



PLANNING
ENGINEERING
IMPLEMENTATION

Date: February 2, 2024

To: Olathe Planning Staff

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

**Re: Statement of Purpose for Rezoning,
Park 169, Olathe, KS**

On behalf of our client, Ward Development, we are submitting this Statement of Purpose for Rezoning. Ward Development is purchasing this property from V.T., Inc. This property known as Park 169 located at the southeast corner of US 169 and 159th Street. This is a 245-acre property that lies in the City of Olathe (annexed around 2012).

The property is still zoned County PEC-3 (Industrial). The purpose of this rezoning request is to bring the property into City zoning and to be able to develop the property. Multiple zonings are proposed within the Park 169 development, including R1, R2, R3, and M2, and a preliminary development plan accompanies this rezoning request.

PHELPS ENGINEERING, INC.

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