

**From:** Connie Cross <[1962conehead@gmail.com](mailto:1962conehead@gmail.com)>

**Date:** October 19, 2025 at 1:02:43 PM CDT

**To:** Courtney Eiterich <[ceiterich@lenexa.com](mailto:ceiterich@lenexa.com)>

**Subject: HEDGE LANE PROJECT**

Council person Eiterich,

Here are my concerns to my neighborhood if the Hedge Lane Project passes:

The entrance/exit from this property to Dunraven is less than 1/3 mile from the Prairie Star Parkway roundabout that is known for high traffic.

The main entrance/exit from the property is on a curve that can be difficult to see oncoming traffic. The extension of Mistletoe Street is only to satisfy the code for emergency vehicle access to the property. This entrance/exit will be the main access to the property for heavy and slow construction trucks

Over 700 residences (many with multiple drivers) use Dunraven as their primary exit from the neighborhood as the only other exit is further West.

There are FUTURE PLANS for roadway development that would provide other exits from the neighborhood but there are no plans in the near future to develop these roadways.

The K7 / Prairie Star Parkway bridge is inadequate to manage effectively the traffic passing over it now as it is a 2 lane bridge and backups on each side as well as down the highway still exist

The upcoming K10 projects will certainly cause traffic heading East to divert through Prairie Star Parkway/95th street instead of enduring even slower traffic on K10.

The Olathe School District is already at capacity at the schools in this district. Olathe has NO plans to build or increase building capacity in the near future.

The already approved development of 75 acres on the SE corner of K7 & Prairie Star Parkway is already going to cause a burden to traffic.

Another development of high density apartments coming before the Planning and Zoning committee is at Monticello and Prairie Star Parkway.

Infrastructure should be put in place before approval of any more large capacity developments.

Thank you,

Connie Cross

**From:** Peg Fach <[pegfach@aol.com](mailto:pegfach@aol.com)>

**Date:** October 20, 2025 at 11:51:29 AM CDT

**To:** Julie Sayers <[jsayers@lenexa.com](mailto:jsayers@lenexa.com)>, Courtney Eiterich <[ceiterich@lenexa.com](mailto:ceiterich@lenexa.com)>, John Handley <[jhandley@lenexa.com](mailto:jhandley@lenexa.com)>

**Subject:** Hedge Lane Project

I am writing regarding the Hedge Lane project proposal. We have lived in this area for 13 years and moved out here for the peace and quiet. There are nice family homes, walking trails and green space. I am concerned about the 84 rental townhomes that they are wanting to build in our neighborhood. We are concerned about the traffic and over crowding the schools. Plus losing more green space. We really do not want this project to go through. They are already building apartments and shops across K7 and Prarie Star. This is going to increase the traffic, etc., already. Please let us keep our community as it now. I hope you will hear the voices of your constituents. We love Lenexa and where we live. We love our community the way it is now.

Thank you for your time and consideration.

Sincerely, Peggy & Allen Fach  
23717 Wet 88th Street  
Lenexa, KS 66227  
Sent from my iPad

**From:** [dhamner3@kc.rr.com](mailto:dhamner3@kc.rr.com)

**Date:** October 19, 2025 at 4:30:24 PM CDT

**To:** Courtney Eiterich <[ceiterich@lenexa.com](mailto:ceiterich@lenexa.com)>

**Subject:** 92st & Dunraven

You R aware of this development. U have probably heard from others. But my main concern is traffic on Dunraven & bridge over 7 Hyw. So Please Consider us who lve here. We don't More Traffic. Thank U

**From:** [dhamner3@kc.rr.com](mailto:dhamner3@kc.rr.com) <[dhamner3@kc.rr.com](mailto:dhamner3@kc.rr.com)>

**Sent:** Sunday, October 19, 2025 4:37 PM

**To:** John Handley <[jhandley@lenexa.com](mailto:jhandley@lenexa.com)>

**Subject:** Hedge Lane development

I'm sure U have heard from others, but my main concern is increase in traffic on Dunraven & 7 hyw. bridge. U know it will eventually cause more infastructure needs in the future. Thank U

**From:** [dhamner3@kc.rr.com](mailto:dhamner3@kc.rr.com) <[dhamner3@kc.rr.com](mailto:dhamner3@kc.rr.com)>

**Sent:** Monday, October 20, 2025 8:26 AM

**To:** John Handley <[jhandley@lenexa.com](mailto:jhandley@lenexa.com)>

**Subject:** Hedge Ln development

Remember there is only one way out.

