

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

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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

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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