

From: Robert Hoag <rehoag@hotmail.com>
Sent: Wednesday, October 09, 2019 7:28 AM
To: Zach Moore
Subject: Re: Cedar Creek Office Campus F

Dear Zach,

Thank-you for returning my telephone call yesterday and for providing additional information regarding the proposed commercial development on [103rd St., Cedar Creek](#). I appreciate the opportunity to submit comments in advance of the hearing scheduled for [October 14, 2019](#).

Since you and the planning commission are in support of allowing the requested waivers for the reduction of required setbacks from 30 ft to 10 ft, I would ask, "Why?". How will allowing the proposed waiver add value to the Cedar Creek community, the city of Olathe or Johnson County when other viable, non-controversial options are available? Denying the waiver will most certainly not adversely impact residents of the aforementioned areas.

The 30-ft minimum setback requirement is universally accepted throughout Johnson County. There is no substantive justification to compromise established criteria for the subject development and the solution is very simple: 1) reduce the size of the development to fall within the required setback, or, 2) utilize a different parcel within the Cedar Creek campus that is presently zoned for commercial development that will accommodate the proposed development within the required setback.

The planning commission should not yield to externally driven special interests at the expense of the residents of the Cedar Creek community, particularly when other options are available.

The planning commission should deny the waiver for the following reasons:

1) Residents have invested hundreds of millions of dollars to reside in and maintain the aesthetics of the park-like, natural habitat of the Cedar Creek community while abiding by City and County ordinances (including setbacks) and the very restrictive covenants of the Cedar Creek Homeowners Association. Residents place a high value on maintaining and enhancing this environment.

2) The argument that the area has been zoned for commercial development for many years is not a valid justification to compromise the setback requirement. Residents are aware that commercial development will take place in the Cedar Creek campus and developers, architects and the planning commission are also aware of the setback requirements and need to respect and support the ordinances. Up to this point in time, it appears that there has been a harmonious co-existence of residential and commercial development and that needs to be preserved for the welfare of the Cedar Creek community and the City of Olathe.

3) Allowing the waiver has the potential to set a precedent for future commercial development to adapt to the "new standard" of reduced setbacks, open the floodgate to disregard other restrictive covenants and create a contentious environment between residents, commercial real estate developers and the planning commission. This is completely unnecessary and can be easily avoided for the continued welfare of all stake holders by abiding by established ordinances.

4) Reducing the required setback allows the building footprint and square footage of the building to be

increased significantly, increasing the required number of parking spaces and a disproportionate level of increased traffic through the neighborhood.

4) Infringing on the aesthetic qualities of the Cedar Creek campus by allowing the proposed strip-mall style parking has the potential to result in diminished value of hundreds of millions of dollars of existing residential properties, detract from future potential residents from investing in the community, and ultimately lower the tax revenue presently enjoyed by the county and other municipalities. This development not only affects residents with properties in close proximity to the proposed development, it will impact the public's perception of the Cedar Creek campus in general, potentially adversely impacting the value of all properties in the community.

4) The proposal does not demonstrate a sensitivity to, or a desire to preserve the aesthetic qualities of natural habitat of the Cedar Creek campus. Not only are parking, and trash receptacles located in close proximity to and in full view of residents and passers-by, the large, majestic, Cedar Creek landmark sycamore tree would be destroyed. Developers and planners sensitive and supportive of preserving and enhancing aesthetics of natural habitats would have recognized the opportunity to incorporate the sycamore tree into the landscape plan as a profound focal point to diminish the visual impact of the commercial development and make a clear statement to the Cedar Creek community that aesthetic qualities are valued.

5) The planning commission has an obligation to the residents of the county, city and in this case more specifically the Cedar Creek community to preserve and enhance the quality of life and the environment and not yield to special interests promoting their personal financial gain at the expense of residents who have invested hundreds of millions of dollars to achieve that quality.

There are reasonable options available for residential and commercial development to harmoniously co-exist within the Cedar Creek campus without compromising building codes and ordinances that adversely impact the aesthetic qualities of the community and values of existing residential properties.

As has been said "you can put lipstick on a pig but it is still a pig". The expectation of residents is for the Planning Commission to do the right thing, act responsibly and deny the request for waiver to ensure compliance with established regulations.

Thank-you for your consideration. Please feel free to contact me if there are questions or concerns.

Kind regards,

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