

Comments below are from the comment cards that were left at the 12/3/2018 Comp Plan Amendment Open House. There were about 15-20 people that showed up including the two Council members.

1. I understand the need for change. My concern is with the specific developer and their lack of connections to the community and poor record. Medium density residential is fine. I'll discuss my concerns with Bob and Fred since it's not the Planning Commissions job. It would be nice to have a clearly defined entrance to LS from HWY 50.
2. Blackwell interchange, 55+ Community would be good for this area. More green space /parks-dog park.
3. Blackwell Interchange, Request: Medium/High density Residential vs 3 story apt complex. *If the development needs to residential.
4. Are around Mill Creek is too high density. Just don't want 3 story apt building. No Artison!
5. Blackwell Interchange, Request: a wall with landscaping that divides Mill Creek /Summit Mill and the development.
6. Blackwell, if case gets approved for closer to 50 hwy very quickly it won't give the chance to other developers to buy the land and develop as anything else other than 3 Story max density.
7. Blackwell Interchange, Context of proposed land use is important. Significant cost of a sewer pump to build south of 50 hwy. Reason for what the apartments will be built north of 50. Traffic impact going west on Blue Parkway. I would like to see more housing that fits the reasonable single family home segment. \$150k-\$200K is extremely tough to find, modest home that people can actually afford. This is more important than building 330k + houses or rental properties that don't build up a needed segment (in the area). Make this deal with a respectable local company, if you must.
8. Blackwell Interchange, You made a plan that works exactly for the apartment complex. This shows where City Council stands. We will find a way to fight it. Not good for our neighborhood or our elementary school.
9. Blackwell Interchange, Request: NO road connecting Mill Creek/Summit Mill to development regardless of what is built.
10. Blackwell Interchange, 55+ Community-med dens. Would be great. Medical offices; also nice. Park; Dog Park
11. Blackwell Interchange, I could be on board w/med density. Something to accommodate 55 and up would be ideal. For reasons of family members looking to downsize could move closer. As well as a good balance to the area. Perhaps those who live off of Langsford & Colbern downsizing to a community close to home and the norm. I've seen several such places backed to large neighborhoods in Overland Park specifically 135th & Deer Creek area.
12. Blackwell, wall between any development & landscape. Request less density. Smaller Patio homes for downsizing.
13. Blackwell interchange, don't' feel apartments fit well with the neighborhood. Understand that it has to be delivered would like to see medium residential like duplexes.
14. Blackwell Interchange Area, Overall, good plan. Needs: Bike Path and more green space.
15. Blackwell Interchange, Request: develop Retail vs residential.

Comments below are from the comment cards that were left at the 12/10/2018 Comp Plan Amendment Open House. There were 39 residents that showed up and 2 Council members bringing the total attendance to 41.

1. As a homeowner in the Mill Creek Subdivision with two children at Highland Park I am still strongly against adding apartments so close to our school. However, the buffer of medium density housing is a small positive. We still have large concerns, re: the intensity of the developer after all the manufactured positive online reviews presented online.
2. Please consider not allowing this developer to move onto the proposed parcel. It is too close to a school to be high density. Low density villas is a great alternative...as long as the villas are to be bought not rented. A retaining wall/pond between school and property would be highly appreciated by school employees and neighborhood residents. Thank you for your reconsideration to better our community.
3. Changing some to medium instead of high density is nice step.
How many apartments have opened in the last 3 years? How many more are currently permitted?
We understood that there was an old comp plan for this area. Where can we find a copy? How does it compare?
I can't find a 600 unit complex anywhere in LS. Can you show some comparison?
I'd just like to be sure that the size of land has been seen. The original strip could fit 2.5 LS Med Center or all of Summit Fair, Red Lobster, etc. or nearly all of St. Luke's Campus. Now appears bigger, but also medium density.
4. DO NOT force farmers to sell so agriculture is turned into buildings and roads those people have rights. Keep Princeton Heights separate-DO NOT connects where dead ends are on 12th and Princeton.
5. NE Corner of Blackwell and 50 HWY. It seems like it favors and was model for the developer. The area adjacent to Highland Park should be low residential to match the adjacent land use. It should be yellow instead of orange. Thank you.
6. Maybe consider natural/park area (green) just south of Highland Park Elementary and north of medium density residential (height range)??
Consider retirement community for med density
Consider all medium density in area south of Highland Park? Plus the rental.
7. I appreciate the Planning Commission and City Staff slowing down this process and listening to our concerns. Artisan Point originally was just too massive to put so close to single family homes. The plan I saw today that has medium-density residential on the North side of the proposed development and along SE Millstone Ave seems acceptable. That said there are still several concerns. Sewer, water hook up needs negotiated with affected homeowners as well as proper fencing around the proposed development.
8. Comment re: proposed medium-high density north of 50 Highway. The location is iffy for apartments. Being directly behind a school, along with capacity issues with the school will be undesirable. Please, reconsider putting apartments in. If it is a must, making them 55+ apartments alleviate issues.