

From: robe1943 <robe1943@gmail.com>
Sent: Monday, February 18, 2019 9:40 AM
To: Dan Fernandez
Subject: Summerfield at copper creek

I have concern about more traffic at Harold and 7 highway also are they going to keep the green space intact for the buffer area tract A

Charles Robert's
22035 w 12wnd St
Olathe, Ks 66061
robe1943@gmail.com
913 732 2550

Sent from my Galaxy Tab A

From: Terry Westerhold <terrylwesterhold@gmail.com>
Sent: Tuesday, February 19, 2019 1:00 PM
To: Dan Fernandez
Subject: Petition to support lower density housing
Attachments: petition_signer_comments.pdf; petition_supplement.pdf;
petition_with_signatures.pdf

Hi Dan,

I have attached 3 files which I wish for the Planning Commission to review.

The file **petition_with_signatures.pdf** is a petition with signatures to support lower density housing than what Prieb has proposed. More signatures are being added every hour as people learn about what is going on. Here is a link to the original petition:

<https://www.change.org/p/support-lower-density-housing-in-our-community>

The file **petition_signer_comments.pdf** contains comments made by several people who have signed the petition.

The file **petition_supplement.pdf** expands on the information in the petition and includes references assertions that were made in the petition about school capacity, traffic, crime, etc.

I'll send you updated copies of **petition_with_signatures.pdf** as more signatures come in through out the week prior to the meeting on 2/25, I just wanted to make sure I got you the bulk of the material as soon as I could.

Thanks,

Terry Westerhold

660 909 8575

From: Dan Fernandez
Sent: Tuesday, February 19, 2019 5:03 PM
To: Terryl Westerhold
Subject: RE: Petition to support lower density housing

Thanks,

[Dan Fernandez](#), *City Planner II*

(913) 971-8664 | OlatheKS.org

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From: Terryl Westerhold <terrylwesterhold@gmail.com>
Sent: Tuesday, February 19, 2019 4:55 PM
To: Dan Fernandez <DJFernandez@OLATHEKS.ORG>
Subject: Re: Petition to support lower density housing

Hi again Dan. The petition has received a lot of signature activity today. 20 more signatures just since I last sent you the files. I also added an "Additional Arguments" section to **petition_supplement.pdf** file. I just attached the files in a zip this time so they are easier to keep track of.

Thanks,

Terryl Westerhold

On Tue, Feb 19, 2019 at 1:16 PM Dan Fernandez <DJFernandez@olatheks.org> wrote:

Thanks Terryl. This will be included in the Planning Commission packet. Also, attached is the approved plan.

[Dan Fernandez](#), *City Planner II*

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Public Works | City of Olathe, Kansas

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From: Terry! Westerhold <terrylwesterhold@gmail.com>

Sent: Tuesday, February 19, 2019 1:00 PM

To: Dan Fernandez <DJFernandez@OLATHEKS.ORG>

Subject: Petition to support lower density housing

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Thanks,

Terry! Westerhold

From: Patti Kolich <kolichpd@gmail.com>
Sent: Tuesday, February 19, 2019 8:50 PM
To: Dan Fernandez
Subject: Re: Summerfield at Copper Creek

I'm sorry this response is being made at this late hour. My concerns with this development are as follows:

- I have major concerns regarding traffic on the following roads - 119th as well as Lone Elm and even Parker.

These are two lane roads without curbs, sidewalks, etc.

There is already a 'funky' curve on 119th St that should have been eliminated when the road was repaved last summer in preparation for the new Middle school opening.

- more enrollment in the exiting schools. Is there room for growth without causing increased class sizes and affecting student services?

....

Thank you

Patricia Kolich

Sent from my iPhone

On Feb 19, 2019, at 2:02 PM, Dan Fernandez <DJFernandez@olatheks.org> wrote:

Good afternoon, Patti. Attached is the approved plan for the apartment development. The applications on the 2/25 Planning Commission agenda are for the plats which are not public hearings. However, you can send me an email voicing your concerns and I can include that in the Planning Commission packet for their review. I will need an email by tomorrow morning to include in the packet.

Please let me know if you have any questions. Thank you,

[Dan Fernandez](#), *City Planner II*

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<image001.png> <image002.png> <image003.png>

From: Patti Kolich <kolichpd@gmail.com>
Sent: Monday, February 18, 2019 12:38 PM
To: Dan Fernandez <DJFernandez@OLATHEKS.ORG>
Subject: Summerfield at Copper Creek

Patricia Kolich
21830 W 119th Ter #1501
Olathe KS 66061
kolichpd@gmail.com

I would like more information regarding this development and chance to make public comments at a future Planning Commission meeting.

