



STAFF REPORT

Planning Commission Meeting: December 8, 2025

Application:	<u>RZ25-0009</u>: Rezoning from NC (Neighborhood Center) District to R-3 (Residential Low-Density Multifamily) District for Lone Elm Townhomes
Location:	Northeast of W. 119 th Street and S. Lone Elm Road
Owner:	Jon Lambert, New Bedford Land Development Company LLC
Applicant:	Curtis Holland, Polsinelli PC
Engineer/Architect:	Tim Homburg, NSPJ Architects
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>7.77 acres</u>	Proposed Use:	<u>Townhouses</u>
Existing Zoning:	<u>NC District</u>	Dwelling Units:	<u>71 units</u>
Proposed Zoning:	<u>R-3 District</u>	Density:	<u>9.1 units/acre</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Mixed Density Residential Neighborhood	Undeveloped	NC District
North	Mixed Density Residential Neighborhood	Two-Family Residence - Duplex & Multifamily Residence - Triplex	RP-3 District
South	Conventional Neighborhood	Detached Single-Family Residence	R-1 District
East	Mixed Density Residential Neighborhood	Multifamily Residence - Triplex	RP-3 District
West	Community Commercial Center	Undeveloped	C-2 District

1. Introduction

The applicant is requesting to rezone property from the NC (Neighborhood Center) District to the R-3 (Residential Low-Density Multifamily) District for the Lone Elm Townhomes development. The subject 7.77-acre property is located at the northeast corner of 119th Street and Lone Elm Road. This item was continued from the October 13 Planning Commission.

Staff reviewed the rezoning request and is recommending denial as the request is inconsistent with several goals and policies of the PlanOlathe Comprehensive Plan and fails to meet several of the rezoning criteria identified in UDO 18.40.090.

Beginning in April 2025, staff held meetings and discussions with the applicant, advising that the proposed rezoning request would not be supported. As a result, the applicant opted to submit a conceptual site plan rather than a full preliminary site development plan application. Consequently, staff were unable to conduct a full review of a preliminary development plan. Instead, a summary of the conceptual site plan is provided below, and this report primarily focuses on the requested zoning and associated land use analysis.

2. Plan Summary

The conceptual plan includes ten (10) two-story multifamily residential buildings with 71 townhome units at a density of 9.1 units per acre. Access to each townhome unit is provided via shared private drives that connect to Deer Run Street and 118th Street Terrace, both of which will be extended and connected with this development. A landscape plan was not provided and the building elevations included in this agenda packet were mailed with the required neighborhood notice but were not submitted to staff for review.

3. History

The subject property was annexed into the City of Olathe in 1998 (Ord. 98-121). At the time, the property was used for agricultural purposes and retained its County RUR zoning. In 2005, City Council approved a request to rezone (RZ-05-010) the site from Country RUR to the NC District for the Foxfield Village Neighborhood Center development. This mixed-use development included a preliminary site development plan for seven (7) buildings with a total of 59,700 sq. ft. of commercial space and 19 dwelling units on the 2nd floor of the largest commercial building.



Approved building for Foxfield Village N.C.

The NC District was incorporated into the UDO in 1998 (UDO 18.31). The intent of the NC District is to provide for the development of small-scale neighborhood offices, low-intensity retail, and civic uses, as well as accessory residential uses. Neighborhood Centers are intended to be pedestrian-oriented to encourage pedestrian movement between residential and non-residential areas. Businesses are required to be small-scale in nature with low traffic volumes to support uses that serve as neighborhood conveniences and create a sense of community. The NC District was retired from the UDO in 2014; however, the property still retains the rights and regulations for this district.

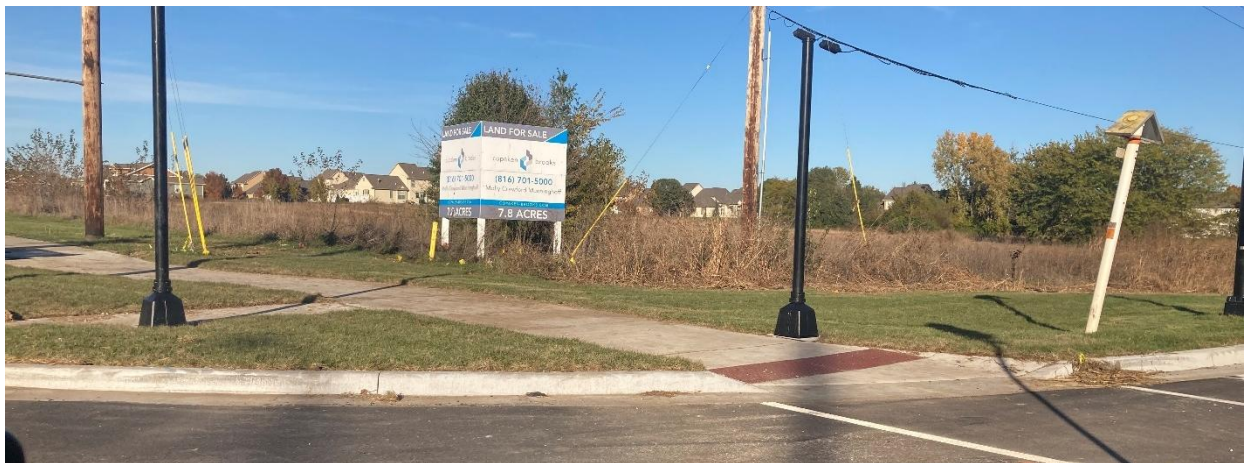
4. Existing & Future Conditions

The subject 7.77-acre property is located northeast of 119th Street and Lone Elm Road. The site continues to be largely used for agricultural purposes with a few trees located in the southeast portion of the site. Water and overhead power lines run along 119th Street and Lone Elm Road. The site gently slopes down to an existing stormwater inlet located along 119th Street. Both an existing gas pipeline and sanitary sewer line run along Lone Elm Road.

The [119th Street Extension project](#) is currently underway, with completion of the four-lane bridge over the BNSF railroad expected in 2027. Once complete, 119th Street will connect K-7 Highway to Interstate 35 and traffic is expected to increase significantly along this new major east/west corridor through Olathe. Corresponding improvements are being made along 119th Street, including turn lanes and traffic signals at 119th Street and Lone Elm Road. Traffic projections for 119th Street indicate an increase in volume of 142% west of Woodland Road by the year 2045, which would be equivalent to the amount of traffic currently handled by 151st Street at Black Bob Road today.



Aerial map with subject property outlined in yellow.



View of subject property looking northeast from 119th Street and Lone Elm Road.

5. Comprehensive Plan (PlanOlathe) Analysis

PlanOlathe was adopted in 2010 (Ord. 10-60) and since updated, most recently in 2021, to establish the community's vision for future growth and development. The PlanOlathe Future Land Use Map designates the subject property as a Mixed Density Residential Neighborhood, which features a *'mixture of housing of various styles'* and encourages *'true mixed-use development and other limited commercial and service uses.'* Staff recommends denial of the requested downzoning as the NC District allows for the *'true mixed-use development'* encouraged by PlanOlathe.

Secondly, the Future Land Use Map designates this intersection as one of very few commercial nodes serving all of northwest Olathe. PlanOlathe designated commercial nodes along 119th Street in anticipation of 119th Street becoming a major east/west corridor that connects K-7 Highway to Interstate 35. Downzoning this site before the 119th Street bridge is complete will reduce the amount of commercial land planned to serve an area of Olathe that already lacks retail options and nearby job opportunities.

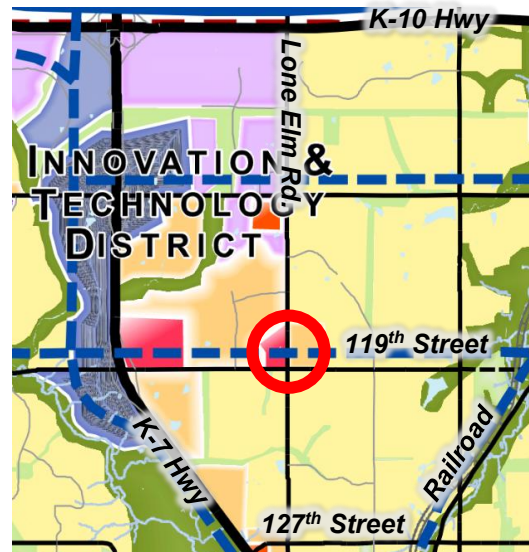
Lastly, PlanOlathe encourages mixed-use and complete neighborhoods, and the subject property is also one of very few commercial developments in all of Olathe that are approved for a pedestrian-oriented, mixed-use development. The site is well-suited for this type of development as it is connected to and walkable from the surrounding neighborhood.

The proposed downzoning is inconsistent with several policies of the Comprehensive Plan, including the following:

LUCC-4.1: Mixed-Use Neighborhoods. Support viable mixed-use and mixed-density neighborhoods.

ES-2.1: Balance of Jobs and Housing. Use the Future Land Use Map, zoning and other tools to ensure that there is an adequate supply of residential, employment and commercial lands, in order to provide a sustainable balance of jobs and housing in the community.

HN-2.2 Complete Neighborhoods. Encourage a "complete" neighborhood concept for new development which includes a variety of residential densities on appropriately sized parcels, opportunities for shopping, nearby support services, and conveniently sited public facilities, including roads, transit, and pedestrian connections, parks, libraries, and schools.

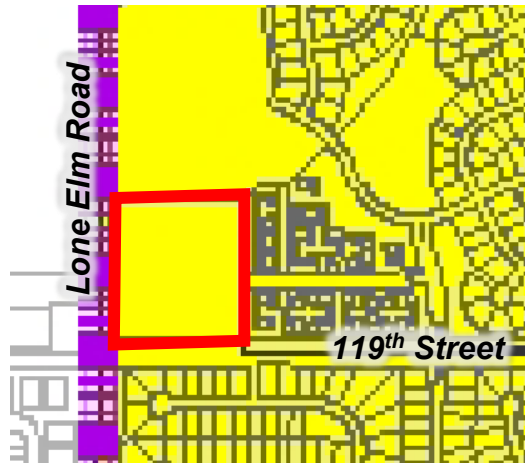


Future Land Use Map with the 119th & Lone Elm intersection circled in red.

6. Woodland Road Corridor Plan Analysis

The Woodland Road Corridor Plan (the 'Woodland Plan') was adopted in 1998 (Ord. 98-54) to establish development expectations in the Woodland Corridor as landowners considered annexation into Olathe. After the entire Woodland Corridor was annexed and development ensued, the Woodland Plan was updated in 2004 (CPA-04-05). The Woodland Plan encompasses over 2,200 acres generally between Lone Elm Road (west), the BNSF Railroad (east), K-10 Highway (north), and Harold Street (south).

The 2004 Woodland Plan designates the subject site for single-family residential development with a density of three (3) units per acre. After the plan update, the City Council approved the existing NC District in 2005 with a maximum residential density of three (3) units per acre.



*Woodland Plan Future Land Use Map
with subject property outlined in red.*

7. Zoning & Development Standards

Staff were unable to conduct a full review as the applicant opted to submit a conceptual site plan due to the staff recommendation rather than a full preliminary site development plan. Staff reviewed the proposal for general conformance with the requested R-3 District and found that it complies with the base standards for density (12 units/acre maximum) and building height (2-stories maximum). If the rezoning is approved, a full preliminary review would be required to ensure full compliance with all other zoning and development standards.

8. Public Notification and Neighborhood Meeting

This item was continued from the October 13, 2025 Planning Commission meeting to allow the applicant to notify all property owners as required by UDO. The applicant reposted signs on the subject property and re-sent public notification letters to all surrounding properties within 200 feet as required by the UDO.

