MINUTES – Opening Remarks

Planning Commission Meeting: April 27, 2026

The Planning Commission convened at 7:00 p.m. to meet in regular session **Chairman Wayne Janner** presiding. Commissioners Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Megan Lynn, Scott Seeling, and Jim Terrones were present. Commissioner Taylor Breen was absent.

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which includes eight items, and asked if any items needed to be removed for separate discussion or additional information.

Commissioner Lynn noted she would need to recuse herself for Item G, PR26-0006.

Chair Janner acknowledged and called for a motion on the consent agenda.

A motion to approve MN26-0413, Planning Commission meeting minutes of April 13, 2026, was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed 8 to 0.

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Planning Commission Meeting: April 27, 2026

Application:	**MP26-0002:** A minor plat for Salvation Army, Lot 1, containing one (1) lot on approximately 1.25 acres, located at 420 E. Santa Fe Street.

A motion to approve MP26-0002 was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.

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Planning Commission Meeting: April 27, 2026

Application:	**FP26-0005:** A final plat for Brogden Car Wash, containing one (1) lot and one (1) tract on approximately 1.56 acres, located northeast of E. Santa Fe Street and N. Ridgeview Road.

A motion to approve FP26-0005 was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.

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Planning Commission Meeting: April 27, 2026

Application:	**FP26-0006:** A final plat for West Santa Fe Plaza Shopping Center, Second Plat, containing two (2) lots on approximately 6.23 acres, located at 208 N. Parker Street.

A motion to approve FP26-0006 was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.

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Planning Commission Meeting: April 27, 2026

Application:	**PR26-0007:** A revised preliminary site development plan for 7 Brew Coffee, containing one (1) lot on approximately 0.71 acres, located at 208 N. Parker Street.

A motion to approve PR26-0007 was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulation:

1. Genuine stucco must be used where stucco is identified on all primary facades as a Class 1 material to meet UDO requirements.

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Planning Commission Meeting: April 27, 2026

Application:	**PR26-0005:** A preliminary site development plan for Fire Station #4 Rebuild, containing one (1) lot on approximately 1.66 acres, located at 13301 S. Mur-Len Road.

A motion to approve PR26-0005 was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulation:

1. A waiver is granted from UDO 18.15.020.G.8.a.2 to increase the maximum façade bay width from 75 to 96 feet on the west primary façade.

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Planning Commission Meeting: April 27, 2026

Application:	**PR26-0006:** A preliminary site development plan for Millcreek Bathhouse and Splashpad, containing one (1) lot on approximately 3.01 acres, located at 320 E. Poplar Street.

Commissioner Lynn recused herself from this item.

A motion to approve PR26-0006 was made by **Commissioner Brown** and seconded by **Commissioner Chapman**. The motion passed by a vote of 7 to 0 with 1 recusal and no stipulations.

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Planning Commission Meeting: April 27, 2026

Application:	**FP26-0004:** A final plat with vacation of an easement for Stellar Apartments, containing one (1) lot and four (4) tracts on approximately 14.64 acres, located southeast of W. 133rd Street and S. Blackfoot Drive.

Chair Janner introduced FP26-0004, the request for a final plat with an easement vacation. He noted the public hearing regarding rezoning for the multi-family development was held on December 22, 2025. Since this was only the request to vacate the easement with the plat, no formal presentation was needed.

Chair Janner called for any questions from Commissioners.

Commissioner Bergida asked for the number of units or density per acre on this project.

Emily Carrillo, Senior Planner, responded that she did not have the information readily available based on the plat but would follow up and provide it later.

Commissioner Bergida acknowledged the response

Chair Janner called for any additional questions for staff, but there were none.

Chair Janner opened the public hearing and confirmed no one had signed up to speak. He then requested a motion to close the public hearing.

Commissioner Lynn moved to close the hearing, and **Commissioner Bergida** seconded the motion. The motion passed with a vote of 8 to 0.

