

**LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018**

Chairman Chris Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, April 2, 2018. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

Roll call was taken with the following members present:

Commissioner Horine
Commissioner Leib
Commissioner Burson
Commissioner Harber
Commissioner Katterhenry
Commissioner Harper
Commissioner Snider
Vice-Chairman Hoye
Chairman Poss

Staff members attending were:

Beccy Yocham, Director of Community Development
Magi Tilton, Development Review Administrator
Tim Collins, Engineering Construction Services Administrator
James Kraatz, Planner
Karen Gable, Planner
Dave Dalecky, Planner
Sean McLaughlin, Assistant City Attorney
Peter Simonsen, Assistant City Attorney
Andrew Diekemper, Fire Division Chief

APPROVAL OF MINUTES: March 5, 2018

The minutes of the March 5, 2018 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Horine, seconded by Commissioner Harper, and **APPROVED** by a majority voice vote.

Administrator Tilton stated the first item on the Regular Agenda, a public hearing for Limitless Brewing is being continued to the April 30, 2018, Planning Commission meeting as is the second item, which is QuikTrip rezoning, special use permit and concept plan. She stated the Planning Commission did receive an amended agenda and Item 7 on the amended agenda is a remand from City Council for the rezoning and concept plan for Southern Star Central Gas and that item is continued to the June 4, 2018 Planning Commission meeting.

CONSENT AGENDA:

Commissioner Leib stated he would like to pull Number 4, Stag's Pass, from the agenda as he has a conflict of interest with it.

1. Final Plat for **City Center Lenexa, Areas A1, A4 and E1**, located at the southwest corner of 87th Street Parkway and Renner Boulevard. **PT18-04F**

**LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018**

2. a. Final Plan for **McKeever's Market - Sonoma Plaza**, located at the southwest corner of 87th Street Parkway and Loiret Boulevard. **PL18-05F**
- b. Final Plat for **Sonoma Plaza, Second Plat**. **PT18-06F**
3. Final Plat for **Sonoma Plaza, First Plat**, located at the southwest corner of 87th Street Parkway and Loiret Boulevard. **PT18-05F**
4. Final Plan for **Stag's Pass**, located at 9705 Lenexa Drive. **PL18-10F**
5. Final Plan for **Orchard Corners**, located at 9650 Quivira Road. **PL18-11F**

MOTION:

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item Numbers 1, 2, 3, and 5. Moved by Commissioner Leib, seconded by Commissioner Horine, and carried by a majority voice vote.

MOTION:

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item Number 4. Moved by Commissioner Burson, seconded by Commissioner Horine, and carried by a majority voice vote, with Commissioner Leib abstaining.

END OF CONSENT AGENDA

REGULAR AGENDA:

1. **PUBLIC HEARING - CONTINUED TO APRIL 30, 2018**
Special Use Permit for **Limitless Brewing** located at 12620 West 92nd Street, to allow "Basic Industry" in the BP-2, Planned Manufacturing Zoning District. **SU18-04**
2. **PUBLIC HEARING - CONTINUED TO APRIL 30, 2018**
 - a. Rezoning for **QuikTrip #0295**, located at the northeast corner of 95th and Noland Road from the existing R-1, Residential Single Family, NP-O, Planned Neighborhood Office Zoning Districts to CP-1, Planned Neighborhood Commercial Zoning District. **RZ18-03**
 - b. Special Use Permit for **QuikTrip #0295**. **SU18-06**
 - c. Concept Plan for **QuikTrip #0295**. **PL18-02CP**
3. **PUBLIC HEARING**
 - a. Permanent Special Use Permit for **Home2 Suites**, located at southwest corner of 96th Terrace and Rosehill Road, to allow a Hotel/Motel", in the CP-2, Planned Community. **SU18-03**
 - b. Preliminary Plan for **Home2 Suites**. **PL18-03P**

**LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018**

APPLICANT PRESENTATION:

Judd Claussen of Phelps Engineering addressed the Commission. Mr. Claussen stated he is representing KWB; they were the developers for the two hotels just to the north of this site and have recently opened, the Holiday Inn Express and Candlewood Suites. With him is Brandon Boatwright, the architect for the project with BRR Architecture as well as, Mr. Kevin Tubbesing, Master Developer who has purchased this property and has sold the "L" shaped parcel to KWB, to develop as a hotel site.

He stated they are requesting approval of a special use permit and a preliminary plan for a hotel called Home2 Suites, by Hilton, on the eastern end of the "L" shaped parcel. The Home2 is oriented onto the eastern side of the site in a north/south direction. There will be an entrance that is shared with the Stag's Pass project that was approved on the consent agenda. They will be redoing the entrance drive and redoing some of the parking spaces, introducing a new parking lot on the western side of the hotel and a new driveway off Rosehill on the east entrance to the site. There will be a porte cochere on the southern end of the property and parking on the western and southern sides of the site.

