



PLANNING
ENGINEERING
IMPLEMENTATION

Date: April 8, 2026

Meeting Date: March 31, 6:00-8:00 PM

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

Project: Forest View Townhomes

Project/File No.: 250799

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Judd Claussen – Phelps Engineering
John Webber – Phelps Engineering
Brad Hus– NSPJ Architects
Iris Abramof- NSPJ Architects
Clint Evans- NSPJ Architects
Jeff Gifford- Rodrock Development

Copy: Olathe Planning Department

1. Judd Claussen welcomed attendees. Attendees signed the sign-in sheet.
2. Judd Claussen introduced the project location using an aerial of the surrounding area. The site is located west of K-7 and 119th Street, just south of Timberstone Ridge and east of Forest View.
3. Invitations for this meeting were mailed to all residents within 500 feet of the property. It was noted that some Forest View residents were not aware of the meeting until the day of, through their HOA.
4. The following public hearing and City Council dates were presented:
 - City Planning Commission Public Hearing: April 27, 2026 at 7:00 PM. Attendees were advised to verify the meeting location on the City of Olathe website prior to attending.
 - City Council Action: May 19, 2026.
 - A notice of proposed rezoning has been posted on the property.
5. The property is currently zoned CTY RUR. Adjacent zoning includes R-1 Single Family to the north, RP-1 to the west, RP-3 to the northeast, and PRB-2 surrounding the area. The current CTY RUR zoning is derived from the annexation of this land into the jurisdiction of Olathe from the county. The property has never been officially zoned. Our application is intended to zone the property R-3.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

6. Per the current Future Land Use Plan, the site is designated as Urban Mixed Use Center under the K-7 Corridor Plan. The applicable land use categories include:

- Low-density residential
- Parks and open space
- Conservation

The low-density residential category within this designation is oriented toward attached multifamily units rather than detached single-family homes.

7. The Rodrock family previously dedicated approximately 40 acres adjacent to Forest View for public use. A public trail is planned for this area. The proposed development includes a pedestrian path connection to this future trail.

8. The proposed site plan includes 14 buildings ranging from 4 to 6 units per building:

- Phase 1: 48 units
- Phase 2: 24 units, including a stream crossing

9. The landscape and amenity plan was presented. Amenities include a picnic structure, pedestrian paths, grills, and lawn game areas.

10. The site presents significant topographic challenges. Each unit includes a one-car attached garage. The landscape plan preserves tree buffers to the south and west.

11. Question: Why are street connections shown to the east?

Response: The connections are included for community connectivity and future development design considerations. The layout also satisfies IFC requirements for fire truck maneuverability.

12. The HOA president raised concerns regarding traffic impact from 52 units. Key items noted:

- 119th Street is planned to be widened to a 4-lane divided arterial, with expansion to the north.
- A resident noted that a westbound left turn lane may be a higher priority than an eastbound right turn lane. The development team indicated this is being discussed with the City.
- The idea of an acceleration lane onto eastbound 119th from this development was also discussed.
- Residents think that the eastbound right-turn lane is great, but that is not enough to address their traffic concerns.

13. Site sections were presented showing the significant grade change across the property.

14. Iris Abramof presented building elevations, floor plans, and renderings. Key details:

- Exterior materials: modern design using a mix of stucco, lap siding, glass, and stone.
- Pitched roof with asphalt shingles.
- The garage entry is recessed to provide architectural depth and visual interest.
- Each unit includes a private patio or deck and approximately 1,600 SF of livable space.

15. Question: Will units have basements?

Response: Most units will have basements. Some units will be stepped due to grade, but basements are anticipated for the majority. Units having slab on grade are along the northern area of the site where excavating basements would be into rock shelf.

16. Question: Will any units have a main-floor bedroom?

Response: Yes. At least one unit per building will include a main-floor bedroom. Each unit also includes a one-car attached garage.

17. Question: Will units be available for rent or for sale?

Response: Jeff Gifford (Rodrock Development) indicated this has not yet been determined.

18. Judd Claussen closed the formal presentation by reiterating the upcoming public hearing dates. The City Planning Commission public hearing is scheduled for April 27, 2026 at 7:00 PM. City Council action is tentatively scheduled for May 19, 2026. Attendees were encouraged to confirm meeting details on the City of Olathe website.

General Questions and Discussion

The following items were discussed during the open question period following the formal presentation.

1. Question: Was this property owned by someone else?

Response: Not recently, it has been in the possession of the Rodrock family for a long time.

2. A Forest View resident expressed support for the residential use of the site over a more dense or commercial use, but raised concerns about traffic. The resident noted a preference to avoid an acceleration lane with a curb cut and expressed interest in pocket parks along 119th Street.

Response: Pocket parks along this segment of 119th Street are not planned beyond what is currently shown. The team noted NSPJ Architects is involved in the landscape design, and that the city has concerns with too much pedestrian presence along 119th and preferred that all this activity be pushed interior to the site. The SE street connections meet IFC requirements for fire truck maneuverability.

3. The HOA president expressed appreciation for the renderings but noted the design does not feel consistent with Rodrock's typical product. Concerns were also raised that signage on the property implied single-family homes rather than attached multifamily units.

Response: The future land use designation supports multifamily development rather than detached single-family homes.

4. Residents questioned if this was Rodrock's first townhome development.

Response: No, they have done townhomes in other areas of Olathe and Johnson County.

5. Question: Does the site require two points of egress?

Response: Yes it is shown as two points of egress. The second egress connection can be constructed to the east as part of Phase 2 into future development.

6. Question: Are there plans for an arterial street through these properties (note: properties referenced are east of this site) ?

