



## Agenda

**REGULAR MEETING  
GOVERNING BODY  
CITY OF LENEXA, KANSAS  
17101 W. 87<sup>th</sup> STREET PARKWAY**

**SEPTEMBER 16, 2025  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

### **ROLL CALL**

### **APPROVE MINUTES**

September 2, 2025 City Council meeting draft minutes  
(located in the Appendix)

### **MODIFICATION OF AGENDA**

### **PROCLAMATIONS**

National Preparedness Month  
National Co-Responder & Crisis Responder Week  
Constitution Week

### **PRESENTATIONS**

Lenexa Economic Development Council and  
Lenexa Convention & Visitors Bureau Mid-Year Reports  
(located in the Appendix)

### **CONSENT AGENDA**

#### **Item Numbers 1 through 6**

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Acceptance for maintenance
  - a. Acceptance of the City Center North Medical Office Building Garage Amenity Zone public improvements for maintenance

*This project constructed a public amenity zone including sidewalk, landscaping, and a new entrance for the AdventHealth Medical Office*

*Building Garage located at 16990 W. 86th Street in City Center. The work was privately funded.*

- b. Acceptance of the 95th Street & Loiret Boulevard Intersection Improvements Project for maintenance

*This project installed a new traffic signal with ADA ramps, pedestrian signals, and push buttons on all approaches, and included construction of right-turn lanes on 95th Street and on Loiret Boulevard, extension of an existing right-turn lane on Loiret Boulevard, and construction of a 10-foot-wide trail from 95th Street to Electric Park along Loiret Boulevard. The final contract amount with V.F. Anderson Builders, LLC was \$1,630,106.39.*

- c. Acceptance of the Lackman Road Right-Turn Lane at I-435 Project for maintenance

*This project constructed a new right-turn lane on northbound Lackman Road at the eastbound I-435 on-ramp and included new pavement, stormwater structure modifications, curb and gutter, street lighting, signage, and landscaping. The final contract amount with Linaweaver Construction, Inc. was \$442,707.90.*

- d. Acceptance of the 83rd Street & Lackman Road Traffic Signal Improvement Project for maintenance

*This project installed a traffic signal and included pedestrian access improvements. The final contract amount with Total Electric Contractors, Inc. was \$417,863.04.*

- 2. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Sunset Canyon, First Plat

*Sunset Canyon, First Plat is a single-family subdivision on 21.77 acres located near the northwest corner of Prairie Star Parkway & Canyon Creek Boulevard. Easements and rights-of-way are being dedicated to the City as part of this final plat.*

- 3. Acceptance of right-of-way for a portion of 83rd Street between Mize Road and Cedar Niles Road

*In order to obtain a building permit for property located at 25976 W. 83rd Street, the applicant is dedicating 30 feet of right-of-way to the City, generally along the north side of 83rd Street between Mize Road and Cedar Niles Road.*

4. Approval of a Roadway Design Reimbursement agreement with Grata, LLC related to the 91st Street & Canyon Creek Boulevard Project (Sunset Canyon development)

*Grata, LLC is the owner of property located at the southwest corner of future 91st Street & Canyon Creek Boulevard. This agreement sets forth the terms and conditions regarding the design of Canyon Creek Boulevard from Prairie Star Parkway north to 91st Street and the reconstruction and widening of 91st Street between Green Road and Cedar Niles Road including the construction of the Canyon Creek Boulevard/Mize Road Intersection. The total design reimbursement agreement cost is \$981,720.*

5. Approval of an agreement with Kutak Rock, LLP for bond counsel services

*The City issued a request for proposals for Bond Counsel Services in July 2025. Staff recommends retaining the City's current bond counsel firm of Kutak Rock, LLC.*

6. Resolution approving the selection of UMR, Inc. as the provider for the City's health plan third-party administrative services for 2026, and authorizing the execution of an agreement for said services

*Luminare Health Benefits, Inc. ("Luminare") currently serves as the City's third-party administrator (TPA) for the provision of medical services and benefits for the City's healthcare plans. The City's agreement with Luminare expires on December 31, 2025. Staff proposes selecting UMR, Inc. ("UMR") as the City's health plan TPA and entering an agreement with UMR for such services for fiscal year 2026 for an estimated total cost of \$6,534,629.*

## END OF CONSENT AGENDA

### BOARD RECOMMENDATIONS

7. Consideration of a three-year special use permit for a personal instruction, general use and a preliminary plan for Range USA located at the northwest corner of 107th Street & Santa Fe Trail Drive in the BP-2, Planned Manufacturing District
  - a. Ordinance approving a three-year special use permit for Range USA
  - b. Approval of the companion preliminary plan for Range USA

*The applicant is requesting approval of a special use permit for a personal instruction, general use and a companion preliminary plan for Range USA, located at the northwest corner of 107th Street & Santa Fe Trail Drive, in the BP-2, Planned Manufacturing District.*

8. Ordinance approving a five-year special use permit for a medical clinic use for SOZO Therapy Group located at 13000 W. 87th Street Parkway, Suite 103 in the NP-O, Planned Neighborhood Office District

*The applicant proposes to operate a medical clinic use within the NP-O, Planned Neighborhood Office Zoning District at 13000 W. 87th Street Parkway, Suite 103, which requires a special use permit.*

#### **NEW BUSINESS**

None

#### **COUNCILMEMBER REPORTS**

#### **STAFF REPORTS**

#### **END OF RECORDED SESSION**

#### **BUSINESS FROM FLOOR**

The Chair, at their discretion, may limit the amount of time each person has to address the Governing Body during Public Hearings or public comment regarding items listed on the agenda, or Business from the Floor, and may grant additional time at their sole discretion.

#### **ADJOURN**

#### **APPENDIX**

9. September 2, 2025 City Council meeting draft minutes
10. Lenexa Economic Development Council Presentation
11. Lenexa Convention & Visitors Bureau Presentation
12. National Preparedness Month Proclamation
13. National Co-Responder & Crisis Responder Week Proclamation



14. Constitution Week Proclamation

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE

ASSISTIVE LISTENING DEVICES ARE AVAILABLE FOR USE IN THE COMMUNITY FORUM BY REQUEST.



**CITY COUNCIL  
MEMORANDUM**

**ITEM 1a**

**SUBJECT:** Acceptance of the City Center North Medical Office Building Garage Amenity Zone public improvements for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** September 16, 2025

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**ACTION NEEDED:**

Accept the City Center North Medical Office Building Garage Amenity Zone public improvements for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This project constructed a public amenity zone including sidewalk, landscaping, and a new entrance for the AdventHealth Medical Office Building Garage in City Center.

Staff performed a final inspection on August 26, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on September 16, 2025, and will expire on September 16, 2027.

The contractor was Excel Constructors, Inc.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The work was privately funded.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Responsible Economic Development

**ATTACHMENTS**

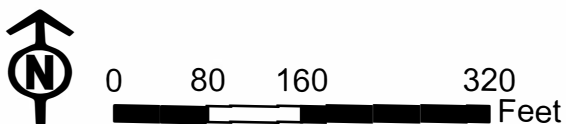
1. Map



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Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## AdventHealth Medical Office Building Garage Amenity Zone Public Improvements





**CITY COUNCIL  
MEMORANDUM**

**ITEM 1b**

**SUBJECT:** Acceptance of the 95th Street & Loiret Boulevard Intersection Improvements Project for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** September 16, 2025

**ACTION NEEDED:**

Accept the 95th Street & Loiret Boulevard Intersection Improvements Project ("Project") for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This Project installed a new traffic signal with Americans with Disabilities Act (ADA) ramps, pedestrian signals, and push buttons on all approaches. Other work included construction of:

- a westbound right-turn lane on 95th Street;
- a southbound right-turn lane on Loiret Boulevard;
- an extension to the existing northbound right-turn lane on Loiret Boulevard; and
- a 10-foot-wide trail from 95th Street to Electric Park along Loiret Boulevard.

Staff performed a final inspection on August 22, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this Project shall go into force upon acceptance by the Governing Body on September 16, 2025, and will expire on September 16, 2027.

The contractor was V.F. Anderson Builders, LLC.

Total lane miles:	0.15 miles
Pipe length:	283 linear feet

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 60114). The final contract amount with V.F. Anderson Builders, LLC was \$1,630,106.39. The City received federal grants and Johnson County County Assistance Road System (CARS) funds to assist with construction. Total non-city funding was \$1,328,510.

**STAFF RECOMMENDATION:**

Accept for maintenance.