Neighborhood notice was also sent to property owners within 500 feet of the property, and a neighborhood meeting was held on September 18, 2025 with 40 attendees. The applicant presented the application and answered questions about the proposal. Generally, attendees asked questions about density, building size and height, traffic and safety, parking, amenities, and if the proposal is for a rental community. The applicant responded to these questions at the meeting, as summarized in the meeting minutes.

As of December 3, staff received 41 letters and emails regarding this application, which are included in the agenda packet. Generally, these letters include comments on the same items voiced at the neighborhood meeting, with added concerns about a lack of commercial options in the area and impacts on property values. Any additional correspondence received after December 3 will be sent to the Planning Commission prior to the meeting.

9. UDO Rezoning Criteria

Rezoning applications are reviewed against the Golden Criteria listed in UDO Section 18.40.090.G. The request fails to meet several of the criteria as detailed in staff's findings below.

A. ***The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The PlanOlathe Future Land Use Map calls for a Mixed Density Residential Neighborhood on the subject site, which encourages '*true mixed-use developments*' where appropriate and City Council approved the existing NC District on this property in 2005, which allows for a *true mixed-use development*. This site is adjacent to a Community Commercial Center to the east, which calls for surrounding areas to include '*denser residential and mixed-use buildings that serve as a transition to adjoining residential neighborhoods.*' Downzoning to the R-3 District will eliminate the potential for a true mixed-use development to serve as a transition to the adjoining neighborhoods.

Second, the Future Land Use Map designates commercial nodes at major intersections to serve nearby neighborhoods, and this property along with the Community Commercial Center to the east of this site, is one of very few commercial nodes expected to serve all of northwest Olathe. Downzoning this site to the R-3 District will reduce the amount of commercial land available to serve an area of Olathe that already lacks commercial options. In addition, the proposed downzoning is inconsistent with several policies of PlanOlathe as stated in Section 5 (Comprehensive Plan Analysis) of this report.

B. ***The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The requested R-3 District allows denser development than what is permitted on the adjoining property to the north and east (The Retreat at Foxfield Village). The R-3 District allows a density of up to 17 units per acre, whereas the adjacent property is limited to 4.75 units per acre. Additionally, the proposed development includes in-line garages whereas the adjacent property requires the use of internal courts to limit visibility of the garage doors.

Across 119th Street to the south, the Cedar Brooke subdivision is zoned to the R-1 District and was developed with single-family homes at a density of approximately three (3) units per acre. The property to the west is commercially zoned and is approved for a commercial development with nearly 90,000 square feet of commercial floor area.

C. ***The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The requested R-3 District is in general harmony with the adjacent RP-3 District as they are both multifamily residential zoning districts and both allow duplex and townhouse uses. However, garden apartment buildings are prohibited in this RP-3 District but permitted in the requested R-3 District.

D. ***The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

This property remains suitable for a walkable development with neighborhood-serving commercial uses and upper floor residences as permitted in this NC District and the commercial viability of this site will only increase after the 119th Street Extension project is completed soon. The size, location, and arterial street access of this property is similar to

other successful neighborhood commercial areas, like the corner of 127th Street and Pflumm Road and the corner of 151st Street and Black Bob Road.

The applicant submitted letters from both Catalyst Property Group and Copaken Brooks Commercial Real Estate that are included in the agenda packet. Both letters contend that this site is not suitable for commercial development.

E. *The length of time the property has remained vacant as zoned.*

While the subject property has remained undeveloped for 20 years since it was rezoned, 119th Street has never connected K-7 Highway to Interstate 35 during that time. The 119th Street Extension project was anticipated when the PlanOlathe Future Land Use Map was adopted and commercial nodes were planned along 119th Street accordingly. Additionally, residential developments in the surrounding area continue to add rooftops that help support commercial development.

F. *The extent to which approval of the application would detrimentally affect nearby properties.*

Staff has not received information indicating the requested R-3 District will detrimentally affect nearby properties. Downzoning from commercial to residential zoning would reduce the intensity of the land uses permitted on this property.

G. *The extent to which development under the proposed district would substantially harm the value of nearby properties.*

Staff have not received any information indicating that rezoning to the R-3 District will substantially harm the value of nearby properties.

H. *The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.*

Multifamily development will not adversely affect the capacity or safety of the road network. Improvements to the 119th Street corridor are being made with the 119th Street Extension project, including lane widening and traffic signals at the intersection of 119th Street and Lone Elm Road. These improvements are designed to handle commercial or multifamily development at this location. In addition, any future multifamily development will comply with all parking standards.

I. *The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.*

Any future development of this site will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment.

J. *The economic impact of the proposed use on the community.*

Downzoning from a commercial to a residential district has an economic impact on the community by decreasing the potential sales tax revenue generated and jobs created by businesses on this property. Both commercial and residential development will increase property tax revenue for the benefit of the community.

K. *The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*

The proposal does not negatively impact public health, safety, or welfare as presented. If denied, the proposed residential development could not be constructed, but the landowner

could still pursue a neighborhood commercial development as permitted in the existing NC District.

10. Staff Recommendation

- A. Staff recommends denial of RZ25-0009, Lone Elm Townhomes, for the following reasons:
 - 1. The proposal is inconsistent with several Goals, Objectives and Policies of the Comprehensive Plan, including the following:
 - a. *ES-2.1: Balance of Jobs and Housing.*
 - b. *LUCC-4.1: Mixed-Use Neighborhoods.*
 - c. *HN-2.2 Complete Neighborhoods.*
 - 2. The proposal fails to meet four (4) of the Unified Development Ordinance (UDO) criteria for considering rezoning requests.
 - a. *"The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies."*
 - b. *"The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations."*
 - c. *"The length of time the property has remained vacant as zoned."*
 - d. *"The economic impact of the proposed use on the community."*
- B. Staff recommends denial of the rezoning request and the preliminary site development plan application.

Date: July 30, 2025

To: Olathe Planning Department

**Re: Statement of Purpose for Rezoning Request
 NE Corner of S Lone Elm Road and W 119th Street**

The purpose of this request is to rezone the property from NC to a residential zoning of R-3 within the City of Olathe, so that it can be developed to have 2-story townhome units as described on the Concept Plan that is attached hereto on **Exhibit A**.



W. 119th STREET

DEVELOPMENT DATA:

LAND AREA: 338,476 SF (7.77ac)

EXIST. ZONING: NC, SDS #3

PROPOSED ZONING: RP-3, SDS #3

DENSITY: 17 UNITS / ac

COVERGE MIN.: n/a

HEIGHT MAX.: 3-STORIES / 40'

FRONT YARD MAX: 15'

SIDE YARD MIN.: n/a

CORNER SIDE YARD MIN.: 20'

REAR YARD MIN.: 5'

COMMON OPEN SPACE: 5%/50%

PROPOSED USE: 2-STORY TOWNHOMES

PROPOSED DENSITY: 71 TOWNHOMES

- 36 2BR UNITS

- 35 3BR UNITS

(9.1 UNITS / ac)

PARKING: 2-GARAGE STALLS / 3BR UNIT

+2-DRIVEWAY / 3BR UNIT

1-GARAGE STALL / 2BR UNIT

+1-DRIVEWAY / 2BR UNIT =

212 TOTAL STALLS

New Bedford Land/NE 119th & Lone Elm Rd.
RZ25-0009 – Lone Elm Townhomes

September 18, 2025 Neighborhood Meeting Minutes.

Attendance:

Curtis Holland – Polsinelli PC
Tim Homburg – NSPJ Architects

Meeting Location/Date:

St. Paul's Catholic Church (Assemble Room) – 21650 W. 115th Terrace, Olathe, KS 66061

Neighborhood Attendees: Approximately 40 Attendees (see attached sign-in sheet)

The meeting began at approximately 7:00 p.m. with Curtis Holland explaining the need for a Rezoning and indicated that the Planning Commission meeting is currently scheduled for October 13, 2025. He also explained that the site plan being shown was merely a Concept Plan and explained that if approved they would need to prepare a Preliminary Development Plan and the neighbors would get to weigh in again at another public hearing.

Mr. Holland spoke about Block Real Estate Services (the proposed developer) and its great track record for owning/maintaining multifamily developments and building Class A projects in the City of Olathe and throughout Kansas City. Mr. Holland explained that the design and colors of the new buildings would be very consistent with their homes and fit within the neighborhood. He also explained that interiors would be very nicely finished. He recommended the residents visit the THs at The Clearing at One 28 so they can see an example of other projects developed by Block.

Next, Tim Homburg shared aerial and site plans showing the location of the subject property. He also talked about landscaping and screening. He mentioned that he had over 34 years of experience and has done many projects in Olathe and all over Kansas City and that this would be a first-class project.

The meeting then was turned over to the attendees for comments and Q&A session.

Questions/Comments

Comment: Most of the attendees appeared to support townhome development but there were many opposed to the project because it was proposed to be “for rent” instead of “for sale.” They had a negative impression of renters and felt like they would not maintain their homes as well as true owners. One resident said he preferred retail. Others mentioned preference for a church. Mr. Homburg explained that Block is one of the best developers/owners in the City and that Mr. Block personally drives around his developments on the weekends and instructs his property managers if he finds any problem.

The majority rejected having the new community join their HOA. They did not want the new residents to use HOA property such as the pool, walks and trails, parks, or private streets. They also pointed out that the new project did not have any amenities and so the new children would be forced to play in the streets. Mr. Homburg pointed out that the homes would have backyard areas the same as their homes.

Comment: There were comments about the density of the project, suggesting that 71 homes is too much for this tract of land. They asked about the numbers of bedrooms? Mr. Homburg stated they would be two and three-bedroom homes. Several people thought that the new buildings were too big compared to their homes. Their buildings are mostly triplexes and duplexes compared to the proposed buildings which had as many as 9 units. Several people thought the difference in building sizes would negatively impact their property values. Mr. Holland emphasized these would be first-class THs and based on his experience he strongly doubted they would negatively impact their property values. They asked about rental rates. Mr. Homburg indicated the rents would likely exceed \$2,600 per unit and would be filled with mostly empty nesters or young professionals. They would not generate a lot of children. There was a question whether any of the homes would be 3-story or if they would have basements? Mr. Homburg answered none of the homes would be 3-story, they would all be 2-story. Someone asked if any would have basements because there were water drainage problems in the area. Mr. Homburg said there were no basements in the new home. Someone asked how much it would cost to construct the new homes. Mr. Homburg mentioned that new construction like this is approximately \$250 per square feet. Someone asked how big the new homes would be? Mr. Homburg indicated they would likely be 1,500 s.f. and larger.

Comment: There were some concerns that the new project would negatively affect traffic on 119th and Lone Elm and asked if a traffic study had been done? Mr. Holland said “no”, the City hasn’t requested one. There was some discussion about whether the streets providing access to the project were public or private streets. Some residents were convinced they were private streets. Mr. Holland indicated that both street entrances were public roads. There was concern expressed about where cars would park if someone was having a party. They didn’t want them to park on their private streets. Mr. Holland indicated they can post No Parking signs on their private streets if that was a concern.

The meeting concluded at around 8:15 p.m.

MEETING SIGN-IN SHEET

Project: Lone Elm Townhomes (119th & Lone Elm Rd.)