There will be cross access from the future office building project to the hotel by two drives, one at the north end and one at the south end. As part of the overall project, they were asked to put together a plan for what could possibly be on the southern piece of the property. A smaller office building there with parking on the eastern and western sides along with a drive access that comes back and out to Lenexa Drive. The two properties work very well together as far as cross access and sidewalks go.

There is a detention basin to manage the stormwater treatment and detention requirements on the northeast corner of the hotel as well as on the western end of the office-building site. Both of the downstream sides.

Landscaping requirements and open space have been met. A couple of things to point out, on the hotels southern end is the Porte cochere, at the southwest side of the building is an inset detail which is a patio with a fire pit and seating area. There is a pool on the eastern side and off the south side is the indoor pool. There is also an outdoor patio accessed off the pool for a couple of grills with tables and seating.

The Home2 concept is suites designed for extended stays, if needed, to make it comfortable for the business and family travelers.

The architecture is a combination of stone at the base. EIFS and cementitious siding. Several renderings were provided in the packet.

**LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018**

STAFF RECOMMENDATION:

Planner Kraatz addressed the Commission. He stated the applicant did an excellent job presenting the application. The parking for the hotel is required to provide 99 stalls, 68 of those stalls are provided on-site with an additional 31 that are provided on the adjacent site. There is cross parking and access easements on the property. The adjacent site is proposed to be an office use. It has parking that is twice of what is required per code; therefore, the shared parking works for this location and two uses.

Staff made suggestions for the architectural elevations, all of which the applicant agreed and made those changes.

When the original proposal was presented to staff, there was no other building on the site. Staff suggested another building should be included on the site and they provided a two-story office building of 14,000 square feet. As they are hotel developers and not office, developer's staff looks at this as a concept plan that shows a building and parking can work there with the details of the elevation and the other items that go with it can be worked out by submitting a preliminary plan.

The character of the neighborhood is primarily commercial development with a number of hotels in the area as well as commercial buildings. This area has seen a lot of redevelopment since completion of the gateway project at 95th Street and I-35. A number of buildings have been torn demolished and redeveloped. Staff also anticipates a number of rehab permits for existing buildings.

The property is suited for hotel uses and a special use permit on the site allows them. There are two hotels that were approved in 2016 with permanent special use permit's immediately north and two hotels that will be located immediately south of this project.

It is staff's opinion that a hotel will not negatively affect the surrounding properties. It is also staff's opinion that there is sufficient parking on this site as well as the adjacent site, therefore will not be a problem. The street network is designed to handle the traffic generated by this site.

Staff recommends approval of a permanent special use permit as well as approval of the preliminary plan.

PUBLIC HEARING: Chairman Poss opened the public hearing.

Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the public hearing. Moved by Commissioner Harper, seconded by Commissioner Horine, and carried by a majority voice vote.

PLANNING COMMISSION DISCUSSION:

Commissioner Horine asked what is on the east side of the building.

Mr. Claussen stated the east side of the building has similar type architectural features to include a tower with banding. There is not any difference in the two long sides of the building.

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

Commissioner Leib stated this is an appropriate use for the area and is great to have both redevelopment and infill in the vicinity.

Chairman Poss stated he concurs with the comments.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of the Permanent Special Use Permit for **Home2 Suites**, located at southwest corner of 96th Terrace and Rosehill Road, to allow a Hotel/Motel", in the CP-2, Planned Community Commercial Zoning District. Moved by Commissioner Katterhenry, seconded by Commissioner Leib and carried by a majority voice vote.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of the Preliminary Plan for **Home2 Suites**. Moved by Commissioner Harper, seconded by Commissioner Katterhenry and carried by a majority voice vote.

4. Preliminary Plan for **Midwest Sikh Gurdwara, Inc.**, located at the northeast corner of 101st Street and Lone Elm Road. **PL18-04P**

APPLICANT PRESENTATION:

Pradeep Shukla addressed the Commission. He stated this is a church in which he is a member. For the past 35 years, they have been in Shawnee at Pflumm and 68th Street. They decided to purchase this piece of property, as it is a very nice area. They bought 43-acres and want to develop the church on approximately 12 acres and the remaining will be sold for residential development. The church will sit in the southwest corner of the property leaving approximately 30 acres to be developed as residential. On the east side of the Gurdwara will be residential to the surrounding property.

The church will be 26,000 square feet on two floors, 13,000 to each floor. The lower floor will have the sitting area, eating area and classrooms. The upper floor is the prayer area. The building floor will dip down from the street and will be about 10 feet lower. The first floor level will be a little bit higher. It will look like a single story from one side and from the two other sides it will look like the two story building.

