

Anna Will

From: Chris Greer <chrisgreer86@gmail.com>
Sent: Monday, January 12, 2026 3:07 PM
To: Planning Contact
Subject: Opposition to Rezoning Case RZ25-0017

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Subject: Opposition to Rezoning Case RZ25-0017

Dear Members of the Olathe Planning Commission,

I am a resident of the area near the property affected by Rezoning Case **RZ25-0017**, and I am writing to clearly state my opposition to this request.

The proposed rezoning to the **Cedar Creek (CC) zoning district** would allow mixed-use and multifamily development in an area that has been consistently represented and developed as **single-family residential**. Homeowners in nearby neighborhoods — including Valley Ridge and Canyon Oaks — made decisions to live here based on those zoning assurances and the expectation of a stable, low-density residential environment.

This rezoning introduces the potential for a significantly **more transient population** within and adjacent to established neighborhoods. High-density and mixed-use development is not compatible with the existing character of this area and would fundamentally alter the residential nature of the community. This is not an incremental change; it is a complete shift in land use intensity.

Additionally, the increased density permitted under CC zoning would place added strain on **shared amenities and public infrastructure**, including roads, schools, parks, and other services that were planned for single-family use. These systems were not designed to support the level of traffic and activity that multifamily and mixed-use development would generate.

Approving this rezoning would also create a concerning precedent by allowing a departure from long-standing zoning patterns and undermining the trust residents place in the City's planning process. Once granted, the CC zoning district allows a wide range of future uses that nearby residents do not support.

For these reasons, I strongly urge the Planning Commission to **recommend denial** of Rezoning Case RZ25-0017. Maintaining the existing zoning is essential to protecting neighborhood character, honoring homeowner expectations, and ensuring responsible growth.

Thank you for your time and consideration.

Respectfully,
Chris Greer
Valley Ridge Neighborhood, Cedar Creek

Anna Will

From: Liz Greer <Liz.Greer@hendersonengineers.com>
Sent: Monday, January 12, 2026 1:03 PM
To: Planning Contact
Subject: Opposition to Rezoning Request RZ25-0017

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 Olathe Planning Commission,

I am writing to formally and unequivocally oppose Rezoning Case **RZ25-0017**, which seeks to rezone property south of College Boulevard and west of Cedar Creek Parkway to the **Cedar Creek (CC) zoning district**.

This rezoning represents a **fundamental departure** from the single-family zoning framework that has long defined this area and that was **explicitly presented to homeowners in Valley Ridge and Canyon Oaks** at the time they chose to live in these neighborhoods. Residents relied on these zoning representations when making significant financial and personal investments in their homes and community.

The CC zoning district is not a minor adjustment. It allows **mixed-use and multifamily development**, introducing a **higher-density and more transient population** directly adjacent to established single-family neighborhoods. This change undermines neighborhood stability and is incompatible with the character, scale, and intent of the surrounding residential area.

In addition, this rezoning would place increased strain on **shared amenities and infrastructure**, including roads, schools, parks, and other public services that were planned and sized to support low-density residential use — not multifamily or mixed-use development. These impacts would be felt immediately and disproportionately by existing residents, with no corresponding benefit to the neighborhoods most affected.

Approving this request would also set a troubling precedent by signaling that long-standing residential zoning commitments can be set aside, even when homeowners have relied on them in good faith. Once approved, the CC zoning district allows a wide range of future uses and densities that residents neither anticipated nor support.

For these reasons, I respectfully urge the Planning Commission to **recommend denial** of Rezoning Case RZ25-0017.

This request is inconsistent with the established character of the area, incompatible with adjacent neighborhoods, and contrary to the expectations clearly set for existing homeowners.

Thank you for your consideration and for your service to the community.

Sincerely,

Liz Greer, Valley Ridge Resident
11488 S. Garden Street
Olathe, KS 66061

LIZ GREER PE
Practice Manager
Health Sector

Jessica Schuller

From: Planning Contact
Sent: Monday, January 26, 2026 8:37 AM
To: Jessica Schuller
Subject: FW: City of Olathe - File #: RZ25-0017 cont

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

From: Kelsi Anderson <andersonjayhawk@gmail.com>
Sent: Friday, January 23, 2026 8:19 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: City of Olathe - File #: RZ25-0017 cont

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I'd like to send my deepest concerns around this rezoning request. The ambiguity of what will be in this land if rezoned is very concerning. Dense apartments or townhomes will bring substantial traffic a a space that thrives on the peaceful slower pace to raise our children. Our amenities will be flooded. Please please please reconsider this request or require more information up front without allowing deviation.

Thank you,
Kelsi Anderson
913-522-7353

<https://olatheks.legistar.com/LegislationDetail.aspx?ID=7798428&GUID=B8A7F427-986C-4BD4-9B3D-2927A7FF41EA&Options=&Search=>

Anna Will

From: Nicholas Boote <boote.family@outlook.com>
Sent: Monday, January 12, 2026 10:32 PM
To: Planning Contact
Subject: Cedar Creek Development

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My wife and I have been residents of Olathe in the Cedar Creek neighborhood since 2020. I understand there was a meeting re: re-zoning in this region tonight. I have no objection to the re-zoning, but hope that the city takes an aggressive stance in adding more park/common space. Outside of the park just south of Cedar Creek Elementary, there is very limited park space available for residents of this corner of the city. With steep driveways and onerous HOA rules, not every house can have a basketball hoop. It's difficult for my son to find a place to play basketball. The Cedar Creek Elementary hoops (which are poor quality) are often unavailable in the summer due to kids at camp or teachers parking under the goals. Our next best option is a long drive to a local church. It seems the city relies on the developers to reserve and develop park space, which is not a recipe for success.

Also, I hope this development leads to an improvement of the street and particularly the sidewalks of College Blvd between Clare and Cedar Niles Blvd. It is unsafe, particularly for kids on bicycles and scooters.

Best Regards,

Nic Boote