

Olathe Planning Commission
City of Olathe
Planning Division
P.O. Box 768
Olathe, Kansas 66051-0768

April 1, 2019

Reference: Case No. RZ19-0001

Members of the Planning Commission:

I am writing this letter to state my opposition of the afore-mentioned request for rezoning, Case No. RZ19-0001. The pending request is to rezone property generally described as being at 154th and Mahaffie streets. The request is to rezone this property from the current RP-3 zoning to RP-4 zoning. The developer has proposed building a 3- and 4-story apartment complex on the unoccupied land directly west of Saddlewood Downs, containing 444 new apartments.

My key area of opposition to the developer's rezoning request is the height of the proposed buildings, but my concerns also include the amount of available parking and increased traffic flow on Brentwood.

The proposal includes three 4-story buildings, and one 3-story building. Two of the buildings immediately adjacent to Brentwood would be 4-story buildings. **I strongly believe that is inappropriate to permit the building of 4-story buildings (of any type) directly across the street from one and two story single family homes.** I can't imagine that anyone believes it will be good for our homeowners to sit on their patios and look directly across Brentwood Street at a 4-story apartment building.

The existing Saddlewood Apartments buildings are no taller than 2-story buildings immediately adjacent to Brentwood, while the 3-story buildings are on the Mahaffie side of the complex. Thus, the visual impact of these 3-story structures was minimized by placing them on Mahaffie Street, farther away from our existing one and two story single family homes. This will not be the case if the rezoning request is approved.

The proposed expansion to the apartment complex includes a significantly lower ratio of parking spaces per apartment than the existing apartments, which will presumably make the parking situation worse (we currently experience overflow and/or visitor parking on 153rd Terrace within the Saddlewood Downs subdivision). In their February 28 presentation, the developer stated that they relied heavily on a nationwide study that indicates millennials (their target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping-something we believe is arguable in our suburban metropolitan area. Their plans note that they are including more parking spaces than the minimum of 666 spaces required by code (which may in fact be the case) but current parking is insufficient or only marginally sufficient, and will be exacerbated by the addition of this much larger project.

I have been an Olathe resident for 33 years, and a Saddlewood Downs homeowner for more than 13 years. I love Olathe and the area in which I live. I trust the Planning Commission will fairly consider my, as well as other property owner's, concerns and deny the proposed rezoning quest from RP-3 to RP-4 as requested in Case No. RZ19-0001.

Regards,

Philip Gehrt
18715 W. 153rd Terrace
Olathe, Kansas 66062
Project Name: Saddlewood