**From:** [probes\\_dowers\\_02@icloud.com](mailto:probes_dowers_02@icloud.com) <[probes\\_dowers\\_02@icloud.com](mailto:probes_dowers_02@icloud.com)>

**Sent:** Monday, October 20, 2025 9:40 PM

**To:** Bill Nicks <[bnicks@lenexa.com](mailto:bnicks@lenexa.com)>

**Subject:** Hedge Lane Residential Development

Hello Bill,

I live in a neighborhood off Dunraven and am concerned about allowing another potential developer to come in and use up valuable resources to turn a profit and pull down the neighborhood.

The potential Hedge Lane residential development will tax our infrastructure (water, streets, sewage, schools, fire department, etc.).

You, as a City council member, will soon have the opportunity to delay or even deny this development.

I ask you to consider the people of our community whom you represent - the ones who work hard and honestly each day, who lead by example, who courageously try to do what's right.

Be a champion for them in this decision, rather than the developer swooping in to make a profit.

Thank you for your time.

Sarah K.

Lenexa, KS

**From:** H Norton <[dhjnorton@yahoo.com](mailto:dhjnorton@yahoo.com)>

**Sent:** Monday, October 20, 2025 7:13 PM

**To:** John Handley <[jhandley@lenexa.com](mailto:jhandley@lenexa.com)>

**Subject:** The Rise Development

Hello Mr. Handley,

My name is Heather Norton and I have lived at 8301 Hall St. Lenexa, KS for 24 years. I'm contacting you, my representative, because I am concerned about the Agenda #14, The Rise Development, on tomorrow night's meeting. I do not believe it is in Lenexa's best interest to have an 11 story building at this intersection. It will be 5 stories taller than any other building in this area and destroy what little skyline is left. Also, I feel that there is already enough apartments that have been built or are currently under construction ( South of 87th St at Maurer, SE corner of Prairie Star Pkwy and Ridgeview, West of Renner at 93rd St to name a few). At the very least, please encourage a smaller building.

If you have any questions for me, I can be reached at my email: [dhjnorton@yahoo.com](mailto:dhjnorton@yahoo.com) or my cell phone# 913-683-5160.

Thank you for your consideration to this matter,

Heather Norton

**From:** Ryan Stroud <[rstroud36@gmail.com](mailto:rstroud36@gmail.com)>

**Sent:** Monday, October 20, 2025 2:39 PM

**To:** Bill Nicks <[bnicks@lenexa.com](mailto:bnicks@lenexa.com)>

**Subject:** Hedge Lane Project

Hi Council Member Nicks, my name is Ryan Stroud. My family and I live at 9132 Sunray Dr in Lenexa. I am writing to express my concern with the Hedge Lane project, which is a proposed rezoning and development adjacent to the Reserve neighborhood. We currently see a significant amount of traffic on Dunraven and feeding into the circle on Prairie Star Parkway. With a nearby high school, certain times of day on Prairie Star can be particularly challenging. In speaking with dozens of neighbors about this project, several shared stories about close calls and even accidents in the traffic circle at Dunraven and Prairie Star. In listening to the city officials at the Planning Commission hearing, the city officials seem to be banking on future road developments to alleviate current and future traffic issues. As a father of three children, one of whom is a soon to be driver, I don't have the luxury of relying on future changes to ensure the safety of my children. When the Hedge Lane Project comes forward, please vote in favor of responsible development that prioritizes the safety of your fellow citizens over developer dollars. Please vote no on the Hedge Lane rezoning and development. Thank you for your service and skillful leadership on behalf of our Lenexa community.

Sincerely,

Ryan Stroud

913-749-7121

**From:** Jill Stuart <jj4stuart@gmail.com>

**Date:** October 18, 2025 at 4:09:19 PM CDT

**To:** Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>

**Subject:** Agenda item 15

Let me start by saying "Thank you both for your service to our community".

I just read an article in the Johnson County Post concerning an 11 story high rise building being considered in Lenexa. I followed up to read more about it in the agenda items for the next council meeting. I was shocked by the number of floors.

I do not know of anyone of a "senior age" whether active or inactive that are interested in costly hi-rise housing. Downsizing, yes.

Can our city services, such as fire or ambulance reach people in the event of a power outage? What about pets? Parking is already an issue in City Center.

I understand the need for affordable housing for all age groups. I am a senior citizen, myself, with many "senior" friends. At some point in the future my husband & I will be looking for a place with a sense of community, nothing above 2 stories with greenspace and no road noise. I am hopeful we will find that in Lenexa.

Sincerely,

Jill Stuart

8859 Houston St, Lenexa, KS 66227

913-787-3341