

Nathan Jurey

From: Julia O'Neil <julia1016marie@gmail.com>

Sent: Wednesday, March 18, 2026 3:42 PM

To: LeEtta Felter <LFelter@OLATHEKS.ORG>

Subject: Gateway Landing Apartments Development near Timber Sage Elementary School

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 Ms. Felter,

I am writing to you to express my concerns, fear and opposition about the proposed new apartment development called Gateway Landing for the following reasons (in no specific order):

* I selected my house in Boulder Hills based on the information that the surrounding area would become a residential development of all owner-occupied single or multi-family homes, with no rental properties. As a former rental property owner, sadly I learned that renters rarely make the commitment to maintain the property as they lack any invested interest.

* Many Boulder Hills homeowners are having issues with stormwater drains - despite efforts to solve these issues it is still an active situation. Unfortunately, the same engineering firm that designed our area will be handling this proposed complex. With a complex of 318 units and 600 parking spaces, we lack confidence that the storm drainage system will be properly and adequately designed. With the construction of the apartments, there will be substantially less green space for storm water to go.

* Directly across from this proposed complex is Timber Sage Elementary School. The street that runs immediately in front of the grade school is not suitable or sufficient to handle the addition of 600+ cars (developer said parking lot would accommodate 600+ cars). Not only is traffic congestion a huge issue, but safety of children going to and from the school as well as simply playing and enjoying the neighborhood is paramount.

Thank you for your attention to this matter.

Julia O'Neil

15157 W 173 Street, Olathe, KS 66062

913.406.3105

Nathan Jurey

From: Seth Wilson <mrsethwilson@gmail.com>

Sent: Friday, March 20, 2026 4:11:10 PM

To: LeEtta Felter <LFelter@OLATHEKS.ORG>; John Bacon <JBacon@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>

Subject: Concern Regarding Proposed Apartment Development at 173rd & 172nd Terraces

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 Councilmember, Mayor, and Planning Commission Members,

I am writing as a homeowner in the Boulder Hills neighborhood regarding the proposed apartment development near 173rd and 172nd Terraces.

I recently purchased my home in this area, and like many of my neighbors, I made that decision based on the character, stability, and long-term value of this community. As such, I have significant concerns about the potential impact this project may have on nearby homeowners.

While I understand the need for continued growth and development in Olathe, I believe it is critical that new projects align with the existing structure and intent of established neighborhoods. The proposed density and type of housing appear to differ substantially from the surrounding single-family homes, which raises concerns about compatibility and long-term neighborhood cohesion.

In particular, I would ask that the following considerations be carefully evaluated:

- **Property Values:** Homes in this area represent a significant financial investment for residents. Introducing higher-density housing directly adjacent to single-family homes may negatively impact property values and market perception.
- **Traffic and Infrastructure:** Increased vehicle traffic from a development of this scale could place additional strain on already active roadways, particularly during peak hours such as school drop-off and pickup times.
- **Neighborhood Character:** One of the primary reasons residents choose this area is for its established, low-density residential feel. A project of this nature may alter that character in a way that is not aligned with the expectations of current homeowners.
- **School and Community Impact:** Additional population density may place pressure on local schools and shared community resources, which should be evaluated proactively.

I am not opposed to development, but I strongly encourage thoughtful planning that prioritizes compatibility, preserves neighborhood integrity, and protects the investments of current residents.

I respectfully ask that you take these concerns into consideration as you review this proposal and explore alternatives that better align with the existing community.

Thank you for your time and for your service to our city.

Sincerely,
Seth Wilson
15334 W 173rd St
Olathe, KS 66062
816-916-7980

--
Seth Wilson

Nathan Jurey

From: Barry Gossett <bgossett01@att.net>

Sent: Wednesday, March 25, 2026 2:06:22 PM

To: LeEtta Felter <LFelter@OLATHEKS.ORG>; John Bacon <JBacon@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>

Subject: Proposed Apartments

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.

Greetings!

First I'd like to extend our gratitude for your service! Olathe has been our home for the last 24 years. We've always felt the city has been managed well and the services perform at a superb level.

There are apartments proposed between 172nd and 173rd Terraces in south Olathe across the street from Timber Sage Elementary School and the Boulder Hills community. The proposed name of the complex is Gateway Landing which consists of approximately 10 buildings and 318 units as I understand. The structures are proposed to be three stories in height.

When we purchased a home in this community, it was communicated to us that the subject property was planned for duplex's/quadplex's similar to that just west of the proposed apartment development. Had we known there had been any plans for a multilevel apartment project to occur, we most likely would not have invested here. We are opposed to the project occurring on this property. We feel it would directly affect the marketability and property values in this community. In addition, being directly across the street from an elementary school, safety and traffic are of great concern. Our property backs to green space which contains a storm water runoff channel. With all the concrete surface that will be required for such a project, that eliminates the ground absorbing much of that water which would force it into the runoff channel directly behind our property and many other properties as well. There is an existing drainage issue regarding this area in which several of the neighbors have brought to the attention of Olathe officials and developers to try to resolve. To date, none of the attempts (if any) to mitigate this issue have proven effective.

The purchase of this property has been the greatest investment in our lives. Please help us to protect that investment by not moving forward with the subject proposal. We are not opposed to low density residential housing being constructed on that property as originally communicated to us, but are opposed to multiple three level structures requiring an enormous amount of non-absorbing surface.

Thank you,
Barry and Mirian Gossett
17222 S Hall St
Olathe, Ks 66062

March 27, 2026

Bob and Lisa Viehweg
17381 S. Hall Street
Olathe, KS 66062

Dear Mr. Creighton

As our Member at Large for the City Council, we wanted to make you aware of concerns regarding proposed development in our neighborhood. We live in Boulder Hills Enclave, a maintenance-provided community, located at 172nd Terrace and Blackbob Road. We built our home and moved into the neighborhood two years ago. We've enjoyed our home and the surrounding neighborhood very much since moving here.

