
Meeting Minutes

Project: 119th & Ridgeview - Retail
Project Number: 24-0155
Meeting Date: 2024-08-01
Location: Community Room C at Olathe Community Center
Notes By: Nick Hanaway, PE

Attendees (Sign-in Sheet Attached):

- Nick Hanaway, RIC
- Zach Mousel, RIC
- David Kenney, Klover
- Patrick Reuter, Klover
- Marge Vogt, Ward 4 Councilmember

Notes:

The neighborhood meeting for the 119th & Ridgeview Preliminary Development Plans was held on August 01, 2024. The design team, RIC and Klover, were in attendance. There was a single attendee, Marge Vogt. No other residents attended the meeting in person or through the virtual option. The meeting started at 5:30. The following items were discussed between the design team and attendee:

- Was there any thought given to placing the proposed buildings on the North side of the lot along the private road?
 - Design team response: The proposed layout was determined to be the best option for the end users and is in line with the Hy-Vee building presenting a more continuous façade that does not block site lines to Hy-Vee. This layout was similar to the originally approved preliminary development plan for the overall development.
- Marge voiced some concern with the amount of traffic on the private drive and how that may increase with the proposed development.
 - Design team response: The proposed Southeast entrance was included in the proposed development plan to offer an alternate path to the proposed development instead of funneling all users through the private drive.
- Marge had concerns with cars passing through the proposed drive aisle from Hy-Vee to the Southeast entrance and how that may affect pedestrian safety.
 - Design team response: Yes, there will be vehicular traffic and pedestrian traffic in this area, but it is similar to the overall development configuration. Also, with parking stalls along the drive aisle cars should slow down to avoid cars pulling out of spots as well as pedestrians walking to the buildings.
- Marge asked to see the landscape plan and asked if we were meeting or exceeding requirements.
 - Design team response: We are currently meeting landscaping requirements for the PDP. The landscape plan was shown at the public meeting.
- Marge asked about the proposed restaurant space and if it included a patio. She said she was excited about the idea of having a neighborhood restaurant that locals can walk to.
 - Design team response: The restaurant includes a 2,000-square-foot patio that will include landscaping.

- Marge asked about the general style of the area and if the development would match the existing aesthetic.
 - Design team response: Klover presented the 3-D rendering and confirmed it matches the existing style within the overall development.

The meeting ended around 6:00 p.m. and the design team stayed around till 6:30 to see if anyone else showed up or joined online. No other residents joined the meeting.

Meeting Minutes

Project: 119th & Ridgeview - Retail
Project Number: 24-0155
Meeting Date: 2024-08-05
Location: Community Room C at Olathe Community Center
Notes By: Nick Hanaway, PE

Attendees:

- Nick Hanaway, RIC
- David Kenney, Klover
- Alan Nelis, 1525 E 120th St, Olathe, KS 66061

Notes:

The original neighborhood meeting for the 119th & Ridgeview Preliminary Development Plans was held on August 01, 2024. A second public meeting was held virtually on Monday August 5th, 2024. The design team, RIC and Klover, were in attendance. There was a single attendee, Alan Nelis, who lives at 1525 E. 120th Street. No other residents attended the meeting. The meeting started at 4:30. The following items were discussed between the design team and attendee:

- The design team presented the project and gave an overview including exhibits of the proposed development. After the introduction of the project, we opened it up to questions.
- Alan asked what are the next steps for the project?
 - Design team response: The project is in the preliminary development phase now and will go to the Planning Commission for approval tentatively planned for July 29th.
- Alan asked if there were any prospective tenants.
 - Design team response: Yes, there is a prospective tenant set up for the restaurant area.

The meeting ended around 4:45 p.m. and the design team stayed in the meeting until 5:30 to see if anyone else joined online. No other residents joined the meeting.