## **VISION / GUIDING PRINCIPLES ALIGNMENT:**

### **Vision 2040**

Integrated Infrastructure & Transportation

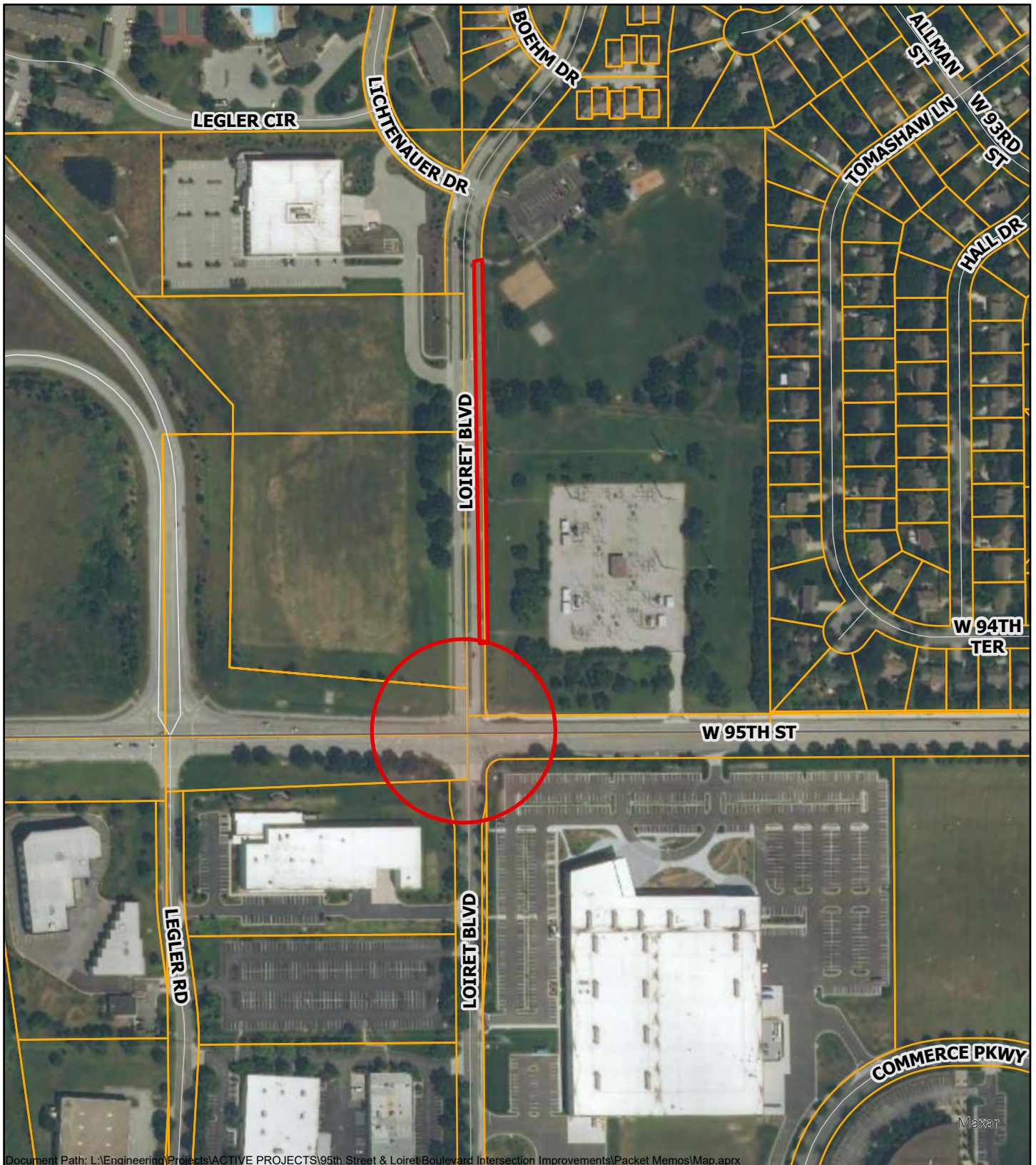
### **Guiding Principles**

Strategic Community Investment

## **ATTACHMENTS**

1. Map

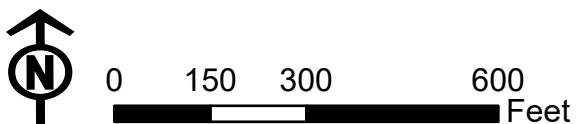




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Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## 95th Street & Loiret Boulevard Intersection Improvements





**CITY COUNCIL  
MEMORANDUM**

**ITEM 1c**

**SUBJECT:** Acceptance of the Lackman Road Right-Turn Lane at I-435 Project for maintenance  
**CONTACT:** Tim Green, Deputy Community Development Director  
**DATE:** September 16, 2025

**ACTION NEEDED:**

Accept the Lackman Road Right-Turn Lane at I-435 Project ("Project") for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This Project constructed a new right-turn lane on northbound Lackman Road at the eastbound I-435 on-ramp. The Project consisted of new pavement, stormwater structure modifications, curb and gutter, street lighting, signage, and landscaping.

Staff performed a final inspection on June 16, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this Project shall go into force upon acceptance by the Governing Body on September 16, 2025, and will expire on September 16, 2027.

The contractor was Linaweaver Construction, Inc.

Total lane miles:	0.09 miles
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**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 60124) and was funded with the Capital Improvement Fund and the Surface Transportation Program. The final contract amount with Linaweaver Construction, Inc. was \$442,707.90.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

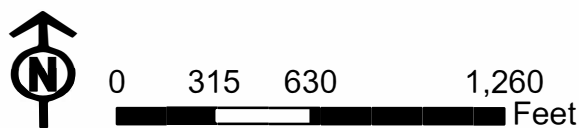
**ATTACHMENTS**

1. Map





# Lackman Road Right-Turn Lane at I-435







**CITY COUNCIL  
MEMORANDUM**

**ITEM 1d**

**SUBJECT:** Acceptance of the 83rd Street & Lackman Road Traffic Signal Improvement Project for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** September 16, 2025

**ACTION NEEDED:**

Accept the 83rd Street & Lackman Road Traffic Signal Improvement Project ("Project") for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This Project consisted of the installation of a traffic signal and included pedestrian access improvements.

Staff performed a final inspection on August 26, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this Project shall go into force upon acceptance by the Governing Body on September 16, 2025, and will expire on September 16, 2027.

The contractor was Total Electric Contractors, Inc.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 60127) and was funded entirely by the Capital Improvement Fund. The final contract amount with Total Electric Contractors, Inc. was \$417,863.04.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

1. Map



## 83rd Street & Lackman Road Traffic Signal Project Aerial/Vicinity Map







**CITY COUNCIL  
MEMORANDUM**

**ITEM 2**

**SUBJECT:** Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Sunset Canyon, First Plat

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** September 16, 2025

**ACTION NEEDED:**

Accept the utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Sunset Canyon, First Plat.

**APPLICANT:**

Mark Breuer, Schlagel Associates

**OWNER:**

Grata Development

**PROPERTY LOCATION/ADDRESS:**

Northwest corner of Prairie Star Parkway & Canyon Creek Boulevard

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant seeks approval of a final plat for Sunset Canyon, First Plat, a single-family subdivision. This plat includes 50 lots with three tracts and rights-of-way. The site is located near the northwest corner of Prairie Star Parkway and Canyon Creek Boulevard.

The proposed final plat is consistent with the approved preliminary plat, which was approved by the Governing Body on June 3, 2025. The Governing Body is accepting easements and rights-of-way on this plat. Deviations were approved with the preliminary plat. The deviations include a reduced lot width of 20 lots, reduced lot area of 14 lots, and an encroachment into the 50-foot setback along Prairie Star Parkway.

**STAFF RECOMMENDATION:**

Accept the easements and rights-of-way.

**PLANNING COMMISSION ACTION:**

This item was considered as Consent Agenda Item 1 at the August 25, 2025 Planning Commission meeting.

Chairman Poss entertained a motion to recommend **APPROVAL** of the Consent Agenda. Moved by Commissioner Horine, seconded by Commissioner Burson, and carried by a unanimous voice vote.