There will be a lot of landscaping on the property. They want a lot of green area with a lot of landscaping around the building.

They will have access from the main streets and people will be able to walk around the area. They have put in more parking than is required by code.

He presented an elevation of the main entrance that will have a canopy over the entrance. They will access the main entrance drive from Lone Elm Road and 101st Street. The vestibule will be when you first walk in as well as a two-story atrium. There will be stairs on both sides of the building to access the second floor. The building will be brick with precast concrete panels. The roof will consist of green metal. The lower part is all brick and the precast above the brick. The mechanical

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

units would be screened with six-foot high walls. There will be a sitting area. He presented the main elevation. He stated there are three domes for the project. He stated they are from India and wish to have the domes that represent the character of the temple. He presented elevations from each side of the building.

He presented floorplans for the inside of the building pointing out the stairways, classrooms, eating area as well as a small apartment for the priest. The upper floor is a big area for prayer.

They are very excited to move into the neighborhood and have a lot of green space around their building. He stated they have worked with city staff and have satisfied all the requirements.

STAFF RECOMMENDATION:

Planner Dalecky addressed the Commission. He stated this is a preliminary plan for the building and site improvements. He presented a bird's eye image of the property with the site outlined in red with K-10 at the lower part of the screen, 101st Street is the curved road directly abutting the property, and Prairie Star Parkway is to the north. Manchester Park Elementary School is to the west and the Church of Latter Day Saints is on the southwest corner. Around the site is Falcon Ridge Meadows to the north, Highland Crest to the east, Stoneview to the south and Kingston at Manchester Park is to the west across Lone Elm Road

He presented an image of the zoning of the area and stated by in large the area is all residential zoning district, R-1 or RP-1. For the record, places of worship are an allowed use in R-1 and RP-1 zoning, it is an allowed use and this is in fact where many churches are anticipated to develop. Churches and schools are allowed in residential zoning districts. There is a small amount of office zoning, which is what the Church of Latter Day Saints site is zoned and then the undeveloped properties to the west are currently zoned AG.

He presented an enlargement of the site plan, as the applicant described they are going to parcel off or take approximately 12 acres of the overall acreage and leave 30 acres undeveloped. What the applicant in showing is really a concept plan for the lot arrangement. The applicant intends to sell the property to a developer and a residential developer will develop a subdivision. The operators of this development are not residential developers and are not likely to be the ones to further divide the residential portion.

Planner Dalecky wanted to make a point on the strong symmetrical pattern of their plan. The parking lot has the arc form that follows the bisecting line through the building and the symmetry is a primary design element of the site. The site becomes balanced as the dissecting line goes through the intersection of Lone Elm Road and 101st Street and it comes off at a 45-degree angle from the intersection. The plan also shows Marion Street, which is the street segment that comes off 101st Street and will terminate where the entrance proceeds to the front of the church. There are two points of access for the building, one from the new Marion Street and an interim access from Lone Elm Road. The connection is actually a private drive curb cut into an interim condition. The remainder of the street will need built whenever any other development happens on this quadrant. Should a phase of the subdivision be developed then the remainder of the street will need to be completed.

Planner Dalecky presented an isometric image and the elevations and described, what was going on

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

and how the building is going to be finished with the materials. The materials will consist of precast panels and brick and there are the decorative domes that are iconic to the Sikh imagery that is on the building. The entrance to the building is a two-story glass gabled feature at the top. There is a covered porte cochere for weather protected vehicular drop-off.

The east and west facing elevations and the north and south elevations are brick and precast panels with banks of windows along the sides and the landscape plan that the applicant described.

What the applicant had requested, and staff is comfortable with, is to take part of the required landscaping along the streets and distribute that throughout the site as opposed to putting all the required street frontage landscaping along Lone Elm and 101st Street. About a quarter to one-third of those trees are relocated elsewhere on the site and that is a proposal that staff was comfortable with and supports.

There are no stipulations with the application and staff recommends approval of the preliminary plan.

PLANNING COMMISSION DISCUSSION:

Commissioner Katterhenry stated it appears to be an appropriate use of the site. The only concern he would have if it were to lose its residential zoning and it will not with this plan. He also likes the fact that there is single-family housing proposed as a buffer.

Chairman Poss stated when he was reading the report he was surprised at the height of the twenty-seven feet. He asked if he was correct in assuming this use could also be presented in a CP-O district and that use would not have a height restriction as well.

Planner Dalecky stated that the commentary in the staff report is correct, for uses such as churches, other places of worship, schools, use the height, and area standards of the CP-O zoning district even though it is in the residential zoning. Therefore, the setbacks for CP-O and building height apply for developments of this nature in the R-1 and RP-1 zoning district.