Meeting Date: September 18, 2025

Facilitator: Curtis Holland, Polsinelli PC

Place/Room: St. Paul Catholic Church / Assemble Room

Application #: RZ25-0009

Name	Address	Email Address
ARTHUR RINHART	11777 S. Marion St.	arinhart2@gmail.com
FRANK D'ALBA	21079 W. 118th Ter	
JACK MATTHEWS	21461 W. 116th Pl	PizzaJack112@gmail.com
Julie McLoud	21373 W 117th Terr	julesinoz@comcast.net
Jeff & Gndi Fry	21403 W 116th Pl	fryguy66043@gmail.com
Tom + Beth Bart	11764 So. Marion St. *	tomrbart2live.com
Ann Egan + Trent Jones	11675 S. Deer Run St	amegan1025@yahoo.com
Vince + Sharon Miller	21464 W 116th Place	vtmiller5068@gmail.com
Bob + Patti Kusky	11941 S. Tallgrass Dr. #501	pkusky@sbcglobal.net
BETH RABICOFF	11784 S. MARION ST. * PROPERTY AGENTS PROPERTY LINE	INBRABICOFF@YAHOO.COM
Linda/Jim Heller	21151 W 118th Ter	la21151.g.heller@gmail.com
MANUEL MARTINS	11780 S. Marion St. *	ref. fortis
Lucienne Caron	11788 S. Marion *	
Debbie Wood	11776 S. Marion	d1wood53@yahoo.com
Julie Baker Caplan	21139 W 118th Terrace	julieheadrn@hotmail.com
Kristine Altman	21123 W. 118th Terrace	Kristie253@aol.com

MEETING SIGN-IN SHEET	
Project: Lone Elm Townhomes (119th & Lone Elm Rd.)	Meeting Date: September 18, 2025
Facilitator: Curtis Holland, Polsinelli PC	Place/Room: St. Paul Catholic Church / Assemble Room
Application #: RZ25-0009	

Name	Address	Email Address
JAN MCGOUGH	21278 W 116 ST. OLANE, KS 66061	JANMCGOUGH@ATT.NET
Freda Herrington	21365 W. 117th Terrace	fjherrington@ku.edu
Becky Hofer	21365 W. 117th Terr	bhofer@ku.edu
GARYA PHYLUS BADOWSKI	21395 W. 116TH ST.	badowgp@yahoo.com
Larry Hunter	21284 W 115th Terr	N/A
Harold Cribbs	21283 W. 116th	N/A
Stuart Holland	21377 W 117th Terr	sholland@htkeyexa.org
LISA Polson	20205 W. 121 Ln.	lap20205@gmail.com
MIKE DUNNE	21080 W 118th TERRACE	

MEETING SIGN-IN SHEET

Project: **Lone Elm Townhomes (119th & Lone Elm Rd.)**

Meeting Date: **September 18, 2025**

Facilitator: **Curtis Holland, Polsinelli PC**

Place/Room: **St. Paul Catholic Church / Assemble Room**

Application #: **RZ25-0009**

Name	Address	Email Address
Dan & Maureen Johnson	11631 S. Deer Run	danielson78899@yahoo.com
Bob & Ann Judd	21458 W. 116th Pl, Diathe	oldmanjudd@yahoo.com
Debbie Wreck	11643 S. Deer Run	dwreck@msn.com
Gary Stanko	11643 S. Deer Run	uk75NONNO@gmail.com
Jeanne & Delwayne Meadows	11619 S. Deer Run	meadowsjandd@gmail.com

Anna Will

From: Aldobrando <uk75nonno@gmail.com>
Sent: Sunday, September 21, 2025 4:49 PM
To: Planning Contact
Subject: Rezoning the NE Corner of 119th and Lone Elm

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.

I went to a public meeting last Thursday conducted by the Posinelli Law firm on behalf of their client, the owners of the subject property. They desire to have the zoning changed to residential, with the goal of selling to a developer so that 71 townhomes could be built on the property. There will be 106 garage spaces and additional driveway space.

I am concerned with the additional traffic this project would generate. In the meeting they explained the property could not exit directly to 119th or Lone Elm. I live in the Foxfield Villas at 11643 S Deer Run St. There is only one way in and out of the neighborhood. (Deer Run to 117th). It is already very difficult to egress from our subdivision from 8:00 to 8:30 AM and from 3:00 to 3:30 PM. The addition of another 100+ vehicles to the neighborhood would be a nightmare.

A secondary concern is the property would have no amenities, no walking trails or pool is in the proposal. The streets/sidewalks in Foxfield Villas are private, our HOA pays for their maintenance. Our Master HOA pays for and maintains our walking trails and pool. I am concerned the residents of this development would use our amenities and streets.

I would prefer the planning commission to leave this zoned commercial and small businesses occupy the space. Otherwise limit the development of this property to stand alone single family homes which is what all of the surrounding area consists of and which wouldn't create as much of a traffic problem.

Thank you for your consideration.

Gary Stanko
President
Foxfield Villas HOA

Anna Will

From: David Cobb <dleecobb@hotmail.com>
Sent: Thursday, September 25, 2025 12:48 PM
To: Planning Contact
Subject: Proposed Zoning Change, 119th and Lone Elm

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.

The residents of The Reserve at Foxfield Village are opposed to the re-zoning of the land at the northeast corner of 119th and Lone Elm. The traffic pattern is already very busy with high school students using Lone Elm as well as the Catholic school parents dropping off and picking up their children. There are a total of six schools and four preschools/daycares within a mile of our neighborhood. Every morning and evening the residents of Foxfield have to wait for extended periods of time before being able to turn either direction on Lone Elm. The proposed townhouse plan shows they will be using neighborhood streets to get to their residences in the proposed development. This seems avoidable by creating access from 119th Street. The proposed pattern will overload 117th Street and Deer Run streets that are already heavily used.

We request you strongly consider keeping the current zoning as it stands and not overload our existing busy streets with more than 70 residential units, each of which could have multiple vehicles. In addition to this issue, the appearance of the proposed development is very congested, much like the townhouse development just south of College and Greenwood. Even most apartment complexes in Olathe have attractive, usable green space and appealing resident amenities. Seventy units seem excessive and changes the zoned density from light to medium. Thank you for your consideration of our feedback.

David Cobb, HOA President of The Reserve at Foxfield Village.

Dave Cobb

Anna Will

Subject: FW: New OlatheConnect request FS-Case-15646247 assigned to you

From: Digital Service - City of Olathe, KS <donotreply@olatheks.org>
Sent: Wednesday, October 1, 2025 5:54 PM
Subject: New OlatheConnect request FS-Case-15646247 assigned to you

Hi,

A new OlatheConnect request has been assigned to you. Please log in to [Caseviewer](#) to review and take action.

Case Details

- Reference: FS-Case-15646247
- Reported: 2025-10-01
- Customer: Maureen Hall
- Contact Number: (303)909-7031
- Email: hall.maureenk@gmail.com
- Request Type: Planning
- Description: Residential Planning Question or Concern
- Location: 11860 S LONE ELM RD
- Attachments:
- Additional Details: It's my understanding the plot on the NE corner of Lone Elm and 119th, which is currently zoned as Neighborhood Commercial is on the table to be changed to residential. As a resident in the area, I'd like to voice my opinion for this NOT to happen. Our area is residential heavy and a commercial desert. There has been an abundant of homes/housing built and little to no commercial businesses opening. We have a plethora of schools, churches and daycares, but little else. Please don't take any potential commercial property away for residential, along Lone Elm from 119th to College. We would love for the city to work on encouraging restaurants or grocery stores, etc., to move into the area. Thank you for your acceptance of feedback from those who live in the area.

Thank you,
City of Olathe

Anna Will

From: barb seregi <barb.seregi9@gmail.com>
Sent: Friday, October 3, 2025 7:15 AM
To: Planning Contact
Subject: Lone Elm Townhomes (RZ25-0009) development proposal. - Side note about College and Ridgeview

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.

Good morning,

Regarding the Lone Elm Townhomes development, I live in the Foxfield Villas section of that area. As with others here, I am concerned about the increase in traffic this will bring. Morning and afternoon rush hours are already difficult to maneuver in this area. So, it will be impossible to enter Lone Elm from 117th St. during these times, as well as 119th St. off Marion. If this development passes or regardless of what does get approved for that corner at 119th and Lone Elm, we will need 3 or 4-way stop signs put in both those intersections. The sooner the better.

Also, this may not be the place to request this but maybe you can forward or tell me who to send this request to. The traffic light at College and Ridgeview needs to be adjusted so that when turning left (North) onto Ridgeview, you get a yellow flash turn with caution while the light is still green for straight-away traffic. All the other lights (like on Woodland) have this so not sure why Ridgeview doesn't.

Thank you,
Barbara Seregi

Anna Will

From: Robert Judd <oldmanjudd@yahoo.com>
Sent: Friday, October 3, 2025 9:57 AM
To: Planning Contact
Subject: Rezoning.

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.

I am Bob Judd; I live at 21458 W. 116th. Pl. here in Olathe. My wife, Ann, and I moved here from 400 miles away in southwest Kansas to be closer to advanced medical care. I am contacting you because we are opposed to the proposed development for the northeast corner of 119th St. and Lone Elm Rd. into an apartment complex. Our chief concern is that it will add to our ongoing traffic problems. Last spring I left home at 8 a.m. for treatment and consultation with my oncology team only to find school traffic backed up with vehicles from College Blvd. to 117th St., the only exit point from our Foxfield Villas community That is a distance of 3/4 mile. Thankfully my oncology team was forgiving, even though I was late for my appointment. I also should point out that in our 4 years of residing here that we have had 6 instances requiring ambulatory services. Heaven help us if one of our neighbors requires emergency services when vehicular traffic is doubled as has been suggested. I should mention that both my wife and I served on multiple community boards in our former city. We are not against progress and understand that you sometimes are faced with difficult decisions. But until our traffic issues on Lone Elm Rd. are addressed, we are firmly opposed to any multi-dwelling development in our area.

Anna Will

From: Jgreen <jasonlgreen76@gmail.com>
Sent: Saturday, October 4, 2025 7:33 AM
To: Planning Contact
Subject: Rz25-0009 119th and lone elm townhomes

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.

As a resident of Foxfield village for 10 Years I would very much like to keep the property in question zoned commercial and wait longer for the right tenant. Thank you.

Jason Green

Anna Will

From: Vince Miller <vtmiller5068@gmail.com>
Sent: Friday, September 19, 2025 3:14 PM
To: Planning Contact
Subject: Proposed zoning change for the northeast corner of 119th and Lone Elm

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.

I went to a public meeting last night conducted by the Posinelli Law firm on behalf of their client, the owners of the aforementioned property. They desire to have the zoning changed to residential, with the goal of selling to a developer (probably Bloch) so that 71 townhomes could be built on the property.

My first concern is the additional traffic this project would generate. There are three preschools, two elementary schools, one middle school, and one high school within a one mile radius, all of which access off of Lone Elm. I live at 21464 W 116th PL, and it is already very difficult to egress from our subdivision from 8:00 to 8:30 AM, and from 3:00 to 3:30 PM. The addition of another 100+ vehicles to the neighborhood would be a nightmare.

A secondary concern is the property would have no amenities, such as walking trails. Our Master HOA pays for and maintains our walking trails, and I am sure the residents of this development would use those trails without contributing to their upkeep.

I would hope the planning commission could limit the development of this property to stand alone single family homes which is what all of the surrounding area consists of, and which wouldn't create as much of a logistical problem.

There is also some undeveloped land on the west side of Lone Elm between 119th and College. We have heard there is interest in building an apartment complex in that location, but that is an issue for another day.

Thank you for your consideration.

Vincent T. Miller

Anna Will

From: Debbie Wood <dlwood53@yahoo.com>
Sent: Wednesday, September 24, 2025 3:08 PM
To: Planning Contact
Subject: Rezoning of NE corner of 119th and Lone Elm

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.

My husband and I live in a property that is adjacent to the NE corner of 119th and Lone Elm under consideration for rezoning to residential. I attended the neighborhood meeting on 9/18 and heard everything that the developer and the representative for the prospective buyer had to say.

There is *nothing* in this proposal to rezone this to residential that sounds good to us and I trust you vote AGAINST it!

***It's bad enough to think that there could be 71 units (rental units, at that) backed right up to our properties, but there is no access to this property off of Lone Elm or 119th. So now every single one of the people who would live there would now have to drive down the quiet residential streets that we live on (118th or else 117th / Deer Run)..