## **VISION / GUIDING PRINCIPLES ALIGNMENT:**

### **Vision 2040**

Vibrant Neighborhoods  
Thriving Economy

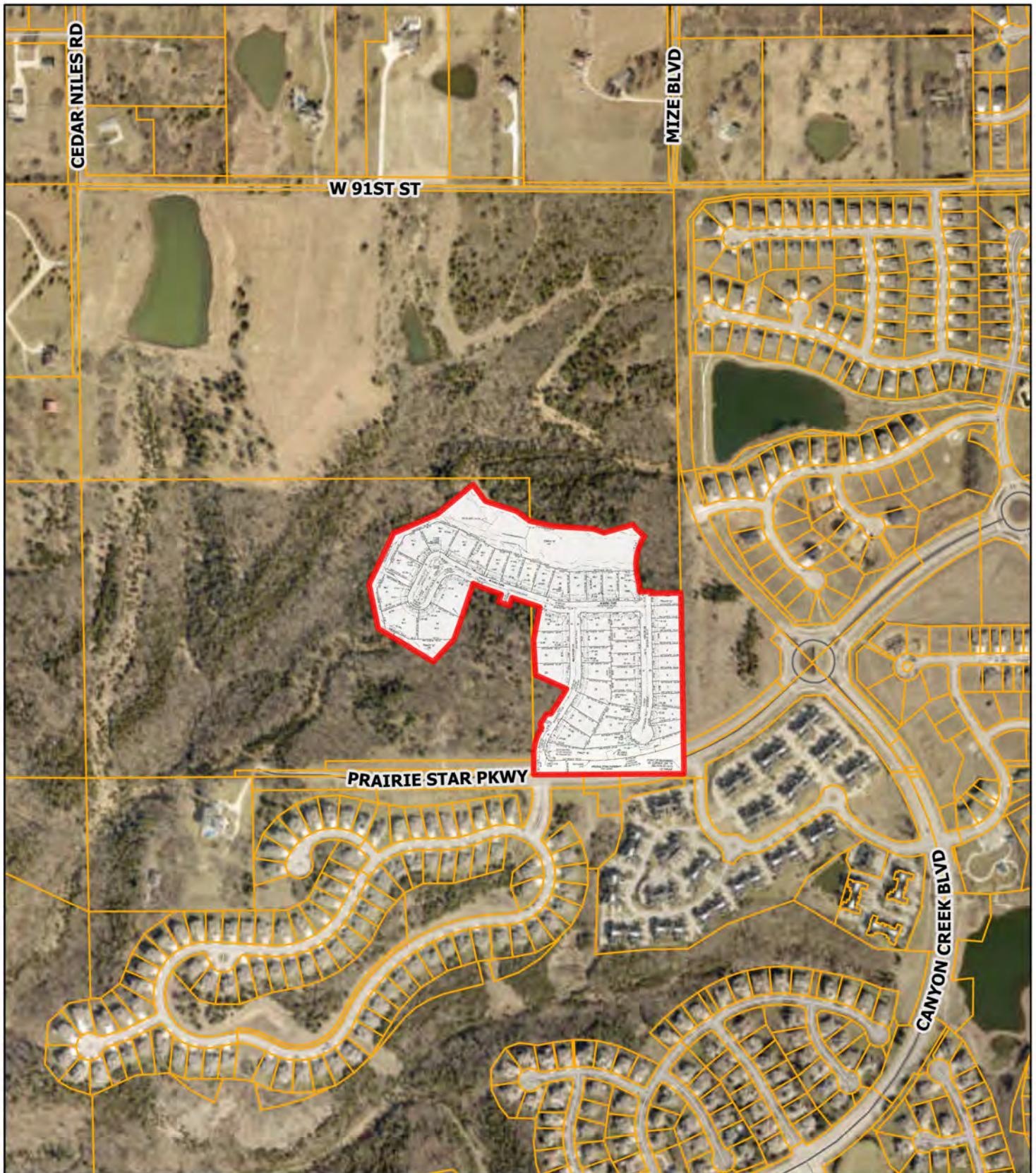
### **Guiding Principles**

Responsible Economic Development

## **ATTACHMENTS**

1. Map
2. Plat
3. PC Staff Report
4. PC Draft Minutes Excerpt

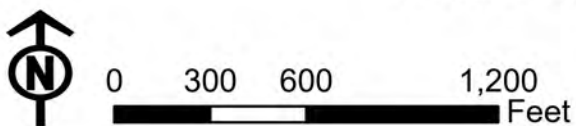




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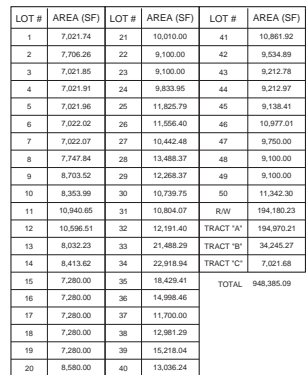
Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## Sunset Canyon, First Plat






PART OF THE SW 1/4 OF SEC. 32-12-23  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



**LEGEND:**

■	FOUND MONUMENT
●	FOUND 1/2" REBAR WITH KSL5 54 CAP
○	SET 1/2" REBAR W/L5 54 CAP UNLESS OTHERWISE NOTED
BL	• BUILDING LINE
R/W	• RIGHT-OF-WAY
STBL	• STREAM SETBACK BUILDING LINE
— · — · — · —	EXISTING LOT AND PROPERTY LINES
— · — · — · —	EXISTING PLAT AND ROW LINES

  
 SCALE: 1" = 60'  
BASIS OF BEARINGS:  
 THE PLAT OF "ARBOR LAKE 6TH PL  
 E. LINE, SW 1/4, SEC 32-12-23  
 BEARING N02°50'05"W

The undersigned proprietor of the above described land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any prior assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated public way or \_\_\_\_\_.

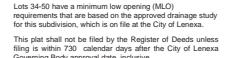
WALNUT RESERVE DEVELOPMENT COMPANY LLC

By: TRAVIS SCHRAM, Manager of GRATA, LLC, which is the Manager of \_\_\_\_\_

**ACKNOWLEDGMENT:**

### Doing More

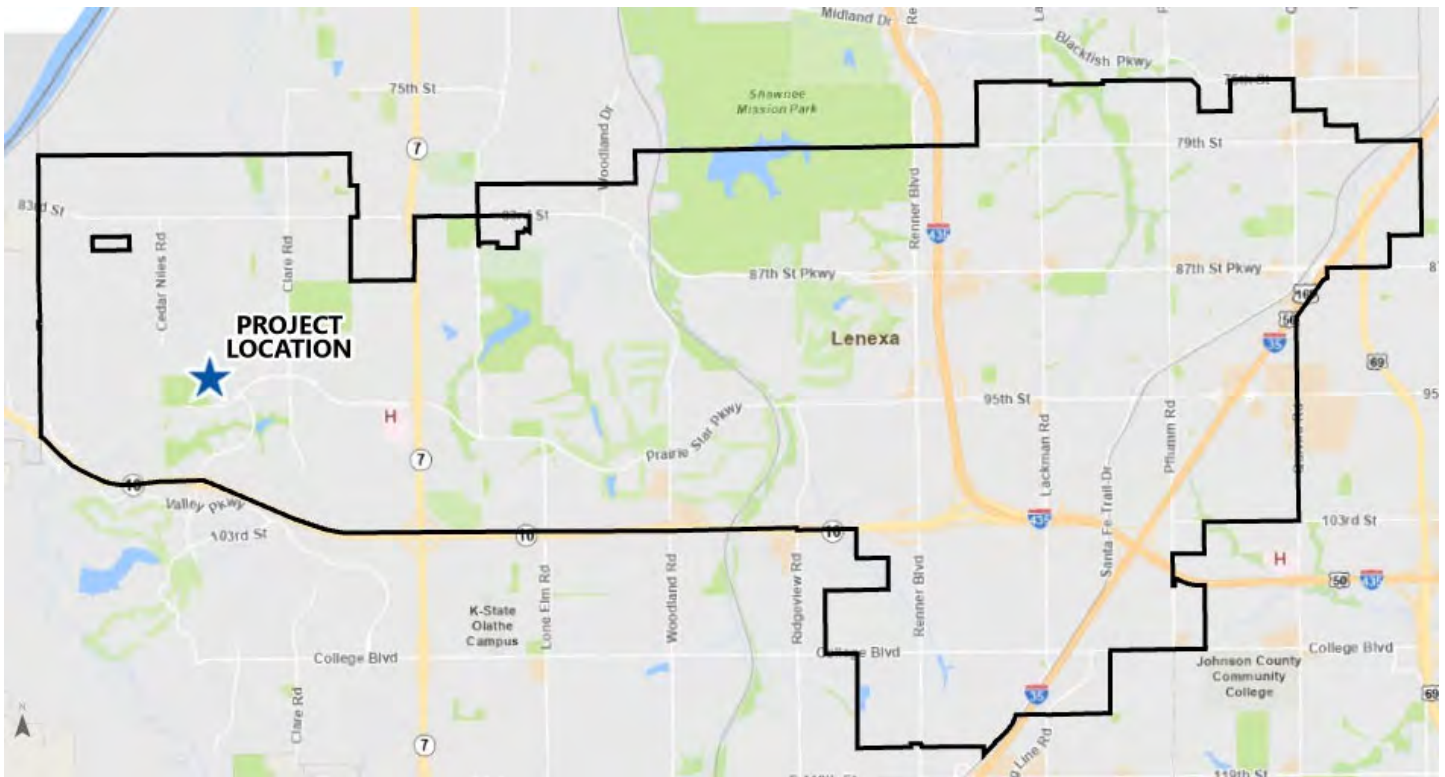
Julie Sayers, Mayor



CHECKED BY	SCH	FIRST PLAT
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## SUNSET CANYON, FIRST PLAT

<b>Project #:</b>	PT25-12F	<b>Location:</b>	Near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard
<b>Applicant:</b>	Mark Breuer, Schlager Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant requests approval of a final plat for Sunset Canyon, First Plat. The plat is the first phase of the single-family subdivision near the intersection of Prairie Star Parkway and Canyon Creek Boulevard. The final plat includes 50 lots and 3 tracts. The subdivision includes new local streets that will have access onto Prairie Star Parkway west of the Canyon Creek Boulevard. The preliminary plat was approved with deviations for reduced lot width and front yard setback of some of the lots.