We were recently notified that a multi-family apartment project, Gateway Landing, is proposed for the corner of 173rd and 172nd Terraces. A meeting was held on March 10th and approximately 75 neighbors were in attendance. The meeting was conducted by Schlagel & Associates, P.A., on behalf of their client, CRG Residential. The project would include 10 apartment buildings with 318 units. The apartments are to be three stories high with garages underneath.

Most residents in our neighborhood – both Boulder Hills Enclave (maintenance-provided) and Boulder Hills are overwhelmingly against apartments being built here. Many concerns have been raised, as outlined below.

First, we have concerns about apartments being built in a subdivision where single family homes have property values ranging from \$550,000 to \$870,000. Apartments are not usually built next to homes of this value, and homeowners are worried their property values could be negatively impacted.

If constructed, these four-story apartments would be 30 feet from the street, placing them close to Hall Street homes and giving apartment residents a direct view of neighbors' backyards.

Second, another big concern is traffic congestion in our neighborhood. Many occupants of apartments are two-car families, potentially adding up to 600 cars traveling on 173rd Terrace, a road that has been our main trafficway into the neighborhood. With Timber Sage elementary school, also located on 173rd Terrace, the area is already congested during school drop off and pickup. This congestion could have an impact on children's safety going to and from school, especially when using their bikes and scooters.

Speaking of Timber Sage, it is our understanding they have received little information about this project. Perhaps this is because the school is part of the Springhill school district and the project is in the city of Olathe. They are currently in the process of building an addition to the school due to growth in the area. Additional students from this apartment complex could adversely impact class sizes and push the school's capacity.

Finally, several families have been experiencing problems with storm drains in the neighborhood. The drains overflow due to poor design and although concerns have been raised numerous times, no corrections have been made by the engineering firm responsible for the design, the same engineering firm that would also be designing the proposed apartment complex.

In summary, we strongly oppose this apartment complex development being built in our neighborhood. We are not opposed to development here but would like something more fitting such as single-family homes or duplex/fourplex type housing built further back than 30 feet from the street with a significant berm and/or landscaping to create privacy.

Thank you for considering our request to stop this development.

Sincerely,

Bob and Lisa Viehweg

Anna Will

From: John English <jre1117sm@gmail.com>
Sent: Friday, April 3, 2026 9:15 AM
To: Planning Contact
Cc: Elizabeth English; LeEtta Felter
Subject: Preliminary Development Case PR26-0001, Multi-Family Apartment Complex

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 Planning Commission

We are John and Elizabeth English. We own and live at 17384 S. Hall St in Olathe, KS. We moved here upon retirement to be close to our family. We specifically bought in the Enclave of the Boulder Hills subdivision as it is surrounded by single family homes and plans for the community we were led to believe.

On February 27, 2026, we, along with every other neighbor we have seen, were shocked to find the Preliminary Development Case PR26-0001 calling for a multi-family apartment complex. Here are our expressed top concerns:

1. We, and with every neighbor we have discussed PR26-0001, are in shock that 10, three-story buildings, with over 300 units and 600 parking spots, are being considered. Without exception, we, and our neighbors, were led to believe “low density” per RP-3 (defined as 2-29 units per acre) would be realized as nice duplexes or quadplexes to purchase (much like those found on S. Legler Rd). Our neighborhood is in shock. We realize that there is great need for affordable housing but centering it in the middle of new homes ranging from \$550,000 to \$850,000 is outrageous. This does not make sense to us from a planning perspective.
2. The design of the apartments is such that balconies will be facing the back yards and back entrances into several homes of Boulder Hills. This design greatly invades our privacy. We plea with you to imagine that your recently purchased nice, lock&go, villa may soon have many eyes of strangers looking down upon your back yard and into your home. This is not just a few homes backing up to your back yard as found in conventional urban neighborhoods; this is a set of 10 apartment buildings with over 300 units. If this preliminary plan is to proceed, why can't the buildings be redesigned to put the balconies facing inwards and not towards our backyards and into our homes.
3. With the preliminary plan of 300+ units and 600+ parking places, the traffic will be horrific. We are sure you will be told that a traffic study was done, but that consisted of counting cars for about 24 hours. The traffic up and down 172nd Terrace (once completed to 175th) and 173rd Terrace is going to be like a racetrack. Furthermore, scores, if not hundreds, of children will be crossing 173rd Terrace to get to school. There must be deliberate and careful design of the traffic control. There is no way the data recently collected can closely resemble reality. We live here, and we know what it is like today
4. Should this preliminary plan move forward, the developer, CRG, is promising great things like four-foot berms around the perimeter, beautiful trees, and nice landscaping. Having just moved

into this new development (Boulder Hills), we have watched the developer wash their hands of finishing our development (e.g., missing sidewalks, cracking and busting sidewalks, horrific water remediation issues, missing landscaping, etc.). To say we mistrust big developers is an understatement. If this proceeds, we beg the City of Olathe to stay on top of the promises made by CRG.

Your kind attention to these matters is greatly appreciated. The miracle we hope for is that affordable, much less dense, housing is built, but that is beyond our control. We plea for mercy.

Sincerely,

John & Elizabeth English
17384 S. Hall St, Olathe KS, 66062

Anna Will

From: Rod McGruder <r.mcgruder@sbcglobal.net>
Sent: Tuesday, April 7, 2026 10:49 AM
To: Planning Contact
Subject: CRG Developers Proposed Apartment Complex in South Olathe

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.

Greetings Planning Commission Members,

My name is Rod McGruder, and I reside at 17210 S. Hall Street in the Boulder Hills subdivision near the intersection of Black Bob Road and 175th Street.

It is my understanding you will soon be considering a proposal by CRG Developers to construct an apartment complex on the north side of 175th Street, west of Black Bob Road near Allman Road. This project includes more than 300 apartment units and over 600 parking spaces and will be located directly adjacent to the Boulder Hills subdivision.

I am writing to express my concern regarding stormwater runoff from the proposed development. Based on the preliminary information available, it appears that runoff from this site will be directed toward the existing stream corridor located immediately north of the project area. This corridor runs parallel to Allman Road between Allman and Hall Street and sits directly behind my property.