***71 units could easily mean 100 - 140 extra cars being routed through our streets in front of our properties....not to mention school busses in the morning and evenings.....more delivery trucks, etc. We live on Marion St, which is a private street and not a direct access to the proposed units (although our home does back up to the property up for rezoning).....HOWEVER in order for us to get out of our development and onto 119th or Lone Elm we have to get out on the very streets that an extra 100 - 140 cars have just been routed to. I know they would not all be out there at the same time, but these would most likely be young families with school aged children. Will we even be able to get out of our subdivision in the morning or evenings with all the school traffic (busses, teens driving to school, or parents taking younger children).

***The traffic on Lone Elm / 119th is already crazy before and after school (with several complaints about teen drivers speeding through these streets and surrounding residential areas). Do we really want to add another 71 families to this traffic craziness?!

***Retreat at Foxfield (which encompasses 118th St..and Marion St) is mostly a community of middle aged to retired folks. Many of our residents get out and walk their dogs, or just enjoy a stroll through the neighborhood. By rezoning this property at 119th and Lone Elm to residential, we are most certainly opening the door to younger families.....teen drivers / young adults who think they need to speed through our streets to get to and from their homes.....children and teens who would now be our backyard neighbors and could very easily wander all around our properties and streets.

***71 units is a higher density than what we now have in the adjacent Foxfield. And - we are told that code would allow an even higher density of homes. Rezoning this property to residential, and adding 71 units, or even more, is not a good idea in any way at all.

Ralph & Deborah Wood
11776 S Marion St
Olathe KS

Anna Will

From: cliff moore <itruck4u5@gmail.com>
Sent: Thursday, September 25, 2025 12:52 PM
To: Planning Contact
Cc: Cliff Moore
Subject: ReZoning proposal at the NE corner of 119th St and Lone Elm in Olathe from Commercial to Residential

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.

To whom it may concern:

I am voicing my opposition to the proposed ReZoning from Commercial to Residential the property at the NE corner of 119th and Lone Elm in Olathe. I understand that the land owner, Bowman, want to rezone so 71 2-3 bed room townhomes/Rentals can be built.

My opposition centers on my concern that:

- 1) This area already suffers from intense traffic congestion in the mornings and afternoons and the result of the additional traffic from these townhomes would make it a nightmare. This area has 3 pre-schools, two elementary schools, one middle school, and one major high school all within 1 mile radius. The additional traffic would have to access Lone Elm or 119th from Deer Run St or 118th st which are both choked between 7:30-8:30 and 2:45-5:00.
- 2) Potential negative impact on property values due to 'rentals'.
- 3) Potential encroachment by these tenants using FoxField's amenities such as our walking trails.

Thank you for your consideration,

Warren and Brenda Moore
11624 S Deer Run St
Olathe, KS 66061
417-880-0700
itruck4u5@gmail.com

Anna Will

From: Jeffrey Fry <fryguy66043@gmail.com>
Sent: Thursday, September 25, 2025 1:19 PM
To: Planning Contact
Subject: Proposed Zoning Change / Development of NE Corner of 119th St and Lone Elm

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.

I recently attended a community meeting presented by a representative from Posinelli Law regarding the proposed rezoning and development of the NE corner of 119th and Lone Elm. I reside at the corner of 117th St and Deer Run (21403 W 116th Pl), which would be at one of the two entries into the new development. I am already concerned with the traffic in that area, especially with the number of kids that ride their bikes and scooters down 117th St. I have seen many close calls between vehicles and kids. But adding an additional 71+ vehicles to that area I feel dramatically increases the risk to these kids.

I would love to see that area developed with single-family, non-rental housing that is consistent with the rest of the community here, but would ask that the density of the housing be reduced to limit the influx of traffic and allow for additional green space to be incorporated into the development. I feel that a new community of home-owners could more easily incorporate into our current HOA and would be more welcomed into this community.

Thank you!

Jeff and Cyndi Fry
21403 W 116th Pl
(913) 683-1550

Anna Will

From: Richard Lanter <richard.lanter@gmail.com>
Sent: Thursday, September 25, 2025 5:03 PM
To: Planning Contact
Subject: Proposed development at 119th Street and Lone Elm

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.

The owners of the aforementioned property want to have the zoning changed to residential, with the goal of selling to a developer (probably Bloch) so that 71 townhomes could be built on the property.

My first concern is the additional traffic this project would generate. There are three preschools, two elementary schools, one middle school, and one high school within a one mile radius, all of which access off of Lone Elm. My address is 11646 South Deer Run Street and I already have a difficult time trying to get out of our subdivision from 8:00 to 8:30 AM, and from 3:00 to 3:30 PM. The addition of another 100+ vehicles to the neighborhood would be a nightmare.

A secondary concern is the property would have no amenities, such as walking trails. Our Master HOA pays for and maintains our walking trails, and I am sure the residents of this development would use those trails without contributing to their upkeep.

I would hope the planning commission could limit the development of this property to stand alone single family homes which is what all of the surrounding area consists of, and which wouldn't create as much of a logistical problem.

There is also some undeveloped land on the west side of Lone Elm between 119th and College. I have heard there is interest in building an apartment complex in that location. Too many high density properties create problems for quiet residential families.

Please do not change the zoning for this property into apartments.

Sincerely,

Richard Lanter

Anna Will

From: Welch, Ladd <lwelch1@staffmanagement.com>
Sent: Friday, September 26, 2025 8:58 AM
To: Planning Contact
Subject: Planned townhome development project near intersection of 119th St and Lone Elm

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.

Dear Olathe Planning Commission,

I live at 21410 W. 11th Pl, Olathe, KS. We have been made aware of a potential townhome development which would sit South of us, and from a traffic standpoint would not directly feed into 119th St or Lone Elm. Instead these homes would be forced to head directly North through Deer Run street.

We would see an increase traffic flow of up to 100 vehicles that would be routed to the intersection of Deer Run and 17th St per the current proposal. This intersection is already extremely busy, especially during the school year. We have a High School, two Elementary Schools, and a Middle School that create a heavy flow of traffic in this area.

In addition to the significant traffic concerns would be the fact that our development pays for the upkeep of our walking paths and sidewalks that start at the same Deer Run and 17th St intersection. These townhome residents would be able to take advantage of these sidewalks and walking paths without any cost of repair tied to these owners.

I strongly urge you to consider only allowing single family homes in this potential housing development area, or only allow this new traffic to either flow to 119th St or Lone Elm. It must be closed off and not available to flow North into Deer Run. We heard that 119th St would not be an option so if Lone Elm cannot be their direct link to depart from their development the DO NOT allow the development of townhomes in this area. Again either only allow single family homes, or route traffic away from Deer Run.

Thank you for your consideration.

Ladd Welch

Ladd Welch
Director of Operations

Cell 316-218-5617
lwelch1@staffmanagement.com
www.staffmanagement.com
433 W. Van Buren St, Chicago, IL 60607



CELEBRATING 35 YEARS

Anna Will

From: George DeWayne and Jeanne Meadows <meadowsjandd@gmail.com>
Sent: Friday, September 26, 2025 3:33 PM
To: Planning Contact
Subject: Change in zoning of NE corner of Lone Elm and 119th Street

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.

To the members of the Olathe Planning Commission:

We attended the September 18 meeting about the proposed rezoning of property on the NE corner of Lone Elm and 119th Street from neighborhood commercial to residential low-density multifamily so 71 rental townhomes could be built. We would like the property zoned to a similar type and value of property consistent with the surrounding neighborhoods of single family homes and duplexes, none of which are rentals. Our concerns are as follows.

Traffic Issues

There will be an increase in traffic in our residential area. The rental townhomes will not have direct access to either Lone Elm or 119th street. Those residents will have to drive through our neighborhoods, creating more traffic in the neighborhoods as well as on Lone Elm and 119th Street.

We don't know the effect on 119th Street once it is opened between Overland Park and Olathe. Our neighborhood, Foxfield Villas, has one road in and out of our neighborhood onto 117th Street and uses either 117th Street to Lone Elm or 117th to Monroe to 119th to enter and exit the neighborhood. To our knowledge, neither of these intersections at Lone Elm and 119th will have stoplights or will be four-way stops.

Other considerations are the possible opening of an interchange at K-10 and Lone Elm which will also increase traffic on Lone Elm from K-10 to 119th Street and the widening of Lone Elm between 119th and Harold streets.

Safety Issues

Between 119th and College are a number of preschools, elementary schools, middle schools and a large high school, all feeding onto Lone Elm. Before and after school the intersection of Lone Elm and 119th is already very congested. Our daughter's minivan was totaled at this intersection when she was bringing her son and his friends home from the middle school. Safety of the children who walk or ride bikes is therefore a concern as they have to cross either or both of these busy streets.

Property Valuation Issue

Based on information we received at the September 18 meeting, we calculated that 71 rental townhomes valued at about 75% of current home values would most likely depreciate housing values in the surrounding neighborhoods. This is a huge concern to us as current homeowners.

Thank you for your attention to our concerns.

Jeanne and George (DeWayne) Meadows

11619 S. Deer Run St.



Anna Will

From: Susan Meinen <smeinen0311@gmail.com>
Sent: Saturday, September 27, 2025 4:32 PM
To: Planning Contact
Subject: Re zoning

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.

I am writing with my concerns in regard to rezoning the corner of Lone Elm and 119th in Olathe from commercial to multi-family residential.

I am a resident of Foxfield Villas, and my address is 21449 W 116th Pl.

My concerns are that whatever is built there should be similar to what already exists, ie, single family or duplex style homes that are privately owned. Anything other than that could potentially lower the value of our existing homes. The proposed type of property usually have transient populations, which in time, could have a negative impact to the area. In addition, the traffic in this area is already abundant, multiple town homes, will only add to that burden. The residents would have to use our private streets for entrance, and egress, which will put a burden on their maintenance. The current residents pay to maintain these private streets. Also, the Villas only have one way in, and one way out, this project would have a direct negative impact on our residents.

Thank you for your consideration of my concerns.

Susan Meinen
21449 W 116th Pl
Olathe, KS

Anna Will

From: Tiffany <tiffanyzinn@gmail.com>
Sent: Thursday, October 2, 2025 9:20 PM
To: Planning Contact
Subject: Rezoning Project (119th and Lone Elm)

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.

Hello- I'm emailing to express my concerns regarding the rezoning project at the corner of 119th and Lone Elm (Lone Elm Townhomes).

As a resident of Foxfield Village, I am hesitant towards the city's plans to build 70 rentals within the same subdivision as my home. First and foremost, having a high population of rental properties can decrease home value, and when we purchased our home that land was listed as commercial, and there were zero rentals within our area as it's against HOA rules.

A second concern I have is traffic. I have small children and my street would be used as an access road to the rental properties according to your plans. I do not want 70+ more cars a day going down my street while my children are playing.

A third concern is noise. This area is comprised of a few HOAs that have strict guidelines regarding outdoor noise and set time limits. Would the rental properties be subject to the same rules, since they are in the same neighborhood?

Fourth and final concern is population. A significant selling point for our home purchase was the fact that there are zero registered offenders within several miles. Rental properties are typically a more affordable option that have the potential to bring in a different population. With close proximity to multiple schools, will there be background checks for future tenants?

Thank you for taking the time to listen to my concerns. Please let me know once you've received this and what the next steps will be for the city.

Anna Will

From: Hofer, Becky <bhofer@ku.edu>
Sent: Monday, October 6, 2025 12:59 PM
To: Planning Contact
Subject: Rezoning of land at 119th and Lone Elm Road

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.

Hello,

I would like to comment on planning for this area. Please consider the following:

- Traffic on Lone Elm Road and on 119th is already extremely busy during morning and afternoon rush hours. We have several schools on College and on 119th, besides people going and coming home from work.
- During construction especially, there needs to be access off of 119th and or Lone Elm Road so our neighborhood roads are not torn up and some noise is decreased.
- During construction, allow and plan for one way access roads in from 119th St and out to Lone Elm Rd.(or vice versa). By making these access roads one way, it will decrease traffic to and from these roads. Thus, the city can allow these access roads that would be somewhat near the intersection at 119th & Lone Elm Rd.
- Making a big natural berm between new properties and our Foxfield Village property line is vital. Durable Evergreen and or Viburnum trees that will remain green all year long. These will provide privacy and help some with noise.
- Provide at least 10 feet or more green space from berm to new property.
- If they are homes, no higher than 2 stories. Prefer they are 1-story facing us.
- Do not include them in being able to use the Foxfield Village pool as it already is plenty busy!