**STAFF RECOMMENDATION: APPROVAL**



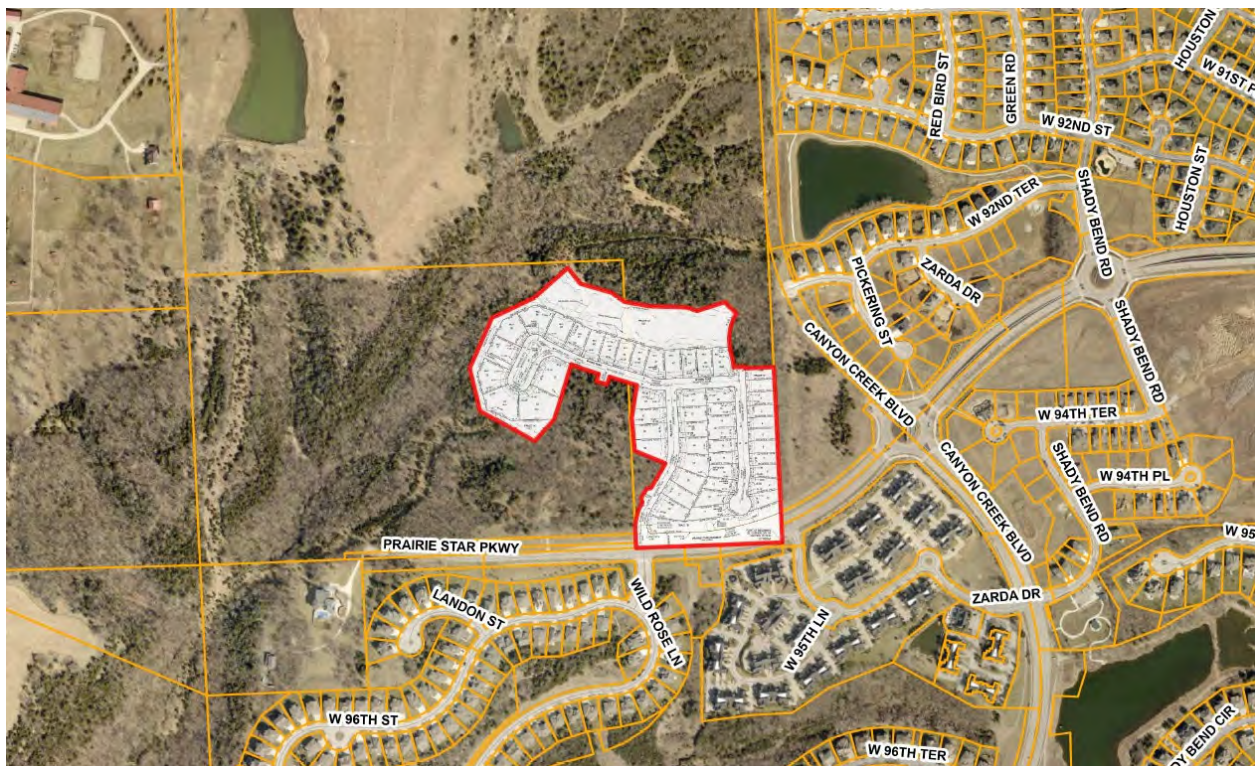
## SITE INFORMATION

The site was recently rezoned (RZ25-04) to RP-1, Planned Residential Single-Family (Low-Density) District and a preliminary plat approved for Sunset Canyon subdivision (PT25-01P). The preliminary plat contains 175 lots and 5 tracts on 81.37 acres located near the northwest corner of Prairie Star Parkway and Canyon Creek Boulevard. A land exchange was undertaken by the City and the developer which resulted in a net gain of 11.64 acres of land area for the future park to be developed to the south and west of the Sunset Canyon subdivision. The land exchange results in the developer acquiring land more suitable for construction of new homes and for the City to receive sensitive lands, which contain wooded areas, sloped terrain, stream corridors, and a water feature more suitable for a park. This final plat, the first phase of the subdivision, is at the southeasterly corner of the site.

**TABLE 1: PREVIOUS APPLICATIONS**

Project Number	Application Type	Project Name	Date Approved
<b>RZ25-04, PT25-01P</b>	Rezoning and Preliminary Plat	Sunset Canyon	June 3, 2025

LAND AREA (AC)	LOTS	CURRENT ZONING	COMP. PLAN
21.77	50 (3 Tracts)	RP-1	Suburban Density, Neighborhood Commercial, and Park/Open Space

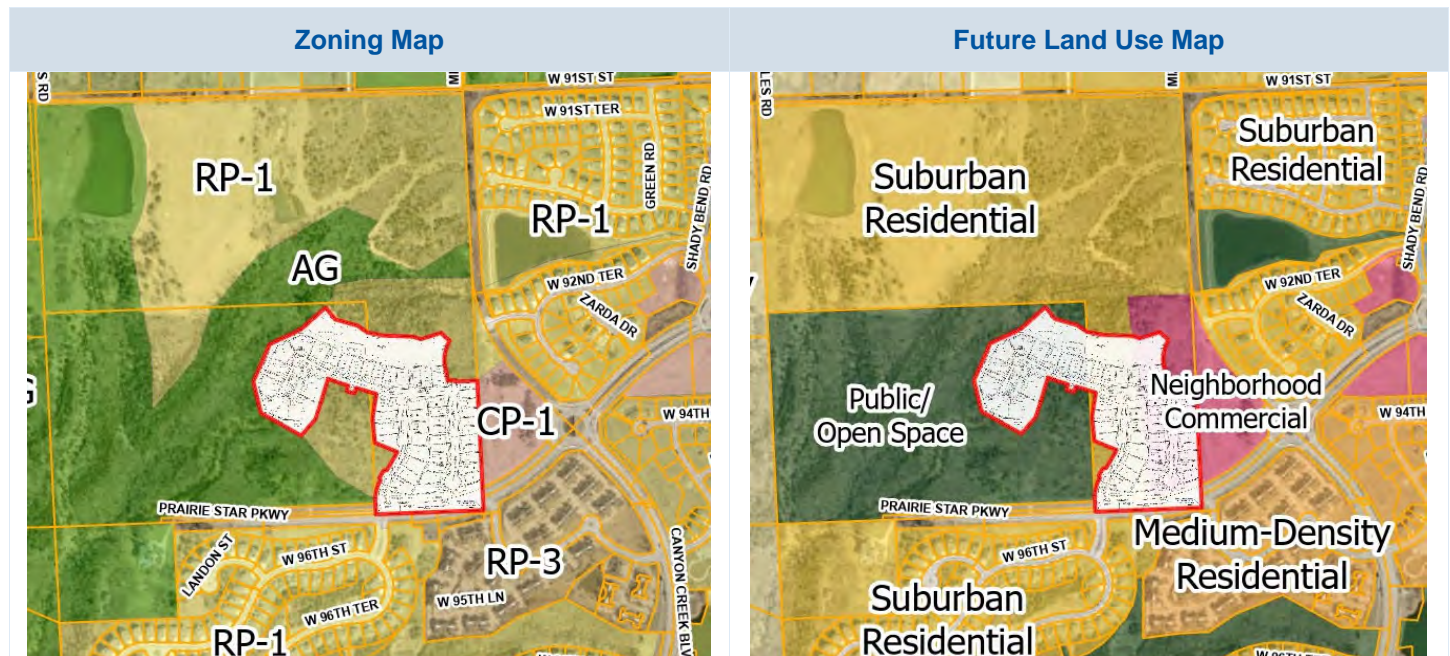


**Exhibit 1: Aerial Image of Subject Site.**



## LAND USE REVIEW

The proposed use is a single-family residential subdivision. The proposed final plat is the first phase of the subdivision. This site is designated as Suburban Residential and Park/Open Space uses on the Future Land Use Map of the Comprehensive Plan. The recent update to the Comprehensive Plan did not change the designated uses. The part of the site that is designated for Park/Open Space uses was included with the land exchange between the developer and the City. The land to be retained by the City and the new tracts to be acquired will become part of a new park. The single-family residential subdivision is consistent with the Future Land Use Map designations.



