



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: June 27, 2025

To: Jessica Schuller  
Olathe Planning Dept.

From: Judd D. Claussen, P.E.  
Phelps Engineering, Inc.

**Re: Statement of Purpose For Rezoning Request**  
**175<sup>th</sup> & Lone Elm Rd. (NE Cor.)**  
PEI #250489

This property was recently annexed into the City, and retains its previous County zoning (RUR, rural). The purpose of this request is to rezone the property to an industrial zoning of M-2 and commercial zoning of C-2 within the City of Olathe, so that it can be developed as an industrial park and commercial.

PHELPS ENGINEERING, INC.

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