Over the past year, as Boulder Hills has become fully built out, I have observed a noticeable increase in stream flow during rain events. In several moderate thunderstorms this spring, the stream has appeared to be operating at or near full capacity. My neighbors and I frequently experience standing water in our backyards, due in part to the inability of runoff to enter the stream because of elevated stream water levels.

Given these conditions, I am deeply concerned that additional runoff from a large apartment complex will overwhelm the existing corridor and result in flooding of properties adjacent to the stream. The current system is already strained, and any increase in volume without corresponding improvements to capacity poses a risk to adjacent properties.

As you evaluate this proposal, I respectfully ask that you take these concerns into account and ensure the developer is required to divert site runoff away from this already stressed stream corridor. Protecting existing homeowners from preventable flooding should be a priority in the review of any new development.

Thank you for your attention to this matter.

Sincerely,

Rod McGruder



Photo: This photo was taken following a moderate thunderstorm earlier this spring while I was standing in ankle-deep water on the sidewalk behind my home, approximately 10 feet from my property line. Note the water flowing across the sidewalk is at the same elevation as the stream itself indicating no additional run-off capacity.

Anna Will

From: Curt Welter <curt.welter@gmail.com>
Sent: Monday, April 20, 2026 1:20 PM
To: Planning Contact
Subject: Olathe Proposed Project

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 Members of the Olathe Planning Commission,

I want to start by saying thank you. The work your commission does to thoughtfully shape the future of Olathe is genuinely appreciated, and I know these decisions are never simple. I'm writing today as a homeowner in the Forest Hills/Boulder Hills neighborhoods, and I hope you'll receive this letter in the spirit it's intended — as a sincere request from a neighbor who loves this community and wants to see it grow the right way.

I'm reaching out regarding the proposed 319-unit apartment complex at 175th Street and Black Bob Road. I want to be clear: I am not opposed to development. Growth is healthy, and I understand that Olathe's future depends on thoughtful expansion. What concerns me — and hundreds of my neighbors who have signed a formal petition — is whether this particular proposal is the right fit for this particular location.

A few things I'd ask you to weigh carefully:

When many of us purchased our homes in Forest/Boulder Hills, we were told the adjacent land would be developed as owner-occupied townhomes. That representation shaped our decision to invest here. A 319-unit rental complex is a significant departure from what was communicated, and I believe the Commission would want to know that trust is at stake.

The surrounding neighborhoods — Boulder Hills Estates, Boulder Hills Enclave, Forest Hills Estates, and The Village at Forest Hills — are all low-density, owner-occupied communities. The proposed density feels out of step with the character that has been carefully established here. RP-3 zoning, as I understand it, is intended for townhomes, active adult, and senior living — not large-scale rental complexes.

We also have real, documented concerns about traffic safety on 175th and Black Bob, stormwater runoff that already affects our yards, and strain on an elementary school that is already at capacity. The upcoming Kindergarten class is going from 43 to I believe 70 this coming fall with just the homes being built. They are doing construction on the school to try and keep up.

I'm not asking you to say no to all development. I'm asking you to say yes to the right development — one that honors the commitments made to existing homeowners and fits the fabric of the community that's already here. I also believe the new potential buyers aren't even from this state or area which also shows they have no intention of anything other than making money which is why their purchase is dependent on this getting passed which I hope is denied and they are told they can develop villas/townhomes or retirement that is owner occupied like all of us. If they want apartments have them go to the open land South of 175th all along there that will gradually be developed on the south side of the street. Right now they want to be directly across the street from a busy elementary school that would become a traffic disaster.

I would welcome the opportunity to speak with you, grab lunch, and I'm happy to provide additional information or connect you with other residents who share these concerns. We want to work with you, not against you.

Thank you sincerely for your time and for your service to this city.

All the Best,

Curt Welter

Curt Welter DC
Active Family Chiropractic
8917 W. 135th Street
Overland Park, KS 66221
Office #- 913-681-6013
Cell #- 785-421-8726

From: mark lightjewels.com <mark@lightjewels.com>
Sent: Thursday, April 23, 2026 4:30:43 PM
To: Jeff Creighton <JCreighton@olatheks.org>
Subject: Resident Input: Gateway Landing Development at 175th & Black Bob

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 Council Member Creighton,

My name is Mark Finch, and I am a homeowner in Boulder Hills at 15462 W 173rd St. As an at-large council member representing all of Olathe, you have a unique perspective on how individual development decisions affect the broader community. I am reaching out to share concerns about the proposed Gateway Landing development.

I am writing regarding the proposed 319-unit apartment development at 175th Street and Black Bob Road. I want to share concerns that I and many of my neighbors have about this project, and respectfully ask for your consideration when this comes before the Council.

TRAFFIC AND PEDESTRIAN SAFETY

The addition of 319 rental units will significantly increase traffic on 175th Street and Black Bob Road. Our neighborhoods include many families with children who walk and bike in the area. We are concerned about pedestrian safety and increased congestion on roads that were not originally designed for this density.

PROXIMITY TO ELEMENTARY SCHOOL

This development site is located very close to an elementary school. While we want to be thoughtful in how we raise this concern, the reality is that high-density rental housing does carry a higher likelihood of registered offenders residing in the community. Kansas law restricts where certain offenders can live relative to schools, but proximity creates enforcement challenges and ongoing concern for families. We ask that the city carefully consider whether concentrating 319 rental units this close to an elementary school is appropriate, and what safeguards might be implemented.

INFRASTRUCTURE AND SCHOOLS

The local middle school is already at capacity and requires expansion to serve existing students. School capacity is a citywide concern that affects Olathe's reputation and quality of life. We respectfully ask that the impact on schools, stormwater systems, and road infrastructure be thoroughly studied before approval.

COMPATIBILITY WITH EXISTING NEIGHBORHOODS

Our communities—Boulder Hills, Forest Hills Estates, and Village at Forest Hills—represent approximately 395 homes valued between \$500,000 and \$1,000,000. Many residents purchased with the understanding that adjacent development would be owner-occupied townhomes, which would be more compatible with our single-family neighborhood character.

