

From: eNeighbors for Cedar Creek <mynotifications@eneighbors.com>

Date: October 5, 2019 at 1:35:09 PM CDT

To: jimrand44@yahoo.com

Subject: New Note from Indy Denavs

Reply-To: eNeighbors <note-lh_1221022242-157447825300-157144785300@eneighbors.com>

Cedar Creek Campus, Request for Waiver, for greenspace property generally described as located at W. 103rd Street and S. Hollis Lane (Bluestem Parkway), Olathe Planning Commission Case No. PR19-0022.

Schlagel and Associates, P.A. (Schlagel) propose the design for the developer, Craig Eymann (Eymann), of Eymann & Eymann Investments, LLC, who owns the property as referred to in Johnson County AIMS as parcel DF231305-2015. Last month, Eymann met with some of the homeowners of the Clubside and Hidden Lakes North neighborhoods, including some necessary project information.

Firstly, the southwestern corner of the building, as drawn, already encroaches over the Olathe required setback. Interestingly, the developer presents the flawed design in a homeowner meeting before receiving the latest Certified Mail, Return Receipt, correspondence dated September 23, 2019, from Schlagel describing reducing to setback from 30 feet to 10 feet to accommodate the encroachment.

In Schlagel's correspondence, they refer to an approved preliminary plan. On Monday, September 30, 2019, in an office meeting with Zach Moore (Moore), Planner II, Olathe Planning Commission, indicates that the only preliminary plan was that of the initial design showing a much smaller building with a circular drive and parking behind the building. The design and size of the building must be in concert with the overlay district. No other variances or exceptions are previously approved. That original design precedes the current developers' involvement. How is the design consistent with the Cedar Creek Overlay when the Overlay document describes the following:

I. Statement of Intent

A. Purpose

1. Protect existing Cedar Creek development
2. Ensure high quality development
3. Ensure that new development is sensitive to the Cedar Creek riparian area

B. Design

1. Important visual area for the City of Olathe
2. Cedar Creek is a unique and important asset to the City of Olathe
3. In order to ensure that new development is sensitive to the area's extreme slopes and the Cedar Creek riparian area two (2) areas (Area A and Area B) have been created within the Cedar Creek Overlay District.
4. Each area has its own unique standards for setbacks and homes size.
5. The General Design Guidelines are applicable to all single-family residential development that occurs in the Cedar Creek Overlay District.

Schlagel's design depicts a commercial trash container enclosure, with doors, located near the building. This design is a dramatic departure from other commercial buildings in the Cedar Creek Corporate Park, where trash containers are located in the back of a parking area away

from the building. Will individuals working in the proposed building always close those container enclosure doors? Will residents enjoy a view of an exposed container, and loose trash, as they leave the Hidden Lakes North residential subdivision or drive by the building? Observe the existing standard and move the receptacle to the end of the parking lot consistent with other designs in areas that are not adjacent to a quiet homeowner neighborhood? Why the double standard when residents must secure their trash and recycling receptacles and close their garage doors?

The design shows parking for approximately 70 stalls. Does the City of Olathe have a traffic and noise study impacting the adjacent Hidden Lakes North, The Retreat, and Estates at Hidden Lakes neighborhoods? The drawing does not show what remains of any existing or new landscaping. The Cedar Creek Overlay District document describes the following standards. How will the developer meet or exceed the following parameters that homeowners have to observe:

LANDSCAPING AND DESIGN -- Minimum Landscaping requirements

1. The minimum landscape value per lot is one (1%) percent of the total lot and house value. Shrubs and trees can be included in the landscaping value. Items that cannot be included in the landscaping value are sod, irrigation, grading, and any hard surfaces.
2. Foundation landscaping is required for all lots. The front yards of all homes shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house.
3. The rear yards of homes adjacent to the golf course and other areas of high community exposure require landscape treatment similar to that of the front yard.
4. Each home shall have sufficient shrubs and hedges to provide screening of air conditioner units and any other mechanical equipment.
5. Lots with areas of existing heavy native vegetation are encouraged to leave those areas undisturbed and in their natural state. These areas must be shown on the preliminary development and landscape plans and designated as "Preservation Areas" that will remain undisturbed.
6. Any disturbed areas not in planting beds must be returned to their natural state shall be sodded. When special grasses are required or are part of a unique landscape design the seeding must be shown on and approved as part of the landscape plan.
7. All grassed areas shall be provided with an underground irrigation system that has 100% head coverage.

Will homeowners whose home elevations facing 103rd have vehicle lights shining into their homes? Homeowners cannot have any lighting that shines directly on another home. There is a wall described on the southeastern side of the parking lot. Nothing is prohibiting vehicular lights from shining on dwellings adjacent to the proposed new development.

The Mayor of Olathe described the Cedar Creek development as the jewel in the crown of Olathe. Is this what real estate professionals want for the neighborhood? Given what the developer proposes, the gem may become costume jewelry if homeowners and the city allow developers to take advantage of the neighborhood design and abuse the quiet exclusivity of the neighborhood. Homeowners, we need to get involved unless you want this neighborhood to lose its luster. The meeting is scheduled on October 14, 2019 at 7:00 PM Central at 100 E. Santa Fe, Olathe, Kansas.

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Attachments

- [Scan.jpeg](#)

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