Chairman Poss asked if there is no height restriction in the CP-O zoning district.

Planner Dalecky stated that is correct; there is no height limitation for these buildings.

Chairman Poss asked if that were possibly a hole in the zoning code, technically, you could build a church that is in the R-1 zoning district and you could build it to four stories.

Planner Dalecky stated it is an interesting question to ask. All sites are a factor of what the likely maximum density could be or development capacity. You have to provide for parking setbacks, you have to provide a list of items and it is unlikely that there would be an office building that would be 40-stories based on the nature of what else is necessary to develop that. Forty-stories is probably an exaggeration, it is possible you could have a six-story office building somewhere in Lenexa.

Commissioner Horine asked about the southwest corner that the public would see that the trash enclosure is visible from the Lone Elm side. Based on the elevations it looks like it is about 10 feet below Lone Elm. He asked if the landscaping would screen that.

**LENEXA PLANNING COMMISSION
MEETING MINUTES**

April 2, 2018

Mr. Shukla stated it is all fenced and would have a hedge of landscaping around it so it will not be visible from the road. The drive is about 12 feet below the road level. As they go north on the site it is about three-four feet lower than the street. There will be shrubs around it, they have covered the entire area with shrubs, and you will not see the trash enclosure from the road. There would be shrubs from the entrance on Lone Elm Road all the way to the corner and along 101st Street.

Commissioner Horine stated that was his concern because it is right on the street and wanted to make sure it is screened.

Mr. Shukla stated it is about 45-50 feet away from the street from the property line.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of the Preliminary Plan for **Midwest Sikh Gurdwara, Inc.**, located at the northeast corner of 101st Street and Lone Elm Road. Moved by Commissioner Horine, seconded by Commissioner Burson, and carried by a majority voice vote.

5. a. Final Plan for **Kiewit Corporation**, located at 8950 Renner Boulevard, in the CC, Planned City Center Zoning District. **PL18-09F**
- b. Final Plat for **Kiewit Corporation**. **PT18-07F**

APPLICANT PRESENTATION:

Alan Lincoln, Director of Real Estate with Kiewit addressed the Commission. He stated you might know people who work at Kiewit; they are in your schools, church or in the neighborhood. They have a national presence as well. They are a nationwide general contractor; they build roads, bridges, schools, interstates, power plants, that sort of thing all across the nation as well as Canada and Mexico. Their 2017 revenues were approximately \$9 billion and they employ approximately 10,000 salaried employees and about 12,000 craft workers throughout the nation. Their story in Lenexa began in 1999 when they purchased an organization called Bibb and Associates Engineer, it was their first foray into the power division, or the power business. They grew that business and moved into a building at 8455 Lenexa Drive in 2000. They were there until 2009 and moved to 9401 Renner Boulevard in 2009 with about 400 employees at that time. That building was the 10-year growth model and they outgrew it in three years. They moved into subsequent buildings at 9701 Renner Boulevard, 9801 Renner Boulevard and some into the Core/First Trust Building. They are excited to become a part of Lenexa City Center, the campus is a long time coming and a dream come true for them. They are now employing approximately 1,400 employees in Lenexa. This is their largest location in the nation in terms of number of salaried employees working in one location. When they move they hope to provide a consolidation and expansion plan that will again stretch them another 10-15 years. They hope to expand with the presentation tonight, to almost 1,700 employees. This group is a group of young, energetic professionals. The average salary is north of \$95,000.

He introduced Van Trust, the Developer, Justin Duff, as well as HOK the Architects, and representatives from JE Dunn as part of the design build team.

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

Justin Duff addressed the Commission. He stated this is their first project in Lenexa. He stated this would affect Kiewit's culture and make a big impact on Lenexa City Center and its district. They had the pleasure of working with city staff and they have been so generous with their time over the past several weeks and have allowed them to present the project multiple times along the way given the updates that they have had with the project plan. It has also allowed them to get real time input from staff and incorporate that into the drawings.

He stated they collected and consolidated the submittal that the Planning Commission received into a more condensed version of the site plan and how they are approaching the parking and then really dive into the perspective renderings.

Mr. Duff presented a proximity map to show the uses of City Center and where they are located pointing out the Kiewit Campus in K1, K2 and K3. The expansion lot is in the middle. The K1 and K2 buildings are formally the Lexmark Building. He presented a view of the campus itself showing K1, K2, the missing tooth, is the expansion, and the hard corner development will be K3. There is a four-acre parcel, which is outlined, it is before the Commission as a replat and shows the detail of the garage.