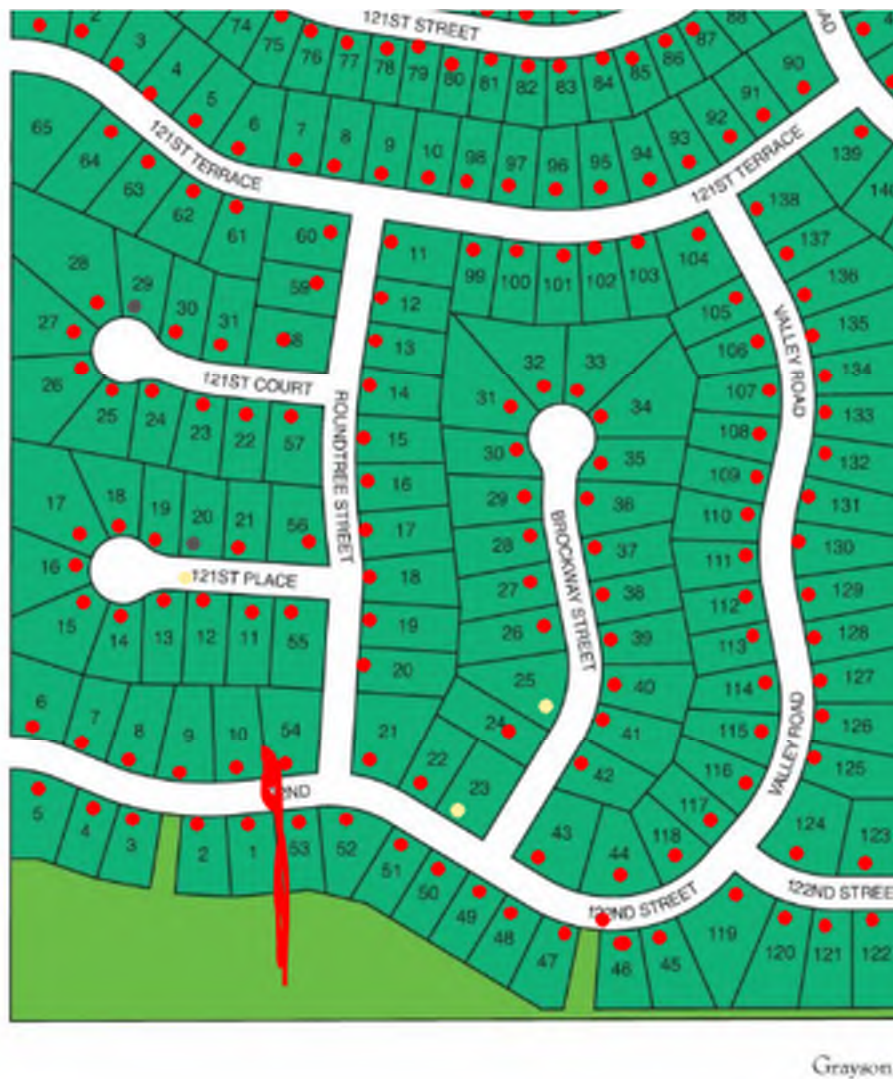
Sincerely

Patricia Kolich

<Summerfield Plan.pdf>

From: Aaron Pivonka <aaronpivonka@gmail.com>
Sent: Tuesday, February 19, 2019 2:32 PM
To: Dan Fernandez
Subject: Re: Summerfield at Copper Creek

Thank you for replying Dan. The concerns I have are around over crowding in the nearby schools, traffic for the existing infrastructure doesn't seem to be able to handle current volume effectively around the Harold and K7 intersection. Also, your plat map is inaccurate. I've attached the current plot map of Grayson Place and the homes that are currently built and where your map is cut off. This doesn't seem to take into account that there are homes much closer to the apartments than what is shown on your map. The red line is where your map cuts off of the current homes. I feel that the new homes and this new information needs to be taken into account and have the reassessed. Please let me know what the next steps are now since the map isn't correct.



