



PLANNING
ENGINEERING
IMPLEMENTATION

Date: 11/13/2025

Meeting Date: November 12, 6:00 PM – 7:30 PM

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

Project: 151st & Mur-Len Mixed Use

Project/File No.: 250409

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Judd Claussen – Phelps Engineering
Doug Ubben – Phelps Engineering
Mike McGrew – Phelps Engineering
Danny Potts – Potts

Copy: Olathe Planning Department

EXECUTIVE SUMMARY:

Purpose of Meeting

The purpose of this neighborhood meeting was to provide preliminary information to surrounding property owners and HOA representatives regarding the proposed mixed-use development project prior to formal public notice. The intent was to inform attendees of the project's scope and objectives, gather community feedback, and identify potential refinements to the development plan.

Project Overview

Mr. Judd Claussen introduced the project, outlining that the property is currently zoned **CP-2 (Planned General Business District)**. The proposed zoning amendment does not alter the base zoning but seeks to allow **residential use** as a component of a **mixed-use development**, thereby supporting adjacent commercial businesses and enhancing the viability of the site.

The revised plan replaces the previously approved single large retail "box store" with a **four-story mixed-use building** that transitions to **three stories** along

the southern boundary to better integrate with neighboring residential properties. The development also includes:

- A **northern multi-tenant commercial building** designed to accommodate a quick-service restaurant with drive thru and several small retail tenants.
- A **southern mixed-use structure** featuring ground-floor commercial uses with upper-level residential units arranged around a central courtyard and pool.
- **331 total parking spaces** using ULI time of day analysis for right sizing of the parking lot.
- **Preservation of existing mature trees along the southern property line.**
- **Berming and landscaping along the eastern property line.**

Mr. Claussen presented the open space and landscape plans, emphasizing that existing vegetation will be maintained where possible, with new trees and berming introduced to enhance screening and visual buffering.

Architect Mr. Danny Potts presented conceptual renderings and described the design intent, which draws from **Cape Cod–style architecture** to maintain a human-scaled, residential character. Facade treatments and stepped building heights are intended to soften the visual transition to adjacent homes. The design of the northern multi-tenant building incorporates screening elements along 151st Street to conceal drive-through operations, with storefront features to the north oriented toward the street to promote an active frontage.

Key Discussion Topics and Responses

Following the presentation, attendees raised questions and provided comments regarding potential neighborhood impacts. The project team addressed the following primary areas of concern:

- **Screening and Privacy:**
Additional evergreen trees, deciduous trees, and ornamental shrubs, will be incorporated along the southern and eastern property lines to enhance privacy and restrict access between residential and commercial areas. Multiple neighbors asked that a fence or wall be built on the south and east property lines for additional screening and to discourage residents from the development from entering their yards.
- **Drainage and Grading:**
The project will tie into the existing public stormwater system, with the addition of a private collection network.. Stormwater will be routed to the proposed detention basin in the northeast corner of the site to control downstream runoff. Multiple neighbors along the east property line mentioned they currently experience excessive water in their backyards from the water traveling from the south along the property line and wanted to make sure the development did not do anything to make that situation worse. An underdrain system was mentioned on the east side of the berm to assist with runoff along the east property line.
- **Traffic and Access:**
A traffic impact study has been completed. The site plan maintains the approved access points, including the proposed entrance on 151st Street. Two existing access drives on 151st Street in addition to the existing access drive to Mur-Len Road also provide access to the site via the shopping center to the west.

Northbound Right- and left-turn lanes on the proposed drive to 151st Street and eastbound a eastbound right turn lane on 151st are proposed to improve site circulation and mitigate congestion.

- **Lighting and Noise:**

Parking lot lighting will comply with city ordinances, utilizing cutoff fixtures to minimize light spillover. Construction activities will adhere to the city's noise regulations.

- **Building Height and Density:**

The building steps down from four to three stories on the south side to better transition between the commercial zoning and nearby single family residential. A further reduction to two stories was evaluated but determined infeasible due to project density and economic requirements.

