



March 16, 2026

TO: City of Olathe, KS

Re: Lone Elm Commerce Center, 6<sup>th</sup> Plat  
Statement of Purpose  
PEI #230174

The proposed Rezoning and Final Plat applications are for a new industrial development located north of Erickson Street and Monticello Road and a continuation of the Lone Elm Commerce Center development. The project will rezone approximately 60 acres from City PRN2 to M-2. The final plat will plat the lot for the 1<sup>st</sup> building and two stormwater tracts, totaling approximately 44 acres.

The overall project includes 3 lots and buildings.

- Building #1 is a 261,000 SF +/- industrial warehouse with trailer parking and outdoor storage. The outdoor storage will be screened per the UDO.
- Building #2 is 80,000 SF +/- industrial warehouse with trailer parking.
- Building #3 is a 15,000 SF +/- industrial warehouse with trailer parking and outdoor storage. The outdoor storage will be screened per the UDO.

Please feel free to contact me at (913) 393-1155 if you require additional information.

Sincerely,

Phelps Engineering, Inc.

Daniel Finn, P.E.

**PHELPS ENGINEERING, INC.**

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