OUR REQUEST

We are not asking the Council to oppose all development on this site. We are asking for:

1. Comprehensive traffic and stormwater impact studies before approval
2. Careful consideration of whether the proposed density is appropriate given the surrounding residential character and proximity to schools
3. Exploration of whether owner-occupied housing (townhomes or similar) might be a better fit for this location

Thank you for your service to Olathe and for considering the concerns of residents who will be directly affected by this decision.

Respectfully,

Mark Finch
15462 W 173rd St
Olathe, KS 66062
913-269-1031
mark@lightjewels.com

Nathan Jurey

From: mark lightjewels.com <mark@lightjewels.com>
Sent: Thursday, April 23, 2026 8:24 PM
To: Nathan Jurey
Subject: Resident Input: Gateway Landing Development (175th & Black Bob)

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 Mr. Jurey,

My name is Mark Finch, and I am a homeowner in Boulder Hills at 15462 W 173rd St—directly adjacent to the proposed Gateway Landing development site. I understand that as Senior Planner, you play a key role in reviewing this project before it proceeds to the Planning Commission.

I am reaching out to share concerns from our neighborhood and to respectfully request that certain issues be thoroughly addressed during the review process. I appreciate the complexity of your role and the importance of ensuring developers provide complete and accurate documentation before projects advance.

CONCERNS WE ASK BE ADDRESSED IN THE REVIEW:

TRAFFIC IMPACT

The addition of 319 rental units will significantly increase traffic on 175th Street and Black Bob Road. Our neighborhoods include families with children who walk and bike daily. We request that a comprehensive traffic impact study be required, with particular attention to pedestrian safety and intersection capacity.

PROXIMITY TO ELEMENTARY SCHOOL

The development site is located very close to an elementary school. We ask that the review consider whether concentrating 319 rental units in such close proximity to a school is appropriate, and whether any additional safeguards or conditions should be attached to any approval.

STORMWATER MANAGEMENT

Several homeowners in our area already experience water runoff issues from this property. Converting this acreage to impervious surfaces raises significant concerns about increased flooding. We request that stormwater management be given careful scrutiny and that mitigation measures protect existing residential properties.

COMPATIBILITY WITH SURROUNDING DEVELOPMENT

Our communities—Boulder Hills, Forest Hills Estates, and Village at Forest Hills—represent approximately 395 single-family homes. Many residents purchased with the understanding that adjacent development would be

owner-occupied townhomes. We ask that the review consider whether the proposed density and rental nature of this development is compatible with the established neighborhood character.

DOCUMENTATION COMPLETENESS

We understand that hearings have been delayed due to incomplete documentation from the developer, CRG Residential. We appreciate the city's diligence in requiring complete submissions before advancing projects. Thorough review protects both the city and existing residents.

I am available to provide any additional information that might be helpful during the review process. I appreciate your dedication to ensuring Olathe's development is thoughtful and well-planned.

Respectfully,

Mark Finch
15462 W 173rd St
Olathe, KS 66062
913-269-1031
mark@lightjewels.com

COMMUNITY PETITION
OPPOSITION TO PROPOSED MULTI-FAMILY DEVELOPMENT
175th Street & Black Bob Road, Olathe, Kansas

TO: Olathe City Council
Olathe Planning Commission
Johnson County West Consolidated Zoning Board

FROM: Residents of Boulder Hills, Village at Forest Hills, and Forest Hills Estates
Olathe, Kansas

DATE: April 2026

RE: Opposition to Proposed 319-Unit Apartment Complex at 175th & Black
Bob Road

STATEMENT OF OPPOSITION

We, the undersigned residents of Boulder Hills Estates, Boulder Hills Enclave, Forest Hills Estates and The Village at Forest Hills, respectfully petition the Olathe City Council, Olathe Planning Commission, and Johnson County West Consolidated Zoning Board to **DENY** approval for the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

This proposed development consists of 10 three-story apartment buildings with 525 parking spaces on approximately 23 acres currently zoned RP-3 (Planned Low-Density Multifamily District).

Our established community of 179 single-family homes, valued between \$500,000 and \$1,000,000, is zoned R-1 (Residential Single-Family) across 22+ acres. We purchased our homes with the reasonable expectation that adjacent development would be compatible with our low-density residential neighborhood.

GROUNDS FOR OPPOSITION

1. MISREPRESENTATION TO HOMEOWNERS

Residents of Boulder Hills Estates and Boulder Hills Enclave were verbally informed that the adjacent property would be developed as **OWNER-OCCUPIED TOWNHOMES**—not rental apartment units. Many homeowners relied on this representation when making the significant financial decision to purchase homes in this

community. The proposed 319-unit rental apartment complex is a substantial and material departure from what was communicated to prospective homebuyers.

2. INCOMPATIBLE DENSITY AND CHARACTER

The proposed development is fundamentally incompatible with the established character of our neighborhood:

- Boulder Hills (Estates & Enclave): 214 homes (R-1 Single-Family)
- Forest Hills Estates: 137+ homes (R-1 Single-Family)
- The Village at Forest Hills: 44 homes (R-3 Townhomes)
- Proposed Development: 319 rental units on 23 acres (RP-3 zoning)

While RP-3 zoning permits multi-family development, it is intended for "townhomes, active adult, and senior living facilities"—NOT high-density rental apartment complexes. The proposed development does not align with the spirit or intent of RP-3 zoning.

3. TRAFFIC CONGESTION AND SAFETY

The addition of 319 units with 525 parking spaces will generate significant traffic volume on roads that were not designed to accommodate this density:

- Conservative estimate: 600+ additional daily vehicle trips
- Peak hour congestion on 175th Street and Black Bob Road
- Increased accident risk at nearby intersections
- **DANGEROUS CONDITIONS** for pedestrians, children, walkers, and cyclists
- Our neighborhoods have families who walk and bike daily—this development **WILL PUT LIVES AT RISK**

COST TO TAXPAYERS:

This development will require significant infrastructure improvements that will be paid for by City and County taxpayers, including:

- Road widening and intersection improvements
- Additional traffic signals and signage
- Increased police and fire/EMS response requirements
- School transportation expansion
- Stormwater infrastructure upgrades

These costs will result in **INCREASED PROPERTY TAXES** for existing residents who are already paying their fair share. Taxpayers should not be forced to subsidize infrastructure for a development that benefits out-of-state developers while harming local homeowners.

