



March 6, 2024

VIA EMAIL

Nathan Jurey, AICP
Senior Planner
City of Olathe
100 E Santa Fe
Olathe, KS 66061

Statement of Purpose Letter RE: Cedar Ridge Mixed Use Community (RZ24-0003) – SE of Cedar Creek & Valley Pkwy

Nathan,

On behalf of the owner, CC Property Investment I, LLC, please accept this Building Height Modulation Request and the attached materials for Rezoning & Preliminary Site Development Application.

The site is located South East of Cedar Creek Parkway & Valley Parkway (DF231305-2017 & DF231308- 1018) and is approximately 14.37 acres. The site is currently zoned CP-2 and with a proposed zoning of CC-Town Center District.

The Shadow Glen Mixed Use Community is a planned mixed-use environment following the planning goals of Olathe. With a pedestrian oriented design and public space amenities at the entrance of the buildings, the pedestrian experience is enhanced encouraging more people to consider walking for short trips to the surrounding area.

It is currently a vacant lot, with no buildings and no parking lot present that is wooded. The proposed development is planned to have two free-standing, dine-in restaurant buildings with patio areas along the North side of the development. There is also a two story retail / office building on the northeast side of the project adjacent to the restaurants. The main entry drive is flanked on either side with two 2 story brownstone type buildings consisting of 11 units total each with attached 2 car garages. Finally there is a 4 story walk out apartment on the western edge of the site that terraces down the hill. The apartments consist of 300 units with a podium parking deck below. The apartment building also has a small salon / spa component available to the public on the ground level. The apartments have an entry leasing office on the main level and features amenities such as a clubroom, fitness center, and pool with two separate courtyard spaces that open to the east. The overall design of the community is a modern lodge type style consisting of stone, stucco, wood elements, and some siding / detailed trim pieces.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Henry Klover', is written over the word 'Sincerely,'.

Henry Klover, President
Klover Architects, Inc.