

**Meeting Date:** Monday, July 29, 5:30 PM – 7:00 PM

**Location of Meeting:** Olathe Community Center (Room B)  
1205 E Kansas City Rd., Olathe, KS

**Project:** HōM Flats at Mur-Len Road

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

**Development Team:** Nick Burger, Magnus Capital  
Jason Chronowski, Magnus Capital  
Peter Davis, Magnus Capital  
Judd Claussen – Phelps Engineering

**Copy:** Olathe Planning Department (Emily Carrillo)

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1. Peter & Nick welcomed the attendees. Attendees had signed the sign-in sheets (attached).
2. Presentation followed by Peter & Nick.
  - a. Intro to Magnus Capital and what their company does.
  - b. Company vision (be diligent, do good, innovate)
  - c. Vertically integrated (Property management, Construction, On-site Childcare, Foundation)
  - d. Summer markets – have local retailers
  - e. Shared letters of recommendation from three cities.
  - f. Went over site plan. Did not get to building elevations as Q&A started. Showed them during Q&A.
3. Topics of Comments & Questions
  - a. Site Plan
    - i. Residents did not like dumpster location adjacent to properties to the south/west
    - ii. Street access to the south. Residents did not like.
      1. It will be gated, but concern about it being unlocked and left open.
      2. Could there be a 2<sup>nd</sup> access to price chopper to the north instead?
    - iii. Trees / Buffering
      1. Trees along south property line. How are they guaranteed?
      2. Create a buffer to the west. Not much being proposed. When Price Chopper went in we got a 15' tall berm. Apartments are only 31' away from the boundary. We want to see something like price chopper berm along west side.
    - iv. Concern about fire. Can aerial fire trucks make it around the site? Yes.
    - v. Will there be a pool? No, there are other amenities.
    - vi. Commercial area has entrances on W & E sides of the building. (discussion about if you can access businesses along sidewalk from Mur-Len, Yes).
    - vii. Lighting discussed. No façade lighting or lighting on the top of the buildings. Just typical parking lot and low level landscape lights.
    - viii. Question if there's adequate water pressure. Several expressed concern over having low water pressure in the area.

- b. Land Use
  - i. Why not make this all single family?
  - ii. Discussed how this product is intended to be missing middle and help serve need for workforce housing.
  - iii. Made it much higher density than what is around it.
  - iv. Your other projects are by other commercial and not next to neighborhoods.
  - v. Development does not fit in this location.
  - vi. Is this your first entry into KC market? Yes. Many times its work force housing sites, and part of missing middle. Many working class clients living in our project.
  - vii. There are tons of other apartments & other properties to choose from in this area already that are much better.
- c. Process:
  - i. Has City seen this? Yes.
  - ii. Question about where we are at in the process and how we got to this point?
    - 1. Had several pre-app meetings with city and site plan modifications based on that input. We are working thru a formal application process now and next steps are to address staff comments and then go to planning commission in September.
  - iii. Question on notifications and how they were notified. Explained 500' neighborhood notice mailer and went to 1000' in county properties. 200' certified letter and sign posting for the PC hearing. Many felt that wasn't enough, and expressed concerns over notification.
  - iv. Has this had city approval yet? No. This is part of the process. City is reviewing the site plan and building elevations and will be communicating comments.
  - v. Several wanted to know how updates will get communicated, and if they'll be able to see updates in the plan?
  - vi. Does Magnus own this property? No it is under contract to purchase pending approval of the zoning and development plans.
  - vii. If approved, when would this start? We'd like to break ground Q2 2025. 16 to 20 months of construction to complete.
  - viii. We bought our properties because it is treed and hard to develop in County. We thought no one would ever develop this and now its in jeopardy. We will fight this.
  - ix. Several expressed that their feedback needs to go to the P&Z and to Council.
- d. Architectural. Renderings of site and buildings were shown.
  - i. Doesn't match the context of surrounding development.
  - ii. Architecture and aesthetics are not in compliance with area.
  - iii. City is reviewing.
  - iv. Concern over quality of materials.
- e. Traffic:
  - i. 161<sup>st</sup> & Mur-Len is way too hard to get out of now. Area cannot support this much more traffic.
  - ii. Was traffic study done? Yes.
  - iii. Were counts taken during school period?
  - iv. Is a traffic light proposed at 161<sup>st</sup> & Mur-Len. No not at this time.