Response: There are future roads east of this site and this will likely align with the proposed streets for the RP-3 on the north side of 119th, which is further east of this site.

7. Question: Is on-street parking provided? Is there sufficient parking overall?

Response: On-street parking is permitted on public roads. The site exceeds parking requirements through 1 garage and 1 driveway space per unit alone. Concerns were raised that residents may not use both the garage and driveway spaces, reducing effective parking availability. The total number of on-street spaces is to be determined and will be shared with neighbors. One resident asked if we would consider providing additional parking along the driveways. This may be a consideration but provided on an as-needed basis.

8. Question: Will there be a requirement to park in the garages?

Response: No, but all units will have driveways to park in as well.

9. Question: Will the greenspaces become parking fields if more parking is needed?

Response: No, greenspaces are required. There are no plans to create parking in any of the greenfields.

10. Residents expressed concern that this development will worsen existing traffic conditions on Clare Road. Pedestrian safety concerns were also raised, including the inability to safely cross Clare Road and reported accidents near 121st and 127th Streets.

Response: Pedestrian and crosswalk concerns will be shared with City staff. There was recently a crosswalk with signage and flashing light added at 119th & Mesquite. The City's Capital Improvement Program (CIP) will address future road improvement needs. Project team does not have detailed information or timelines for the 119th Street corridor improvements (including wider walkways).

11. Will our proposed entry align with existing Mesquite?

Response: Yes

12. Question: Is the property currently zoned R-1?

Response: No. The property is currently zoned CTY RUR. The rezoning application requests R-3, which is consistent with the City's future land use designation in Plan Olathe.

13. Question: Would the developer consider R-1?

Response: It has been considered in the past, but that does not meet the comprehensive plan vision for this area.

14. Question: Will the development include a clubhouse or pool?
Response: No. Amenities are limited to outdoor gathering spaces, pedestrian paths, grills, and lawn game areas.
15. Question: What is the anticipated price point if units are sold?
Response: Approximately \$425,000 to \$475,000 per unit.
16. Question: Are the overhead power lines in conflict with the proposed trees?
Response: No. The power lines are within the utility easement and the proposed trees are not located within easement and are further back (to south). The berm is south of the power lines.
17. A resident asked about the Kenton Street grading plan.
Response: The grading plan was available for review and discussion at the meeting. (this area and grading was reviewed with resident after the meeting, generally discussing the grades of the proposed Kenton street).
18. Question: Will utilities be buried?
Response: Yes. All new utilities will be buried.
19. Question: Will utility installation require service shutdowns?
Response: Water will be hot-tapped; no service shutdowns are anticipated. Power work will be handled similarly. A lane closure will be required for turn lane construction, but no utility shutoffs are planned.
20. Question: What is the anticipated construction timeline?
Response: Utility construction is expected over the winter of 2026-2027, with street paving in Spring/Summer 2027. Home site construction is anticipated to begin in 2027. Full buildout is estimated at approximately three years.
21. A resident suggested reducing the two northern buildings from 6-unit to 4-unit buildings in order to maintain the existing trees for the buffer, rather than installing a berm with proposed new trees.. A Timberstone resident at the north boundary also raised concerns about line-of-sight impacts from the proposed development.
Response: The team will evaluate options to preserve some of the existing tree buffer. Line-of-sight impacts for the Timberstone neighbor will also be reviewed.
22. Concerns were raised about crosswalk safety at the connection to Timberstone from 119th Street.
Response: The team will evaluate mirroring the median design used on Mesquite to the north. No additional right-of-way acquisition is planned on the south side of 119th Street. The City plans to expand the roadway to the north for the divided arterial, but project team does not have detailed information or timelines for these improvements. As it stands, this development would not be enough to trigger these improvements.

23. Judd Claussen reiterated the upcoming public hearing dates to close the meeting. The City Planning Commission public hearing is scheduled for April 27, 2026 at 7:00 PM. City Council action is scheduled for May 19, 2026. Attendees were encouraged to verify the meeting location on the City of Olathe website prior to attending.

This concluded the meeting.

Public Information Sign In Sheet - In Person Meeting
Forest View Townhomes
Meeting Location: Olathe Community Center
Tuesday, March 31, 2026

No.	First and Last Name	Address	Phone #	Email
1	Pete Trinn	1004 PAYME O	LATH 913-484-6489	
2	Pat Ward	15970 Quivira	913 515 8451 or 913 681 6337 55413635@att.com	
3	Stella Huenter	Honey Creek, IA 51542 25908 Mountain Lane	402-706-8412	rshuenter@gmail.com
4	Pat Martin	23728 W. 118 th (66061)	913 406 7282	
5	JOSH JONES	11841 S. KENTON ST.	816-564-0280	jjones@tcco.com
6	BRAD GARDNER	23381 W 125 th		brad.g.gardner@gmail.com
7	Erica Muldfelt	24136 W 124 St	620-431-1782	erica.muldfelt@gmail.com
8	Patrick Ward	1401 S. Lakestone Dr, Olathe	816-215-2197	pward@olsson.com
9	BRANDON BRENSO	12385 S HASTINGS, OLATHE	(913) 908-0211	BBRENSO@imab.com
10	Jim Soper	23733 W 118 th Ter	913-221-5522	jim@sopershosta.com
11	JAN SOPER	23733 W 118 th Ter	913-221-5523	jan@sopershosta.com
12	Peter Wilkin	23325 W 119 th	913-486-3325	peterewa@blitz-it.net
13	ANDERS WILKIN	23325 W 119 th St	913-832-3949	AndersWilkin@gmail.com
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