Main issue is traffic!!!!

Please consider the above issues. Thank you.

Elizabeth Hofer. bhofer@ku.edu
Freda Herrington. fjherrington@ku.edu
21365 W. 117th Terrace
Olathe KS 66061

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I apologize for this sounding like a personal appeal to this issue, but I'm sure you are interested in what the neighboring residents have to say.

I moved to The Reserve at Foxfield Village in June. (I lived near MANC for over 40 years and each year the sound of traffic on I-35 kept getting louder when having windows open.) I have enjoyed the quiet and lack of vehicles on the neighborhood streets. What the developer has presented seems to possibly shatter my current view.

It was not until the first day of school this August that I experienced a snail's crawl while driving from 117th Street to Prairie Trail Middle School. It was not only slow traveling north, but when a vehicle needed to turn into or out of the Catholic school or neighborhood streets along Lone Elm, traffic came to a total stop until the vehicle was allowed to complete their turn. (You need to understand that some of the students attending the Catholic school do not necessary live in nearby neighborhoods, but belong in the parish of the church.)

In the afternoon, Lone Elm is full of high school students returning home. Even going south to 119th on any given time, there is always the chance of having to wait to turn west onto 119th.

By changing the undeveloped area to a medium density and possibly using current neighborhood streets to reach the new buildings, I feel it will be a hardship for all those who have lived in this neighborhood for many years as the developed neighborhood was the deciding factor to live there.

I would ask that the residents' viewpoints as well as for those who need to travel on Lone Elm and 119th several times a day be one of the major considerations in this decision.

Mary Pacey

Mary Pacey

Resident at Reserve at Foxfield Village

Anna Will

From: Jaan McGough <jaanmcgough@att.net>
Sent: Thursday, October 9, 2025 9:25 PM
To: Planning Contact
Cc: Phyllis Badowski
Subject: RZ25-0009 Lone Elm Townhouse Development

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.

To whom it may concern:

I am not within 200' of the land that the developers would like to have rezoned from retail/commercial to residential but I do reside in Foxfield Court (part of the Foxfield Master subdivision & I have several concerns:

- 1) the proposed development has no direct access onto Lone Elm or 119 St
- 2) residents of this development could add plus or minus $150 \times 2 = 300$ vehicles traveling through the Foxfield neighborhood daily to get to Lone Elm or 119 St. or back home & some of the roads that they would traverse are private roads
- 3) there are no turn lanes into the Foxfield subdivision off of Lone Elm or 119 St to accommodate this additional traffic
- 4) Both Lone Elm & 119 St. would need to be widened to 4 lanes with additional turn lanes to accomodate the extra traffic
- 5) 70+ units is too dense a development compared to the properties around it
- 6) if rezoning is approved it doesn't guarantee that the developer would keep the plans for 2 story townhomes - they could change the townhomes to 3 stories
- 8) All the property around this proposed development is owned vs. this proposed development being rentals
- 8) no guest parking is available in this proposed development
- 9) no trails, green space, playground are included in this proposed development which means the renters will be walking our trails, using our playground, etc. & not having to pay dues to maintain it
- 10) this proposed development could effectively reduce the value of the homes surrounding it

To give you an example of what those of us living in the Foxfield subdivision are going through, the street I live on gives access to Lone Elm to those in Foxfield Court, as well as, to those that live in Brighton's Landing. Those that live in Brighton's Landing have access to Lone Elm by using Iowa St. but because of the congestion on Lone Elm during am rush hour, they have a terrible problem getting out onto Lone Elm from Iowa St. so, they use 116 St. Many of them are going over the speed limit & we have complained several times but all we get is a radar machine hooked up to one of the street light fixtures. The Brighton's Landing drivers coming through our neighborhood to get to Lone Elm don't even slow down when the radar machine is there because they know that they aren't going to get a ticket- it's be different if the radar machine had a camera that took photos of the license plates or if an officer sat within our neighborhood so tickets could be issued! I've also complained about the drivers on Lone Elm not stopping for people wanting to cross at the two crosswalks (between 119th St. & College Blvd.) & I see that additional signs were added advising "crosswalks ahead"but the drivers still don't stop for people to cross! We really need crosswalks with flashing light to make the drivers stop otherwise someone is going to get killed trying to cross at St. Paul's Catholic school/church & the gas station/day care.

Appreciate that you are giving us all the opportunity to comment on this proposed rezoning & the development.

Regards,
Jaan McGough
21278 W 116 St.
Olathe, KS 66061

Anna Will

From: Planning Contact
Subject: FW: RZ25-0009 Lone Elm Townhouse Development

-----Original Message-----

From: Jaan McGough <jaanmcgough@att.net>
Sent: Saturday, October 11, 2025 9:26 AM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Re: RZ25-0009 Lone Elm Townhouse Development

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.

Did you see that the City of Olathe approved a Dillon's grocery store (supposed to be a larger store than their Lawrence stores) to be built at College & Lone Elm??? I'm presuming it will be built on the NW corner! I shop at the Dillon's in Lawrence when they have a good sale & it's worth my time/gas to go there so I'm excited to get a Dillon's closer but wish it were going in elsewhere as the College & Lone Elm intersection is already crazy busy especially when the high schoolers are going/coming to school & parents are taking/picking up their kids! Uggh!

Jaan
Sent from my iPhone

> On Oct 10, 2025, at 9:25 AM, Planning Contact <PlanningContact@olatheks.org> wrote:

>

> Good morning,

>

> Thank you for submitting your comments about Lone Elm Townhomes (RZ25-0009) development proposal. Your feedback and comments are important to us. Your comments have been included in the project file and will be provided to the Planning Commission and City Council. To see the meeting agenda packets when they are posted, please go here: <https://olatheks.legistar.com/Calendar.aspx>.

>

> Please note, this item is currently tracking to the October 13th Planning Commission meeting.

>

> Thank you,

>

> Anna Will

> Administrative Support IV

> Planning | City of Olathe, KS

> 100 E. Santa Fe, Olathe, KS 66061

> Office: (913) 971-8750 | Direct: (913) 971-8942 ALWill@olatheks.org |

> www.OlatheKS.org Setting the Standard for Excellence in Public Service

>

> -----Original Message-----

> From: Jaan McGough <jaanmcgough@att.net>

> Sent: Thursday, October 9, 2025 9:25 PM

> To: Planning Contact <PlanningContact@OLATHEKS.ORG>

> Cc: Phyllis Badowski <gpbadow@yahoo.com>

> Subject: RZ25-0009 Lone Elm Townhouse Development

>

> 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.

>

> To whom it may concern:

>

> I am not within 200' of the land that the developers would like to have rezoned from retail/commercial to residential but I do reside in Foxfield Court (part of the Foxfield Master subdivision & I have several concerns:

> 1) the proposed development has no direct access onto Lone Elm or 119 St

> 2) residents of this development could add plus or minus $150 \times 2 = 300$ vehicles traveling through the Foxfield neighborhood daily to get to Lone Elm or 119 St. or back home & some of the roads that they would traverse are private roads

> 3) there are no turn lanes into the Foxfield subdivision off of Lone Elm or 119 St to accommodate this additional traffic

> 4) Both Lone Elm & 119 St. would need to be widened to 4 lanes with additional turn lanes to accomodate the extra traffic

> 5) 70+ units is too dense a development compared to the properties around it

> 6) if rezoning is approved it doesn't guarantee that the developer would keep the plans for 2 story townhomes - they could change the townhomes to 3 stories

> 8) All the property around this proposed development is owned vs. this proposed development being rentals

> 8) no guest parking is available in this proposed development

> 9) no trails, green space, playground are included in this proposed development which means the renters will be walking our trails, using our playground, etc. & not having to pay dues to maintain it

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>

> To give you an example of what those of us living in the Foxfield subdivision are going through, the street I live on gives access to Lone Elm to those in Foxfield Court, as well as, to those that live in Brighton's Landing. Those that live in Brighton's Landing have access to Lone Elm by using Iowa St. but because of the congestion on Lone Elm during am rush hour, they have a terrible problem getting out onto Lone Elm from Iowa St. so, they use 116 St. Many of them are going over the speed limit & we have complained several times but all we get is a radar machine hooked up to one of the street light fixtures. The Brighton's Landing drivers coming through our neighborhood to get to Lone Elm don't even slow down when the radar machine is there because they know that they aren't going to get a ticket- it's be different if the radar machine had a camera that took photos of the license plates or if an officer sat within our neighborhood so tickets could be issued! I've also complained about the drivers on Lone Elm not stopping for people wanting to cross at the two crosswalks (between 119th St. & College Blvd.) & I see that additional signs were added advising "crosswalks ahead"but the drivers still don't stop for people to cross! We really need crosswalks with flashing light to make the drivers stop otherwise someone is going to get killed trying to cross at St. Paul's Catholic school/church & the gas station/day care.

>

> Appreciate that you are giving us all the opportunity to comment on this proposed rezoning & the development.

>

> Regards,

> Jaan McGough

> 21278 W 116 St.

> Olathe, KS 66061

> Mobile: 816-506-0734

> Sent from my iPhone

Anna Will

From: Planning Contact
Subject: FW: proposed properties at 119th St and Lone Elm

From: Avis Smith <avis7276@gmail.com>
Sent: Tuesday, October 14, 2025 11:06 AM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Re: proposed properties at 119th St and Lone Elm

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.

Hi Anna,

It is not a general comment. It needs to go to the council person responsible for making decisions about the following:

It is regarding the rezoning application for property located near the corner of 119th St and Lone Elm Rd. from NC (Neighborhood Commercial) to R3 (Residential Low-Density Multifamily) to allow townhomes to be developed on that land. It was to be discussed last night, but postponed until November 10.

It would allow 71 townhomes with a total of 212 garage stalls, drastically increasing the traffic flow on Deer Run, a small street running parallel to Lone Elm.

Please let me know if the information above allows you to get it to the right person. (I met him last night but am not sure of his first name... Nathan, I think?)

On Tue, Oct 14, 2025 at 10:32 AM Planning Contact <PlanningContact@olatheks.org> wrote:

Good morning Avis,

Is your email intended to be a comment regarding application RZ25-0009 specifically or just a general comment?

That will help me know how to direct it.

Thanks!

Anna Will

Administrative Support IV

Planning | City of Olathe, KS

100 E. Santa Fe, Second Floor

Office: (913) 971-8750 | Direct: (913) 971-8942

ALWill@olatheks.org | www.OlatheKS.org

Setting the Standard for Excellence in Public Service



NEW! Community Development (Building Codes, Planning, and Engineering) has officially moved into our permanent location back at City Hall – 2nd Floor, 100 E. Santa Fe.

From: Avis Smith <avis7276@gmail.com>
Sent: Tuesday, October 14, 2025 10:09 AM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: proposed properties at 119th St and Lone Elm

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.

I am a property owner, living at 21384 W 117th Terrace, Olathe, KS 66061.

My home **sits on Deer Run**, a tiny street that will be expected to **bear the load of traffic** with the new additions planned at 119th St. and Lone Elm.

If these properties are approved, I am requesting that **another entry/exit be provided onto 119th St. in order to help with traffic flow.**

It is extremely important not to diminish and destroy this small, quiet neighborhood while adding new homes.

Please acknowledge receipt of this letter and let me know that it gets to those making decisions. Thank you.