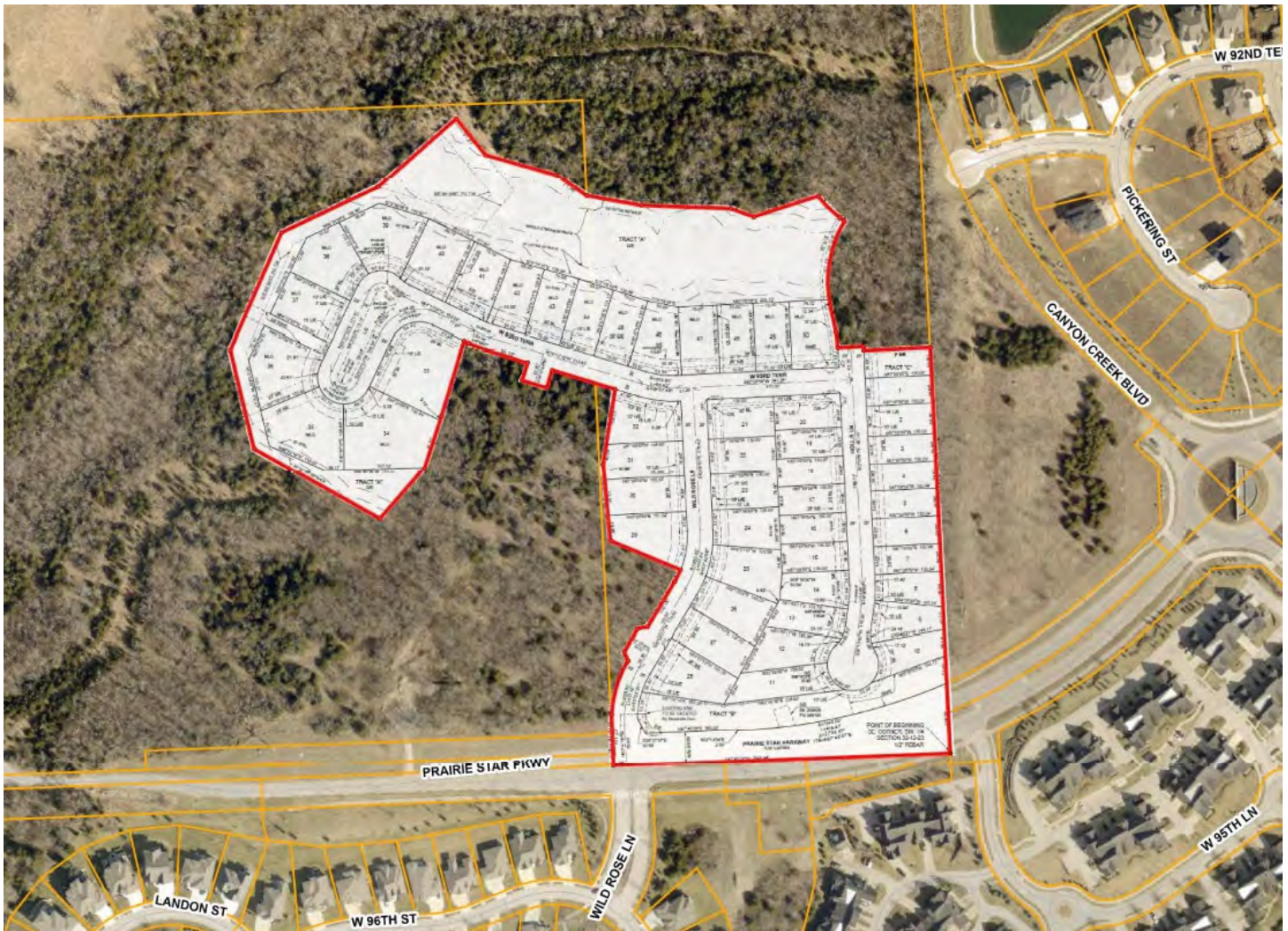
**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Suburban-Density Residential, Neighborhood Commercial, and Public/Open Space	RP-1, Planned Residential, Single-Family (Low-Density) District	Undeveloped land
<b>North</b>	Suburban-Density Residential, Neighborhood Commercial, and Public/Open Space	AG, Agricultural District and RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped land
<b>South</b>	Suburban-Density Residential, Medium-Density Residential, Park/Open Space	AG, Agricultural District, RP-1, Planned Residential Single-Family (Low-Density) District, and RP-3, Residential Planned (Medium High-Density) District	Single-Family Residential, Multifamily Residential, and Undeveloped land
<b>East</b>	Suburban Density Residential, Park/Open Space, and Neighborhood Commercial	RP-1, Planned Residential Single-Family (Low-Density) District, and CP-1, Planned Neighborhood Commercial District	Single-Family Residential and Undeveloped land
<b>West</b>	Suburban-Density Residential and Park/Open Space	RP-1, Planned Residential Single-Family (Low-Density) District and AG, Agricultural District	Undeveloped land



## FINAL PLAT REVIEW

The proposed final plat is the first phase of the Sunset Canyon single-family residential subdivision. The plat contains 50 lots and 3 tracts. The plat is located at the southeasterly corner of the subdivision and will gain access from Prairie Star Parkway. New streets will be constructed for this phase of the subdivision. Subsequent phases will extend access to the north and intersect with Canyon Creek Boulevard (to be constructed per a development agreement with the developer of the subdivision).



**Exhibit 2: Preliminary Plat (site plan).**

The three tracts include two open space tracts and tract to be replatted as a lot. The tracts will be owned and maintained by the HOA. Tract A is along the rear of several lots which contains stream corridor. This tract will abut the future parkland and remain in a “natural” condition. Tract B is between Prairie Star Parkway right-of-way and three lots at the south end of the plat. This tract will contain the fence and landscape buffer to be installed along the arterial street. Sidewalk connections will be installed from the cul-de-sac and through the two open space tracts providing a connection to the future City Park and from the cul-de-sac out to the sidewalk on Prairie Star Parkway. Tract C is a designated a tract so the subdivision will be within the 50-lot threshold from a single point of access. This tract will be replatted with the next phase of the subdivision to a lot. The purpose statement for this tract will need to be revised on the plat prior to recording.