4. SCHOOL OVERCROWDING

The local middle school, located north of the proposed development site, is **ALREADY** at capacity and requires physical expansion to serve existing students. Adding 319 residential units will further strain an overburdened school system, potentially resulting in:

- Larger class sizes
- Reduced educational quality
- Additional taxpayer burden for school expansion
- Longer bus routes and transportation challenges

5. STORMWATER AND FLOODING CONCERNS

Existing residents **ALREADY** experience flooding from water runoff originating from the proposed development site. Converting this acreage to impervious surfaces (parking lots, buildings, and roadways) will dramatically increase stormwater runoff, leading to:

- Increased flooding of existing residential properties
- Potential property damage to homes in Boulder Hills
- Strain on existing stormwater infrastructure
- Environmental degradation of local waterways

We request that any development approval require a comprehensive stormwater management study and mitigation plan that protects existing homeowners.

6. PROPERTY VALUE IMPACT

Extensive real estate research demonstrates that high-density rental apartment complexes negatively impact adjacent single-family home values. Our community represents a collective investment of approximately **\$200-400 MILLION** in real estate. Residents have a significant financial stake in ensuring compatible development that protects—rather than diminishes—property values.

7. PRIVACY, NOISE, AND LIGHT POLLUTION

The proposed three-story apartment buildings will:

- Overlook the private backyards of existing single-family homes
 - Eliminate privacy for residents whose properties border the development
 - Generate increased noise from 319 units and 525+ vehicles
 - Produce light pollution from parking lots and building lighting
 - Diminish quality of life for existing residents
-

OUR REQUEST

We respectfully request that the Olathe City Council, Planning Commission, and Johnson County West Consolidated Zoning Board:

1. **DENY** approval for the proposed 319-unit apartment complex as currently designed.
2. **REQUIRE** any future development to be consistent with the OWNER-OCCUPIED TOWNHOME concept that was represented to existing homeowners.
3. **MANDATE** comprehensive traffic and stormwater impact studies before any development is approved.
4. **ENSURE** that any approved development is compatible with the low-density, single-family character of Boulder Hills Estates and Boulder Hills Enclave.

UPCOMING PUBLIC HEARINGS

We encourage all concerned residents to attend the following public meetings:

WEST CONSOLIDATED ZONING BOARD

Wednesday, April 15, 2026 at 6:30 PM

County Administration Building, 111 S. Cherry St., Olathe, KS

Third Floor, Board Hearing Room

CITY COUNCIL MEETING

Tuesday, April 21, 2026 at 7:00 PM

Council Chambers, Olathe City Hall, 100 E. Santa Fe St., Olathe, KS

PLANNING COMMISSION

Monday, April 27, 2026 at 7:00 PM

Council Chamber, 100 E. Santa Fe St., Olathe, KS

Anna Will

From: mark lightjewels.com <mark@lightjewels.com>
Sent: Wednesday, May 6, 2026 4:00 PM
To: Planning Contact
Cc: Mark Finch
Subject: Gateway Landing Petition
Attachments: GatewayLandingPetitionSigned.pdf

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 attaching a copy of the petition that the Boulder Hills Community has put together about the proposed apartment complex at 175th st and black bob.
Please enter it in the official records.

Mark Finch
15462 W 173rd St Olathe, Kansas 66062
913-269-1031

**COMMUNITY PETITION
OPPOSITION TO PROPOSED MULTI-FAMILY DEVELOPMENT
175th Street & Black Bob Road, Olathe, Kansas**

TO: Olathe City Council
Olathe Planning Commission
Johnson County West Consolidated Zoning Board

FROM: Residents of Boulder Hills, Village at Forest Hills, and Forest Hills Estates
Olathe, Kansas

DATE: April 2026

RE: Opposition to Proposed 319-Unit Apartment Complex at 175th & Black Bob Road

STATEMENT OF OPPOSITION

We, the undersigned residents of Boulder Hills Estates, Boulder Hills Enclave, Forest Hills Estates and The Village at Forest Hills, respectfully petition the Olathe City Council, Olathe Planning Commission, and Johnson County West Consolidated Zoning Board to **DENY** approval for the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

This proposed development consists of 10 three-story apartment buildings with 525 parking spaces on approximately 23 acres currently zoned RP-3 (Planned Low-Density Multifamily District).

Our established community of 179 single-family homes, valued between \$500,000 and \$1,000,000, is zoned R-1 (Residential Single-Family) across 22+ acres. We purchased our homes with the reasonable expectation that adjacent development would be compatible with our low-density residential neighborhood.

GROUNDS FOR OPPOSITION

1. MISREPRESENTATION TO HOMEOWNERS

Residents of Boulder Hills Estates and Boulder Hills Enclave were verbally informed that the adjacent property would be developed as **OWNER-OCCUPIED TOWNHOMES**—not rental apartment units. Many homeowners relied on this representation when making the significant financial decision to purchase homes in this community. The proposed 319-unit rental apartment complex is a substantial and material departure from what was communicated to prospective homebuyers.

2. INCOMPATIBLE DENSITY AND CHARACTER

The proposed development is fundamentally incompatible with the established character of our neighborhood:

- Boulder Hills (Estates & Enclave): 214 homes (R-1 Single-Family)
- Forest Hills Estates: 137+ homes (R-1 Single-Family)
- The Village at Forest Hills: 44 homes (R-3 Townhomes)
- Proposed Development: 319 rental units on 23 acres (RP-3 zoning)

While RP-3 zoning permits multi-family development, it is intended for "townhomes, active adult, and senior living facilities" **NOT high-density rental apartment complexes**. The proposed development does not align with the spirit or intent of RP-3 zoning.

