



Fry Investment Company

15850 Santa Fe Trail Drive
Lenexa, Kansas 66215
Phone: 913/905-1040

July 19, 2019

Aimee Nassif, Chief Planning & Development Officer
Olathe Planning Commission planningcontact@olatheks.org
Dean Vakas Chairman
Michael Rinke Vice-Chairman
Barry Sutherland
Chip Corcoran
Jeremy Fry
Jose Munoz
Ryan Freeman
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City of Olathe
100 E. Santa Fe Street
Olathe, Kansas 66061

I am writing this letter in support of the Proposed zoning change of the land located approximately at 11730 S. Kansas City Road, Olathe, Kansas 66061
From: M-2 & CTY PEC3 to M-2 & C-3.

Fry Investment Company has reviewed the proposed development of the site by Builders Stone & Masonry (Brandon Becker). The development is consistent with the surrounding area.

Our property, which is approximately 27 acres, is in the City of Lenexa it is zoned as BP2. Which is similar to Olathe's M2 zoning. Our property shares a boundary on the west side with Lenexa Logistics Centre East. The Lenexa Logistics Centre is an 80-Acre BP2 site with 1,115,095 Square Ft. Grading has just begun. (Enc 2.)

In addition, our West property line is adjoining the Builders Stone and Masonry proposed development. The north side of the Builders Stone development will face truck docks and Tractor-trailer parking within the Lenexa Logistics Centre. (Enc 1.)

I have read the Confluence W. 118th ST & Renner BLVD LAND USE STUDY and find it very impressive but flawed as it assumes that you can assemble all the various pieces of land. I have watched development from my office window at 15850 Santa Fe Trail drive for over 35 years (1984) and know that developing the parcel known as 11730 S. Kansas City is difficult at best or it would have been developed by now. Just ask the current owner Clay Blair. I believe he purchased that land to develop it in 1988. 31 years ago.



The whole section covered in the Confluence study is misleading at best as it take into account the traffic that currently exits I-35 heading west to turn onto Renner Road going to the Lenexa area industrial parks with their 500,000 Sq Ft + buildings serving Amazon and other big box tenants.

Page 4. Notes the following:

"A new light industrial/distribution center is being developed to the north within the city of Lenexa. This park does not include outdoor storage and will have no connection or access through the study area. The impact should be minimal"

Light industrial/distribution center 1,115,095 square ft.

Being familiar with the trucking industry and the area of 119th street & Renner Road I find this statement misleading as the area has a lot of heavy truck traffic and that will increase with the new development on the Lenexa side of Renner road.

However, you also have truck traffic exiting onto the very deficient ramp off 119th Street to Kansas City Road. That traffic goes to Sysco Foods, Pepsi or to UPS. Kansas City Road has always had a lot of truck traffic from I-435 and I-35. That will never change. This traffic flow has been this way for 20 years or more.

To envision this as Confluence's "Gateway District" is a stretch at best. As a property owner, I appreciate the thoughtfulness of PlanOlathe but think that it is better to allow a nice development such as the Builders Stone proposal to happen today vs waiting for another 10 or 15 years for the ideal development.

