



PLANNING
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IMPLEMENTATION

MEMORANDUM

Date: June 8, 2026

To: Nathan Jurey
Olathe Planning Dept.

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

Re: Purpose For Rezoning Request
133rd and Black Bob Mixed Use (Rezoning and preliminary plan)
PEI #251298

The purpose for this rezoning request is to allow for mixed use development to be constructed on this property. The development consists of both commercial retail space and multifamily residential townhomes. The retail space is intended to be for multi tenants with small businesses. Currently the property is zoned AG, which does not allow for commercial or multifamily development. The proposed zoning being requested is PD (Planned District), which would allow for these types of uses. There is existing medium density residential zoning to the north (R-4), existing planned community/corridor business district zoning to the south (CP-3), existing AG zoning to the east (owned by Evergy for power infrastructure), and existing general business district zoning to the west (C-2). The site is bounded on the west side by a major street arterial (Black Bob Road) and the north side by an arterial street (133rd Street).

According to the Olathe Comprehensive plan (www.planolathe.org) the property is designated as Community Commercial. The proposed PD Planned District zoning would be partially consistent with the Community Commercial designation on the Olathe Comprehensive Plan as it includes commercial uses. The plan will also include multifamily residential, which is compatible with the surrounding uses.

PHELPS ENGINEERING, INC.

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