



December 23, 2025

Nathan Jurey, AICP, Senior Planner
City of Olathe
Planning Division
100 E Santa Fe Street
Olathe, KS 66061

**RE: LETTER OF INTENT
Dillons – College Blvd & Sunnybrook Blvd
Rezoning, Preliminary Development Plan, and Final Plat**

Dear Mr. Jurey:

On behalf of the developer/applicant, Dillons Food Stores (c/o Michael Rokas), and the property owner, Leonard B. & Eulalia E. McKinzie Family Trust, LLC (c/o Mark McKinzie), this letter is submitted in support of an application for rezoning, Preliminary Development Plan, and Final Plat approval for a proposed Dillons grocery store and fuel center development within the Sunnybrook Business Park – 4th Plat, located in the City of Olathe, Kansas.

The subject property consists of approximately 12.19 acres, identified as Lot 1 of the proposed Sunnybrook Business Park – 4th Plat. The application includes a request to rezone the property from BP (Business Park) to the C-2 zoning district to accommodate the proposed commercial use.

Project Overview

The proposed development includes a ±99,000 square-foot Dillons grocery store, a seven (7) pump fueling station with canopy, and an associated ±177 square-foot kiosk. The building improvements include a rear truck dock/loading area to support store operations. On-site work includes parking, internal circulation pavement, landscaped areas, underground utilities, and stormwater/drainage systems.

The landscape concept provides amenity lawn areas south and west of the building. A bermed landscape area is proposed along the Sunnybrook Boulevard frontage at the truck dock area to provide additional screening. A landscape buffer along the eastern boundary is provided to buffer adjoining properties and development within the neighboring BP zoning district. Along the eastern boundary, a retaining wall with heights varying from approximately 7 feet to 23 feet is proposed; buffer plantings are located at the bottom of the wall within the landscape buffer area, and the retaining wall itself is located outside of the required landscape buffer.

Public and Off-Site Improvements

The project includes the extension of Sunnybrook Boulevard and dedication of approximately 1.92 acres of public right-of-way to accommodate the roadway improvement. Public infrastructure associated with Sunnybrook Boulevard and College Boulevard includes two (2) additional right-turn lanes on College Boulevard.

Traffic signal improvements include installation of one (1) signal mast arm serving northbound Sunnybrook Boulevard traffic and one (1) signal mast arm serving southbound Valley Road traffic. Public utility and drainage infrastructure is proposed within Sunnybrook Boulevard, along with concrete curb and gutter and pedestrian sidewalk improvements. Off-site improvements also include replacement of existing storm drainage pipes within Noble Drive and 113th Street to improve capacity and accommodate the proposed development.

Submittal Materials

This application package includes the rezoning request, Preliminary Development Plan, and Final Plat materials, including:

- Traffic Impact Analysis
- Preliminary Stormwater Report
- Final Plat
- Civil Site Plan and Existing Conditions Plan
- Grading, Utilities, and Drainage Plans
- Conceptual Landscape Plan
- Architectural building elevations (colored) and perspective renderings
- Waiver request letter for alternative design from certain C-2 development requirements
- Owner's Affidavit and associated application forms/supporting documentation

The proposed rezoning, Preliminary Development Plan, and Final Plat have been prepared in accordance with the Olathe Unified Development Ordinance and applicable City standards. All public infrastructure and site improvements will be designed and constructed in compliance with City specifications.

We appreciate the City's time and consideration and look forward to discussing these applications with the Planning Commission on February 23, 2026, and subsequently at the City Council meeting on March 17, 2026. Please contact us if additional information is required or if there are any questions regarding this submittal.

Sincerely,



Tom Barnes, EI
Civil Engineer Intern
Pickering Firm, Inc.

cc: Dillons Food Stores (c/o Michael Rokas)
Leonard B. & Eulalia E. McKinzie Family Trust, LLC (c/o Mark McKinzie)