The garage is connecting to the Level 2 deck, same configuration as the Lexmark building. Off 89th is where one would enter onto the top level of the deck and 88th to the top level of the deck. There is also a connection between the existing parking structure that takes one to the top level. Otherwise, you can go to the southeast side and come into the back side of the entrance. The first level of the garage is all connected as one deck. There is only one connection point to the north. The exiting parking for the K1 and K2 is about 1,300 stalls. It is currently combined with the K3 and at a total of 1,769 stalls, which makes about a 4.2 per 1,000 parking against the entire campus. Isolated to the K3 building and what its uses collecting they are at about 2.6 against the 468 stalls proposing for that building. K3 is a six-level building that has a gross square footage of about 174,226 to be precise with a rentable of about 168,000 square feet.

He presented a zoomed in and expanded view of the K3 building and the flexible open space to the east. They are trying to create the connectivity between the K3 building and the K2 building and K1 building to the east. He pointed out the stair towers in the parking garage. He stated there is a colonnade that runs the east side of the building and acts as the pedestrian connection out to 89th Street. The other exit that will be used predominately by folks already in the building to go on out and venture into the City Center is located at the terminus to the colonnade off 89th Street.

They have a service area to the far west corner behind walls, screened and gated. If you know the site there is a switch gear that they are working with KCPL to abandon the easement and move that gear down to the service area, to be able to let them utilize the site to the zero lot line condition there.

He presented the renderings being the north façade looking from the east of the building. They picked up on what was previously done at K1 and K2 from the base condition and then the middle condition and the top cap. Starting at the base there is a buff precast with a mixture of glass and brick along the base. Levels 2-4 are a mix blend of gray traditional brick as well as some metal elements that frame the windows. Working up to Levels 5-6 will have substantial metal panels that have a nod to the existing buildings from the previous Lexmark building.

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

He presented the southeast corner looking back to the north. He pointed out the middle stair tower from the middle level of the deck taking it across to the front entry. He presented another rendering from the northwest corner which highlights the sign. It is a film applied sign; how it acts is there is a film that is applied and in the evening from the ambient light it is outlined in black and frames the letters for Kiewit.

He stated there will be charcoal metal panels, aluminum anodized panels that frame the upper part of the windows, the light gray brick blend and then a buff colored precast that wraps the foundation and then there is a metal that wraps the X-frame bracing.

In summary, Mr. Duff presented the final plat for approval.

STAFF RECOMMENDATION:

Planner Dalecky addressed the Commission. He presented a bird's eye view of City Center with the Kiewit, K4 lot as outlined in red at the corner of Renner Boulevard and 89th Street. As the street curves, it mystically turns into Penrose Lane. He refers to the street front as Penrose Lane; but whether it is 89th Street or Penrose Lane that is discussion for another day. He pointed out the Domain building to the northwest and the District across Penrose/89th Street and City Hall and the Rec Center. He presented the overall site showing the intermediate space that is potentially a future phase for a fourth building on the campus. The parking structure will cross property lines, which in City Center it is perfectly acceptable. The structures will physically interconnect and will serve the entire campus. Parking is not an issue, staff does not foresee parking being an issue even though one site may be parked less than the ratio might be for the overall campus. The applicant has provided enough parking for their employee base. They are not going to be short on parking.

He presented the first floor plan of the building. It is a six-story building. Each floor will have an open floor plan, which is consistent with office buildings that are built currently. He stated the entrances are identified with the arrows on the diagram. There is a building entrance that comes out to the street facing side of the building. One point he made was it would be a secured entrance. It is an important component to the City Center Design Guidelines that there be an entrance to the building on the street facing side. It is desirable that it be a public entrance, in this case, it is a secured entrance, which is not different from the K1, and K2 buildings as the public entrances are inside of the "L" portion of the buildings. It would face the parking field, is where the visitors would enter the site and then enter the building. There is a similar arrangement where a visitor to the site would drive into the site by one of the drives, park and then enter the vestibule portion of the building. This essentially becomes the active corner of the building.

He presented exhibits of the landscaping and the large plaza space and the connected protected court area that gets from the street, around the building between the architectural features that were explained. The plaza space is very well done and is extensive and a large element on the south facing side of the building. Again, it is a bit contrary to what the expectations or preferences of the City Center Design Guidelines. This space is now removed from the street and is internalized in the campus. With the plaza space, it extends across the drive that accesses the site on the easterly site of the building between K3 and the future K4. That larger plaza space continues and establishes a very rich connection between the two buildings, which was a component that the applicant very much wanted to accomplish. The buildings are unified on the campus. The landscaping as part of the plaza space is going to be a lot of ornamental grasses, ground covers and ginkgo trees. It will

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

create a very distinct character for landscaping. There is also decorative pavement materials, the scored patterning and then there will be stone benches randomly placed in the plaza space. Some of the stone features will carve into the planting areas making it a unique dichotomy of textures, forms and spaces. The sidewalk will be parallel to the sidewalk on Penrose/89th Street and be internal at the site and adjacent to the parking that is already there.

