



Enclave at Boulder Hills

The Enclave at Boulder hill is slated to be located at 172nd street and Lackman. Currently the parcels on which this project is located are zoned CP-2 and are contemplated as a Neighborhood commercial center in the current comprehensive plan*. In this plan Neighborhood commercial centers have a typical footprint of around 50,000-200,000 square feet. The space remaining after the implementation of this plan still leave adequate space for this type of development.

Grata development is currently developing Boulder Hills directly north of the project in question. Currently there are 21 homes in various stages of construction in the development with an average price of \$506,320. Sales in this development are slower than anticipated due to the higher price point and concerns about commercial development directly adjacent to the project.

Our intent is to build 91 single family maintenance provided Villas on approximately 23.3 acres (3.9 units/acre). Leaving 31.41 acres (1,370,833 sq ft) for retail development as envisioned in our attached conceptual plan. The lot widths are to be 50' with 5' side yard setbacks. Example elevations are attached to this application. This project with increased density will serve as a buffer to the retail development and the increased density against the commercial combined with the proposed walking trails will promote walkability within the development. Price points for these villas are forecasted to be in the upper \$300s to the mid \$400s. The Enclave will have a clubhouse within its development to allow a place for residents of these smaller homes to have a place to gather as well as be available for and bring value to the current Boulder Hills development. The Enclave will be a part of the greater Boulder Hills Home Owners Association and will have access to their amenity area. The proximity of the new Enclave clubhouse to the Boulder Hills Amenity Area will create a central focal point for the community and draw the two subsections together.

Commercial development will continue to be difficult to implement on a scale in line with the current zoning due to the specific surroundings and the ever consolidating retail environment. Changes in internet retail have not only drawn down the number of brick and mortar retailers but have also drawn down the footprint of those remaining retailers. Additionally this parcel is adjacent to Heritage Park, and while that is a great asset to the residential communities it has a significant impact on the retailers viability due to the fact that no rooftops will be constructed within the park. 24.5% of the property within 1 mile of the commercial development is publicly owned by either Johnson County Parks, Spring Hill Schools or the City of Olathe. If that radius is expanded to 2.5 miles that percentage is still very high at 14.44%. Additionally, the comprehensive plan shows a regional commercial center approximately 1 mile west of this project. This property simply cannot support 52 acres of commercial development.

We believe this project brings new product type to this area, aligns with the comprehensive plan and provides a cohesive community environment that promotes walkability. We believe this would be a great asset for the City of Olathe

*Future land use plan Olathe adopted in 2010