Thanks!
Aaron

On Tue, Feb 19, 2019 at 2:14 PM Dan Fernandez <DJFernandez@olatheks.org> wrote:

Good afternoon, Aaron. Attached is the approved plan for the apartment development. The applications on the 2/25 Planning Commission agenda are for the plats which are not public hearings. However, you can send me an email voicing your concerns and I can include that in the Planning Commission packet for their review. I will need an email by tomorrow morning to include in the packet.

Please let me know if you have any questions. Thank you,

[Dan Fernandez](#), *City Planner II*

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From: Aaron Pivonka <aaronpivonka@gmail.com>

Sent: Tuesday, February 19, 2019 1:44 PM

To: Dan Fernandez <DJFernandez@OLATHEKS.ORG>

Subject: Summerfield at Copper Creek

Hi Dan --

My name is Aaron Pivonka and I live at 22243 W 121st Place and I would like more information about the development and a chance to make public comments at a future Planning Commission meeting regarding this development and the impact that it's going to have on the existing community.

Thank you!

From: Patricia Sherberg <psherberg@yahoo.com>
Sent: Monday, February 18, 2019 9:36 PM
To: Dan Fernandez
Subject: Summer field at Copper Creek

I would like information and a chance to make public comments at a future Planning Commission meeting regarding this project.

Thanks

Patricia Sherberg
22195 W 120th Ter
Olathe, KS 66061
Psherberg@yahoo.com

Include your name & address and a brief statement that you would like more information about the development and a chance to make public comments at a future Planning Commission meeting

Sent from my iPad

From: Reece Pulliam <reece.pulliam@gmail.com>
Sent: Tuesday, February 19, 2019 4:04 PM
To: Dan Fernandez
Cc: Planning Contact; Jim Randall
Subject: Summerfield at Copper Creek Development (Planning Commision 2/25)

To Whom It May Concern:

I reside at 12487 S Valley Cir, Olathe, KS which is directly south of the proposed development. From the information that was made public and the letter I received about this development the main entrance will be directly north and T into my cul-de-sac. This raises several concerns regarding the character and identity of our neighborhood due to noise pollution, light pollution, **increased traffic congestion**, and environmental impacts. I am requesting that the City of Olathe consider mandating that the developer take the following steps before plat approval and that the Planning Commission remove the plat approval from the consent agenda to consider additional public comments.

Requested Mitigation Steps:

1. Completion of an updated traffic study to better assess the impact of the development. Near the development entrance all roads are narrow, only support 2 lanes, and have little to no shoulder area. Widening Harold, Parker and Lone Elm streets and possibly placing a traffic signal at the intersection of Harold and Parker streets would mitigate the traffic impact significantly.
2. Planting a line of mature evergreen trees along Aurora/124th along the property to provide a sight and sound barrier.
3. Make S. Valley Circle a "Private Drive" to deter from the endless use of the cul-de-sac for turn around.

Since the development of the town homes has started our very small cul-de-sac has already experienced a huge increase in traffic used only to turn around. This includes people that live near, but more importantly, Prieb vehicles, constant construction traffic including large trucks and trailers, along with heavy equipment. On several occasions these commercial drivers and vehicles owned by Prieb are on their cell phones. As many cul-de-sacs the small turn about is of great concern for potential harm to those living on the street as the cul-de-sac is used by the children that live around them.

This type of development is also of concern due to the increased population in the Millbrooke School Boundary. Millbrooke has 463 students enrolled and is at capacity when enrollment reaches 696 students. This will require approximately 29 students per classroom, which at the elementary level is a high number of students per teacher.

I understand that originally this property was zoned "single family" and was recently changed to multi-family. Has the City of Olathe completed a traffic study for what happens when all the town homes, apartment complex, and the remainder of the quadplex/8plex buildings are completed that are just east of this development? Is there a plan for the potential increase in students to the school boundaries?

Thanks for your assistance in this matter.

--

~Reece~

From: Jerry Merrill <jerry@merrill.law>
Sent: Monday, February 18, 2019 8:44 AM
To: Dan Fernandez
Cc: Planning Contact; Jim Randall
Subject: Summerfield at Copper Creek Development (Planning Commission Meeting 2/25)

Dan,

I appreciate you taking the opportunity to speak with me last week. I did not realize that plat approval was simply on the consent agenda for the Planning Commission meeting and that we would not be able to submit or make public comments. Thank you for your offer to include correspondence from interested parties in the packet that the Planning Commission will review. I have cc'd Jim Randall in case he has any input or suggestions for me.

