



Payne & Brockway, P.A.

CIVIL ENGINEERS & LAND SURVEYORS

MARK HUGGINS, P.E.
GERALD CONN, L.S.

CARMAN G. PAYNE, P.E. (1892-1963)
S.H. BROCKWAY, P.E. (1907-1989)
LEE MEIREIS, R.L.S. (1933-2010)
ED YOUNG, P.E., R.L.S. (1936-2011)
MIKE HOWELL, R.L.S. (RETIRED)
JOHNNY RAY, R.L.S. (RETIRED)

February 20, 2019

Kim Hollingsworth
Planning Department
City of Olathe
P.O. Box 768
Olathe, KS 66051-0768

RE: Cottages of Mahaffie
Case No: RZ19-0003

Dear Ms. Hollingsworth:

On Tuesday, February 19, 2019 at 6:00 pm a neighborhood meeting for Cottages of Mahaffie was held at the Olathe Community Center, Room A. Notices were mailed on February 8, 2019.

Tim Girard and Todd Allenbrand represented the Developer.

The following property owners signed the attendance sheet:

Joel Hofrichter 1655 N Keeler Street Olathe, KS 66061 61511@fedex.com 913-669-7371	Barbara A. Elliott 12110 S Timberland Blvd Olathe, KS 66061 Bellott12110@gmail.com	Mark Verhulst 91190 S Timberland Blvd Olathe, KS 66061 913-201-4538
Billy B Crump 12175 Timberland Blvd Olathe, KS 66061 913-201-8126	Edward Wagner 127 E Washington Street Gardner, KS 816-200-4538	Nancy Wagner 127 E Washington Street Gardner, KS 913-938-4353
Lynda Cason 12265 S Nelson Road Olathe, KS 6061 lyndacason@yahoo.com 913-907-6778	Mike MacKey 12105 S Nelson Road Olathe, KS 66061 816-695-5868	

Todd Allenbrand opened the meeting by showing the drawing of the Preliminary Plat that has been submitted to the City of Olathe. He explained that the current zoning is CTY RN-1 (County 1 Acre Residential) and that he developer is requested it be changed to R-1 (Residential Single Family). Todd also let those in attendance know that the hearing with the City of Olathe for the rezoning is scheduled to be held on March 25, 2019.

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Todd explained that the developer is proposing that there will be 5 single family detached homes, the size of the lots will exceed the City Standard of 60' Lots. Sanitary sewer will come from the East side of Nelson to the nearest right-of-way line to set manhole for future developments. Houses will be reverse 1½ story. There are no utility easements on the rear side along Nelson. The developer will try to save as many trees as possible. There will be a Landscape area that will show filling in any trees along Nelson. Lot sizes will be 8,800 s.f. to 14,000 s.f. There will not be any driveways out to Nelson they will come out on Timberlane. Storm sewer for Nelson runs on South and West side of lots.

Lynda Carson: How much will it cost?

Edward Wagner: Property is next to lots with \$200,000 to \$300,000 homes. What is the City's forecast for 3years, 5 years, 10 years, etc. Will we be able to keep what we have?

Todd: Developer wants to be competitive with developer across the street. The house that he hopes to build will probably in the \$300,000 range. Could be a contributing factor in the raise of property taxes.

Joel Hofrichtner: I live where the sewer is going to be. It is in the tree line.

Todd: There will be clearing out of a few trees for the sewer to be installed.

Joel: Hoping that they will be careful and not take out a lot of trees. Will there be a fence?

Todd: That will be up to the owners. There is a 26-foot easement for Johnson County Wastewater, which gives them the ability to remove trees, if needed. They typically don't like trees within the easements.

Lynda: The creek goes right through there.

Todd: We will not be crossing the creek. Manhole will be on west side of the creek.

Lynda: How big are the lots?

Todd: Lots will range between 8,800 sf to 14,000 sf.

Mike Mackey: I am the developer across the street, and I have not granted any easements. People bought their house to see the trees. I have not signed any easement and is very concerned about us getting into the creek.

Todd: Johnson County Wastewater currently has a 26-foot easement and they may need a similar easement.

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Mike: I am sensitive about the neighbors.

Todd: Landscape will fill in where they will take the trees out. We will preserve as many trees as they can, 15' landscape buffer will meet the requirements.

Mark Verhulst: My dad did not receive a letter; did you talk to him about the sewer.

Todd: Yes, has been extended to serve future development. It could serve your lot, parents' lot and maybe a couple more.