Chair Janner asked if any further discussion was needed on the item. Hearing none, he requested a motion on the item.

Commissioner Corcoran moved to approve FP26-0004. **Commissioner Terrones** provided the second. The motion passed with a vote of 8 to 0 with the following stipulation:

1. The required landscape buffer and associated plantings along the south property boundary will be shifted north if the private access easement is not vacated by agreement with the adjacent property owner to the south.

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Planning Commission Meeting: April 27, 2026

Application:	**RZ26-0004:** A rezoning from the CTY RUR (County Rural) District to the R-3 (Residential Low-Density Multifamily) District and a preliminary site development plan for Forest View Townhomes on approximately 12.57 acres, located southwest of K-7 Highway and W. 119th Street.

Emily Carrillo, Senior Planner, presented RZ26-0004, presented the application to rezone the site from County Rural zoning to an R-3 Low-Density Multifamily residential district. She explained that the development would include 14 townhome buildings totaling 72 units, constructed in two phases. She described the surrounding land uses and site constraints such as native vegetation and a stream corridor. Ms. Carrillo noted the project's consistency with the Plan Olathe Comprehensive Plan and alignment with the newly adopted Elevate plan.

Ms. Carrillo summarized key elements of the site plan, including access from 119th Street via Mesquite and required improvements such as a right-turn lane and sidewalk. She relayed the Applicant had requested a setback waiver from 20 feet to 15 feet, which staff supported. She also highlighted landscaping and buffering that exceeded requirements, preservation of approximately 28% of existing tree canopy, and inclusion of amenities such as trails and picnic areas. She noted compliance with architectural standards. She stated that a neighborhood meeting was held with 13 attendees and correspondence was received from three residents. She noted neighborhood feedback related to traffic, pedestrian safety and connectivity, utility coordination, project ownership, parking, and tree preservation. As a result of neighborhood feedback, the Applicant incorporated additional tree and plant preservation along 119th Street.

Ms. Carrillo concluded, stating that staff recommended approval of the rezoning with no stipulations and the preliminary site development plan with stipulations.

Chair Janner thanked Ms. Carrillo and opened the floor for Commissioner questions.

Commissioner Corcoran asked for clarification on the targeted location for the setback waivers.

Ms. Carrillo responded by identifying the affected buildings, explaining the reduction applied to internal corner side yards.

Commissioner Terrones expressed personal familiarity with the area and safety concerns about traffic along 119th Street. He asked for clarification about the direction of the proposed turn lane at the Mesquite entryway.

Ms. Carrillo clarified that an eastbound right-turn lane would be added to 119th Street to allow access into the development.

Commissioner Lynn asked about the location and planning for on-street parking.

Ms. Carrillo explained that the development met parking requirements through garages and driveways, and that on-street parking would be managed as part of public street regulations if needed.

Commissioner Bergida asked whether the development would be visible from 119th Street given the proposed tree preservation buffer.

Ms. Carrillo responded that while some vegetation would remain, visibility would depend on location. Buildings along 119th would feature enhanced architectural treatment and landscaping. She deferred additional design-specific questions to the Applicant.

Commissioner Bergida also asked about entry signage design

Ms. Carrillo stated that entry design details would come later at final site development review.

Commissioner Bergida asked whether consideration had been given to shift Buildings 3 and 4 further south.

Ms. Carrillo deferred the layout question to the Applicant.

Commissioner Bergida asked to confirm a traffic study had been completed.

Ms. Carrillo confirmed that a traffic impact study had been completed by the Applicant.

With no further questions for staff, **Chair Janner** then invited the Applicant to speak.

Judd Claussen, Phelps Engineering, 1270 N. Winchester Street, introduced himself and the project team, including representatives from Rodrock Development and NSPJ Architects. He explained that the property had been owned for a long time, but that previous single-family concepts had not materialized. He stated that the proposed low-density multifamily plan aligned with City planning goals and thoughtfully utilized the site's natural features.

