

## Anna Will

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**From:** Planning Contact  
**Subject:** FW: RZ26-0004

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**From:** Pam Wiksten <wikstenp@gmail.com>  
**Sent:** Sunday, April 19, 2026 3:40 PM  
**To:** Planning Contact <PlanningContact@OLATHEKS.ORG>  
**Subject:** RZ26-0004

**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 writing to you to express our concern about case rz26-0004 that proposes rezoning of the area from rp-1 to rp-3. The plan would include 72 dwelling units. If each unit had one individual with one car, there would be 72 additional drivers trying to access 119th which is already heavily traveled. This is especially so during rush hour.

Additionally, an apartment complex is in the development stage(just northeast of the proposed Forest View townhouses) that will result in more traffic on 119th. The City of Olathe acknowledges the traffic issues on 119th and Clare and has proposed construction of a round-about at that intersection to slow the CURRENT flow of traffic.

Aesthetically, it would be unfortunate to destroy a pretty, peaceful part of the neighborhood to build townhomes.

Thank you for reading our concerns.

Pam and Cliff Wiksten  
18 year residents of the Estates of Forest View  
24187 W. 121 Terrace  
816-506-0516-Pam  
816-506-7842-Cliff

Joshua B. Jones & Kimberly D. Jones  
Timberstone Ridge Resident (Lot 24)  
11841 S. Kenton St  
Olathe, KS 66061

April 20, 2026

City of Olathe Representatives  
Land Planning and Zoning

Dear City of Olathe Representatives:

Thank you for taking time to meet with our neighborhood group and sharing information related to the Forest View Townhome development and planned rezoning of land along 119<sup>th</sup> Street.

As an adjacent resident to this planned development, we have shared concerns with the current layout and planned community that we hope the city and developer will consider and make adjustments to maintain the look and feel of the entire 119<sup>th</sup> corridor west of K7. We believe the following notes and suggested modifications will not only enhance the new townhome development but also preserve the investment and atmosphere current residents and developments have established for the area:

1 - Please preserve a 30+ foot buffer of existing trees and vegetation along 119<sup>th</sup> Street and shift the northern most new townhome buildings slightly south to accommodate. Additional berms and new landscaping can and should be incorporated along this area to enhance and fill in elements consistent with the adjacent Forrest View and Timberstone Ridge developments. This is the single biggest element that will allow for a natural preservation of the area and provide a natural level of separation for new residents in the townhomes and for current adjacent developments.

2 – Please invest in a divided island entry for the new townhome development with landscaping, natural stone and enhanced signage. Again, this effort will help maintain the look and feel of the area and entrances of nearby developments and potentially help with increased traffic flow and safety.

3 – Please ensure overall focus and finalization of the new townhome development account for the natural forested elements of the area and utilize existing terrain and vegetation to create a neighborhood that is consistent with nearby established developments along 119<sup>th</sup> Street. The

City of Olathe Representatives

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future expansion and connection to land east of the development – inclusive of new roadways and entrances- should be considered and fully understood as approvals and roadway layouts are finalized for each phase.

Thank you again for listening to our concerns and reviewing our proposed modifications to help maintain the natural beauty and ambiance of our area. We look forward to seeing the final plans and recommendations in the next steps of this process.

Kind Regards,

Two handwritten signatures in blue ink. The first signature is a large, stylized cursive signature, and the second is a smaller, more compact cursive signature.

Joshua B. Jones & Kimberly D. Jones

Dear Members of the Olathe City Planning Commission,

Our community is defined by its natural beauty, an identity reflected in the names Forestview and Timberstone Ridge. The Forestview waterfall serves as a cherished gathering place, where residents capture prom, senior and other milestone photos. Mature tree lines along 119th and between neighborhoods represent decades of growth and are vital to the local ecosystem, stormwater management, and the character of our community.

We, the undersigned residents of Timberstone Ridge, respectfully submit this petition to share our perspective and recommendations regarding the proposed Forestview Townhomes at 119th & Mesquite. We support thoughtful development that aligns with the established character of our community, preserves its natural assets and carefully considers long-term infrastructure.