I reside at 22091 W. 122nd Street in the Grayson Place neighborhood which is north of the proposed development. Based on the neighborhood meeting the developer conducted, I understand that at least one of the 3 story apartment buildings will be located less than 100 yards from my property and many other properties in Grayson Place. This raises concerns regarding the character and identity of our neighborhood due to noise pollution, light pollution, increased traffic congestion, and environmental impacts. I am requesting that the City of Olathe consider mandating that the developer take the following steps before plat approval and that the Planning Commission remove the plat approval from the consent agenda to consider additional public comments.

Requested Mitigation Steps:

1. Completion of an updated traffic study to better assess the impact of the development. Near the development entrance all roads are narrow, only support 2 lanes, and have little to no shoulder area. Widening Harold, Parker and Lone Elm streets and possibly placing a traffic signal at the intersection of Harold and Parker streets would mitigate the traffic impact significantly.
2. Planting a line of mature evergreen trees along the northern boundary of the development to provide a sight and sound barrier.
3. Along with the trees, construction of a concrete wall with decorative veneer along the development property line to both delineate the development's property line and to provide additional sound mitigation.

Thank you for your time and attention to this matter. Please feel free to contact me if you have any questions.

Thanks, Jerry

Jerry Merrill
22091 W. 122nd Street
816.898.3133

From: Jeff <jeffrey_lemire@hotmail.com>
Sent: Wednesday, February 20, 2019 7:31 AM
To: Dan Fernandez
Subject: Summerfield at Copper Creek Development (Planning Commission Meeting 2/25)

Dan, Mr. Mayor & Council Member Randall,

I reside at **12161 S Brockway Street** in Grayson Place which is just north of the proposed Summerfield at Copper Creek Development that will be going before the 2/25 Planning Commission. Based on the neighborhood meeting the developer conducted, I understand that at least one of the 3 story apartment buildings will be located less than 100 yards from some properties within Grayson Place. This raises concerns regarding the character and identity of our neighborhood and community. The City of Olathe prides it's self on being a place where people want to live but recently it seems to be constructing more and more apartment complexes. There is a very large complex at Ridgeview and 119th that is still under construction that seems to meet those needs. I would like to see who and where the developer believes is going to fill these apartments. Is this going to stand vacant like the commercial property right there on 127th & K-7?

As a Professional Civil Engineer and Certified Flood Plain Administrator this development concerns me in many other ways besides just home values, schools, safety and privacy. I do not want to have a 3 story building looking right over our street and yards. The fact is this will affect the drainage issues already occurring in the area, eliminate animal habitat, create noise pollution, light pollution, increase traffic congestion and other environmental impacts to the area as well.

I would also like to know why this development is not required to follow the same requirements as the Grayson Place Developer pertaining to creek and drainage protection thru the creation of Tracts dedicated to Parklands for trails and/or Tree Preservation limits of 100' or more to create a natural buffer between residential and multi-family developments. This would be no different then what other areas of Olathe had to follow such as the Mill Creek and Indian Creek Parks/trail areas.

I am requesting that the developers proposal is withdrawn from the Consent Agenda at the planning commission meeting and the residents questions be answered before the City of Olathe approves a developer's request to construct multi-level apartments in a residential neighborhood setting.

Thanks,

Jeffrey LeMire, P.E., CFM

From: Neal Heckman <nealheckman@comcast.net>
Sent: Monday, February 18, 2019 10:21 AM
To: Dan Fernandez
Cc: Michael Copeland; nealheckman@comcast.net; Planning Contact
Subject: Summerfield at Copper Creek Development (Planning Commission Meeting 2/25)

Mr. Fernandez,

My wife and I want to express our concern about the Summerfield at Copper Creek Development that is on the consent agenda for the Olathe Planning Commission Meeting for Feb 25, 2019. I did not realize that plat approval was simply on the consent agenda for the Planning Commission meeting until today and that we would not be able to submit or make public comments. Thank you for including correspondence from interested parties in the packet that the Planning Commission will review. I have cc'd Mayor Copeland in case he has any input or suggestions for me.

We reside at 22174 W 121st ST in the Grayson Place neighborhood which is north of the proposed development. Based on the neighborhood meeting the developer conducted, I understand that at least one of the 3 story apartment buildings will be located less than 100 yards from some properties in Grayson Place. This raises concerns regarding the character and identity of our neighborhood due to noise pollution, light pollution, increased traffic congestion, and environmental impacts. We are requesting that the City of Olathe consider mandating that the developer take the following steps before plat approval and that the Planning Commission remove the plat approval from the consent agenda to consider additional public comments.

