



PLANNING
ENGINEERING
IMPLEMENTATION

Date: September 24, 2024

To: Olathe Planning Dept.

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

**Re: Olathe Commerce Park Trans-System
Statement of Purpose**
PEI #240745

This property is currently zoned M-2. This application is for approval of a preliminary development plan of a new truck terminal for Trans-System. The development will include a new 24,000 SF building, 131 auto parking spaces, 134 truck trailer parking spaces, and 182 truck tractor spaces. The site will house office staff and act as a staging/storing area for trucks and trailers where truck drivers will arrive in their personal vehicle and leave in their truck to run their route. They will then return, park the truck and exit in their personal vehicle. A significant portion of the existing tree canopy will be preserved. A new detention basin will be constructed to accommodate the increase in runoff. The design shall meet the City of Olathe UDO requirements.

Sincerely,

Daniel Finn

PHELPS ENGINEERING, INC.

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