Avis Smith

21384 W 117th St.

Olathe, KS 66064

avis7276@gmail.co,

816-678-6064

Anna Will

From: Christy Roitz <roitzc@gmail.com>
Sent: Thursday, October 16, 2025 7:16 AM
To: Planning Contact
Subject: Community Development application RZ25-0009

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.

I am a property owner, living at 21388 W 117th Terrace, Olathe, KS 66061.

The community development application RZ25-009 proposes 78 Row homes being built on the corner of 119th and Lone Elm, with no new entrances/exits onto 119th or Lone Elm. My calculations predict at least 140 or more cars using Deer Run, a small street in the Foxfield community, to provide an exit to Lone Elm, on a daily basis, which would greatly diminish the safety in our small community.

I would like for the proposed development to include exits onto either Lone Elm or 119th and not rely only on the smaller community roads in Foxfield, for the safety of all concerned.

Thank you for your consideration in this matter.

Christy Roitz

21388 West 119 Terr

Olathe, Kansas 66061

Anna Will

From: bob and nancy browning <bobandnan@hotmail.com>
Sent: Friday, October 17, 2025 12:21 PM
To: Planning Contact
Subject: Rezoning of area at the corner of 119th Street and Lone Elm Road

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.

To Whom It May Concern,

I am writing to express my concern about one element of the proposed rezoning of the area on the northeast corner of 119th street and Lone Elm. My concern has to do with the planned entrance and exit to the proposed community. Having all traffic in and out of this planned community pass through Foxfield Village represents a significant imposition to the residents of The Reserve at Foxfield Village. I am at a loss to understand why an entrance to the community cannot be placed off Lone Elm and/or 119th street. Clearly, anyone looking to enter this development will have to approach it via one of these two streets. In addition, the proposed traffic pattern approach will mean that all construction traffic will also proceed through Foxfield Village, which will be unpleasant for existing residents.

I am asking that you please reconsider the planned traffic pattern for the proposed community.

Thank you for your attention to this matter.

Robert Browning
Resident of The Reserve at Foxfield Village.

Anna Will

From: Maureen Johnson <britmojo1@yahoo.com>
Sent: Saturday, October 25, 2025 5:55 PM
To: Planning Contact
Subject: Rezoning

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.

To whom it may concern:

We are opposed to the rezoning at 119th Street and Lone Elm Road because the only exit/entry point for residents at that location would be at 117th Street and S. Deer Run Street, making the traffic congestion impossible to navigate at various times of day especially when all 5 schools in the area are in session. The traffic on Lone Elm is at a standstill for blocks at said times of day already. The population density would be too high for the road structure in this area.

Dan and Maureen Johnson
11631 S Deer Run Street
Olathe KS 66061

Anna Will

From: Nancy Dudek <dudekvegas@hotmail.com>
Sent: Sunday, October 26, 2025 3:38 PM
To: Planning Contact
Subject: 71 Apartments on Lone Elm and 119th St

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 live in Foxfield Villas located at 117th Street and Deer Run next to Lone Elm. It has come to my attention that 71-unit apartment buildings are being considered for development on the corner lot at Lone Elm and 119th. The only planned access would be in and out on Deer Run. That means their traffic would be coming off of Lone Elm, then 117th Street, turning onto Deer Run to reach their apartment. No other access is planned. 71 apartments would easily be 100 (or more) cars in that small area. We currently have four schools and three daycare facilities within a mile radius that generates heavy traffic during the morning and afternoons. Once the 119th project is completed, Lone Elm will see more traffic as people will access 119th Street at Lone Elm to travel up to Ridgeview and Strang Line for shopping, restaurants, etc. These apartments will generate so many more vehicles on Deer Run, 117th St and Lone Elm, that the current resident's access will be greatly impeded. Single units are much more desirable and would fit in with the surrounding area with a lot less traffic. Please carefully consider this request.

Steven and Nancy Dudek
11661 South Deer Run Street
Olathe, KS

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

Anna Will

From: carol Dickerson <cdickerson63@yahoo.com>
Sent: Monday, October 27, 2025 11:07 AM
To: Planning Contact
Subject: rezoning of property at 119th and Lone Elm

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.

Planning commission

I am sending this email regarding rezoning of the plot of land at the corner of 119th st and Lone Elm. My understanding there is request to have the zoning changed to residential from commercial. This is being requested in order to build 71 residential townhomes.

We live in the Foxfield Villas and have concerns about the increased traffic in and out of the subdivision. We have numerous schools within a mile radius of our subdivision. Traffic during the morning and afternoon school times makes it nearly impossible to get out onto Lone Elm. With addition of 71 units there could be more than 140 extra cars adding to that daily traffic.

In addition to the above we will soon have increased traffic from K-7 on 119th to access the new road to the retail shops off of 119th and Ridgeview and beyond.

My understanding is that a new interchange is going in off of K-10 at Lone Elm which will also increase local traffic. Lone Elm being a residential 2 lane road is not built to handle the increased traffic with the development of multi family structures as well as a new long term care facility and numerous schools.

Through our Master HOA we pay for upkeep on the playground equipment and walking trails, if they have no amenities they will most likely use those amenities without contributing to their upkeep.

We would ask the planning commission to take this in consideration when making a decision on changing the zoning to residential, or seek out someone interested in single family homes which would limit the number and not contribute to already present traffic congestion.

Thank you

Mark and Carol Dickerson

Nathan Jurey

From: David Cobb <dleecobb@hotmail.com>
Sent: Monday, October 27, 2025 1:17 PM
To: Nathan Jurey
Subject: Street pictures

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.

This is the street the proposed project for 71 townhouses at 119th and Lone Elm would access. We would like this along with our HOA objections emails for the upcoming hearing on November 10th.





Anna Will

From: Ann Egan <amegan1025@gmail.com>
Sent: Thursday, October 30, 2025 12:35 PM
To: Planning Contact
Subject: Rezoning for 119th and Lone Elm

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.

I am a resident/homeowner in Foxfield Villas at 117th and Lone Elm. I am writing to express my concern about the rezoning request for the plot of land on the northeast corner of 119th and Lone Elm. I attended the meeting with the architect and developer recently to learn more about this project.

We know this property will be developed eventually. We just want proper consideration for the impact on those already living east and north of the property. My concerns are twofold:

Density: The tentative plan we were shown calls for 70 townhomes to be built on the property, with little green space/play space for children and little room for guest parking. That would force visitors to park on the street outside the proposed development and likely result in families using the adjacent playground/park/trails that are part of the Foxfield neighborhoods and paid for/maintained by the Foxfield homeowners.

There are five schools and three child care centers along Lone Elm from 119th to College Boulevard, and these roads also are main access points to K-7 and K-10. We already have significant traffic congestion in this area during the morning and afternoon rush hours. Adding so many new units to this corner would add to the traffic problem.

Access: There will be no additional access points to the proposed development from either 119th Street or Lone Elm, meaning all of the new traffic (potentially 140 additional vehicles for the 70 townhomes) would be funneled through the existing neighborhoods to the east or north. Whatever is built there, the property needs to be designed with additional access points to/from the main roads.

Because of these concerns, I am currently opposed to the proposed rezoning.

Ann Egan
11675 S. Deer Run Street
Olathe, KS 66061

Anna Will

From: Janice Wash <washjm49@gmail.com>
Sent: Thursday, October 30, 2025 3:02 PM
To: Planning Contact
Subject: Apartment additions on 119th and Lone Elm

Follow Up Flag: Follow up
Flag Status: Flagged

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.

The area in question was rezoned to residential apartment living. Would a contractor be able to add more duplexes or single villas? The potential congestion would lessen. Thinking of safety for all. Traffic has been increasing as expected but we could try to keep it under control with less compact living especially for the elderly and the young children attending the several schools in the immediate area. Janice and Ken Wash
Residents of Foxfiled villas.

Anna Will

From: Jack Mattes <pizzajack112@gmail.com>
Sent: Wednesday, November 5, 2025 10:57 PM
To: Planning Contact
Subject: Rezoning of 119th. & Lone Elm

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.

To whom it may concern:

I am writing this email in hope the zoning commission will deny approving a housing development on the N/E corner of 119th. & Lone Elm.

I live on 116th. pl. in the Foxfield Villas and the back of my house faces Lone Elm & 117th. St. Currently there is a lot of traffic coming in & out of our subdivision on 117th on a daily basis. A lot of residents use this street, commercial vehicles, dump trucks, garbage trucks, school buses & more. Allowing this subdivision to be built will increase traffic immensely, along with more street parking, which will reduce the lane usage of the roads for travel. I believe with the amount of vehicles being increased by new residents into the subdivision it will create increased traffic back-up coming into & leaving the area to enter Lone Elm from 117th. St. This will also create a traffic hazard for the area, especially in the winter with snow & ice on the ground.

I hope you will show deep concern with these issues & deny this Residential rezoning.

Jack Mattes
21461 W. 116th. Pl.
Olathe, Ks, 66061
#708-878-1709

Anna Will

From: Bruns, Kim <kbruns@ku.edu>
Sent: Tuesday, November 18, 2025 8:59 AM
To: Planning Contact
Subject: Proposed Zoning Change: RZ25-0009

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.

Olathe Planning Commission,

We have lived in Fox Field Village for nine years. My husband and I grew up in Overland Park. We raised our children in Shawnee. We moved to Olathe when we downsized to prepare for retirement. We have been very impressed with the city of Olathe and the amenities. Fox Field Village is a unique residential area that we have not found in other areas of Johnson County. Our townhome unit backs up to the vacant lot. In the nine years we have lived here we have seen wonderful development with new residences, businesses, medical facilities, places of worship, and public schools. We are very concerned about the proposed zoning from commercial to residential for the vacant lot at 119th and Lone Elm. The specific reasons are below:

- The surrounding residences are single-family homes, townhomes, and villas. They are owner occupied residences.
- The proposed development of 70+ units is significantly denser than the existing housing in Fox Field Village, which consists primarily of single-family homes and low-density townhomes.
- If the rezoning is approved, the developer is not obligated to construct the proposed two-story townhomes. The plan could be altered to include three-story buildings or other residential configurations.
- There are no planned entrances to the development from 119th Street or Lone Elm Road. Instead, an estimated 300 vehicles would access the area via Monroe Street and private roads. Currently, there are no turn lanes into Fox Field Village from either Lone Elm or 119th Street, which could exacerbate traffic congestion. With the recent installation of two traffic lights on 119th, this will make for a very congested and potentially hazardous traffic situation.
- The proposed development lacks designated guest parking.
- No trails, green spaces, or playgrounds are included in the development plan. This omission would place undue strain on Fox Field Village's amenities—such as trails, green areas, playgrounds, and the volleyball court—which are funded and maintained by Fox Field Village residents.
- The development may negatively affect property values within Fox Field Village.

Thank you for your careful consideration of our opposition to the proposed zoning change.

Kenneth and Kimberly Bruns
11772 S. Marion Street
Olathe, KS 66061
913-523-6574

Anna Will

From: Luc Caron <luciennekc@gmail.com>
Sent: Tuesday, November 18, 2025 4:44 PM
To: Planning Contact
Subject: Zoning changeRZ25-0009

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.

Dear MrJurey

I am writing to you concerning the zoning change to the land surrounded by our community. I am a resident of Foxfield Village, and the proposed zone change is directly behind my residence. I would like to point out to the zoning committee why I do not want the zoning changed to residential.

.. our community consists of single home, townhomes and Villas. We are a community of homeowners not renters.

.. if the developer is allowed to build on this land it is not bound to build two-story townhomes.

.. the proposed development does not have guest parking, nor does it have any green spaces.

The proposed development does not have any trails, playgrounds, or a volleyball Court. Foxfield amenities are private and maintained and paid by Foxfield Village residents. They will be in walking distance to the proposed community which will add to the stress and maintenance of our Park

.. There will be no entrances for the proposed development from 119th or Lone Elm. The large increase of traffic into our area will cost stress on our private streets, which are maintained by the residents of Foxfield.