To preserve the **character of our community**, which is deeply rooted in its **native vegetation**, we respectfully but strongly request the following:

- Maintain a minimum 30-foot buffer along 119th, preserving existing natural vegetation wherever feasible.
- Ensure landscaping, including trees, berms, and plantings, enhances and reinforces the existing tree line while creating a cohesive, high-quality entrance.
- Incorporate natural stone materials throughout the development, with particular emphasis at the entrance.
- Design a divided entrance that mirrors Timberstone Ridge to achieve visual symmetry and elevated curb appeal, including complementary hardscaping elements.
- Utilize natural stone on the west-facing retaining wall (along Clare/Forestview) to ensure consistency with surrounding aesthetics.
- Reevaluate overall development density and consider reducing the total number of units to better align with the surrounding area.
- Relocate the northeast buildings further south to preserve additional tree buffer, maintaining the wooded character and visual continuity along 119th.

Given our understanding of the below, we remain concerned about **traffic safety** in the area. Residents have experienced accidents and near-misses and turning onto 119th from any direction can be challenging and unsafe at times. Based on current and planned development, we understand that:

- There are no plans to widen 119th Street west of K-7, despite anticipated growth.
- High Meadows (approximately 700 units / 1,100 vehicles) is expected to route primarily north via Dunraven Street once completed, with a planned stoplight at 119th & Dunraven.
- No signal is planned at the Forestview Townhomes entrance (serving approximately 72 units / 150 vehicles), raising safety concerns.
- A roundabout is planned at 119th & Clare approximately in the next 7 years.
- Clare Road is expected to widen to four lanes within 10–15 years.

We respectfully request that the Planning Commission require a comprehensive traffic impact study addressing Forestview Townhomes and its cumulative effects with nearby projects,





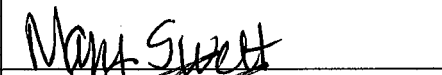
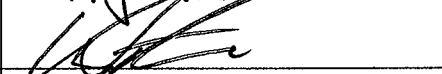






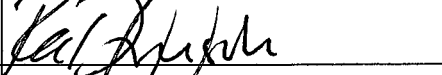

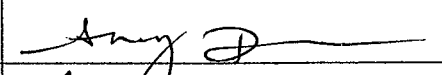

including High Meadows. Based on the results, appropriate mitigation measures such as signalization, dedicated turn lanes, roundabouts and/or alternative access points can be implemented to ensure safe and efficient traffic flow along 119th Street.




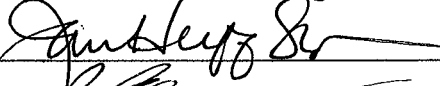
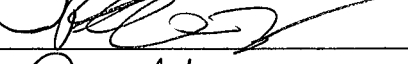
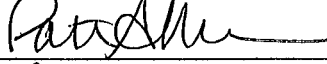


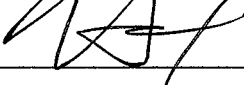
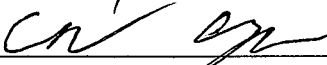


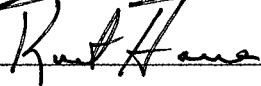

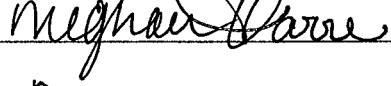
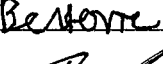
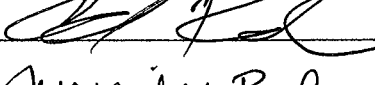
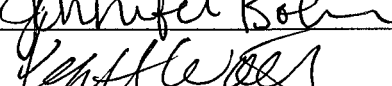



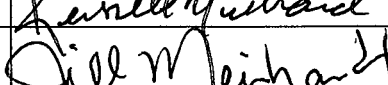
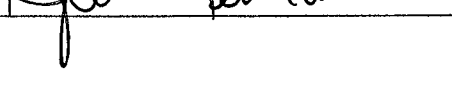
The impact study should also evaluate the safety of pedestrians, cyclists, and e-bike users, with recommendations for improvements such as marked crossings, sidewalks and connectivity to existing or planned trails.

