



PLANNING
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IMPLEMENTATION

Date: June 11, 2024

To: Olathe Planning Staff

From: Tim Tucker, P.E.
Phelps Engineering, Inc.

**Re: Statement of Purpose for Rezoning,
Olathe Commons, Olathe, KS**

On behalf of our client, McKinley Development Acquisitions, we are submitting this Statement of Purpose for Rezoning. McKinley Development Acquisitions is purchasing this property from CF Olathe, LLC. This property known as Olathe Commons located at the southwest corner of 119th Street and Alcan Street. This is a 23.7-acre property that lies in the City of Olathe.

The property is currently zoned C-2 (General Business), RP-3 (Planned Low Density Multifamily), and RP-4 (Planned Median Density Multifamily). The purpose of this rezoning request is to bring the property into current City zoning and to be able to develop the property. The property is proposed to be zoned R-3 (Median Density Multifamily). A preliminary development plan accompanies this rezoning request.

The vision for the site incorporates a mixture of for rent single-family detached cottages (2 and 3-bedroom) and two-story attached townhomes (2-4 bedrooms) with garages. The community will include a clubhouse with a resort style pool, covered lounges, outdoor kitchen/grilling area, fitness and yoga center, dog parks, pedestrian connectivity throughout, and onsite management and maintenance. The homes are thoughtfully designed to provide ample curb appeal, efficient and well-connected living spaces including private fenced-in yards. All homes include smart-home technology and are maintenance free including yard service provided by the on-site management company. The Olathe market and neighboring Overland Park area has transitioned into an affluent area where new construction homes now average over \$600K in cost. Johnson County is the fastest growing county in all of Kansas and without new alternatives in housing, affordability will continue to be challenged. This community and product type is focused on filling the missing middle or attainable housing as an alternative to smaller traditional luxury apartments or one-off rental houses owned by mom-and-pop landlords that don't provide amenities or yard maintenance. The detached cottages and attached townhomes provide more privacy where no one lives above or below another resident with larger but efficient floor plans and private fenced-in yards.

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Where we could have pushed for additional density with townhomes, we instead chose to incorporate single-story detached cottages to offer units that will appeal to all age ranges, including those over the age of 55. In other southeastern markets, some of these communities have seen over 20% of the residents be over the age of 50, creating a diverse community similar to the neighboring for-sale communities. Many residents are choosing flexibility in their living decisions and are also looking to downsize and rent instead of own given the cost of ownership including maintenance, taxes and insurance.

Trash will be handled internally by staff with a trash compactor and parking is provided for the residents through attached garages, driveways, and direct parking spaces in front of those units that don't have garages. Guest visiting the community will be able to park in the driveways of units and through additional guest spaces and parallel spots incorporated throughout the site. Overall, the site has a parking ratio of more than a 3:1 ratio.