

Meeting Date: January 25, 2024, 6:30 PM

Location of Meeting: Olathe Community Center
1205 E. Kansas City Road, Olathe, KS 66061

Project: Evergreen Community and Midland Care

Project/File No.: 230919 and 230812

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Evergreen:
Chris Osborn – Evergreen, owner
Jordan Anderson – Scenic Development
Tim Fisher – Fisher Architects, architect
Doug Ubben, P.E., Phelps Engineering, civil engineer
Judd D. Claussen, P.E., Phelps Engineering, civil engineer

Midland:
Shawn Sullivan – Midland Care, owner
Corey Dehn – SDG, Inc., architect
Joel Kriss – KBS, contractor
Doug Ubben, P.E., Phelps Engineering, civil engineer
Judd D. Claussen, P.E., Phelps Engineering, civil engineer

Copy: Olathe planning staff

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1. There were 13 residents that attended. Judd Claussen welcomed the attendees and gave a brief explanation of how the meeting was to inform the neighbors about 2 separate projects that were in the same vicinity and coming through the rezoning process at the same time. A location map was presented to show where each of the projects was located and included the site layout for each project. It was explained that each project was requesting rezoning to C-3 from the current BP zoning and the BP zoning had been in place since 1996 along with a zoning amendment that was completed in 2001. To conclude the introduction, the development teams for each project were introduced to the neighbors.
 2. Chris Osborn next took over the presentation and gave a summary of who Evergreen Community is and what they do. Chris explained how long they've been in business and the different levels of care that Evergreen provides.
 3. Judd Claussen next gave an overview of the site plan for Evergreen and explained that the project would be built in phases. Phase 1 includes:
 - 40 skilled nursing units, 1 story building
 - 40 assisted living units, 1 story building
 - 34 independent living units, 3 story building

Future phases will include a separate 3 story building with 56 independent living units and townhomes with 12 additional independent living units, single story. A summary of the trees to be saved along the east property line was presented as well as where an additional basin is being constructed for stormwater control.

4. Tim Fisher then gave an architectural overview of the Evergreen buildings and presented perspective renderings of the buildings. It was noted that the buildings will consist of stone, "smart trim" siding and trim, and stained wood accents that would be similar to what you'd see in a residential setting. The independent living units would also have balconies.
5. Shawn Sullivan next gave an overview of Midland Care including where they currently operate in Kansas and the programs they offer to assist the elderly community. Most of their clients are not in assisted living facilities and their programs assist the aging community still living at home.
6. Judd Claussen then gave an overview of the site layout for Midland Care. It was noted that there are two entrances off of Ambassador Street and the parking lot is located on the south and west sides of the building, which is on the north side of the lot. It was also noted that the trees on the eastern side of the lot would be saved within a 40' tree preservation setback. There would also be a retaining wall that would only be seen from the Midland Care side and the building would sit lower than the grade along the east property line.
7. Corey Dehn next provided an overview of the architecture for the Midland Care site. He noted that the main entry would be on the west side of the building and there would be a canopy over a drive on the south side of the building for drop offs. The east side of the building would have some outdoor space to be used by the clients during the day. It is important for Midland Care to have the trees as well along the east side of the building for shade. The building will consist of limestone, brick, and wood materials.
8. To wrap up the presentation, Judd Claussen went over the process for the rezoning and let the neighbors know there would be a public hearing at the planning commission meeting that is scheduled for February 26th at city hall in the council chambers. The planning commission is a recommending body that makes a recommendation to the city council, which will hear the matter on March 19th. Following this information, the floor was opened for questions and answers. The following are the questions that were asked.
9. Will lighting from the projects project towards the neighborhood? All the lighting will be down lighting with cut-off lenses. There will also be a photometric plan completed with the final development plans to show that lighting is not spilling over the property lines any more than allowed by ordinance.
10. What is the wall height adjacent to the townhomes? The height of the wall is roughly 10' – 12' at its tallest and will taper down from there. The exposed side of the wall is on the townhome (west) side.
11. What is the grade relationship between the proposed buildings and the existing houses to the east? Elevations of the proposed buildings were provided along with the elevations directly to the east. The proposed buildings sit lower than the existing houses to the east.