Mr. Claussen described adjustments made following neighborhood feedback, including increased tree preservation along 119th Street and design changes to minimize visual impact, such as berming and lowering driveway visibility. He addressed concerns about building placement, explaining that drainage and sanitary sewer easements prevented shifting certain buildings further south.

Mr. Claussen also discussed future trail connectivity to a planned City trail along Little Cedar Creek, noting land previously donated by the developer. He confirmed that entry features and signage were still in development but would be designed to a high standard. Regarding parking, he explained that public streets would allow on-street parking in addition to garages and driveways, meeting all code requirements. He concluded by stating the team accepted the stipulations and was available for further questions.

Chair Janner thanked the Applicant and asked if Commissioners had additional questions.

Commissioner Bergida asked how many additional vehicles the traffic study estimated during peak hours.

Mr. Claussen explained that the 72-unit development was projected to generate about 6–7 trips per unit daily, totaling roughly 447 trips over 24 hours. During the morning peak, about 30 trips were expected, with 23 outbound, mostly heading right (east) toward K-7. In the evening peak, the pattern reversed, with 23 inbound and 14 outbound trips. He noted this averaged to about one vehicle every three minutes during peak periods.

Chair Janner then invited further questions.

Commissioner Brown asked Mr. Claussen whether the traffic study included Clare Road.

Mr. Claussen responded that the analysis focused only on 119th Street and the development's impact there.

With no additional questions, **Chair Janner** thanked the Applicant.

Chair Janner then shifted to the public hearing and explained procedures for speakers. He then opened the public hearing and invited the first speaker.

Speaker #1, Patrick Martin, 23728 W. 118th Terrace, a resident of Timberstone Ridge, expressed concern about increased traffic, particularly the difficulty of turning left from Mesquite onto 119th Street, noting current delays even during non-peak hours. He argued that the projected 447 daily trips, combined with nearby approved developments, would worsen congestion. He cited that although Rodrock has the property owner right to make money from the property, the residents would prefer single family homes instead. He also relayed concerns about potential impacts on property values. He included a concern from

a realtor in the neighborhood, who was concerned that the townhome price would eventually need to be dropped, especially considering single-car garages. That lower price would then in turn reduce funding for maintenance quality; they wanted assurances the design would remain and be kept to neighborhood standards regardless of whether the developer had difficulty selling the townhomes. Mr. Martin also acknowledged the developer's generally strong reputation.

Speaker #2, Patricia Martin, HOA president of Timberstone Ridge, 23728 W. 118th Terrace, thanked staff and Commissioners for their work but emphasized residents' attachment to the area's trees, green space, and character. She stated that residents had not anticipated multi-family development on the site. She raised safety concerns about traffic, including a near-accident at a crosswalk on 119th Street. She urged more thoughtful planning given existing traffic conditions, nearby school traffic, and neighborhood expectations.

Speaker #3, Pam Rausin, 12172 S. Solomon Road, a Forest View resident, stated that her neighborhood had not been notified of the proposal. She raised concerns about increased traffic along Clare Road and 119th Street, as well as confusion about whether the development would be affiliated with the existing Forest View neighborhood and share amenities. She also questioned prior traffic studies and expressed concern about potential roundabouts affecting pedestrian safety for schoolchildren.

Speaker #4, Terry Rausin, 12172 S. Solomon Road, echoed concerns about traffic congestion and limited access in the area. He highlighted difficulties entering and exiting nearby roads and emphasized that additional residents would increase traffic in multiple directions, including toward local schools. He also questioned how left turns (westbound) into the development would function on a two-lane road.

Speaker #5, Joshua Jones, 11841 S. Kenton Street, a Timberstone Ridge resident, supported preserving even more natural features and suggested reducing density or shifting buildings to maintain the area's character. He also recommended advancing planned traffic improvements, considering a left-turn lane into the development, and carefully planning future phases and connections to nearby properties as additional development occurs in the area. He asked for consideration for those residents who already significantly invested in their properties.

