



PLANNING
ENGINEERING
IMPLEMENTATION

Date: June 27, 2024

Meeting Date: June 26, 2024, 6:00 PM – 8:00 PM

Location of Meeting: Olathe Community Center
1205 E Kansas City Rd
Olathe, KS

Project: Destiny Senior Living

Project/File No.: 240315

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Damarius & Lincoln Ndegwa – Owner
Tim Tucker – Phelps Engineering
Chris Carley – Tabernacle Homes

Copy: Olathe Planning Department

-
1. Tim welcomed the group and explained that everyone at the meeting should have received an invite to the meeting in the mail, and that the letter contained an error in that stating the Planning Commission meeting on July 22 would be a public hearing, but per city staff it would be a consent agenda item and not a public hearing. That being side I explained this meeting was an opportunity for the neighbors to voice their concerns and noted from this meeting summary would be submitted to the City Planning Commission.
 2. Tim explained the basic site layout.
 3. Damaris explained the operations if the facility.

At this point the formal presentation ended and questions from the audience were asked and answered.

1. How many employees?
 - a. 2-4 employees, 2 during the night shifts while residents are sleeping and an additional 1 or 2 employees during daytime active times
2. This is a commercial use and is not allowed in R-1 zoning?
 - a. The property is zoned R-1 Single Family Residential and assisted living facilities are an allowed use in R-1 Zoning. R-1 zoning districts have

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

several allowed use besides single-family detached homes such as Churches, schools, and assisted living.

3. How big is the parking lot?
 - a. 7 parking stalls are being provided with an additional 3 deferred parking stalls if future parking is warranted. We are trying to minimize parking based on expected parking needs to minimize the parking lot and be less intrusive to the neighbors. Residents of the facility will not have cars.
4. Will there be parking lot lights?
 - a. No parking lot lighting is proposed. Lighting of this home will be similar to the wall mounted lighting they have on their homes.
5. What is the expected stay of residents?
 - a. Difficult to say with the varying ages and health of the residents, but estimate maybe 10-years
7. Is this your first assisted living home?
 - a. Yes, but I have worked in other assisted living homes.
8. The drainage on the west property line is poor and we have some pooling water after storm events.
 - a. The west property line is contained in a 15' tree preservation easement on the Destiny property and a 15' tree preservation easement on the neighboring property so grading surface to drain better is not an option without removal of tree. We are providing detention onsite to capture the runoff from the impervious surfaces and will not be increasing the runoff to the west.
9. I'm concerned about the drainage to the east property line, I have a Koi pond and don't want any additional drainage going to the pond. Other property owners along the east side also expressed concern of additional runoff going to the swales in the rear of their lots.
 - a. The current storm detention plan for the property was explained, and we were not increasing the runoff from the site as a whole. The entire parking lot and the west half of the home would be routed to the underground detention facility at the west, but currently the east half of the roof and downspouts are proposed to discharge to the east undetained.

Not discussed in meeting

After the meeting the property owner agreed to capture the entire roof from the assisted living home and route it through the detention facility. No proposed impervious surface will drain to the east. Turf lawn areas are less than the pre-existing condition and will maintain the same drainage path to the east.

10. How much fill will be placed on the property?
 - a. 4-feet is the maximum fill proposed and is located at the NW corner of the parking lot. A retaining wall height varying from 0 to 4-feet is proposed along the west and north side of the parking lot to allow for acceptable parking lot grades and stay out of the tree preservation easement.
11. How close is the retaining wall to the west property line?
 - a. Approximately 17-feet just outside the 15-foot tree preservation easement

12. Concerned about the entrance and sight conditions on 143rd Street. Neighbors feel the sight conditions at Redbird are unsafe?
 - a. Driveway is located near the top of the hill on 143rd Street and sight triangles are provide on the landscape plan showing no sight issues. Staff has review and had no comments on entrance other than restricting this development to a single access. Previous house/lot had a circle drive with two access points on 143rd Street and city staff wants to restrict the amount private drives on arterials.
13. It will be dangerous backing out onto 143rd Street.
 - a. The parking lot allows for vehicles to turn around and prevent the need to backout.
14. How wide id the driveway?
 - a. driveway is 24-feet wide to allow in and out flow at the same time.
15. I backup to this property and I'm concerned that introducing sick people adjacent to may property will increase my chances of getting ill/infected?
 - a. Most of the residents are healthy but just need assisted care
16. Why an assisted living facility here in a residential area?
 - a. Quality of life, this home in a residential home in a residential area providing a feel of being a part of a community and feel of wellbeing, not a nursing home segregated from the community.
17. Does the retaining wall have wall drains?
 - a. No the parking lot runoff will be collected in the storm sewer system and tied into the existing storm sewer system.
18. Who will be providing lawn care?
 - a. A lawn care company will be utilized
19. I'm concerned with the increase in ambulance noise and lights?
 - a. Acknowledged
20. Neighbor from the east asked about the small trees and whether they would be save or just the large trees saved along the property line, since they don't show up on our tree survey?
 - a. Explained that the 15-foot tree preservation easement requires us to protect the large trees and smaller under story trees and shrubs.
21. How tall are the proposed cedars going to be along the property line?
 - a. City code requires them to be a minimum 6-feet in height
22. The plan appears to have no rear yard.
 - a. R-1 zoning requires a 25-foot rear yard setback which we exceed. The rear yard setback is the same setback requirement as the neighboring yard setback.

Not discuss in the meeting

The property owner has decided to slide the house forward 5-feet to increase the rear yard. Plans has been revised accordingly.

23. Meeting then concluded around 8:00 pm.

Public Information Sign In Sheet - In Person Meeting
 Destiny Senior Living PR24-0007
 Meeting Location: Olathe Community Center., Olathe, KS
 Wednesday, June 26, 2024

DARRELL BLACK - darrell.black620@gmail.com

No.	First and Last Name	Address	Phone #	Email
1	Bev Black	25317 W 142 nd Place ^{Olathe}	620.218.3075	bev.black100@gmail.com
2	BEN SILAN	14274 S RED BIRD ST	913.209-8885	SIL90R777@Hotmail.COM
3	ERIC + Karen Sevar	14238 S Red Bird St	972-217-6355	Kujayhawk1991@yahoo.com
4	Janeé Boswell	25357 W. 142 nd Pl	913-707-3490	jnee.file@gmail.com
5	Emily + Brian Wright	14060 S. Red Bird St	913-213-8749	enbwright70@gmail.com
6	Julie Karvis	25411 W 142 nd Pl	928-710-7144	julka066@gmail.com
7	Kirk Decker	" "	816-591-6500	Kirk.d.decker1969@gmail.com
8				
9				
10				
11				
12				
13				
14				
15				