- **Project Timeline:**

Construction is anticipated to begin in **the third quarter of next year**, with an estimated **18-month duration** for the mixed-use building. The north retail building would be quicker in construction duration.

- **Public Review Process:**

The project is tentatively scheduled for **Planning Commission consideration on December 8**, followed by **City Council review on January 6**. The meeting notes and updated plans will be made available prior to the Planning Commission hearing on the city's website.

Next Steps

The development team will incorporate community feedback into the design where feasible, including refinements to landscaping, screening, and drainage features. Coordination with City staff will continue throughout the zoning amendment and preliminary development plan review process.

Detailed meeting notes

1. Meeting got started at 6 pm. Judd Claussen welcomed the attendees. Attendees signed the sign-in sheet.
2. Judd Claussen introduced the project noting the reason we were meeting with them before publicizing the project to inform them of the project, hear feedback, and potentially make improvements to the project. Judd also detailed that we will be taking notes during this meeting, including their questions, which will be distributed to the City. Judd then explained that we are in the middle of the Zoning Amendment and the Preliminary Development Plan process. Judd also displayed the 500' buffer around the proposed development and noted that all property owners and HOA's within the buffer were notified of the project and this meeting with the same letter the attendees received. Judd then introduced the property displaying the existing zoning of the property and surrounding properties. Judd cited that the existing zoning is CP-2 and explained that the zoning amendment is to not change the zoning but to enable the introduction of residential use. Having residents living on site also helps to support the

commercial businesses in this center. Judd then displayed the previously approved development plan and noted the buildings already existing west of the property as well as the future quick serve restaurant and detention basin on the north side within the property and the large box store on the south side. Judd then cited the 2003 meeting minutes which stated that the box store potentially to be a craft store such as a Hobby Lobby. Judd then displayed the current proposed development which includes keeping the northern proposed building to be a quick service restaurant on the west side of the building but also introduce multiple tenants. The southern proposed building is shown to be a mixed use in lieu of a box store. The mixed-use building is to be a four-sided architectural face with a courtyard in the middle of the building with a pool. The building is proposed as a four story, except at the south side which is to be three stories. The east side of the building will include a leasing office and amenity space. Proposed parking for the site is 331 spaces. Judd then displayed the open space plan and section cuts showing the proposed landscaping and berming noting the proposed trees and the existing trees on the south side are proposed to remain.

3. Danny Potts began to show the renderings to the attendees sharing that during design we attempted to be sensitive to the residents that are abutting the commercial lot. Danny explained that with the design of the facades he attempted to keep a residential feel with cape cod personable design that is simple and recognizable. Danny then noted that the height of the mixed-use building decreases and stair steps down as its proximity closes in towards the residential lots to the south and that the shortest side of the building is on the south end. All retail tenants will face 151st Street with large windows, the feel is like Mission Farms. Lot of glass brick stucco and stone on the buildings. Danny then showed the northern multi-tenant building renderings which also showed the screen wall placed between the building and 151st Street to prevent display of the quick serve restaurant car stacking for the drive through and referred to the other potential tenants as neighborhood shops. Danny and Judd then listed some potential tenants to locate within the northern building which includes, barber, coffee, small restaurant, or local vendor.
4. Before fully opening to questions, Judd mentioned that this project will be on the Planning Commission agenda on December 8th at 7 pm at City Hall.
5. General questions and discussion occurred after the formal presentation. Some of the key discussion topics were as follows:
 - a. Why is the leasing office and amenity space proposed on the east side of the mixed use building which abuts residential properties? – The west side of the building does have an existing truck service lane but we believe that the east side provides for access to the parking lot on the east side which will primarily be utilized by residents living there and allows for nearby parking to the clubhouse and leasing office.
 - b. Existing trees on the south side will not sufficiently screen or block view from our deck to the third-floor residents. – We can add additional trees, likely evergreen for height and density. This can also be done on the east

side. We originally did not want to remove existing trees to proposed additional berming on the south side but we will clean up and strategically place the trees to offer maximum screening.

