

RZ24-0005 Rezoning, Preliminary Plat & Preliminary Site Development Plan for Park 169

April 8, 2024 Neighborhood Meeting Summary

Attendance:

Bryan Rahn, Director of Project Development

Bailey Perry, Director of Development

Doug Ubben, Phelps Engineering

The meeting began at approximately 6:30 p.m. The development team introduced themselves provided some information about the company's generational history and development experience. An introduction video was played that provided an in-depth overview of the project and its components, highlighting the project's location, acreage, proposed uses, amenities as well as reference to other related neighborhood/public improvements and trail connections.

The development team also presented: (a) the Phase I Residential, with intent to preserve trees and green space and provide a landscape buffer and trail connections; (b) displayed the four-plex and townhome building elevations, apartment building elevations, and industrial building elevations; (c) discussed job creation and public improvements; (d) and presented a tree preservation plan, landscape plan and buffering along 169 Highway.

Question & Answer:

Question: Is there anything in the ordinance or the rezoning that would prevent semi-truck traffic going past Madison Place Elementary?

Response: As far as we know, the answer is no, however, the city controls all truck traffic routes.

Question: M-2 also allows for 24-hour a day truck traffic. Is there anything in the city ordinance or in the rezoning that would prevent this down 167th or 159th street?

Response: As far as we know, the answer is no, however, the city controls all truck traffic routes.

Question: Will the storm drain tie to the existing tie-in?

Response: We have looked at it more on a macro-level for storm run-off and storm treatment, we haven't looked at every individual inlet that ties in but generally yes, the city would want us to tie into those cul-de-sac pipes and not a segment of open channel.

Question: What will you do about the creek servicing phase III? Every time it rains in floods the field and our yard.

Response: From storm sewer discharge we run storm sewer up=stream to collect storm water right up through the site (displaying and pointing to the areas on map). Our requirements are pretty much going to be to capture any water that's coming on to this site, treat it on site and release it from the site in a controlled manner.

Question: 702 dwelling units? How many people?

Response: It is difficult to say how many people given the different types of proposed residential units.

Question: What is the proposed start date of phase I?

Response: We are still in the planning stages, but provided that the project moves forward the way we hope, phase I would begin sometime next year.

Question: The units that are single family, how far are they from the cul-de-sac?

Response: The lots are typical R-1 lots and I think most of them are around 115 feet deep and then there are tracts in there before you get to those lots – Later discussed with plans out & engineer.

Question: When is this going to planning commission?

Response: We are currently scheduled for the May 13th meeting, if there are no delays.

Question: Has the city talked about the capacity of the schools?

Response: The school districts are always aware of new development projects within the City and continually evaluate the capacity of its schools.

Question: Is this Olathe school district?

Response: Yes.

Question: If it backs up to any part of the HOA, the HOA has to be notified, correct?

Response: For the neighborhood meeting, the City asks that we notify HOA groups within 500 feet of the subject property. For the public hearing notice, we are required to send letters to all property owners with 200 feet if adjacent to property located in the City of Olathe or 1,000 feet if adjacent to property located in unincorporated County.

Question: On 167th street, what improvements are there and what phase will that be?

Response: 167th Street will be improved when the fly-over is constructed.

Question: Ramps to 169?

Response: No

Question: Why are you building industrial?

Response: The industrial brings jobs and also acts as a transition use to the highway. The site is very large and is suitable for a transition of uses as you get closer to the highway, so we are attempting to find a balance.

Question: On lots 17-54, what's your avg. square footage size?

Response: Typically, we would be looking around 2,100-2,400 sq. ft. They are R-1 lots and we plan to make these homes compatible for the area.

Question: On the townhomes, how much will be developer owned vs sold individually?

Response: Most likely those will be rentals, and we have a property management company, so we build and rent them.

Question: 167th is not going to connect to 169th?

Response: Correct

Question: What ideas has the city kicked around for making that interchange viable for semi-truck traffic, for 700 units of residential?

Response: We are working with the city to evaluate the public improvements needed for this project. The project is broken down into phases and with each phase various public improvements may be needed.

Question: Is there going to be any planned barrier between our road?

Response: We are showing berms and landscaping.

Question: How do you plan to mitigate noise levels?

Response: This is typically handled through berms and landscaping. This is also why we are proposing a transition of uses from the existing single-family homes to the west as you get closer to the highway.

Question: Are you required to do a sound study for this development?

Response: No.

Question: Will there be any pollution from industrial buildings?

Response: No.

Question: Where is the electricity coming from?

Response: This area is serviced by Evergy.

Question: The single-family lots are small- are they low income?

Response: No.

Question: What price point will the single-family homes be at?

Response: We are unable to predict that at this point in time. The market tends to dictate the price of homes.

Question: Will there be any buffering on the south side?

Response: When you get into the single-family homes it's just the development standards for the city, so it is just the landscaping that they want to put in with each individual single-family home.

Question: Is it required that the adjoining residents of this project stay out of our green space/amenity areas?

Response: We are not aware of any restriction that like.

Question: Have you considered putting some sort of commercial zoning into this?

Response: We have looked at all potential uses for this site and are willing to consider some commercial components if desired.

Question: If the rezoning is approved, can you do any uses listed?

Response: The site is being zoned to District M-2, R-3, R-2 and R-1. The zoning ordinance contains the uses permitted within each of those districts.

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