



PLANNING
ENGINEERING
IMPLEMENTATION

Date: October 27, 2025

To: Kim Hollingsworth
Olathe Planning Dept.

From: Doug Ubben, Jr., P.E.
Phelps Engineering, Inc.

**Re: Statement of Purpose for Rezoning
Blackfoot Stellar Apartments
PEI #250509**

This vacant property is currently zoned C-2 and is being developed as an apartment complex. The property will need rezoned to R-4, Residential Medium Density Multi-family to allow the proposed use.

The subject property is approximately 15 acres in size. The developer is proposing to construct a total of eight multi-family buildings with a total of 280 units, resulting in a density of 17.2 units per acre. The buildings will be 3 / 4 stories in height. Amenities will include a pool/clubhouse, picnic areas, a fenced dog park, and sidewalks connecting the buildings to these amenity areas.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com