

New Bedford Land/NE 119th & Lone Elm Rd.
RZ25-0009 – Lone Elm Townhomes

September 18, 2025 Neighborhood Meeting Minutes.

Attendance:

Curtis Holland – Polsinelli PC
Tim Homburg – NSPJ Architects

Meeting Location/Date:

St. Paul's Catholic Church (Assemble Room) – 21650 W. 115th Terrace, Olathe, KS 66061

Neighborhood Attendees: Approximately 40 Attendees (see attached sign-in sheet)

The meeting began at approximately 7:00 p.m. with Curtis Holland explaining the need for a Rezoning and indicated that the Planning Commission meeting is currently scheduled for October 13, 2025. He also explained that the site plan being shown was merely a Concept Plan and explained that if approved they would need to prepare a Preliminary Development Plan and the neighbors would get to weigh in again at another public hearing.

Mr. Holland spoke about Block Real Estate Services (the proposed developer) and its great track record for owning/maintaining multifamily developments and building Class A projects in the City of Olathe and throughout Kansas City. Mr. Holland explained that the design and colors of the new buildings would be very consistent with their homes and fit within the neighborhood. He also explained that interiors would be very nicely finished. He recommended the residents visit the THs at The Clearing at One 28 so they can see an example of other projects developed by Block.

Next, Tim Homburg shared aerial and site plans showing the location of the subject property. He also talked about landscaping and screening. He mentioned that he had over 34 years of experience and has done many projects in Olathe and all over Kansas City and that this would be a first-class project.

The meeting then was turned over to the attendees for comments and Q&A session.

Questions/Comments

Comment: Most of the attendees appeared to support townhome development but there were many opposed to the project because it was proposed to be “for rent” instead of “for sale.” They had a negative impression of renters and felt like they would not maintain their homes as well as true owners. One resident said he preferred retail. Others mentioned preference for a church. Mr. Homburg explained that Block is one of the best developers/owners in the City and that Mr. Block personally drives around his developments on the weekends and instructs his property managers if he finds any problem.

The majority rejected having the new community join their HOA. They did not want the new residents to use HOA property such as the pool, walks and trails, parks, or private streets. They also pointed out that the new project did not have any amenities and so the new children would be forced to play in the streets. Mr. Homburg pointed out that the homes would have backyard areas the same as their homes.

Comment: There were comments about the density of the project, suggesting that 71 homes is too much for this tract of land. They asked about the numbers of bedrooms? Mr. Homburg stated they would be two and three-bedroom homes. Several people thought that the new buildings were too big compared to their homes. Their buildings are mostly triplexes and duplexes compared to the proposed buildings which had as many as 9 units. Several people thought the difference in building sizes would negatively impact their property values. Mr. Holland emphasized these would be first-class THs and based on his experience he strongly doubted they would negatively impact their property values. They asked about rental rates. Mr. Homburg indicated the rents would likely exceed \$2,600 per unit and would be filled with mostly empty nesters or young professionals. They would not generate a lot of children. There was a question whether any of the homes would be 3-story or if they would have basements? Mr. Homburg answered none of the homes would be 3-story, they would all be 2-story. Someone asked if any would have basements because there were water drainage problems in the area. Mr. Homburg said there were no basements in the new home. Someone asked how much it would cost to construct the new homes. Mr. Homburg mentioned that new construction like this is approximately \$250 per square feet. Someone asked how big the new homes would be? Mr. Homburg indicated they would likely be 1,500 s.f. and larger.

Comment: There were some concerns that the new project would negatively affect traffic on 119th and Lone Elm and asked if a traffic study had been done? Mr. Holland said “no”, the City hasn’t requested one. There was some discussion about whether the streets providing access to the project were public or private streets. Some residents were convinced they were private streets. Mr. Holland indicated that both street entrances were public roads. There was concern expressed about where cars would park if someone was having a party. They didn’t want them to park on their private streets. Mr. Holland indicated they can post No Parking signs on their private streets if that was a concern.

The meeting concluded at around 8:15 p.m.

MEETING SIGN-IN SHEET

Project: Lone Elm Townhomes (119th & Lone Elm Rd.)

Meeting Date: September 18, 2025

Facilitator: Curtis Holland, Polsinelli PC

Place/Room: St. Paul Catholic Church / Assemble Room

Application #: RZ25-0009

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