The applicant talked about the architecture. He stated it is a beautiful building and staff likes the architecture and there are many things that are very desirable, unique and fits within what the goals are for City Center architectural criteria. There are a couple of things that may not hit the mark. The materials will be precast panel material, the brick blend and the metal siding primarily at the top two stories of the building and large glass curtain walls. A very dramatic style of building, very contemporary, long with sleek lines, a very well designed and wonderful building. There are the cross bracing features that are seen highlighting from the exterior finish. In the renderings, you will see the x-bracing elements are visible through the glass, again, a very striking and nice feature.

Planner Dalecky presented an enlargement of the north facing façade pointing out the silhouette of the Kiewit letters. That is the applied sign, during the day it will look a blank gray or nearly white and then in the evening it will be sort of backlit displaying the letters. Staff does not object to the sign, City Center Design Guidelines call for unique signs and branding. This is two-dimensional, it is unique to the building and is not the kind of sign you could apply to other buildings. You could not apply multiple signs to this building. If a similar sign were proposed on the east facing façade, he did not believe staff would have the made opinion. It is a large sign, large image, it will be noticeable from I-435, however, by itself, it is unique and provides the character.

Next he presented the south facing portion of the building, it faces Lifetime Fitness or the parking field. Again, you notice the x-bracing. It is going to be the exterior of the structure itself. Provides a neat detail by casting shadows cast on the buildings wall, but you do not see it from the north or Penrose. You see the shadow lines, which is very neat, and you see the hinge point element which the architects refer to as the gasket, then there is the x-bracing that is visible on the interior side of the building through the windows. It carries through to the lower level that you can pass through or the arcade as he has called it. The x-bracing will be clad in a metal material. He next presented some perspectives as you walk around the building. He stated the top of the bay at the windows is about 14 feet, the building while striking and it very characteristic and has a lot of great features. From the pedestrian level as you are walking along the street it is going to feel large. There will be a scale of building that will be different then the City Center Design Guidelines really encourages buildings to have. Not that it is a negative, it is that we are missing that mark. The City Center Design Guidelines calls for stuff to happen at the ground level that is within the scale and size of a typical pedestrian, somewhere between zero and six feet from the ground, calling for line work that is relief, details, modular size of the finish unit of the building, i.e. brick, stone or block that creates a sense of size and scale to the building that is comfortable to be next to.

The last perspective of the building is looking at the northwest corner across the street from The District. You see the silloette of the guy with the briefcase and you can get a sense of the size of the building from the ground plane to the top of the bank of windows. Staff had suggested and there is a list of items in the staff report where either a score line or relief or projection of the building material or the plane of the building occur at the wainscot level whether it be 30-36 inches or something like that along the base of the building that appears as a grounding element or base.

LENEXA PLANNING COMMISSION

MEETING MINUTES

April 2, 2018

Planner Dalecky presented as if you were looking easterly from Renner Boulevard, even though the building is also contemporary styled building with a lot of elongated lines, you could consider the façade of being fairly flat or flush there are a lot of elements of detail and coarse grout lines and feature along all planes of the building that really give it the sense of scale that the design guidelines are calling for.

There is room for additional surface parking to be constructed on the site should that be necessary with a later phase. The parking structure is intended to be an open-air structure. It will look very much like the existing two-level parking structure currently there. There will be very little façade elements, there will just be support vertical structures and then the horizontal decking itself.

Staff recommends approval of the final plan for Kiewit with two stipulations.

PLANNING COMMISSION DISCUSSION:

Chairman Poss stated in regards to the first level, essentially it is a fishbowl, it is glass. Technically, you could see all the way through the building.

Planner Dalecky stated the glass will be tinted, there is a significant amount of glass on the structure and yes, you will be able to see inside the building.

Commissioner Horine asked about the sign, he thought a rendering showing the daylight and night difference on the sign. He is curious what it looks like at night.

Eric Linebarger of HOK addressed the Commission. He stated they do not have any nighttime images of the sign. The sign is an interior mounted film. It would be on the glass interior and would have about 40-50% opacity. It is kind of the milky, frosted glass tone. During the day it is very much like... at night will be the ambient light from the office space and they would have lights in that area that would be one 24/7 to ensure that it is seen. That would actually allow the image to be silhouetted at night.