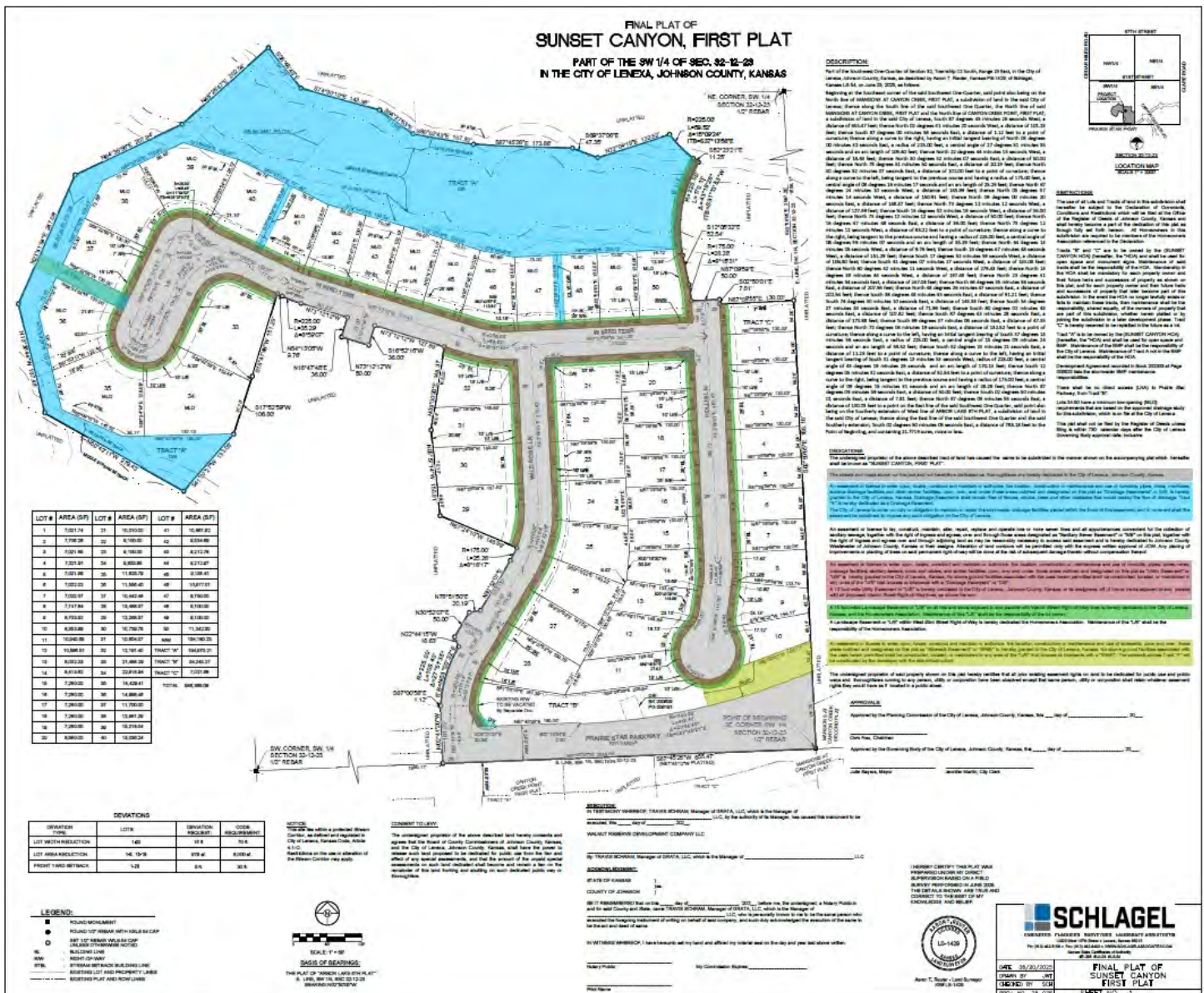


### TABLE 3: PLAT DEDICATIONS

Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sewer Easement	Johnson County Wastewater
Sidewalk Easement	City of Lenexa

### TABLE 4: TRACT PURPOSES

Tract	Purpose
A	Open Space and Drainage Easement
B	Open Space, Fence, and Landscaping
C	Tract to be replatted to a lot in the future



### ***Exhibit 3: Dedications to City of Lenexa***

## DIMENSIONAL STANDARDS

The subdivision is generally in compliance with the subdivision requirements of [Section 4-2-C](#) of the UDC. Deviations were approved with the preliminary plat to reduce the lot width for 21 lots and lot area for 15 lots (one of the lots is Tract C) of this phase. These lots reflect the “smaller” of the two housing types that are proposed by the developer. The smaller lots have a dwelling classification of E, and the larger housing type has a dwelling classification of D. Dwelling size is the minimum ground floor area of the home.



**Exhibit 4: Dwelling Class designation.**

## PUBLIC IMPROVEMENTS

New public streets will be constructed to access the lots in the subdivision. A development agreement has been approved for the surrounding streets of Canyon Creek Boulevard and 91<sup>st</sup> Street. Sections of these streets will be constructed by the developer and by the City as the subdivision develops. The first section of the surrounding streets will be a part of Canyon Creek Boulevard from the roundabout at Prairie Star Parkway north to 92<sup>nd</sup> Terrace.

Alignment of the street connection from Prairie Star Parkway is adjusted westerly a few feet from the current right-of-way “stub” for a future street. A part of the existing right-of-way will be vacated by a separate vacation application.



## STORMWATER

The applicant has submitted a stormwater management study indicating the intent to meet the City's stormwater standards and requirements. This includes extended wet detention, extended dry detention, mechanical structures (hydrodynamic separators), as well as general preservation or establishment of native vegetation. In addition, Lenexa stream buffer exists within and adjacent to this plat. The applicant has arranged the lots such that they will be outside of the buffer, with buffer area being located within tracts only.

## FIRE PREVENTION

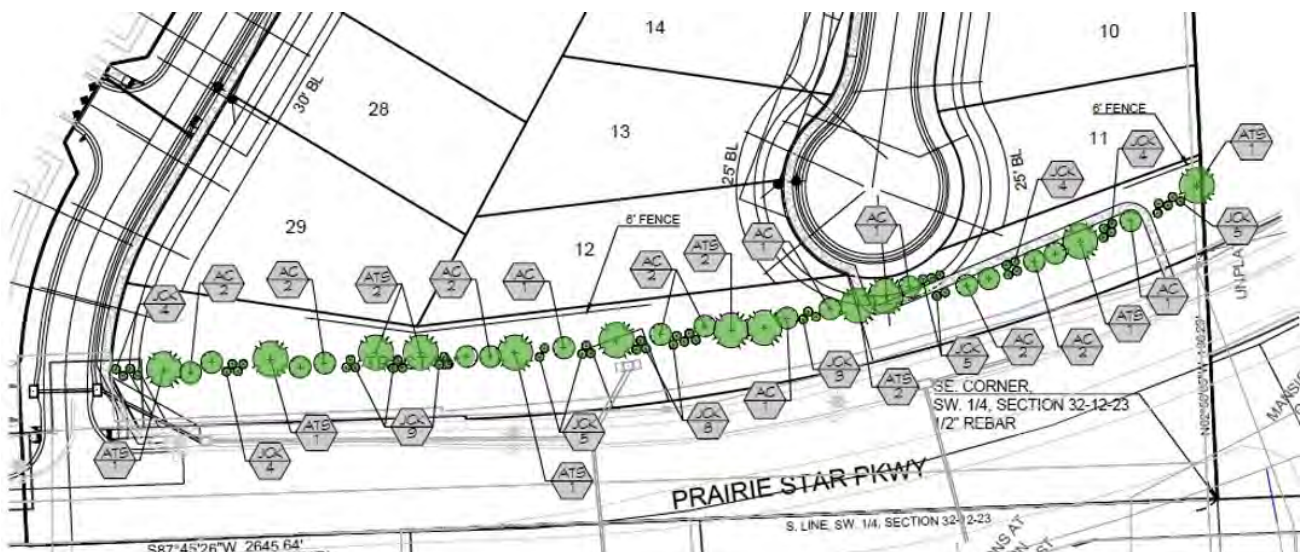
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal.

## LIGHTING

Streetlights will be installed along all public streets in accordance with the City Public Improvement requirements. Lights may be installed at the subdivision amenity tract. Site and exterior lighting on private development is subject to [Section 4-1-C-4-I](#) of the UDC.

## LANDSCAPING

Single-family subdivisions require a fence and landscape buffer along collector and arterial streets. Tract B of this first phase of Sunset Canyon will contain the fence and landscape buffer between the lots of the subdivision and Prairie Star Parkway. The applicant proposes to substitute one upright evergreen tree for every three shrubs. Per [Section 4-1-D-2-C](#) of the UDC, an alternative design is acceptable provided the design meets the purpose and intent of the regulations.



