



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: March 20, 2024

To: Olathe Planning Dept.

From: Daniel Finn, P.E.  
Phelps Engineering, Inc.

**Re: Statement of Purpose For Rezoning Request**  
**Kiene Dental**  
PEI #240055

This property consists of an existing carwash and is currently zoned CP-3 and R-1. The developer will be purchasing the property to re-model the existing carwash into a proposed dental office. Rezoning the property to C-1 will allow for the proposed carwash use to be acceptable based on the City's zoning code.

PHELPS ENGINEERING, INC.

1270 N. Winchester ■ Olathe, Kansas 66061 ■ (913) 393-1155 ■ Fax (913) 393-1166 ■ [www.phelpsengineering.com](http://www.phelpsengineering.com)