- c. How will the onsite grading and water runoff along the south property line be handled? – The existing runoff south of the property that is piped onto the property will be connected to a proposed stormwater system that will route water through the site and eventually connect to the existing public system on the north side of the property. The proposed building finished floor will site lower than the southern properties, so no water from the site will travel south, but be collected in a private stormwater system between the building and the south property line
- d. The east side already has berming which already causes flooding and improper drainage within our yards, how will this project affect this? – The proposed berming will prevent any water from our property from draining onto yours. We are proposing a drainage channel at the toe of the berm. We can also have drains at the bottom of the berms to pick up additional runoff. We can also meet onsite to ensure we understand where the drainage problems are occurring on your residential properties.
- e. Is the only screening proposed currently berming and landscaping? We also have concerns about people from the commercial development coming into our backyards, what can be done? – We can add fencing as well which can also prevent anyone from coming into your backyard.
- f. Approximately how tall will the trees be? - Around 35-40' high when fully grown.
- g. Will shrubs be proposed within the landscaping? – Yes, along with ornamental trees. These will all provide layering to create more of a planting wall of color and different materials. We could plant larger trees when installing but these are more likely to die..
- h. What is the distance between the proposed parking lot to the property lines? – 55' on the east side and 37' at the south for parking and 46' from the south property line to the building. The city's required setbacks (parking and building) are also plotted on the site plan. We are meeting or exceeding the requirements of those setbacks. Also on the previously approved plan there was a service drive proposed between the southern building and south property line with docks. There is no drive there on the proposed plan, which is an improvement over the previous plan
- i. Will there be a contract with residents to build the landscaping and fencing? – The city will enforce that through the requirements on the plan or stipulations that would be part of any approval.
- j. Have you considered semi-permeable pavement? – All of our drainage is to be picked up and the added storm sewer will help with drainage. Permeable pavement is no longer a recommended BMP to utilize due to a multitude of issues.
- k. Will any existing trees along the east to be removed? – We will want to try and keep the tree if it is close to the property line and a quality tree. If the tree is an undesirable species, we will want to remove the tree.

- l. What is the tree height needed to block a four-story building? – This will need to be studied with the sections.
- m. Has there been a traffic study done? We are concerned as there are currently multiple accidents on 151st. Are there multiple ways out of the development? – Yes, a traffic study has been conducted. As shown on the previously approved development plan, the eastern north-south drive has always been proposed along with the eastbound right turn lane on 151st Street to turn into the development. There is the proposed main east-west drive to exit the site that connects to the existing drive to the west to exit onto Mur-Len. The traffic study did find the need for right and left out bound lanes on the proposed drive. The traffic study did look at all the drives on 151st Street and found that none of the drives warranted a traffic signal..
- n. What will be done for the increase in noise pollution, light exposure, or crime? – The change to include residential apartments instead of a large commercial box building will help with trash and homelessness in contrast to the previously approved plan. *Note: Trash is internal to the building and serviced on the west side near the dock area. There is no outdoor trash for the MXD project. Noise should be less than if it were a commercial box building. (No drive on the south side for trucks and deliveries).*
- o. Would the owner/investor, who's from out of state, consider a 3 to 2 story building? – We did analyze this option, the original design had even more stories than what is currently shown. The owner concluded that a minimum of 200+ apartments are needed for project viability. We are at 207 units.
- p. Is there enough parking provided for this large of a development? – Yes, we used the Urban Land Institute (ULI) for mixed use development which analyzes the site for time of day parking needs and a shared parking use.
- q. Will surrounding schools be affected? – The city will be getting input from the school district on impact to the school system.
- r. What is the target demographic for the apartments? – Unsure, will need to convene with the owner.
- s. What is the timeline for construction? – Third quarter of next year and can expect around 18 months for construction of the mixed-use building.
- t. What will be the effect on our property values? – We can't answer that question.
- u. Will there be loud noise during construction? – The city has regulations for a maximum decibel allowed during work hours by ordinance.
<https://olathe.municipal.codes/Code/6.18.060>
- v. Will there be variances given by the city to working hours to meet your construction timelines? – The city will not give variances to the code for this
- w. Mur-Len tapers down to one lane, I have concerns about even more accidents here and along 151st. We will pass along to public works.
- x. What about a masonry wall between the residential and commercial properties? – We will take into consideration.