Requested Mitigation Steps:

1. Completion of an updated traffic study to better assess the impact of the development. Near the development entrance all roads are narrow, only support 2 lanes, and have little to no shoulder area. Widening Harold, Parker and Lone Elm streets and possibly placing a traffic signal at the intersection of Harold and Parker streets would mitigate the traffic impact significantly. As well as adding a lane for ingress into the apartments on the appropriate street and appropriate side of that street.
2. Planting a line of mature evergreen trees along the northern boundary of the development to provide a sight and sound barrier.
3. Along with the trees, construction of a concrete wall with decorative veneer along the development property line to both delineate the development's property line and to provide additional sound mitigation.

Thank you for your time and attention to this matter. Please feel free to contact me if you have any questions.

Cindy and Neal Heckman
22174 W 121st ST
Olathe, KS 66061
831-601-5432

From: Carrie McCarty <carrie.conner@hotmail.com>
Sent: Tuesday, February 19, 2019 12:48 PM
To: Dan Fernandez; Planning Contact
Subject: Summerfield at Copper Creek

Name: Carrie McCarty

Address: 22262 W. 121st Pl, Olathe, KS 66061 (Grayson Place Subdivision)

Date: 2/19/19

Planning Application/Project: Summerfield at Copper Creek-I'm assuming this is the correct project name, a neighbor provided this info, but to be clear, this is in reference to the proposed 353 unit apartment complex by Prieb Property at S Aurora Street Near Harold (127th) and K7, directly south of the Grayson Place subdivision.

Comment: Thanks to social media, I am learning of this proposed project today. I would like more information about the project and would hope there would be a public hearing to discuss community concerns. As I have only read what comments have been on social media, before I make too many comments, I would like the opportunity to hear and see what is being proposed. My main concerns would be the effect on the schools (elementary/middle/high) in the area and how the growth would impact, and also traffic-primarily on Lone Elm. Lone Elm from 127th to 119th is a narrow 2 lane road with very few turn lane areas, very limited street lighting-specifically can be VERY dark in the hilly spots, and there are no consistent sidewalks that children could walk or ride bikes to school-leaving children in street-which is extremely dangerous.

Thank you for considering the opportunity to hear more about this project before it is approved.

From: Shannon Dorsey <sdorsey25@gmail.com>
Sent: Tuesday, February 19, 2019 9:12 PM
To: Dan Fernandez
Subject: Summerfield at Copper Creek

Hello Dan,

My name is Shannon Dorsey and I live at 21971 W 125th Ct, Olathe, KS 66061. I'm extremely concerned about the development of the apartments at 124th and Aurora, to be called Summerfield at Copper Creek.

My concerns include:

- Already congested traffic patterns getting significantly worse
 - Busy Lone Elm with one lane each way with no street lights and no sidewalks
 - Difficulty accessing Harold/127th to K-7
 - Additional lanes needed to support already existing traffic
- Home values will decrease in a desirable Olathe neighborhood
- Crowded schools affecting successful student performance
 - These apartments will feed in to Millbrooke Elementary which is currently the 6th largest elementary school in Olathe. With Canyon Creek Elementary opening for the 2019-2020 school year and enrolling students from Cedar Creek Elementary, that will then make Millbrooke the 5th largest elementary school, out of 36 elementary schools. With the addition of these apartments, Millbrooke could easily become of the largest if not the largest elementary school in Olathe.

We chose to live in this neighborhood because of the surrounding land. It's refreshing to see open pieces of land and not see buildings piled up on top of each other. West and northwest Olathe are growing, but not every inch of land needs to be developed. We enjoy driving around west Olathe to see open land, mature trees, and animals roaming. Please don't build these apartments. Think about how it negatively impacts the surrounding neighborhoods, traffic, school size, and the environment.

Thank you for your time,
Shannon Dorsey

From: Tom Dorsey <tdorsey08@gmail.com>
Sent: Monday, February 18, 2019 12:53 PM
To: Dan Fernandez
Subject: Summerfield at Copper Creek

Dan,

My name is Tom Dorsey and I live at 21971 W 125th Ct, Olathe, KS 66061. I'd like the opportunity to hear more about the possible Summerfield at Copper Creek development and to make public comments at a future Planning Commission meeting.

Thanks,

Tom