



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: September 11, 2023

To: Jessica Schuller  
Olathe Planning Dept.

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

**Re: Statement of Purpose For Rezoning Request**  
**Intermodal Industrial Park**  
PEI #230375

This property was recently annexed into the City, and retains its previous County zoning (RUR, rural). The purpose of this request is to rezone the property to an industrial zoning of M-2 within the City of Olathe, so that it can be developed as an industrial park.

PHELPS ENGINEERING, INC.

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