Commissioner Horine asked if the plaza art fair were to move to Lenexa City Center and there is a huge crowd. He asked if public parking would be allowed in the Kiewit parking structure. He stated he does not have a problem with the secured entrance along the street because it is a one-user building. He asked when the campus is complete if they will vacate the other buildings they are currently in.

Mr. Duff stated it would be allowed. He also stated that the plan is to vacate the leased space first and as the K3 building is finished, they will vacate 9701 Renner Boulevard, which they currently own.

Commissioner Horine stated this is fantastic, he likes it and it is iconic.

Commissioner Leib asked if there would be any signage that there is parking in the back. He stated to him that the buildings seem adjacent to City Center rather than inclusive with the patio area being on the southern side rather than to the north. The use of space he would like to see flipped but the design guidelines are to bring buildings up to the streetscape. He likes the sign and the building overall is terrific. He asked why they are skipping the Lot 2 and building K3 building.

LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018

Mr. Linebarger stated they could solve that with some signage. He stated they had a senior manager that presented a number of concepts including a run-on building to K2 and disregarding the drive lane, they had one that used the middle lot; ultimately, he believes the management liked the idea of some green space in the middle and the idea of having some assembly space. It also helps that they have not utilized TIF on that site as of yet. They are taking advantage of it financially. They like the idea of having an assembly area. They have the green space north of their 9701 Renner Boulevard and they use that space constantly. They have employee events there, barbeques, all hands meetings outdoor when the weather is great. They believe it provides them a nice expansion space as well.

Commissioner Hoye stated when she read about the pedestrian issue saw the illustrations, she believes the plaza are incorporates it well. She understands what staff is talking about when one looks the north of the buildings. She believes it is a great addition to City Center, do they believe there are some components to give it a more pedestrian feel to the north of the buildings.

Mr. Linebarger stated they started looking at this and wanted to honor the idea of the zero lot line. To really let it feel urban and dense in that matter by pushing the building up to the lot line. That does limit the ability for greenspace for benches because you do not want to inhibit the sidewalk too much. The next thought was looking at the guidelines and knowing that this is a large building. There is nothing bashful about the scale of the building. However, wanting to use that gasket coming down on the north façade and reduce the monotony of the pedestrian pathway. Knowing that most of the people walking by the north side are not going in the building, it is more a transitory existence in allowing people to have a different experience as they walk through the northern portion. That led them to the east and west halves. The east half is articulated by the colonnade and the score line and the precast of 30 inches has planters that help that. That is the more pedestrian kind of welcoming them in, allow anyone to walk the covered colonnade to seek shelter from the rain, sun or anything. Then on the more western half, they wanted to create a very different feel. The idea there was that part of the floor is predominately work area. It is where many of the core department leads will be sitting and wanted that to have an almost retail kind of quality to it. It is intentional that they have the glass windows there allowing the interior activity to draw the eye in and out. Apply the transparency and allow the interior uses to pick-up on that kind of visual texture. It will not be a sea of cubicles, there will be where they pin up projects, so you will have motion, graphics and things going on right there that will have more of a retail feel as opposed to the traditional office feel. All of the windows on the ground floor are recessed about eight inches. It does not sound like a lot but a traditional precast building those windows typically are only set in about a half an inch. The depth will give them some shadow play and relief. Those are the main thoughts. They studied a handful of other scenarios, they all felt foreign to this building and it seemed to dishonor the crispness, engineered building for a large group of engineers.

Commissioner Hoye stated she appreciates hearing the story of how it came together. She would not have any suggestions of her own, she was curious if there were anything small to add to make it have more of that feel and would not take away from the design they are going for.

Mr. Linebarger stated if they need to look at alternatives, they are open to that.

Commissioner Leib stated that with the large windows they would not necessarily focus on the mass of window but will see the people working inside and see the humanness of it.

LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018

Mr. Linebarger stated there would be large lounge grouping and collaboration spaces that would be visible when you walk past the windows. There are tables and chairs right there and probably some board fabrics. It becomes a constant kind of interior focus through the glass.

Commissioner Burson stated that on the technical side of things, he would like to know what kind of glass they are talking about, from a clarity standpoint. He is okay with it if it is clear. He thinks the building is awesome, but he does hear staff's concern.

Mr. Linebarger stated the ground floor is currently being thought as a Solarban 60, which is an incredibly clear, and even in the colonnade area they are doing the Starphire which even reduces things they are very clear and have a higher performance.

Commissioner Burson stated if they are thinking Starphire, he related to the Commission that that type of glass is extremely clear. He stated it is ultra-high-end clear glass and not cheap either. He thinks it is great that Kiewit and Van Trust want to bring this project to Lenexa. When Lexmark announced their departure he felt that was somewhat of a setback for City Center growth, you need people to have retail and to have the vision that the City of Lenexa wants for this area and to hear about the number of employees and the growth and expansion in this area, not only is that great, but this project, architecturally fits very well. It is urban, that is what we are looking for in this location. It stands out but is complementary to the existing buildings. He is very much in support of it.

