposition to the request of GRATA Development to modify the Woodland Corridor Plan to allow a more lots along Woodland Road. It wants to increase the number of lots from the currently approved 5 to a total of 9 along Woodland Road. The 9 lots would be about 10,000 sf each whereas the Corridor Plan requires the lot sizes to be 15,000 to 19,000 sf each.

I disagree that GRATA Development's request to the City of Olathe to have smaller lots (more houses) along Woodland Road because it does not comply with the Woodland Corridor Plan and ask that you deny this request.

Thank you,

James Vacek  
21250 W 105<sup>th</sup> St  
Olathe, KS 66061

## Anna Will

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**From:** Jason Keller <jasonkeller124@gmail.com>  
**Sent:** Monday, February 24, 2025 10:22 PM  
**To:** Planning Contact  
**Subject:** Woodland Corridor - Redhawk Run

**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.

Hello, I live in Red Hawk Run where a new developer (Grata) is asking for an exception to the Woodland Corridor Plan. I DO NOT support this. They should be required to develop the larger transition lots at the front of the neighborhood, like everyone else has.

I hope that you all will stick to the long-standing, fundamental planning principles and deny this request. Grata knew the rules when they bought that parcel.

Thank you

Jason Keller  
913.424.4591  
19730 W 120th Terrace  
Olathe KS, 66061

## Anna Will

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**From:** Robert and Jen Simmons <robertandjensimmons@gmail.com>  
**Sent:** Thursday, March 6, 2025 2:26 PM  
**To:** Planning Contact  
**Cc:** GREGORY BETZEN  
**Subject:** Woodland corridor project proposed change

**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.

Olathe City Council and Planning commission,

I am writing to let you all know that I, as a concerned resident living near the woodland corridor, this specific request is concerning the Red Hawk Run development and a deviation request from the Woodland Corridor Plan by GRATA Development. GRATA wants to build 9 lots/houses next to Woodland Road instead of the original approved 5 lots. GRATA simply wants relief from these requirements of the Woodland Corridor Plan all to allow them to make more money. We want consistency in our developments and we want to have the lots be of reasonable size to match their neighbors. Please do not change the allowed lot sizing.

Thanks for your time,  
Jennifer Simmons  
Olathe resident of Fox Field Village.

## Anna Will

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**From:** Jesse Olsen <olsenjesse@protonmail.com>  
**Sent:** Saturday, March 1, 2025 10:42 AM  
**To:** Planning Contact  
**Cc:** Jessi Huber Olsen; GREGORY BETZEN  
**Subject:** Red Hawk Run Variance Request Comment

**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.

To Whom It May Concern:

My wife, Jessi Huber Olsen (copied,) and I are writing regarding the above captioned. We are opposed to the request by GRATA Development to allow lot sizes less than the 15,000-19,000 sqft. minimums required by the November 2004 Woodland Corridor Plan promulgated by the City of Olathe. The City showed excellent strategic vision in the original Plan, and adherence to the Plan's guidelines has created a wonderful neighborhood and community. We urge the City Council to continue to observe the Plan and not permit a variance that appears to serve no purpose apart from increasing GRATA's profit margins.

By way of reference, my wife and I are trustees of the trust that owns the single family home property at 20078 West 122nd Terrace. As evidence of how highly we think of the Woodland Corridor area, we specifically moved to the Woodland Corridor upon returning to the Kansas City metro in 2019 following an 8-year, work-related stint in Texas. When after 5 years we decided to move again, we liked the Woodland Corridor so much we moved less than a mile from where we had been and currently reside with our family at the aforementioned address. We are extremely grateful for the layout of the neighborhood, especially its relaxed feel due to the lower population density. Please reject GRATA's request in order to preserve this wonderful area we are proud to call home.

Thank you for your consideration,  
Jesse Olsen  
913-703-7423

## Anna Will

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**From:** James Swift <jcswift02@gmail.com>  
**Sent:** Tuesday, February 25, 2025 4:10 PM  
**To:** Planning Contact  
**Subject:** Woodland Corridor Plan

**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.

With respect to further development of Red Hawk Run along Woodland Avenue, I would expect the city to act with integrity and continue to follow Woodland Corridor Plan,

Jim Swift

30+ year resident of Woodland Meadows and a resident of Olathe since the Woodland Corridor Plan was agreed to.



## Anna Will

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**From:** Jona Murphy <jona.murphy@yahoo.com>  
**Sent:** Tuesday, February 25, 2025 8:55 AM  
**To:** Planning Contact  
**Subject:** Woodland Corridor Plan - Objection

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 morning,

I am writing to strongly oppose the deviation request from GRATA Development for the Woodland Corridor Plan. The developer is solely focused on their bottom line for this requested deviation and is not considering the current residents of Red Hawk Run, which I am apart of. I have no objection to the final development of Red Hawk Run, however, the Woodland Corridor Plan should be followed as EVERY development along Woodland has compiled. An exception should not be made now.

Thank you,  
Jona Murphy  
19612 W 121st Ct  
Olathe, KS 66061

Sent from my iPhone