Thank you for your time and consideration.

Sincerely,

**The Undersigned Timberstone Ridge Residents**

Name	Address	Signature
CRAIG GOERING	23736 W 118 <sup>th</sup> Terr.	
Amber Goering	23736 W 118 <sup>th</sup> Terr	
Jim Soper	23733 W 118 <sup>th</sup> Terr	
Chris Swett	23714 W 118 <sup>th</sup> Terrace	
Mary Swett	23714 W 118 <sup>th</sup> Terr	
Ken Mestemacher	11796 S Mesquite St	
Julie Brack	11796 S Mesquite St	
Joseph Brazil	11774 S Mesquite St	
Joe Bri	11714 S. Mesquite St.	
ALEXIA STARK	11770 S MESQUITE ST	
Jace Stark	11770 S Mesquite St	
JosacBeve	11764 S. Mesquite	
Ron Domsch	11672 Southkenton	
Michael Davoren	11673 S. Kenton St	
Amy Davoren	11673 S. Kenton St	
Regina Fairbanks	11682 S Kenton	

Name	Address	Signature
Alan Fairbanks	11682 S Kenton	
Cory Bates	11786 S. Mesquite	
Heather Bates	11786 S Mesquite	
Jan Soper	23733 W. 118 <sup>th</sup> Terr.	
Patrick Martin	23728 W. 118 <sup>th</sup> Terr.	
Patricia Martin	23728 W. 118 <sup>th</sup> Terr	
Melanie Webb	23749 W. 118 <sup>th</sup> Terr	
Jeremy Webb	23749 W. 118 <sup>th</sup> Terr	
Heather Fox	23752 W. 118 <sup>th</sup> Terr	
Charles Campang	23752 W. 118 <sup>th</sup> Terr	
Jana Vogel	23744 W 118 <sup>th</sup> Terr	
Samuel J Vogel	23744 W 118 <sup>th</sup> Terr	
KURT HARRE	23717 W 118 <sup>th</sup> TER	
Allison Harre	23717 W. 118 <sup>th</sup> Terr	
Meghan Harre	23717 W 118 <sup>th</sup> Terr	
Ben Harre	23717 W 118 <sup>th</sup> Terr.	
CASEY BOHR	23698 W. 118 <sup>th</sup> St.	
Jennifer Bohr	23698 W. 118 <sup>th</sup> St.	
Jeff Watt	11758 <del>W</del> Mesquite <sup>ST</sup>	
Ilya Katsman	11698 S Kenton St	
ELINA KATSMAN	" "	
Russ Meinhardt	11663 S. Kenton St	
Jill Meinhardt	11663 S. Kenton St.	



Name	Address	Signature
Deb Swann	11826 S. Kenton St. Olathe, KS 66061	Deb Swann
BRIAN Swann	"	<del>Brian Swann</del>
LOUISE PFORTMILLER	23682 W 118th St Olathe, KS 66061	<del>Louise Pfortmiller</del>
Carla Pfortmiller	" "	Carla Pfortmiller
Den Oakes	11831 S Kenton	Den Oakes
Mark Muller	16807 S Kenton St	Mark Muller
Alison Asher	11793 Stearns	Alison Asher
Andrea Asher	11753 Stearns	Andrea Asher
Mari Ramon	11854 S Kenton	Mari Ramon
Shantrey Vengimox	11854 S Kenton	Shantrey Vengimox
Tony Larson	11838 S Kenton	Tony Larson
LESA ANN LARSON	11838 S. Kenton	Les Ann Larson
Bryan Talati	23674 W 118th	Bryan Talati
Hiral Talati	23674 W 118th	Hiral Talati

only missing: otherwise All 36 lots accounted for & signed

lots 10; 12 → recent buys  
 24 spec (Timberstone); for sale  
 26 for sale

19 Ewing (on vacation)  
 (yes) by proxy