Commissioner Katterhenry stated he liked the building; it has a lot of character. He has no problem at all with the sign, it is big, but it also is understated in terms of it not being lit very brightly or being a neon statement. He likes the use of the curtain wall. It may not have the pedestrian scale, he does agree with the other Commissioners that with all the activity that is happening behind the glass spills out and will be fine. He agrees that you want to draw people around so they know where the front door is and he understands why it is constructed that way. It is important to keep the pedestrian linkage between the parking lot and the access. He likes the building it is very well done.

Chairman Poss asked how they settled on the gingko trees along the street.

Mr. Duff stated the landscape architect was not at the meeting, they were not anticipating that question. Mr. Duff stated they would report to him.

Chairman Poss asked if the RTU screening over on the Lexmark buildings, the color always seemed odd to him and the screening sticks out more to him than the RTU equipment would have, in his opinion. He asked if they would look at the colors of those. He thinks this is a great looking building. It will fit in with City Center as it does have an urban feel to it and it is a cool building.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of the final plan for **Kiewit Corporation**, located at 8950 Renner Boulevard subject to consideration regarding the introduction of a detail feature along the ground floor of the building and with the following stipulations:

1. All benches, trash receptacles, and bike racks shall be shown on the construction plans for each of the three building shown on this final plan.

**LENEXA PLANNING COMMISSION
MEETING MINUTES**

April 2, 2018

2. Prior to the issuance of any level of building permit, the applicant shall satisfactorily address all items as requested by the Fire Department.

Moved by Commissioner Burson, seconded by Commissioner Horine, and carried by a majority voice vote.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of the final plat for **Kiewit Corporation** subject to the labeling of the plat being consecutive with other plats in City Center Lenexa. Moved by Commissioner Leib, seconded by Commissioner Burson, and carried by a majority voice vote.

5. A resolution finding Redevelopment (TIF) Project Plan 5 (Home2 Suites by Hilton and Office Development) in the I-35 and 95th TIF District is consistent with the City's Comprehensive Plan for development.

STAFF RECOMMENDATION:

Sean McLaughlin addressed the Commission. He stated this is Project Plan Five, at I-35 and 95th Street TIF District. This is the fifth project in the TIF district and covers approximately 5.6 acres. The TIF will reimburse the developer for eligible costs associated with the 99-room hotel as well as the redevelopment of the 19,000 square-foot office building; which was presented in the Stag's Pass and the Home2 Suites preliminary plans. The Planning Commission is required to make a finding that the Project Plan 5 is consistent with the City's Comprehensive Plan. Some of the findings that he noted would be the Planning Commission's recommendation to approve the plans presented earlier. The project plan is in a regional retail district and believe the hotel will play a vital role providing for this use. The hotel and office uses are consistent with the Comprehensive Plan for the area. Staff recommends approval of the resolution, finding that the TIF Project Plan 5 is consistent with the Comprehensive Plan.

PLANNING COMMISSION DISCUSSION:

Commissioner Horine asked if the report was correct that the City Council would have a public hearing on May 15, 2018. He stated that is six weeks from now and it seems much earlier than the Planning Commission usually sees these.

Mr. McLaughlin stated this is typical. You have to have a public hearing within 30-70 days of calling for it. At tomorrow's meeting a public hearing will be called for and generally about 45 days later is the public hearing.

Commissioner Horine stated it seems early to him, he thought it seemed like the following week it would be heard.

Mr. McLaughlin stated they would call for it tomorrow and the hearing will be on May 15.

Commissioner Burson stated to speak in support of this he believes the resolution is in line with what we are looking to do as a city. To pass along this with approval to the City Council he is in agreement with it. To see the Brown Mackie building which has gone down in appearance over the years, to see it renewed and an additional hotel or suites in the area is exactly what this TIF district

**LENEXA PLANNING COMMISSION
MEETING MINUTES
April 2, 2018**

was set up to do.

MOTION:

Chairman Poss entertained a motion to recommend finding Redevelopment (TIF) Project Plan 5 (Home2 Suites by Hilton and Office Development) in the I-35 and 95th TIF District is **CONSISTENT** with the City's Comprehensive Plan for development. Moved by Commissioner Katterhenry, seconded by Commissioner Burson, and carried by a majority voice vote.

The meeting adjourned at 8:30 p.m.

/s/

Magi Tilton, Acting Recording Secretary, transcribed by Lu Johnson

/s/

Beccy Yocham, Director of Community Development

APPROVED