- v. General comments about traffic in the area and how it is already a busy area.
  - vi. It was mentioned that 159<sup>th</sup> Street will be improved and widened in the near future as part of City project.
  - vii. Several were very concerned about access thru neighborhood to the south. They understood it would be gated for emergency use only, but concerned that it would be unlocked and left open to be used by all.
- f. General:
- i. You are from Michigan. How does our community benefit from you coming here? Local employees and jobs for management, maintenance, retailers, childcare. Property taxes.
  - ii. Concern over low management reviews online. Also low employee reviews.
  - iii. Is the project market value or subsidized? It is a mixed-use rental project. We have not established our rents.
  - iv. We are a diverse community. Where do you guys compete on a \$/sq. ft. basis? All around you is 2500 to 4000 sq. ft houses. Your project doesn't compare.
  - v. How do you decide which businesses are in the commercial? We look for those that are complementary to the community that provide services that our residents and outside community members would like to see.
  - vi. We don't need lower income housing.
  - vii. Other locations in western Johnson County or even in KCK would be perfect for this development, not here. The jobs these residents have are in those locations.

Meeting ended around 7 pm.

Public Information Sign In Sheet - In Person Meeting  
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No.	First and Last Name	Address	Phone #	Email
1	El: Nitz	17216 W 141st Ter	913-202-1515	nitzzeit@comcast.net
2	Cathy Radex	16197 S. Brookfield	913-980-1224	cradek@sbcglobal.net
3	Jerry Radex	16197 Brookfield	913-980-8082	JRBLIKER@sbcglobal.net
4	Nicholas & Erin Howat	16663 S. Laurelwood	843-670-8348	nicholasphowat@gmail.com
5	Jenna Goldsby	16105 S. Heatherwood	316-641-3117	jennachippers@gmail.com
6	Scott Goldsby	16105 S. Heatherwood	913-449-2859	scottgoldsby@gmail.com
7	Brian Hearp	16036 S. Wyandotte	913-207-6662	hearpbrian54@gmail.com
8	Kelley Kelly	16815 W. 161st Terr.	816-560-5213	kellymichellekelly@gmail.com
9	John Bodenmiller	16126 S. Bradley Dr.	913-481-4194	JohnB@OLATHEFORD.COM
10	Steve A Nave	16655 S Apache St	816-892-1390	steve@smtco.com
11	Linne Daniels	16035 S Winderle Dr	913-346-2542	linnelewis@yahoo.com
12	Kelly Easton	17227 W 161st Terr	816-225-2157	keaston0804@aol.com
13	Leslie McKinley Willie McKinley	17144 W 161st Terr	913-375-6823	willie.mckinley@yahoo.com
14	JAY HOLLG	16825 W 162 St	913-202-8653	JAYRED1@AOL.com
15	Tim/Dawn Anderson	16866 W. 161st Terr.		
	Travis Theresa Sil	16151 S. Heatherwood St	913-240-3019	travissil188@gmail.com

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No.	First and Last Name	Address	Phone #	Email
16	JOE WRIGHT	15976 W 161 <sup>ST</sup> ST	913 815 3065	WIFE SAYS NO
17	Ann Bilderback	16261 S. Brookfield	816-665-7535	KC1bassoon@sbcglobal.net
18	GENE JAWA	17180 W. 161 <sup>ST</sup> PLAZA	913. 634.8001	jhawk82@sbcglobal.net
19	Joe BOBEK	16133 S. Laurelwood	913-908-9425	joseph@bobek.net
20	Scot Bateman			justchill195313@gmail.com
21	Justin Scheve		913-787-2235	
22	MAX ERNST	16141 S. HEATHERWOOD ST	913-485-5496	
23	Curt Sims	16980 W 161 <sup>ST</sup>	913 972 8425	curt485@gmail.com
24	KIRK ACKERSON	16140 S JOETAL	913 624 1112	
25	Shelby Jim Glasgow	17020 W 161st St	913 486 7167	Olathehome1@att.net
26	KARI Anderson	15927 W. 161 <sup>ST</sup> TERR	-	
27	Dave Schroeder	17174 W. 161 <sup>ST</sup> TERR	913 915-6122	
28	Jared Liggett	16260 S Brookfield St		bbbt11999@hotmail.com
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