



NEIGHBORHOOD MEETING

July 23rd, 2019

6:00 PM

Project: Enclave of Boulder Hills (RZ19-0013)

Meeting Chairman: Travis Schram
President of Grata Development, LLC

Meeting Location: 17309 S. Allman Rd., Olathe KS 66062

Notice to all present: The following is a brief outline of the discussion and is not a verbatim of the statements. Items have been grouped by general category and are not in the order discussed. If any of the following items are incorrect or fail to record discussion at the meeting, please contact Grata Development.

Travis Schram, President of Grata Development gave a brief presentation regarding the project stating this was proposed to be a single family, 50 foot lot maintenance provided community. He showed the attendees the proposed site plan as well as some typical elevations for the single-family homes to be built within the development. He advised that the site was originally designed to contain a big box retail store as well as some inline retail and out parcels. Mr. Schram explained that changes in the retail economy and the decline of big box retail have led to less demand for a large retail development of that nature. He further explained that roughly half of the property would remain zoned as commercial. A study had been done to explore they type of retail that could be created in the remaining envelope. Mr. Schram than asked for questions.

Ralph Thompson of 17730 S. Renner asked where the sewer lines would stop in relation to his property directly south of 175th street. He was advised the sewers would be provided from the north of the property and will not be extended to 175th Street.

Amy Thompson of 17730 S Renner said she though the plan looked good and was glad it wasn't going to be a Wal-Mart.

Mary Sheldon of 15675 W 175th Street stated that she thought the plan looked good and that there was a great deal of need for this type of property in the neighborhood.

Ryan Anderson of 15274 W 171st Place asked why we were doing single smaller maintenance provided lots instead of the standard Single-family lots. Mr. Schram explained that this was to act as a buffer from the commercial to the standard single family without using a multi-family product. Mr. Anderson asked additional questions about the zoning of other parcels nearby. Mr. Schram advised him that the parcel contained R-3 and C-2 zoning as well as additional R-1 Zoning but no plans had been made to move forward on any other parcels. Mr. Anderson asked additional questions about the remaining retail ground. Mr. Schram shared a preliminary site plan and elevations of the commercial area.

Mr. Schram advised the attendees of the remaining steps in the rezoning process and convened the meeting.

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