

## **NEIGHBORHOOD MEETING SUMMARY**

### **Proposed Dillons Grocery Store & Fuel Center – Olathe, Kansas**

**Meeting Date:** January 29, 2026

**Location:** Prairie Trail Middle School

**Attendees:** Approximately 25 community members, project representatives, and City leadership (including the Mayor Pro-Tem and a City Councilmember)

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#### **Why We Met**

The purpose of the meeting was to share an early overview of the proposed grocery store and fuel center and hear questions, feedback, and priorities from nearby residents.

#### **Overall Community Feedback**

The feedback was very positive. Residents shared excitement about welcoming a new grocery option to the area and expressed that a store like Dillons is needed in this part of the community. Many residents emphasized how valuable it will be to have a convenient grocery and pharmacy option nearby.

Residents also noted the area's continued growth—including more nearby schools and childcare providers—and highlighted the importance of a family-friendly grocery option that supports the neighborhood.

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#### **Key Topics Raised by Residents**

##### **Stormwater Management & Existing Off-Site Retention Pond**

Residents asked how stormwater runoff from the site will be managed and how it may relate to the existing off-site retention pond south of the proposed Crème De la Crème development. Several residents noted that the Covington Court HOA is responsible for a significant portion of the ongoing pond maintenance (approximately 80%) and expressed concern about long-term capacity and future maintenance responsibilities as the area continues to develop.

### Greenspace & Overall Appearance

Residents requested thoughtful landscaping and attention to the overall appearance of the site—particularly along the rear of the building and near the retaining wall area—to help the development fit well with the surrounding neighborhood. Some residents emphasized the importance of enhanced landscaping and visual screening in these areas, noting that these elements can make a meaningful difference for nearby homes.

### Noise (Deliveries / Loading Area)

Residents asked about potential noise related to semi-truck deliveries and trailer activity, including questions about how the loading area will be screened and whether that screening will help reduce noise impacts. Residents also expressed interest in ensuring delivery-related activity is managed in a way that minimizes disruption to nearby homes.

### Lighting & Site Security

Residents expressed interest in downward-directed, dark-sky–friendly parking lot lighting to reduce glare and light spill onto nearby properties. Residents also asked whether lighting could be reduced or dimmed during later hours while still maintaining appropriate safety and security. In addition, attendees raised questions about security features and how the site will remain safe for customers and neighbors.

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## Closing

Thank you to everyone who attended and shared feedback. The project team appreciated the constructive input and the overall excitement expressed by the neighborhood. Residents are encouraged to participate in future City meetings as the project moves forward. As planning and design move forward, the team will continue addressing these topics through the City of Olathe’s review process. The project will proceed through the City’s normal public process, including upcoming hearings and meetings as scheduled by the City.

*Note: This summary is intended to reflect general feedback and questions raised at the meeting. Final project details will be evaluated and may be refined through ongoing design and City review/approval.*