3. TRAFFIC CONGESTION AND SAFETY

The addition of 319 units with 525 parking spaces will generate significant traffic volume on roads that were not designed to accommodate this density:

- Conservative estimate: 600+ additional daily vehicle trips
- Peak hour congestion on 175th Street and Black Bob Road
- Increased accident risk at nearby intersections
- **DANGEROUS CONDITIONS** for pedestrians, children, walkers, and cyclists
- Our neighborhoods have families who walk and bike daily—this development **WILL PUT LIVES AT RISK**

COST TO TAXPAYERS:

This development will require significant infrastructure improvements that will be paid for by City and County taxpayers, including:

- Road widening and intersection improvements
- Additional traffic signals and signage
- Increased police and fire/EMS response requirements
- School transportation expansion
- Stormwater infrastructure upgrades

These costs will result in **INCREASED PROPERTY TAXES** for existing residents who are already paying their fair share. Taxpayers should not be forced to subsidize infrastructure for a development that benefits out-of-state developers while harming local homeowners.

4. SCHOOL OVERCROWDING

The local middle school, located north of the proposed development site, is **ALREADY** at capacity and requires physical expansion to serve existing students. Adding 319 residential units will further strain an overburdened school system, potentially resulting in:

- Larger class sizes
- Reduced educational quality
- Additional taxpayer burden for school expansion
- Longer bus routes and transportation challenges

5. STORMWATER AND FLOODING CONCERNS

Existing residents **ALREADY** experience flooding from water runoff originating from the proposed development site. Converting this acreage to impervious surfaces (parking lots, buildings, and roadways) will dramatically increase stormwater runoff, leading to:

- Increased flooding of existing residential properties
- Potential property damage to homes in Boulder Hills
- Strain on existing stormwater infrastructure
- Environmental degradation of local waterways

We request that any development approval requires a comprehensive stormwater management study and mitigation plan that protects existing homeowners.

6. PROPERTY VALUE IMPACT

Extensive real estate research demonstrates that high-density rental apartment complexes negatively impact adjacent single-family home values. Our community represents a collective investment of approximately **\$200-400 MILLION** in real estate. Residents have a significant financial stake in ensuring compatible development that protects—rather than diminishes—property values.

7. PRIVACY, NOISE, AND LIGHT POLLUTION

The proposed three-story apartment buildings will:

- Overlook the private backyards of existing single-family homes
- Eliminate privacy for residents whose properties border the development
- Generate increased noise from 319 units and 525+ vehicles
- Produce light pollution from parking lots and building lighting
- Diminish quality of life for existing residents

OUR REQUEST

We respectfully request that the Olathe City Council, Planning Commission, and Johnson County West Consolidated Zoning Board:

1. **DENY** approval for the proposed 319-unit apartment complex as currently designed.
2. **REQUIRE** any future development to be consistent with the OWNER-OCCUPIED TOWNHOME concept that was represented to existing homeowners.
3. **MANDATE** comprehensive traffic and stormwater impact studies before any development is approved.
4. **ENSURE** that any approved development is compatible with the low-density, single-family character of Boulder Hills Estates and Boulder Hills Enclave.

UPCOMING PUBLIC HEARINGS

We encourage all concerned residents to attend the following public meetings:

WEST CONSOLIDATED ZONING BOARD

Wednesday, April 15, 2026 at 6:30 PM

County Administration Building, 111 S. Cherry St., Olathe, KS

Third Floor, Board Hearing Room

CITY COUNCIL MEETING

Tuesday, April 21, 2026 at 7:00 PM

Council Chambers, Olathe City Hall, 100 E. Santa Fe St., Olathe, KS

PLANNING COMMISSION

Monday, April 27, 2026 at 7:00 PM

Council Chamber, 100 E. Santa Fe St., Olathe, KS

PETITION CONTACT INFORMATION

For questions or to return signed petitions, please contact:

Name: Mark Finch

Email: GatewayLandingPetition@outlook.com

Phone: 913 269 1031

*This petition will be presented to the Olathe City Council,
Planning Commission, and Johnson County West Consolidated
Zoning Board in April 2026.*

SIGNATURES

By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
1	JEAN FINCH	15462 W 173	Jean Finch	4/15/26
2	Mark Finch	15462 W 173 rd ST	Mark Finch	4/15/26
3	GARY RACY	15467 W 173 rd ST	Gary Racy	4/15/26
4	SHAWN STEVENS	16913 W 170 th St.	Shawn Stevens	4/15/2026
5	Camille Eisenbart	15432 W 171 st Ter	Camille Eisenbart	4/15/2026
6	Robert Standley	17344 S. Hall	Robert Standley	4/15/2026
7	Melissa Pfoff	15285 W 171 st Ter	Melissa Pfoff	4/15/2026
8	Casey Young	17364 South Kaw St.	Casey Young	4/15/2026
9	Nikki Bisht	17364 South Kaw St.	Nikki Bisht	4/15/26
10	Miriam Gossett	17222 S. Hall St	Miriam Gossett	4/15/26
11	Joyce Sands	15129 W 173 rd St	Joyce Sands	4/15/26
12	Danielle Grilam	15129 W. 173 rd St	Danielle Grilam	4/15/26
13	Cherie Geary	17190 S Allman Rd.	Cherie Geary	4/15/26
14	Kristin Lenander	15714 W 171 st Ter	Kristin Lenander	4/15/26
15	Owen Lenander	15714 W 171 st Ter	Owen Lenander	4/15/26
16	Elizabeth Inejust	17384 S. Hall St	Elizabeth Inejust	4/15/26
17	Amanda Sparks Summers	15480 W. 171 st Ter	Amanda Sparks Summers	4.15.26
18	Nicole Brown	15272 W 171 st Ter	Nicole Brown	4/15/26
19	Brian Brown	15272 W 171 st Ter	Brian Brown	4/15/26
20	Brooklyn Woolard	16001 W. 173 rd Ct.	Brooklyn Woolard	4/15/26

(Continue on additional pages as needed)