Mark: Who is going to fix the street? How will the gas and waterline be put in? Storm sewer doesn't work.

Todd: Waterline is on the east, and gas is on the west side. You will need to check with the city if the storm sewer is not draining.

Mark: How did you get a house on the right-of-way?

Todd: On the west side of the property the City vacated the easement. Current property owners purchased vacated right-of-way, I'm not sure when.

Mark: I don't want house on the corner. How will this effect the way the storm sewer runs.

Todd: There will be some new storm sewer and junction boxes that will be beneficial to the development of the proposed lot.

Mike: There will be 15 to 20 new cars going through and there is no place to turn around.

Lynda: Are you going to pave Timberlane?

Tim Girard arrived.

Tim: There are no plans at this time to pave Timberlane.

Mark: How come so many houses on the property?

Tim: Cost for putting in Sanitary Sewer is approximately \$80,000 and to extend from existing sanitary it would cost more to go through the creek.

Mark: Across the street has septic.

Tim: Tried to let me put in septic.

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Todd: You could all change to sewer, but the proposed manhole will not be deep enough to take care of all the houses. You could try to do it through a Benefit District but that will still have you paying for the sewer. Johnson County Wastewater will not put it in without someone paying for it.

Mike: Why is the sewer being put where you have it labeled?

Tim: We have to do it this way because of the box culvert.

Edward: We are on sewer on both properties.

Todd: They went under the creek or under the box culvert? We would have to do a new main line extension and it would be more costly, then what we have proposed.

Mike: Service line off the main?

Edward: No, just a 4" line.

Mike: Why did they put sewer in?

Tim: Probably hooked into the line. I would have to use existing manhole that was installed in 1984 and they would attach to the newer manhole.

Mark: What is across the street - Hopeful sewer will go down Timberlane.

Tim: Tried very hard to do that but the County would not allow it.

Mike: If it was on the other side it would benefit more people.

Todd: The cost would be much higher. The trunk line was there long before Nelson.

Todd: This is least intrusive for your property.

Edward: What kind of homes?

Tim: Reverse 1½ story, value would be \$250,000 to \$275,000, 1,500 sf with 2-3 bedrooms on main floor and 1-2 bedrooms lower floor.

Edward: Somebody needs to fix the streets.

Tim: The city has talked about the issues with the roads.

Mike: If it gets developed the roads need to be fixed.

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Edward: What is your 5 to 10-year forecast? Are you going to have plans to do more developments?

Tim: This is it for right now.

Edward: If the city approves, how long till finished.

Tim: Goal is to have them completed in 2 years.

Todd: Final Plat and plans will be approved by mid-summer.

Mike: How many trees?

Tim: We will take as few as possible.

Mike: We don't want to look at the backs of houses. What are the prices of the lots?

Tim: Ball park \$70,000 for the lots.

Mike: Not at this time.

Mike: will the existing waterline be good enough when the new homes are built?

Todd: No one mentioned, with the City, that there might be a problem.

Joel: Who puts in the sewer?

Todd: Payne & Brockway will design them, and the developer will hire a contractor to put them in.

Joel: Will you try to make it look like it does now?

Tim: We will absolutely do no more than we need to.

Todd: The deeper the sewer the larger the equipment.

Tim: I intend to keep it as good as I can.

Mike: Electric will it be underground. Will you relocate the storm sewer or streetlights?

At this time several people began asking questions all at once and were talking amongst themselves.

Todd: Yes and no.

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Todd: They now requires sidewalks on both sides.

Mike: Houses across the street still no sidewalk.

Todd: Probably not required.

Mike: I think for everyone it would be better if the sewer gets put in on the other side & they shouldn't put the price on Tim. What would the option be to do that?

Todd: You would have to go through the process to create a Benefit District and then everyone would pay to have the sewer put in.

Mike: Everyone?

Edward: Sell the property west of Nelson and let all the developers put sewers in.

Todd: Developers want to buy land not houses.

Mike: What is on Nelson? You should think about doing a standard fence by having a HOA.

Lynda: The biggest concern is the streets they are in very bad shape.

Todd: We will put your concerns in the minutes and the City will see them. We are proposing all utilities in the front, so they don't destroy the trees.

Tim: I talked to Westar today and they said that they are planning to put existing power underground. Westar want all power underground.

At this time the meeting was adjourned.

Submitted by:
Payne & Brockway, P.A.



C. Todd Allenbrand