- y. I have concerns about the sidewalk along the southern property line and if there is a wall south of that people will sit and loiter. But if the wall is 9-10' tall without a solid top that people would be able to climb over or sit on that could work. –We will look at incorporating a fence/wall design along the south and east property line.
- z. Will there be lighting in the parking lot? – Yes, we have to for safety, but we will use full cutoff fixtures which project the light down, meeting city standards. We can also add a shield to prevent viewing of the light source. The city does have an ordinance to prevent light pollution.
- aa. When is the planning commission meeting? – The date of December 8th is tentatively scheduled, We recommend checking online at the City's planning commission webpage. You can also add questions or comments online or by emailing the city planning email.
- bb. What happens after the planning commission meeting? – Planning commission will make a recommendation to the City Council. The project would then go to City council which would meet January 6th at 7 pm at City Hall.
- cc. Will the basin hold water? - Yes, but only when it rains, and then will drain down. It is a dry detention basin and does not have a permanent pool.
- dd. Any other improvements proposed on 151st Street besides right turn lane? Also, why is the right of way changing on the north side of 151st Street? – No other street improvements are proposed. The right of way will not change, the drawings state proposed right of way on the north side but this is incorrect and will be fixed. This is likely a carryover from the 2003 plans.
- ee. Will the plans be published anywhere? – Not yet, but they will be available to the public before the planning commission along with the notes from this meeting. Check the city's planning commission website page.

Meeting ended around 7:30 pm.

Public Information Sign In Sheet - In Person Meeting

151st & Mur-Len

Meeting Location: Olathe Community Center

Wednesday, November 12, 2025

No.	First and Last Name	Address	Phone #	Email
1	Robert L. Bieker	1506 S. Sturgeon Av	913-208-8080	
2	Kishan Y	8003 W 153rd	630-815-4441	
3	DENISE WALLMAN	15241 S. Wyandotte Dr	913-368-5592	denise.wall2525@gmail.com
4	Eddie Donaldson	" "	" "	
5	Michelle Leininger	1820 S. Kiowa Ct		
6	Jeff Lueck	15423 Brookfield	816 529 3635	
7	Rao Chalasani	16663 W 151st St	302-230-6006	
8	Jeremy Pride	15124 S. Locust St	913-285-9214	
9	Kurt Skiles	15113 S Locust St	913-302-6687	
10	Callie Long	15108 S LOCUST ST	613-972-6356	CJL376@GMAIL.COM
11	Tyler Berney	15250 S Sturgeon Dr	913-368-3962	Tyler Berney@gmail.com
12	Matt Lusk	15291 S Wyandotte Dr	913 484 4004	
13	Jennifer Stator	15240 South Sturgeon Dr	913 485 1391	jenniferskator4@gmail.com
14	Donna + Daryl Oglesbee	15104 South Locust St.	913-515-7466	
15	Tonya Pride	15124 S LOCUST St	913-285-9214	JTPride3699@yahoo.com

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151st & Mur-Len
Meeting Location: Olathe Community Center
Wednesday, November 12, 2025

No.	First and Last Name	Address	Phone #	Email
16	Annetta Buster	15120 S. Locust St.	913-708-5560	annetab@gmail.com
17	Fritz Buster	" "	913-708-5561	ksbanjo@gmail.com
18	Amanda Buster	" "	913-708-5562	amandabuster@gmail.com
19	Ben Grover	15281 S Wyandotte Dr	785-338-1555	bfgrover@outlook.com
20	Erin/Bryan Kratz	15132 S. Locust St.	913-206-6478	erin.kratz87@gmail.com
21	Todd McGinn	15901 W 152 Terrace	816-820-7896	tmcginn@gmail.com
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