SIGNATURES

SIGNATURES

By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
1	Jennifer Walker	17286 S Tomastrow St	Jennifer A Walker	4/15/26
2	Kenneth Walker	17286 S Tomastrow St	Kenneth Walker	4-15-2026
3	Ashley Ludwick	17072 S Schweiger Dr.	Ashley Ludwick	4-15-2026
4	John English	17389 S Hall St	John English	4/15/26
5	Carmen Tracy	15407 W. 175th St	Carmen Tracy	4/15/26
6	Larry Sanderson	15857 W. 171st Ter	Larry Sanderson	4/15/26
7	Patricia Sanderson	15857 W 171st Ter	Patricia Sanderson	4/15/26
8	Craig FRIEZE	17360 S HALL ST	Craig A. Frieze	4/15/26
9	Tyler Berney	17234 S Hall St	Tyler Berney	4/15/26
10	Chris Abarca	17246 S. Hall St.	Chris Abarca	4/15/26
11	Jean Abarca	17246 S. Hall St	Jean Abarca	4/15/26
12	Cindy C. Smith	15438 W. 173rd St	Cindy C. Smith	4/15/26
13	Kalos PFAFF	15285 W 171st Ter	Kalos PFAFF	4/15/26
14	Shawn Summers	15480 W 171st Terr	Shawn Summers	4-15-26
15	Julie O'Neil	15157 W. 173 St	Julie O'Neil	4.15.26
16	TIM SOLBERG	15736 W 171st Ter	Tim Solberg	4-15-26
17	Lauren Solberg	15736 W 171st Ter	Lauren Solberg	4-15-26
18	Bradley Dick	15184 W 173rd St	Bradley Dick	4-15-26
19	Linda Boring	17198 S. Hall St.	Linda Boring	4-15-26
20	Bob Boring	17198 S Hall St	Bob Boring	4-15-26

(Continue on additional pages as needed)

SIGNATURES

By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
21	Barry C. Gossett	17222 S. Hall St	Barry C. Gossett	4/15/26
22	Carol J. Myers	15472 W. 172 nd Place	Carol J. Myers	4-15-26
23	William F. Myers	15472 W. 172 nd Place	William F. Myers	4-15-26
24	Travis Geary	17190 S Allman Rd.	Travis Geary	4-15-26
25	DEBORAH MARTINEK	15336 W. 171 st Ter	Deborah Martinek	4/15/26
26	Jennifer Eddings	17368 S. Hall	Jennifer Eddings	4/15/26
27	Jacob Woodard	16001 W. 173 rd Ct.	Jacob Woodard	4/15/26
28	Brady Faggard	17219 S Allman Rd	Brady Faggard	4/15/26
29	RICHARD GREENLEE	17341 S Hall St	Richard Greenlee	4-18-26
30	MIKE CIZZUIN	17349 S HALL ST	Mike Cizzuin	4-18-26
31	Kathy Crellin	17349 S Hall St	Kathy Crellin	4-18-26
32	Brett Freeman	17357 S Hall St	Brett Freeman	4-18-26
33	Josuaan Spear	17357 S Hall	Josuaan Spear	4/18/26
34	Bob Viehweg	17381 S Hall St	Bob Viehweg	4-18-26
35	Sandy Clark	17376 S. HALL ST	Sandy Clark	4-18-26
36	Phil Clark ^{Phil Clark}	17376 S. Hall St.	Phil Clark	4-18-26
37	Kimberly Vorkin	173528 HALL ST	Kimberly Vorkin	4-18-26
38	DAVIS LINSCHIED	17577 W 173 rd ST	Davis Linschied	4-18-26
39	Waren Kay Linschied	17577 W. 173 rd ST	Waren Kay Linschied	4-18-26
40	Abby Tate	17176 S. Hillman Rd.	Abby Tate	4-20-26

(Continue on additional pages as needed)

SIGNATURES








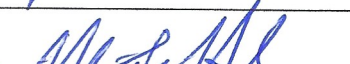





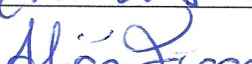

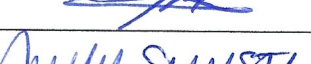
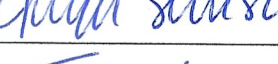
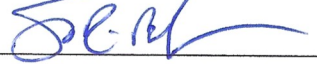

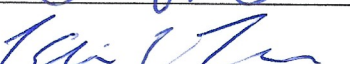
By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
41	Diane Hevener	15487 W 172nd Pl	Diane Hevener	4-15-26
42	Jennifer Budd	15243 W. 172nd Pl	Jennifer Budd	4-20-2026
43	Rob Budd	15243 W 172nd Pl	Rob Budd	4/20/2026
44	Troy Robinson	15475 W. 172nd Ct.	Troy Robinson	4/20/2026
45	Joyce Flowers	15287 W 173rd St	Joyce Flowers	4/20/26
46	LARRY WINTERS	17336 S. Hall St.	Larry Winters	4-20-26
47	Leeanna Standley	17344 S Hall St.	Leeanna Standley	04/20/2026
48	KAREN KOLKIN	17373 S. Hall St	Karen Kolkun	04/20/2026
49	Rose W Scott	15402 W 173rd	Rose W Scott	4/20/2026
50	Kasey Westermayer	15419 W. 171st Pl	Kasey Westermayer	4-20-26
51	Jenna Koenehan	15422 W 171st Pl	Jenna Koenehan	4/20/26
52	CONNIE SCOTT	15402 W. 173rd St.	Connie Scott	4/20/26
53	Sam Arnold	15404 W 171st Pl	Sam Arnold	4/20/26
54	Ken Klinsworth	15498 W 172nd Ct	Ken Klinsworth	4/20/26
55	KAREN INSE	15325 W 173rd Ter	Karen Inse	4/20/26
56	Hail Meyer	15315 W 173rd St	Hail Meyer	4/20/26
57	JOHN MEYER	15315 W. 173rd	John Meyer	4/20/26
58	Naomi Arnold	15404 W. 171st Pl	Naomi Arnold	4/20/26
59	John Westermayer	15419 W. 171st Pl	John Westermayer	4/20/26
60	Carmen Parker Bradshaw	15251 W 172nd Pl	Carmen Parker Bradshaw	4/20/2026

(Continue on additional pages as needed)