12. How many employees will each development have? Evergreen will have 90 – 100 employees and about 1/3 of those employees will be there during the maximum shift. Midland Care will have approximately 90 employees.
13. Will there need to be a traffic signal on College Boulevard or on Ridgeview Road? The intersection of College Boulevard and Ambassador Street is slated for a signal when the development approved north of College Boulevard is completed. The proposed development of Evergreen and Midland Care will not generate enough trips to warrant a signal at this time at either College Boulevard or Ridgeview Road. The median on Ambassador that restricts northbound traffic from making a left turn will be removed when the signal is installed.
14. How often will there be an ambulance coming into the developments with the sirens on? Chris Osborn with Evergreen said that very rarely do the ambulances come in with the sirens on. Most calls are non-emergency calls. Shawn Sullivan with Midland Care said they rarely have ambulances at their facility and that they have physicians on staff to assist with medical needs.
15. Will there be any blasting? The methods for excavating rock have not yet been determined and there could possibly be blasting.
16. Are there any anticipated utility interruptions to the neighbors? No, all utilities are available to both sites and only service connections will be made. There is no work needed to any mains that would cause any interruptions in their service.
17. What is the timing of the second phase of Evergreen? Estimates are that phase 2 of the Evergreen development would occur at least 5 years after opening phase 1.
18. Will there be another neighborhood meeting and city approvals before phase 2 of Evergreen? What if there are changes to the architecture? The city has criteria for what is considered significant changes. If the plan with phase 2 meets any of the criteria for a significant change, then the project would come back before the city planning commission for approval and there would be another neighborhood meeting. However, if the plan with phase 2 complies with the approved preliminary plan, then there would not be any approvals needed by planning commission.
19. Will the townhomes have basements? No, they will not have basements.
20. Will there be a trail along the east property line, since there is an easement there for a trail? No, we are not proposing a trail along the east property line. We don't feel the trail would benefit either of the developments and require taking out some of the trees to get the trail constructed. (The neighbors were in support of no trail.)
21. What time will construction start? Construction will not begin any earlier than allowed by the city's ordinance. There was some concern about construction beginning at 5:30 am like another project in the area, but the neighbors were assured that construction would not start at 5:30 am.
22. After there were no further questions the meeting concluded.

Evergreen and Midland Care Rezoning / PDP Neighborhood Meeting Summary

Jan. 25, 2024

Public Information Sign In Sheet - In Person Meeting
 Evergreen Senior Living & Midland Care/PACE
 Location: Olathe Community Center
 Thursday, January 25, 2024

No.	First and Last Name	Address	Phone #	Email
*1	Joel Kriss	OLATHE	785-224-8697	joelkriss@kbsci.com
*2	Jordan R. Anderson	Olathe	575-689-8232	jordan.anderson@scenic-dev.com
*3	Tim Fisher	Lawrence	816-529-1354	tif@fisher-arch.com
*4	CORCY DEHN	TOPEKA	785-817-1377	cd@sdg-arch.com
*5	Doug Ubben	1270 N. Winchester, Olathe KS	913-393-1155	dougubben@phelpsenengineering.com
*6	Chris Osborn	Olathe	913-477-8252	chriso@eliinc.org
*7	Shawn Sullivan		785-230-3033	ssullivan@midlandcc.org
8	Joela Flaxa	17725 W. 113th St Olathe	785-245-2153	jflaxa@yahoo.com
9	KEVIN HOMAN	17735 W. 117th St	913-579-3271	KHoman167@gmail.com
10	DARYL HANETTE HOUSE	18304 W. 114th St	913-609-1046	DAJHOUSE@GMAIL.COM
11	Kat Denny	17613 W. 113th Ter		Katdenny17@gmail.com
12	Peter Tomlin	11000 Kig St.	913-469-4100	RHT@pynjones.com
13	Ryan Forshue	17664 W. 111th Ter	913-909-1064	RForshue@ccskks.org
14	Kelly Meyer	17695 W. 113th St.	913-206-4608	Kellm@shgglobal.net
15	MARK DWYER	12984 S. HALLET ST.	314-320-9893	MARKDWYER87@mc.com

* Development team members

No.	First and Last Name	Address	Phone #	Email
15	Chris Heller	11431 S. Longview Rd Olathe KS 66061	913-238-7578	chahone@a5sg.com
17	DiAnne Daugherty	100 E Sunset Cir 66061	913-707-8561	ddkubotaiko@gmail.com
18	GARY DURA	17715 W. 113th St. 66061	913-302-9752	DURR@ATT.NET
19	Marge Jock	18840 W. 116		mjock@otatheks.org
20	William A. Morris	17613 W. 113th Ter		morris.w.a@gmail.com
21	Evergreen Board Member Linda Gallagher	7804 MONROVIA ST. Lenexa, KS 66316	816-890-1165	LJGallagher@kc.rr.com
*22	Joel Clausson	PEI-1270 N. Winchester Olathe	913-393-1155	jclausson@phelpsenengineering.com
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