

Meeting Date: January 18, 2024, 6:00 PM

Location of Meeting: St. John Paul II Catholic Church
18335 W 168th Ter, Olathe, KS 66062

Project: Stonebridge South, Stonebridge South Addition &
St. John Paul II Catholic Church New Campus

Project/File No.: 230168

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Father Farrar – St. John Paul II Pastor
Dan Himmelberg – The Archdiocese of Kansas City in Kansas
Doug Ubben, P.E., civil engineer
Judd D. Claussen, P.E., civil engineer
Jeff Gifford, Rodrock Homes (Stonebridge subdivision)

Copy: Olathe planning staff

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1. There were 8 residents that attended. Father Farrar welcomed the attendees, introductions. Attendees signed the sign-in sheet. Father Farrar gave a brief description of the church facility (this facility) that the church uses today and that they have purchased the land across Ridgeview to the east for the master campus.
 2. Doug gave an introduction of the church site and noted that those within 500 feet of the overall project were invited to this meeting. Doug showed the overall master plan for the church property which includes a new church, school (K-8) and fellowship hall. There will be a parsonage and a cemetery on the property on the eastern side. There will be a playfield in the northeast corner. There are two driveways to serve the church property, each aligning with public streets (169th Terr & 170th Terr) that are existing onto Ridgeview.
 3. The project will be built in phases over many years. Phase one is anticipated to the main church, the north parking lot and the road entrance on the north side of the site.
 4. There is extra land to the east that is part of what the church purchased. This extra land is under contract with Rodrock Homes. They plan to develop it as single family residential neighbourhood, as an extension of their existing neighborhood to the north (StoneBridge). This new community will be called Stonebridge South Addition. The preliminary plat for Stonebridge South Addition was shown. There are 50 new home sites with this preliminary plat.
 5. The existing preliminary plat of Stonebridge South will also be modified due to the change in the road connection for the new 50 lot addition. That preliminary plat was shown to the neighbors too. The area of change is on the south side of

- that plat. There is an existing stub street to the south (towards church) that will be removed and constructed farther to the east for the "Addition" plat.
6. The detailed site and landscape plan for the church project was shown too. There is new landscaping (street trees) along Ridgeview that will be planted, and the existing tree row along the north side of the church property is being preserved.
 7. Doug showed several artist color renderings of the campus and buildings that were prepared by the architect. General conversation continued with the 8 residents and the development team. Below is a recap of those questions and discussion.
 8. The neighborhood to the east, where does it connect? It will connect to the east to a new collector street called Lindenwood. (An overall AIMS aerial of the area was pulled up). Lindenwood is a north/south collector that will serve as access to several developments in the area. It also connects to the north to the existing subdivision.
 9. When will Ridgeview be improved? Ridgeview will ultimately be improved to a 4 lane divided thoroughfare arterial road. This is not currently on the city's capital improvement plan (CIP). However there is a new roundabout to be constructed at the intersection of 167th and Ridgeview. It is budgeted on the City's CIP for 2024.
 10. What is the timing of construction of phase 1? 1-2 years of fundraising and 1-2 years of construction. 3-4 years to finish construction is best case scenario.
 11. What is the capacity of the church? 1024 seats.
 12. Will you provide stormwater detention? Yes this is part of a City regional stormwater detention area that lies just to the east of the property, near Lindenwood.
 13. Will there be sidewalks on Ridgeview? Yes, sidewalks will be constructed on Ridgeview with the future arterial improvements by City.
 14. There was a question about the property under contract with another....this is under contract with Rodrock Homes and will be a single family community. The preliminary plat slide was reshown.
 15. What will you do with this facility? The church leases this facility from the owners of it. After the new church is built and we move into it, then the owners of this facility will decide what they'd like to do with this property, and it is up to those owners to decide that.
 16. Will there be a bell(s)? Yes.
 17. How many events during the week? Our heaviest usage is on Saturday evening and Sunday mornings. However throughout the week there are several days/evenings where small groups of up to 20 persons would meet at the church.
 18. What are the next steps for the project? The preliminary plan for the church and the Preliminary Plats for Stonebridge and Stonebridge South will be heard at the Olathe Planning Commission meeting at 7 pm on Monday February 12.
 19. How many kids will be in the school? At this time we are projecting up to 476 students.
 20. Is there transportation? Private transportation (parents). There is not busing.

21. Will there be a school zone on Ridgeview? Likely yes, but the City will determine that and post it.
22. Is the architecture decided, or is there opportunity to change anything like color of roof? Staff and the planning commission are/will review and offer comments. May be discussion on it at the Planning Commission meeting coming up as well. The project has lot of stone and masonry which are high quality building materials.
23. Some general discussion about road improvements in the area. Ridgeview being platted and dedicated right of way along the Stonebrige South and church property for the future arterial. Discussion about improvements on 167th Street west of Ridgeview, including city's plan for a future overpass on 167th at the railroad and US 169.
24. There were no further questions and the meeting ended.

Public Information Sign In Sheet - In Person Meeting

Preliminary development plan and plot for Stonebridge South Addition & St. John Paul II Preliminary Plan

Location: St. John Paul II Catholic Church, 18335 W. 168th Ter., Olathe, KS

Thursday, January 18, 2024

No.	First and Last Name	Address	Phone #	Email
1	Jeff Gifford	9550 Dice Ln	(913) 857-0349	jsifford@rock.com
2	Judd Claussen	PEI-1270 N Winchester Olathe	913-393-1155	jclaussen@helpsengineering.com
3	Doug Ubben	"	"	dougubben@helpsengineering.com
4	Dan Himmelberg	Archdiocese	913-515-1975	dhimmelberg@archkck.org
5	BRIAN SCHROTENBOER	16929 S HUNTER ST ^{OLATHE, KS} 66062	816 216 2444	brian.schrotenboer@gmail.com
6	Paul + Kara Kolkoruda	16924 S. Hunter St.	-	PKolkoruda@gmail.com
7	David & Sarah Triplet	16670 S Ridgeview Rd	-	david.triplett3@gmail.com
8	Rena Randhawa	16213 S. Sunmentree Ln	-	renabmura@yahoo.com
9	Marta Eastwood	18453 W. 168 th Terr	-	martaeastwood@yahoo.com
10	Meredith Patterson	JP11 - parish staff	913-747-9636	MeredithPatterson@jp2Kc.org
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