**Exhibit 5: Fence and landscape buffer plan.**

## ARCHITECTURE

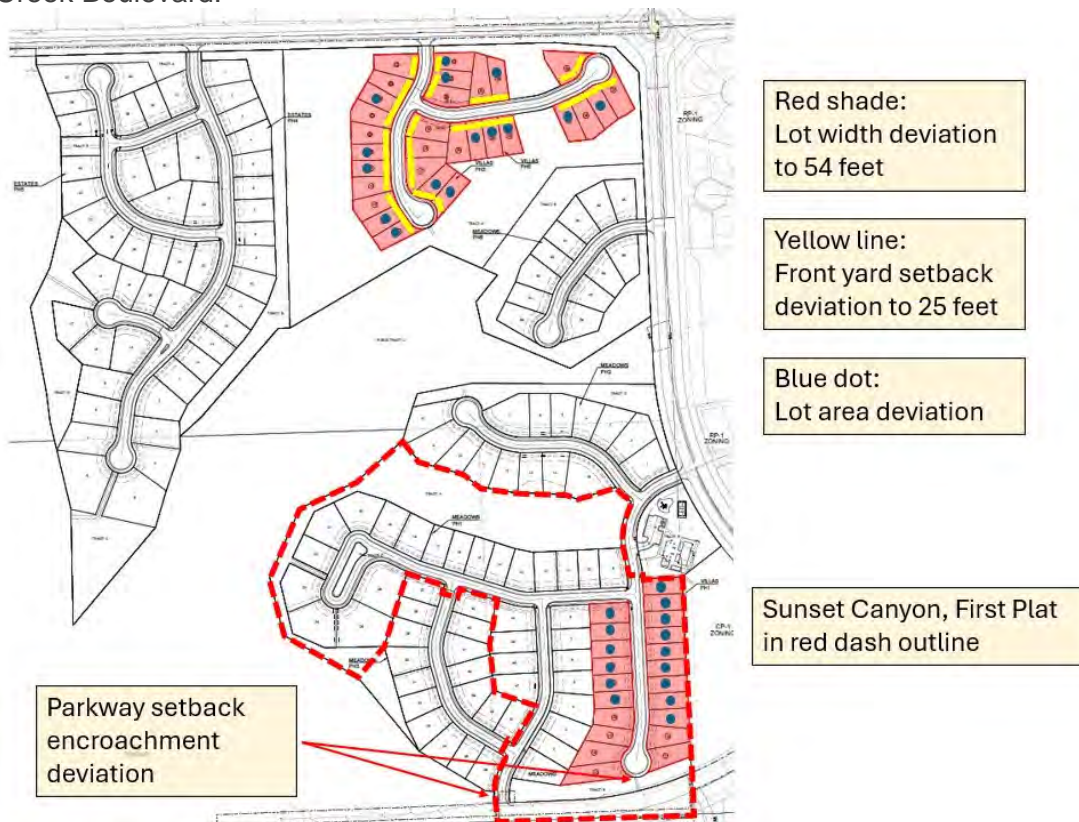
Single-family residential development is subject to [Section 4-1-C-5-C](#) of the UDC. These regulations do not specify building design standards to the same extent as other types of development. The review of the design of a single-family residential dwelling occurs during the building permit review of the structure.

## DEVIATIONS

Deviations were granted as part of the consideration of the preliminary plat. The deviations are related to the minimum lot width, front yard setback and lot area for single-family lots. The Deviations shown on the final plat are the same as was approved with the preliminary plat. The following table lists the deviations approved with the Sunset Canyon preliminary plat:

TABLE 5: DEVIATIONS GRANTED WITH PRELIMINARY PLAT			
Deviation	UDC Requirement	Proposed	Difference
<b>Lot width (60 lots)</b>	70 feet	54 feet	<b>16 feet</b>
<b>Front yard setback (30 lots)</b>	30 feet	25 feet	<b>5 feet</b>
<b>Lot area (28 lots)</b>	8,000 SF	7915 – 6912 SF (varies)	<b>85 – 1,088 SF</b>
<b>Parkway setback</b>	50 feet	39 feet	<b>11 feet</b>

The deviations for the first phase are for lot width, and lot area. The lots that contain deviations are on the easterly side of the plat and will be adjacent to future nonresidential development at the corner of Prairie Star Parkway and Canyon Creek Boulevard.



**Exhibit 6: Deviations.**

## REVIEW PROCESS

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- This project requires approval by the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the plat is tentatively scheduled for consideration by the City Council on September 16, 2025.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the final plat for Sunset Canyon, First Plat.**

- This project includes 50 lots and 3 tracts on 21.77 acres for a single-family residential development with 50 dwelling units.
- Deviations were approved for some lots as noted in the preliminary plat (PT25-01P).
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **Vibrant Neighborhoods** and a **Thriving Economy**.

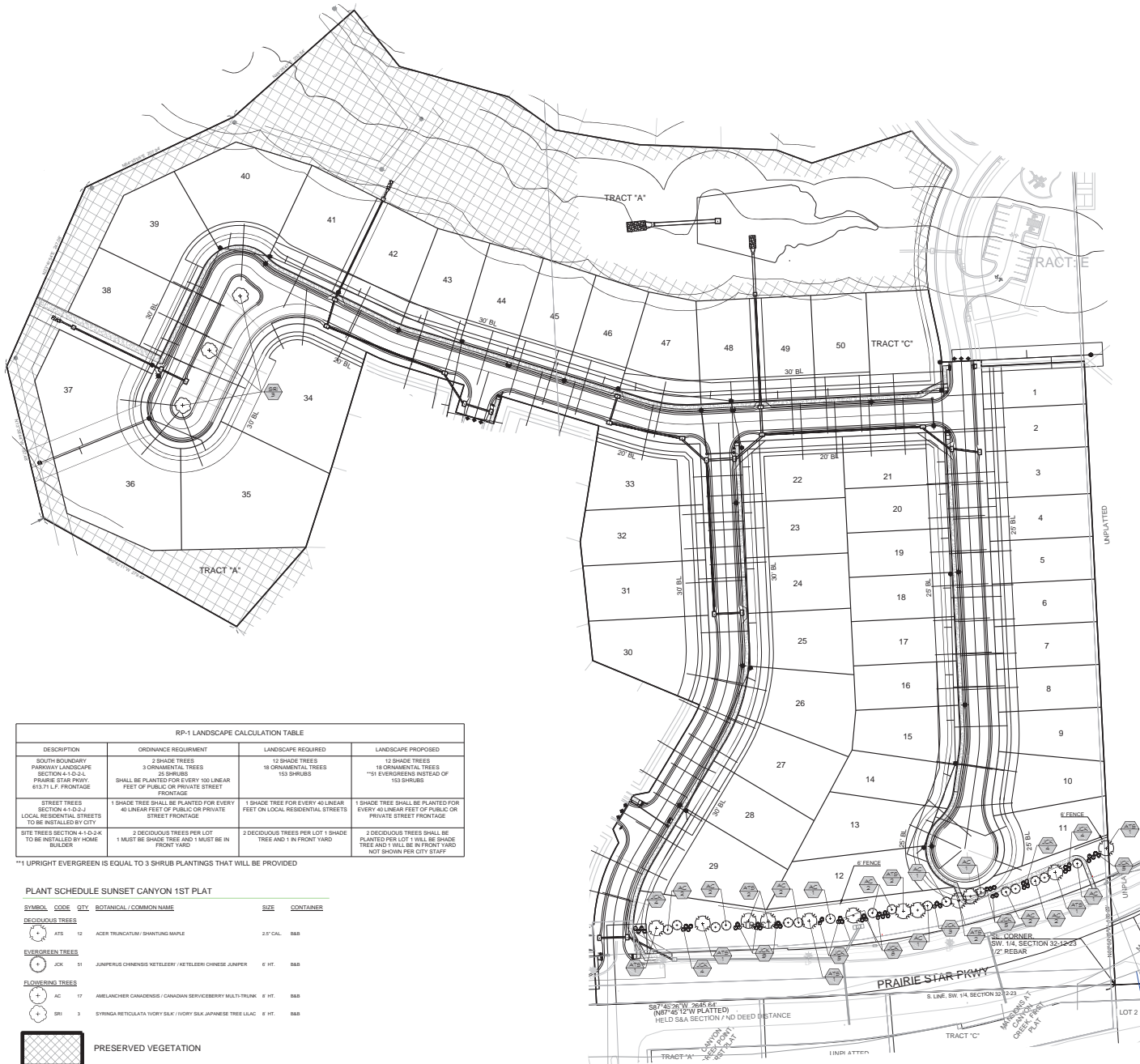
## FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-12F **Sunset Canyon, First Plat** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard for a single-family residential subdivision.









