

Jessica Schuller

From: LeEtta Felter
Sent: Wednesday, November 19, 2025 3:12 PM
To: Kim Hollingsworth
Subject: Fw: 151st and MurLen, SE Corner

From: pk kennedy <kennedypeggy@hotmail.com>
Sent: Wednesday, November 19, 2025 2:58 PM
To: LeEtta Felter <LFelter@OLATHEKS.ORG>
Subject: 151st and MurLen, SE Corner

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Dear Ms. Filter,

I recently became aware of proposed plans for a plot of vacant land and a proposed multiuse development. Why would the city allow this in a mainly single home residential area? Retail buildings are acceptable to a certain extent, but to allow 207 apartments, three stories high. Is a total misfit for the area. The streets in this area cannot handle current traffic, this will only compound traffic issues. Is the developer being offered or given tax breaks or any other benefits/incentives for this proposed project? Supposedly no current plans for road improvement, which means traffic going south on MurLen cannot access this area from MurLen, how would that traffic be handled? I already wait over two minutes for a light change at the 151st and Brougham intersection, and with current traffic during rush hours, when making a left turn there is no guarantee I will get thru the intersection waiting thru just one light cycle. I cannot imagine what it will be like if these apartments are built and then occupied. Zoning is for a reason and just because a developer does not want to follow the current zoning, that doesn't mean he should be able to get the zoning restrictions changed. I wanted to build a fence higher than 6' around my property and I couldn't get that accomplished, that is so small compared to this proposed change. I am thinking it's easier for a developer to get a change than for a residential property owner to get a zoning change. I know this is in the Planning Committee, which limits a citizen to five minutes of speaking time at meetings and I must check every meeting agenda beforehand to see what the agenda is, so it's difficult to plan for a specific meeting as the agenda can change. I would like to know your thoughts on this proposed development and the pros and cons you foresee regarding this. I also need to know the steps I need to take to make my voice heard on this matter.

Thank you.

Margaret Kennedy
Kennedypeggy@hotmail.com

Sent from my T-Mobile 5G Device

Anna Will

From: Kurt Skiles <skiles5@sbcglobal.net>
Sent: Monday, November 17, 2025 12:55 PM
To: Planning Contact; LeEtta Felter; Robyn Essex; Marge Vogt; Kevin Gilmore
Subject: Proposed 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.

Good afternoon,

I am writing this in reference to the proposed development that is going to go in front of the planning commission on Dec 8. The proposed development is at 151st and Murlen in the empty field east of the Sutherlands.

I have lived on south Locust Street for over 30 years. I bought this residence because of the quiet neighborhood and the location to schools when raising my family. This neighborhood has been a quiet and crime free area to live for that entire time.

I attended the engineer's neighborhood meeting and learned that the plan was to build an apartment complex in this open lot. I am very concerned and confused about putting an apartment complex in this area. This apartment complex will butt up to residences in the area and being a four-story complex will impede on those residence's privacy no matter how many trees they put in. An apartment complex will bring more noise disturbance, light disturbance, and crime into our neighborhoods. The engineer's said it would be a high rent complex. After researching apartment complexes in south Olathe several of them start out as high rent but soon become lower rent because they cannot fill all their units. There are several apartment complexes in south Olathe, between 143rd Street and 161st Street, east of 169Hwy that have several units open and are not full. One complex is even offering free rent for a specific time to get their units filled. I do not see where another "High rent" apartment complex will be successful in this area with all the open apartments in the area. Putting an apartment complex in this area will not add anything to the overall looks of this area and some could say it will detract from the area making our property values go down and making it harder for anyone to sell their house in this area.

Traffic in this area has increasingly gotten worse during the time I have lived here. The traffic on 151st is extremely busy and turning onto 151st from Locust can be very difficult and at times dangerous. Adding in an apartment complex will add to the amount of traffic on 151st which will make the side streets very dangerous to turn from.

I have lived and worked in Olathe since 1988 and have seen this city grow. One thing I have never understood was that it seems like every little open area in the city gets bought and buildings put on it. Many times, these building remain empty or only have minimal businesses.

I am asking that this specific development be denied by the planning commission as putting an apartment complex does not, in my opinion, meet the planning departments mission statement as to preserving the character of the existing neighborhood.

The Olathe Planning Department's mission is

to guide the community's growth and development according to the vision and goals of the city, while preserving the character of existing neighborhoods and services
. It is responsible for all current and future planning, zoning, and development activities, including managing the implementation of plans like the comprehensive plan that balance growth with the preservation of quality of life.

Thank you for your time.

Kurt Skiles

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