SIGNATURES

By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

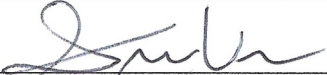


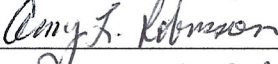
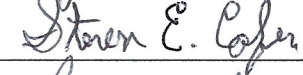

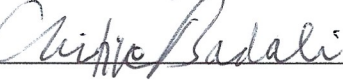
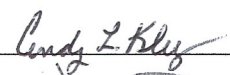


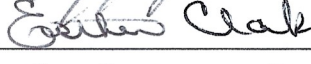






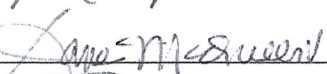


#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
61	TRAVIS BRADSHAW	15251 W. 172nd PL OLATHE, KS 66062		4/20/2026
62	James E. Allen	15254 W. 173rd St Olathe, KS 66062		4/20/2026
63	Wanda R. Allen	15254 W. 173rd St Olathe, KS 66062		4/20/26
64	Beverly Klindworth	15498 W. 172nd Ct. 66062		4/20/26
65	Liz Davis	15286 W 172nd PL		4/20/26
66	Mike Davis	15286 W 172nd PL		4/20/26
67	Kimberly Hough	17291 S. LICHTENAUER DR.		04/20/26
68	Daniel Hough	17291 S. Lichtenauer Dr		04/20/26
69	MARTIN TALAVERA	15414 W. 173rd Street OLATHE, KS 66062		4/20/26
70	Danah Gural	17293 South Conley St. Olathe, KS 66062		4/20/26
71	Terri Darling	17112 S Allman Rd Olathe, KS 66062		4/20/26
72	Armando Sanchez	17392 S Hill St Olathe, KS 66062		4/20/26
73	Alicia Faggard	17219 S Allman Rd. Olathe, KS 66062		4-20-26
74	Aracely Alcala	15414 W. 173rd St Olathe, KS 66062		4-20-26
75	Jennifer Sumstev	17113 S. SCHWEIGER DR OLATHE, KS 66062		4/20/26
76	SEAN RENTRO	15416 W 171st Ter OLATHE, KS 66062		4/20/26
77	Chekey Rentro	15416 W 171st Ter Olathe, KS 66062		4/20/26
78	KEVIN KOSWENW	15422 W. 171st PL OLATHE, KS 66062		4/20/26
79	Amanda Finhe	15941 W. 171st Ter Olathe, KS 66062		4/20/26
80	Erin Varner	17273 S. Tomashaw St Olathe, KS 66062		4/21/26

ERIN VARNER

(Continue on additional pages as needed)

SIGNATURES

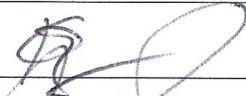


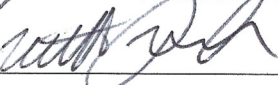

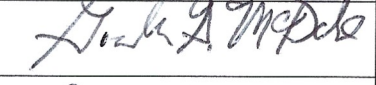
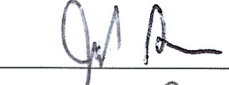
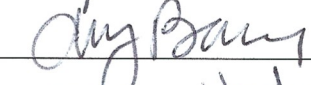
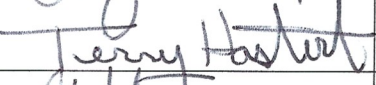
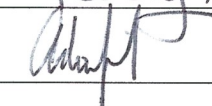
By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
81	SHAWN VARNER	17273 S Tomasthew St		4.21.26
82	Dan Mertensmeyer	15292 W 173 rd St.		4-22-26
83	Suzanne Mertensmeyer	15292 W 173 rd St		4-22-26
84	Amy Robinson	15475 W 172 nd Ct		4-22-26
85	Steven E Cofer	17141 S Allman Rd		4-22-2026
86	Lorraine McShure	15735 W 172 nd St		4-22-26
87	Christine Badali	15160 W 173 rd St		4-22-26
88	Cindy Klug	15245 W 173 rd St		4-22-26
89	Jill Brewer	15320 W 173 rd Ter		4.22.26
90	Jeff Brewer	15320 W 173 rd Terrace		4-22-26
91	Esther CLARK	15222 W 173 rd St.		4-22-26
92	Manu'el Clark	15222 W 173 rd St		4-22-26
93	Vince Badali	15160 W 173 rd St		4-22-26
94	Laura Clark	16254 W 172 nd Ter		4-22-26
95	William Watson	15341 W 173 rd Terr		4/22/26
96	Susan Heyka	15278 W 173 rd St.		4/22/26
97	MARLEN McQUEEN	15236 W 173 rd St		4/28/26
98	Jane McQueen	15236 W 173 rd St		04/28/26
99	Rebecca Thomas	15378 W 173 rd Terr		4/28/26
100	Mikel Thomas	15378 W 173 rd Terr		4/28/26

(Continue on additional pages as needed)

SIGNATURES

By signing below, I confirm that I am a resident of Boulder Hills, Village at Forest Hills, or Forest Hills Estates and I OPPOSE the proposed 319-unit apartment complex development at 175th Street and Black Bob Road.

#	PRINTED NAME	ADDRESS	SIGNATURE	DATE
101	Kristina L. Gray	15288 W. 171 st Terr		3-28-26
102	Glye SINGLETON	15288 W. 171 st Terr		3-28-26
103	KRISTIN CRAWFORD	17285 S. TOMASHAW ST.		4-28-26
104	MATT CRAWFORD	17285 S. TOMASHAW ST		4-28-26
105	Thomas Kramer	15277 W 171 st Ter		4-28-26
106	Loke J. McDole	15486 W. 173 ST.		4-28-26
107	Jack Bauer	15310 W 171 st Pl		4/28/26
108	Amy Bauer	15310 W. 171 Pl.		4/28/26
109	TERRY HASTERT	17297 S TOMASHAW		4/28/26
110	Adam Finke	15941 W. 171 st Ter		4/28/26
111				
112				
113				
114				
115				
116				
117				
118				
119				
120				

(Continue on additional pages as needed)