Sincerely,

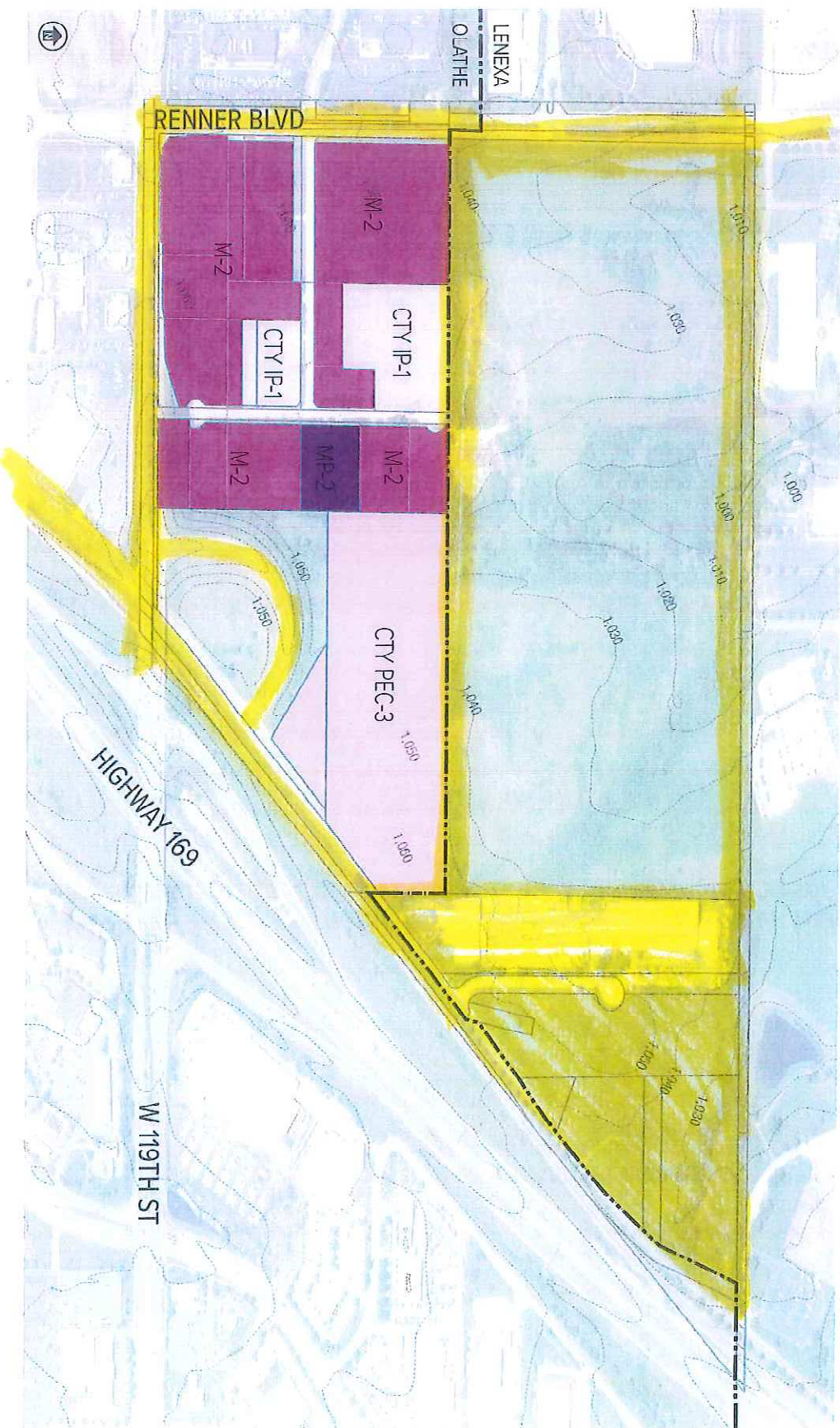
Fry Investment Company,

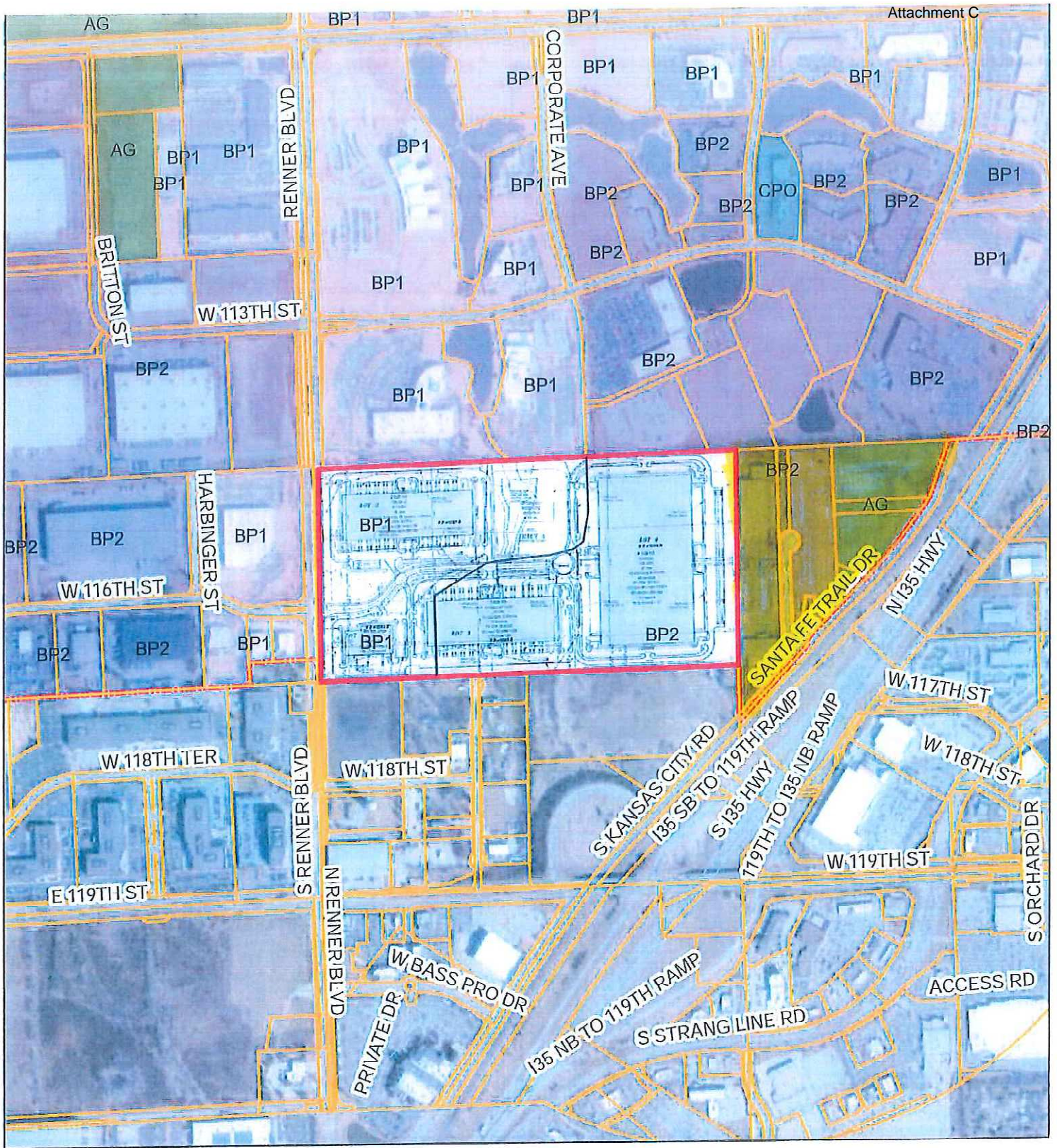

Larry D. Fry
Partner

Enc: Confluence Attachment A.
Lenexa Logistics Centre East, Zoning Map



FIGURE 2 - Study Area Zoning





Lenexa Logistics Centre East **Rezoning RZ19-01** **Preliminary Plan PL19-01P** **Zoning Map**

