

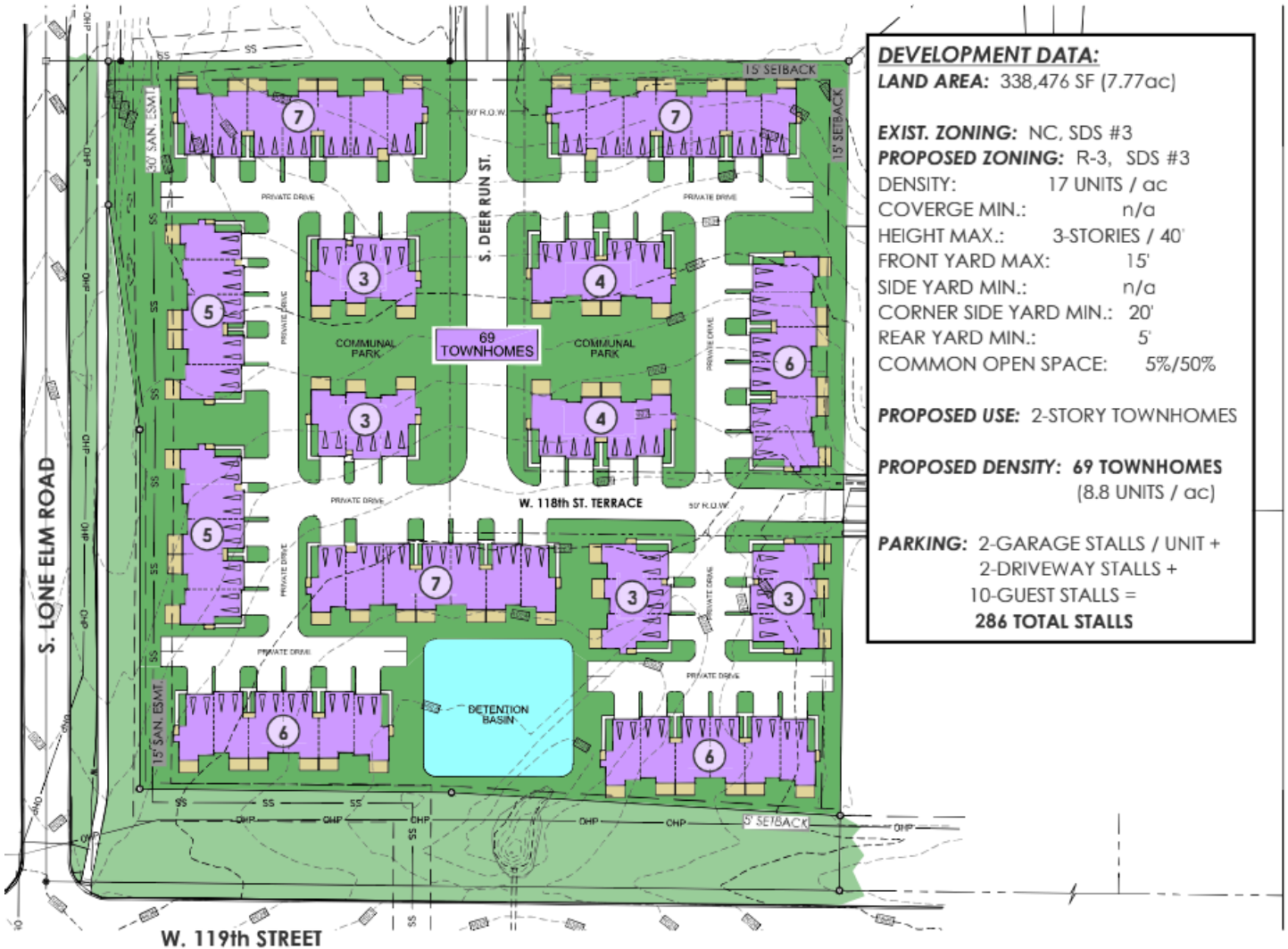
Date: July 30, 2025

To: Olathe Planning Department

**Re: Statement of Purpose for Rezoning Request
NE Corner of S Lone Elm Road and W 119th Street**

The purpose of this request is to rezone the property from NC to a residential zoning of R-3 within the City of Olathe, so that it can be developed to have 2-story townhome units as described on the Concept Plan that is attached hereto on **Exhibit A**.

Exhibit A



DEVELOPMENT DATA:

LAND AREA: 338,476 SF (7.77ac)

EXIST. ZONING: NC, SDS #3

PROPOSED ZONING: R-3, SDS #3

DENSITY: 17 UNITS / ac

COVERGE MIN.: n/a

HEIGHT MAX.: 3-STORIES / 40'

FRONT YARD MAX.: 15'

SIDE YARD MIN.: n/a

CORNER SIDE YARD MIN.: 20'

REAR YARD MIN.: 5'

COMMON OPEN SPACE: 5%/50%

PROPOSED USE: 2-STORY TOWNHOMES

PROPOSED DENSITY: 69 TOWNHOMES
(8.8 UNITS / ac)

PARKING: 2-GARAGE STALLS / UNIT +
2-DRIVEWAY STALLS +
10-GUEST STALLS =
286 TOTAL STALLS