.. the proposed development will have a potential negative impact to the value of the Foxfield Village property values.

.. the proposed 70 plus units are too dense of a development compared to the other townhomes and single family homes in Foxfield Village.

Thank you for reading this email. I will look forward to our community attending and voicing more opinions against this rezoning at the December 8th Council meeting.

Sincerely,

Lucienne Caron

11788 S Marion St, Olathe, KS 66061

Anna Will

From: Carol Cobb <ccobb1313@outlook.com>
Sent: Tuesday, November 18, 2025 8:09 PM
To: Planning Contact
Subject: Zoning Request RZ25-0009

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.

The request for rezoning the tract at 119th and Lone Elm should be denied. The change to increased density in housing will decrease the value of the homes in the Foxfield area. The increased traffic on the residential streets will be a safety hazard and add noise and air pollution. Since there is no guest parking provided in the proposed development, guest parking will overflow into the Foxfield neighborhoods, again increasing safety issues and noise pollution, and affecting the aesthetics of the carefully maintained homes and common areas. Home owners pay for the upkeep and quality of all the community amenities including the trails, park areas, sports courts and pool. Undoubtedly, residents in the proposed townhomes would be using these amenities but not paying the associated costs and increasing liability of the owners. The residents in the existing homes in the Foxfield area deserve to have their investments respected by the City of Olathe. Traffic has increased greatly on Lone Elm and 119th in recent years. Within one mile we have 3 churches, a senior living center, four preschools, two elementary schools, two middle schools, a high school, and a private parochial school as well as a neighborhood shopping center. The traffic related to these make travel during peak times congested and more dangerous. Adding as many as over 200 cars and even more delivery drivers is difficult to comprehend. Zoning should remain low-density rather than to allow over-crowding in two or three story townhomes packed into a small area that offers minimal green space and no guest parking while dramatically increasing traffic. It is unimaginable how first responders would be able to navigate such a congested area. This proposed development would negatively impact the quality of life of Foxfield residents.

Carol Cobb
11758 South Deer Run Street

Sent from my iPhone

Nathan Jurey

From: Avis Smith <avis7276@gmail.com>
Sent: Thursday, November 20, 2025 11:31 AM
To: Nathan Jurey; Planning Contact
Subject: RZ25-0009

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.

I am writing to ask the commission to **deny RZ25-0009**, the request to rezone the area at 119th and Lone Elm in Olathe, KS from commercial to residential. My concerns are as follows:

- Seventy plus rental units is **too dense** for the Foxfield Village to support, compared to surrounding townhomes and single family homes.
- **All** of the surrounding townhomes and single family homes are **owned and not rentals**.
- There are **no planned entrances/exits** on 119th or Lone Elm, forcing 300+ cars to travel on Monroe and Lone Elm to get in or out.
- The proposed development **does not have guest parking**.
- The proposed development **does not have any trails, green spaces or playgrounds**. This puts a burden on Foxfield residents who currently pay for all of the upkeep of the trails, green spaces and playgrounds.
- The proposed development has the **potential to negatively affect the value of current resident property values**.

Please deny RZ25-0009.

Thank you,

Avis Smith
21384 W 117th Terrace, Olathe, KS 66061
avis7276@gmail.com

From: [Jennifer Halter](#)
To: [Planning Contact](#)
Subject: RZ25-0009- CONCERNS FOR PROPOSED ZONING CHANGE
Date: Saturday, November 22, 2025 4:37:40 PM

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.

Jennifer Halter

21361 W. 117th Ter.
Olathe, KS 66061
jlhalter2@gmail.com

November 22, 2025

To Whom It May Concern:

I am writing as a nearby property owner to formally express my concerns regarding the proposed zoning change that would allow the construction of more than 70 rental townhomes on the currently commercial-zoned property near Lone Elm and 119th.

While I understand the City's desire to support housing growth, the current proposal raises several significant issues that will negatively affect surrounding neighborhoods.

Traffic and Safety Concerns

My primary concern is the lack of any planned entrance or exit onto Lone Elm or 119th. As currently designed, all vehicle traffic from the development would be funneled through existing private residential streets. These roads were not intended for high-volume use and cannot safely or efficiently absorb the additional traffic. This will cause substantial congestion, create safety hazards, and reduce emergency vehicle access.

Impact on Property Values

The surrounding neighborhoods consist entirely of owner-occupied homes. Introducing a high-density rental development—with no buffer, no traffic mitigation, and no comparable investment in community impact—risks lowering property values. Dense rental communities placed directly next to owner-occupied neighborhoods frequently create concerns related to increased congestion, parking overflow, and heavier wear on public infrastructure, all of which can influence market perceptions and appraised values.

Lack of Green Space / Burden on Existing Amenities

Additionally, the current site plan shows **no designated green space or recreational areas** within the development. Without on-site amenities, tenants will inevitably rely on the amenities in our neighborhood—our trails, playgrounds, pool, and green space—none of which are designed to support an influx of new users from outside the community. This will place an unfair burden on our HOA resources, increase maintenance costs, and reduce the quality of these amenities for current residents.

Given these issues, I respectfully request that the City reconsider the proposed zoning change

in its current form or require modifications to address traffic access, density compatibility, green space, and neighborhood impact. Ensuring that development is responsibly planned is essential to protecting the stability, safety, and property values of surrounding communities.

Thank you for your time and consideration. I would welcome the opportunity to discuss these concerns further.

Sincerely,
Jennifer Halter

Anna Will

From: Patricia Klima <patriciaklima07@gmail.com>
Sent: Sunday, November 23, 2025 7:15 AM
To: Planning Contact
Subject: Fwd: RZ25-0009

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.

----- Forwarded message -----

From: Patricia Klima <patriciaklima07@gmail.com>
Date: Sun, Nov 23, 2025 at 7:10 AM
Subject: RZ25-0009
To: <planningconact@olatheks.org>

Dear Nathan Jurey,

I am emailing in regards to the proposed rental townhomes at 119th and Lone Elm.

As a townhome owner at Retreat of Foxfield, I am very upset with a rental community being built in this area, especially one that only has access only through my neighborhood! This proposed neighborhood increases the traffic in our community significantly. Our current community is made up of young families with children who ride bikes, and older residents who walk regularly. Increased traffic puts all Foxfield residents at an increased risk of an accident.

Foxfield residents pay both an annual HOA master fee and monthly HOA community fee to maintain our common grounds, park, swimming pool, trails, etc. This proposed neighborhood will have access to all of these common areas yet not pay for any of our amenities. Just this past summer we had a tragic accident in our swimming pool. A guest of a resident, who was not present at the time of the incident, drowned! It was devastating for our community but it is impossible to monitor everyone who enters our pool area! This is also true for our playground, volleyball court, trails and community events.

Our HOA does not allow residents to park on the street overnight, however that will not be the case for the proposed rentals. It makes for a "trashy" neighborhood and brings the overall neighborhoods down. Residents living closest to this proposed community have townhomes who have paid close to \$600,000. How could those homes possibly hold their value? Renters simply do not have the same vested interest as homeowners in keeping up their property and maintaining the neighborhood!

Let's face it, would you want rental homes in your residential community that has zero access except through your neighborhood? I think not, and nor do we!

Please DO NOT approve a rental community, RZ25-0009, at 119th and Lone Elm!

Sincerely,

Patricia Klima
11749 S. Marion St.
913-683-0201

From: [Cindy Schuerman](#)
To: [Planning Contact](#)
Subject: Ref. RZ25-0009
Date: Sunday, November 23, 2025 8:12:26 PM

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.

I understand the Olathe City council is considering rezoning the northeast corner of 119th St and Lone Elm from commercial to residential. As a resident/homeowner in the Retreat at Foxfield Village, I am very much opposed to this action for several reasons.

My first major concern is the number of residential units being proposed. For many of us who live in the Retreat, we purchased our homes based on the quiet, residential feel of the neighborhood. Adding 70 more RENTAL units to this area will greatly compromise our current quality of living as well as the likelihood of diminishing property values. This proposed development of 70 rental units is too dense a living area compared to the townhome and single-family homes that currently make up our community.

My second concern, no less significant, is the drastic increase in traffic through a completely residential area. Because this new development would not be accessible from 119th St or Lone Elm, it will only be accessible via 118th Terrace and/or Deer Run. There would be an estimated 300 additional cars entering this new development through a strictly residential area. The volume, noise & speed from additional traffic would be severely disruptive.

My third concern is once the rezoning is approved, the developer would have free reign to build whatever type of living units they choose with no further approval required. We currently have 4 or 5 sub-communities within the overall Foxfield Village master area. These individual communities have all been well thought-out and planned to create one cohesive neighborhood. Rental units suggest an entirely different demographic. The commitment to property upkeep and overall respect to surrounding neighbors is less likely.

Currently residents from each Foxfield community pay annual dues to one Master HOA which manages and maintains our commons areas; greenspaces, the pool, the trails, the playground, the sand volleyball courts, etc. It would be nigh on impossible to keep residents from these rental units from using these commons areas as well even though they would be providing no additional income to support the costs for upkeep of these areas.

Bottom line, this is just not an appropriate area for constructing rental units. For this reason, I strongly oppose this rezoning request. I sincerely hope the planning board will give these comments careful consideration.

Thank you!
cindy schuerman

Anna Will

From: Linda <lbayer2@yahoo.com>
Sent: Monday, November 24, 2025 4:47 PM
To: Planning Contact
Subject: RZ25-0009 Rezoning Change

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.

Dear Nathan Jurey (Reference RZ25-0009):

I live exactly where one of the entrances/exits would be to this new housing complex—117th & Deer Run. I think this is a truly bad idea. Because I live where no fences are allowed and have 2 small dogs, I'm out walking at all different times of the day & evening. I see the traffic leave in the morning & come home in the evening. I see children walking/biking to St Paul's school on Lone Elm & middle schoolers riding to Summit Trail on 118th. To add at a minimum of 75 cars would make this a very dangerous area for children going to & from school. It would make it difficult for me & others dog walkers to get across the street to get to the other side walk to head east on 117th to get to a walking trail. To cram 75 units in this very small area would eliminate the ability to create a green space for them to ride their bikes, walk their dogs, & enjoy the outdoors like our neighborhood can do. Right now this area is an open field with no trees on it. To develop a true green space would take a lot of landscaping, & any developer would make that the last thing to provide. Until then the children from that development would have to dodge traffic to get to the trails & playground in Foxfield. Maybe the residents would get a green space or not.

I think it would not be in the best interest of anyone, except the owner of the land, to put in any housing on this very small piece of land. It might be better suited for a church.

Sincerely,
Linda Bayer
11778 S Deer Run St
Olathe KS 66061
816-769-3255

Sent from my iPhone

Anna Will

From: Kenneth (Sr.) Erich <kerichsr@yahoo.com>
Sent: Tuesday, November 25, 2025 8:38 PM
To: Planning Contact
Subject: Olathe Planning Commission re: RZ25-0009

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.

Re: RZ25-0009

Dear Olathe Planning Commission,

Please be mindful of the interests of homeowners like myself living at the Reserve at Foxfield Village adjacent to the property in the referenced zoning request.

The proposed 71 units is much too dense for this neighborhood. The fact that 35 of these units will only have a single car garage further exacerbates the congestion that will be created. The streets will turn into parking lots increasing hazards for residents and city services alike.

In contrast to proposed units, most homes in the adjacent neighborhoods are owner occupied homes having 2 or 3-car garages and with ample parking.

The proposed units will be rentals with transitory occupancy. This does not bode well for the long term condition of the streets, property or common areas. The proposed development has a high probability to negatively impact the property values of the surrounding neighborhoods.

As Olathe home owners and taxpayers we humbly urge you to preserve and protect our neighborhood by rejecting this zoning request.