With no further speakers, **Chair Janner** called for a motion to close the public hearing. **Commissioner Bergida** moved to close the public hearing and **Commissioner Brown** seconded. The motion passed by a vote of 8 to 0.

The Commission then resumed discussion.

Commissioner Chapman asked staff to see the map of the nearby developments of High Meadows, Timberstone Ridge, and the traffic access points at Mesquite.

Ms. Carrillo demonstrated the connection with Mesquite but deferred further traffic discussion to other staff.

Commissioner Chapman asked whether a left-turn lane into the development was considered.

Chet Belcher, Chief Development Officer, clarified the High Meadows development entrance location in proximity to the highway.. Mr. Belcher explained that a left-turn lane into the proposed development was not currently warranted. However, he noted with every phase, a traffic study is required, so it would be revisited with future traffic studies.

Commissioner Chapman asked if a traffic study had been completed to predict flow when High Meadows was fully occupied.

Mr. Belcher confirmed it had been completed with a majority of traffic between High Meadows and K-7. He continued a second road access out of High Meadows going north was planned to relieve the traffic pressure, though continued planning would be needed.

Commissioner Chapman referenced Mesquite north of 119th Street and asked whether a right turn exit ramp was discussed, heading west.

Mr. Belcher confirmed a right turn lane currently exists.

Commissioner Chapman asked whether a roundabout was being considered for that Mesquite intersection.

Mr. Belcher said it had not. He noted that Mesquite roundabout would likely be a low priority because roundabouts are best utilized when the “legs” of the roundabout are equal or balanced in terms of traffic flow.

Commissioner Brown addressed potential infrastructure improvements and asked where in priority the upgrades to 119th Street and Clare Road were in the City’s Capital Improvement Plan (CIP).

Chet Belcher, Chief Development Officer, indicated they were not currently funded but were under consideration.

Commissioner Brown asked to confirm there would eventually be a north-south street from 119th to College, through both apartment complexes, meaning 119th Street would not be the only trafficway for that traffic and **Mr. Belcher** confirmed.

Commissioner Lynn still expressed concern about on-street parking and pedestrian safety with parked car congestion. She noted narrow space between the driveways which would not accommodate an average car length.

Mr. Belcher noted that while allowed, restrictions could be implemented if those residents raised safety issues.

Commissioner Lynn asked to confirm there was grass between the driveways, which **Mr. Belcher** confirmed.

With no further questions. **Chair Janner** called for a motion.

Commissioner Terrones recommended to approve RZ26-0004 as stipulated by staff, and **Commissioner Seeling** seconded. A roll call vote was called.

Before concluding, **Chair Janner** acknowledged that traffic was the primary concern raised, and he encouraged the City Council to closely consider related infrastructure improvements. He cited the reason to position the City to be able to respond in a timely manner if the traffic issues do materialize.

The motion passed unanimously, 8–0, as follows:

A. Staff recommends approval of RZ26-0004, Forest View Townhomes, for the following reasons:

    1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan which this development was reviewed against.

    2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the R-3 District with no stipulations.

C. Staff recommends approval of the preliminary site development plan with the following stipulations:

    1. A waiver is granted from UDO 18.20.090.B to reduce the minimum corner side yard setback from 20’ to 15’ feet.

    2. Genuine stucco must be used where stucco is identified on all primary facades to meet UDO requirements as a Class 1 material.

    3. Prior to issuance of any land disturbance permit, the applicant shall coordinate with staff to identify and document areas for additional tree preservation along the 119th Street frontage, consistent with the corridor’s established character of significant natural, preserved areas.

4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

MINUTES – Closing Remarks

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Kim Hollingsworth, Planning & Development Manager, reminded Commissioners and attendees there would be only one meeting in May, due to the Memorial Day holiday.

Meeting adjourned.