Sincerely,
Kenneth Erich
11710 S Deer Run Street
Olathe, Kansas 66061
Phone: 816-294-8533

Anna Will

From: Ruben Serrano <serr.rub@gmail.com>
Sent: Tuesday, December 2, 2025 9:07 AM
To: Planning Contact
Subject: RZ25-0009. ATT. Nathan Jurey

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.

Good Morning,

I hope you are doing well Mr. Nathan!

I'm a homeowner and resident of Foxfield Village in Olathe and wanted to reach out to you with my opinion about the project that requires the re-zoning of the vacant lot at 119th St & Lone Elm from commercial to Residential.

I think that project will generate a negative impact to the community for the following reasons:

- High density of housing for the area by planning to build over 70 units in that space, having access only through 2 internal streets of the neighborhood, will create heavy traffic, increasing the chances of cars' crasher, increasing the danger for walkers and cyclist commonly seen around and in general, affecting the quality of life for current residents of Foxfield. My family and I will be affected directly because we live in the corner of 117th terrace & Deer Run where one of the 2 entrances is expected to be built.
- I used to live at Village Garden in 120th St & Ridgeview in Olathe as well, but due to the affordable price, a big number of those houses were purchased by investors and used as rental properties and living there was far away from being peaceful because most renters didn't care about community or HOA rules because there were not accountable for their actions, they could just move to another rental place; so I sold the house there and bought our home at Foxfield where most of the houses are the primary home for the owners, the cost of living is higher and the schools' levels are better. Based in my experience, I think the quality of live and the great level of the schools in the area will be in jeopardy of that rental project gets finalized.

I could go on and on but I think those 2 points cover reasons of high importance.

I'm all onboard for the development of the city and the housing opportunities for the younger generation so if the project was to build houses for sell and the number of units for that lot was lower, I would support the rezoning.

Thanks so much for reading about my concern and worries regarding this project.

Best Regards,

Ruben Serrano

Home Owner at Foxfield Village.
21381W 117th Terrace
Olathe, 66061.

Anna Will

From: Debbie Wood <dlwood53@yahoo.com>
Sent: Tuesday, December 2, 2025 11:58 AM
To: Planning Contact
Subject: Re: RZ25-0009

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.

Concerning the attempt to rezone the NE corner of Lone Elm and 119th St.....I previously sent an email opposing this proposal (back in Sept). Since then this item has been moved out to a future date 2 different times, so I wanted to make sure that our concerns in our original letter were still on file (also included below).

I want to also reiterate our concerns against this proposal for the following reasons:

-----We are homeowners and the proposed units going in would all be rentals

-----The 70+ units being proposed is a denser development compared to other townhomes and single-family homes in Foxfield Village (and, if rezoned to residential, it is our understanding that even more units could be allowed.. The proposed development does not have trails, green spaces, or playgrounds. All these kids and families will quickly be wandering all over our properties (and messing with who knows what on our back decks as they walk through) and taking advantage of all the trails, playgrounds, etc that *we pay for* through our annual dues.

-----There will be NO entrances off of Lone Elm or 119th and all this new traffic would now be routed through our neighborhoods.....younger drivers going too fast, parents taking kids to school in the morning, school busses, delivery trucks, emergency vehicles, etc We are concerned, not only with all this extra traffic, but will we even be able to easily get out of our neighborhood in the mornings and afternoons when school is either getting started, or letting out.

-----I have not talked to one of my neighbors who seem to be in agreement with this proposal. Bottom line is, this proposed development has the potential to negatively impact the property values of the Foxfield Village homeowners - and we do NOT want this property to be rezoned to residential.

My email originally sent on 9/24/25:

My husband and I live in a property that is adjacent to the NE corner of 119th and Lone Elm under consideration for rezoning to residential. I attended the neighborhood meeting on 9/18 and heard everything that the developer and the representative for the prospective buyer had to say.

There is *nothing* in this proposal to rezone this to residential that sounds good to us and I trust you vote AGAINST it!

***It's bad enough to think that there could be 71 units (rental units, at that) backed right up to our properties, but there is no access to this property off of Lone Elm or 119th. So now every single one of the people who would live there would now have to drive down the quiet residential streets that we live on (118th or else 117th / Deer Run)..

***71 units could easily mean 100 - 140+ extra cars being routed through our streets in front of our properties....not to mention school busses in the morning and evenings.....more delivery trucks, etc. We live on Marion St, which is a private street and not a direct access to the proposed units (although our home does back up to the property up for rezoning).....HOWEVER in order for us to get

out of our development and onto 119th or Lone Elm we have to get out on the very streets that an extra 100 - 140 cars have just been routed to. I know they would not all be out there at the same time, but these would most likely be young families with school aged children. Will we even be able to get out of our subdivision in the morning or evenings with all the school traffic (busses, teens driving to school, or parents taking younger children).

***The traffic on Lone Elm / 119th is already crazy before and after school (with several complaints about teen drivers speeding through these streets and surrounding residential areas). Do we really want to add another 71 families to this traffic craziness?!

***Retreat at Foxfield (which encompasses 118th St..and Marion St) is mostly a community of middle aged to retired folks. Many of our residents get out and walk their dogs, or just enjoy a stroll through the neighborhood. By rezoning this property at 119th and Lone Elm to residential, we are most certainly opening the door to younger families.....teen drivers / young adults who think they need to speed through our streets to get to and from their homes.....children and teens who would now be our backyard neighbors and could very easily wander all around our properties and streets.

***71 units is a higher density than what we now have in the adjacent Foxfield. And - we are told that code would allow an even higher density of homes. Rezoning this property to residential, and adding 71 units, or even more, is not a good idea in any way at all.

Ralph & Deborah Wood
11776 S Marion St
Olathe KS

Anna Will

From: garylw.1964@gmail.com
Sent: Tuesday, December 2, 2025 2:00 PM
To: Planning Contact
Subject: RZ25-0009

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.

My wife and I both oppose the RZ25-0009 rezoning of the current commercial property on the northeast corner of 119th & Lone Elm Rd to a residential area. There is several reasons why we oppose the rezoning of this property.

1. All the property around the property are single-family homes, townhomes & villas that are privately owned and not rentals.
2. The proposed 70+ units is too dense of a development compared to the other townhomes & single-family homes in Foxfield Village.
3. The developer is not bound to build the proposed 2 story townhomes, it could be changed to 3 stories.
4. There are no proposed entrances into the proposed development from 119th or Long Elm. So all traffic would have to come in off of 119th onto Monroe St, then turn on 118th St and go west to the development. Or turn off of Lone Elm on to 117th Terrace and right on Deer Run to the development which would be a lot of traffic on streets that are not major streets.
5. The playground, swimming pool and walking paths that is located of 117th Terrace are strictly private areas and maintain by Foxfield Master HOAs. Keeping those residents that will be living in the new development from not using those areas will be hard to maintain.
6. We very much like to see that property stay as a commercial zone.

Thank you

Gary & Gail Williams
21100 W 118th Terrace
Olathe, Ks 66061

November 5, 2025

Mr. Ken Block
Mr. Aaron Mesmer
Block Real Estate Services, LLC
4622 Pennsylvania Avenue, Suite 700
Kansas City, Missouri

Dear Ken and Aaron,

At your request I evaluated the viability of retail development at the Northeast corner of 119th and Lone Elm Rd. in Olathe, Kansas. Unfortunately, I don't believe retail development (of any size or scope) is practical here, even in the long term. My reasoning is below:

I've been in the retail commercial real estate business since 1993, and have represented nearly every type of retailer – ranging from big box retailers like Costco, Target, Dick's Sporting Goods, PetSmart and others – to small pad users such as Chick fil A, JP Morgan Chase Bank, Whataburger, and Culver's.

Several retailers see a potential market emerging in Northwest Olathe, and want to serve that growing demographic. In that 30+ year span, however, the retailers have been very consistent that they won't locate in the middle of a residential district where only one corner is developed as retail. These retailers all want to be part of a larger commercial draw. More particularly, the current and future retail development along College Blvd. near Lone Elm Rd. presents an enticing opportunity to which the retailers will gravitate.

Building new for large format retail centers (whether here or almost anywhere else in the nation) is no longer viable because the cost of construction does not line up with rents the retailers can/will pay. Even a small drive-thru restaurant concepts that are currently so popular will indicate that traffic counts are too low at this location, and this means foreclosing the opportunity for a more desirable College Blvd. site.

I'm always glad to discuss in more detail with any interested parties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Berg", written in a cursive style.

Jeff Berg, Founding Partner

Planning Department
City of Olathe
100 E. Santa Fe Street
Olathe, Kansas 66061



RE: RZ25-0009 - Vacant Land at 119th & Lone Elm Road

To Whom It May Concern,

As a commercial real estate professional actively engaged in the greater Kansas City retail market, I am writing to share my professional opinion that residential development - particularly townhomes or medium-density multifamily - represents the highest and best use for the northeast corner of 119th Street and Lone Elm Road (the "Property").

The Property has been zoned NC, Neighborhood Commercial, since 2005. There has been little to no interest in neighborhood retail uses for the Property in the past 20 years. We are aware in the past there may have been interest in developing the Property with a C-store and separate interest for church uses. Otherwise, interest in the Property for retail uses has remained dormant since 2005. The lack of interest in neighborhood retail development is not unique to this location or to the City of Olathe. Neighborhood retail development has been in the decline for many years now even pre-Covid. There have been no NC projects developed in Olathe for nearly two decades now and the few built projects have experienced significant leasing challenges.

From a market and planning standpoint, retail and commercial development will first gravitate toward larger, high-traffic corridors and primary intersections, such as the K-7 and 119th Street interchange, as well as College Blvd and Lone Elm Rd. intersection, where visibility, access and regional traffic counts align. As those prime intersections continue to develop, retail demand could potentially expand outward to support neighborhood-scale retail serving surrounding residential growth. However, any interest in the additional retail uses at the Property is significantly affected (negatively) by the existing undeveloped C-2 zoning on the adjoining Sunnybrook development to the west. C-2 zoning allows a greater variety and mix of retail uses that would be first choice options for any retail interest at or near this corner. Based on these facts and conditions, it is highly unlikely that neighborhood retail uses would develop on the Property in the near or even long-term future.

Further, evaluating the Property for retail use presents notable challenges related to access and traffic circulation. Access is critical for any successful retail project - whether serving national, regional or local tenants. Under the existing 2005 approved site plan, the access points shown along 119th Street and Lone Elm Rd. are uncomfortably close to the minimum 600' intersection spacing required for arterial connections under the City's Traffic Access Management Plan. Especially since the City anticipates these roads will be widened in the future and forcing the connections points to be located even further away from the intersection.



Additionally, there are significant utilities along the east side of Lone Elm Rd. which need to be relocated and would add significant costs to the financial viability of a small retail corner. The uncertainty of continuing access in the future and the excessive costs of relocating utilities create hard to overcome retail marketing opportunities for the Property, especially given the other preferred locations detailed above.

The Property immediately adjoins the Foxfield Village townhome subdivision on its north and east borders. Further to the north and east, the area transitions to single-family residential. Immediately south of 119th St. are additional townhome uses as well as single-family uses. These adjoining and surrounding residential uses make the Property highly attractive for additional townhome development. It is like-for-like development and so makes the most marketing sense. It also presents the best option for accessing the Property.

For townhome development, primary access would rely on 117th and South Deer Run Street, which are the public roads currently serving the existing Foxfield Village townhome development. Using these same roads to access potential retail development would eliminate any interest from retailers which depend heavily on easily accessible locations and would avoid sites requiring circuitous access through neighborhood streets.

Considering these factors, positioning the northeast corner of 119th and Lone Elm for residential or townhome development will better support both immediate market needs and long-term corridor objectives. Prioritizing high-quality, for-sale or attainable housing at this location aligns with the City's comprehensive planning goals, provides much-needed housing diversity, and helps establish the residential base necessary to sustain future retail and service growth in the area once population density as well as access and transportation connections evolve.

Sincerely,



Kassie Murphy
Senior Associate – Retail Brokerage