RP-1 LANDSCAPE CALCULATION TABLE			
DESCRIPTION	ORDNANCE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROPOSED
SOUTH BOUNDARY PARKWAY LANDSCAPE SECTION 4-D-2-L PRAIRIE STAR PKWY 613.71 L.F. FRONTAGE	2 SHADE TREES 3 ORNAMENTAL TREES 25 SHRUBS SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	12 SHADE TREES 18 ORNAMENTAL TREES 153 SHRUBS	12 SHADE TREES 18 ORNAMENTAL TREES 151 EVERGREENS INSTEAD OF 153 SHRUBS
STREET TREES SECTION 4-D-2-L LOCAL RESIDENTIAL STREETS TO BE INSTALLED BY CITY	1 SHADE TREE SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	1 SHADE TREE FOR EVERY 40 LINEAR FEET ON LOCAL RESIDENTIAL STREETS	1 SHADE TREE SHALL BE PLANTED FOR EVERY 40 LINEAR FEET ON LOCAL RESIDENTIAL STREETS
SITE TREES SECTION 4-I-D-2-K TO BE INSTALLED BY HOME BUILDER	2 DECIDUOUS TREES PER LOT 1 MUST BE SHADE TREE AND 1 MUST BE IN FRONT YARD	2 DECIDUOUS TREES PER LOT 1 SHADE TREE AND 1 IN FRONT YARD	2 DECIDUOUS TREES SHALL BE PLANTED PER LOT 1 WILL BE SHADE TREE AND 1 WILL BE IN FRONT YARD NOT SHOWN PER CITY STAFF

\*\*\* UPRIGHT EVERGREEN IS EQUAL TO 3 SHRUB PLANTINGS THAT WILL BE PROVIDED

PLANT SCHEDULE SUNSET CANYON 1ST PLAT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
<b>DECIDUOUS TREES</b>					
ATS	12		ACER TRUNCATUM / SWANTUNG MAPLE	2.5" CAL.	SAB
<b>EVERGREEN TREES</b>					
JCK	51		JUNIPERUS CHINENSIS VETULEROI / KETELER CHINESE JUNIPER	6" HT.	SAB
<b>FLOWERING TREES</b>					
AC	17		AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY MULTI-TRUNK	6" HT.	SAB
SRI	3		SYRINGA RETICULATA TORYI BLK / IVORY SILK JAPANESE TREE LILAC	6" HT.	SAB



PRESERVED VEGETATION



FENCE REFERENCE IMAGE

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILD LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS AND MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LENEXA ORDINANCE. ALL TREES SHALL BE CALIPERED AND UNDER-SIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 4" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE SOILED UNLESS INDICATED ON THE PLANS TO BE SOILED WITH NATIVE VEGETATION AS PART OF THE PUBLIC IMPROVEMENT CONSTRUCTION. TEMPORARY BEDDING SHALL BE COMPLETED IN LOT AREAS PER LAND DISTURBANCE PLANS. ALL LOT AREAS TO BE SOILED AFTER EXTERIOR IMPROVEMENTS OF THE HOME CONSTRUCTION IS COMPLETE.
- ALL TURF AREAS WITHIN LANDSCAPE EASEMENTS, TRACTS AND THE RIGHT OF WAY SHALL BE SOILED UNLESS INDICATED ON THE PLANS TO BE SOILED WITH NATIVE VEGETATION AS PART OF THE PUBLIC IMPROVEMENT CONSTRUCTION. TEMPORARY BEDDING SHALL BE COMPLETED IN LOT AREAS PER LAND DISTURBANCE PLANS. ALL LOT AREAS TO BE SOILED AFTER EXTERIOR IMPROVEMENTS OF THE HOME CONSTRUCTION IS COMPLETE.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA. PRIOR TO APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOILING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 14 FT. FOR SHRUBS. A 2 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUBS FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOIL THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE ARCHITECT MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY LENEXA ORDINANCE. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILDS.
- IN THE EVENT OF WORK IN OR ON THE JOBS SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- THE CITY WILL INSTALL THE CITY REQUIRED STREET TREES.
- METAL POCKET FENCING OF A CONSISTENT STYLE WILL ONLY BE ALLOWED. STYLE TO BE DETERMINED BY THE DEVELOPER WHEN THE HOA DOCUMENTS ARE PREPARED.

OWNER:

DAWN MONTGOMERY  
5101 CEDAR HILLS RD.  
LENEXA, KS 66227

DEVELOPER:

GRATA DEVELOPMENT, LLC  
6300 W. 143RD ST. SUITE 200  
OVERLAND PARK, KS 66223  
p (913) 912-9000  
TRAVIS@GRATADEV.COM



SCALE: 1" = 60'

**SCHLAGEL**  
LANDSCAPE ARCHITECTS  
1405 S. 10TH AVE., SUITE 100  
LENEXA, KS 66227  
(913) 452-5158 • FAX: (913) 452-5403  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

SUNSET CANYON  
FINAL PLAT OF FIRST PLAT  
MIZE ROAD AND 91ST STREET LENEXA, KANSAS

REVISION DATE	DESCRIPTION
1	DESIGN PLAT
2	DESIGN PLAT
3	DESIGN PLAT
4	DESIGN PLAT
5	DESIGN PLAT
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50	DESIGN PLAT

LANDSCAPE PLAN

SHEET  
**L1.0**

Page 29

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## CONSENT AGENDA

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1. **Sunset Canyon, First Plat - Consideration of a final plat for a single-family residential development located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard within the RP-1, Planned Residential (Low-Density) District. PT25-12F**
2. **Rivera's Tacos - Consideration of a final plan for a fast-food restaurant use (food truck) within a parking lot located at 11065 Pflumm Road within the CP-2, Planned Community Commercial District. PL25-13F**

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Woolf, seconded by Commissioner Harber, and carried by a unanimous voice vote.



**CITY COUNCIL  
MEMORANDUM**

**ITEM 3**

**SUBJECT:** Acceptance of right-of-way for a portion of 83rd Street between Mize Road and Cedar Niles Road

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** September 16, 2025

**ACTION NEEDED:**

Accept the right-of-way for a portion of 83rd Street between Mize Road and Cedar Niles Road.

**PROJECT BACKGROUND/DESCRIPTION:**

The City has received a request for a building permit on a legally nonconforming tract of land at 25976 W. 83rd Street, generally located on the north side of 83rd Street between Mize Road and Cedar Niles Road. In accordance with City development regulations, issuance of a building permit for this property is contingent upon the dedication of any required right-of-way. To meet the arterial street standards outlined in the City's Comprehensive Plan and Unified Development Code, the applicant is dedicating 30 feet of right-of-way along the property's frontage. This dedication ensures consistency with the City's long-range transportation planning and supports the future improvements to 83rd Street.

**STAFF RECOMMENDATION:**

Accept the dedication of right-of-way.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

**ATTACHMENTS**

1. Map





Document Path: L:\Planning\GIS\Council Map Template 2025.aprx

Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## Dedication of 83rd Street Right-Of-Way



0 200 400 800 Feet



**CITY COUNCIL  
MEMORANDUM**

**ITEM 4**

**SUBJECT:** Approval of a Roadway Design Reimbursement agreement with Grata, LLC related to the 91st Street & Canyon Creek Boulevard Project (Sunset Canyon development)

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** September 16, 2025

**ACTION NEEDED:**

Approve a Roadway Design Reimbursement agreement with Grata, LLC related to the 91st Street & Canyon Creek Boulevard Project (Sunset Canyon development).

**PROJECT BACKGROUND/DESCRIPTION:**

On June 3, 2025, the City Council approved the 91st Street & Canyon Creek Boulevard development agreement with Grata, LLC ("Developer"), which set forth the obligations of each party related to the improvements of Canyon Creek Boulevard from Prairie Star Parkway north to 91st Street ("Canyon Creek Extension") and the reconstruction and widening of 91st Street between Green Road and Cedar Niles Road including the construction of the Canyon Creek Boulevard/Mize Road Intersection ("91st Street Improvements").

The improvements to and extensions of 91st Street and Canyon Creek Boulevard are necessary to open up the area for the development of the residential project. In order to ensure the street improvements are designed and constructed in the most efficient and effective manner while ensuring public access and safety are prioritized, the City and Developer will coordinate on phasing the street improvements and all street improvements will be built in accordance with City specifications.

The Developer shall be responsible for the following street improvement costs:

- a. Canyon Creek Boulevard from Prairie Star Parkway to the north approximately 675 feet, and
- b. 91st Street between the Developer's west property line to the 91st Street & Canyon Creek Boulevard/Mize Road intersection, which is approximately 1,327 feet.

The City shall be responsible for the following street improvement costs:

- a. 91st Street from Developer's west property line to Cedar Niles Road, which is approximately 593 feet;
- b. The 91st Street & Canyon Creek Boulevard/Mize Road intersection;
- c. 91st Street from Canyon Creek Boulevard east to Green Road; and

- d. Approximately 1,271 feet of Canyon Creek Boulevard between the Developer's portion of Canyon Creek Boulevard and the intersection of 91st Street & Canyon Creek Boulevard/Mize Road.

Staff believes it is in the best interest of all parties for the design of the Canyon Creek Extension and 91st Street Improvements to occur simultaneously using one design engineer, rather than breaking the design into multiple phases. Staff recommends the Developer take the lead on administering the design contract and the City will reimburse the Developer for its share of roadway design costs.

This agreement sets forth the terms and conditions for the design of the referenced improvements.

This agreement is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

Canyon Creek Extension: The City shall reimburse the Developer up to a maximum of \$301,000 beginning on or after January 1, 2026.

91st Street Improvements: The City shall reimburse the Developer for preliminary alignment and profile up to a maximum of \$60,000 on or after January 1, 2026. The City shall reimburse the Developer for the remainder of design up to a maximum of \$620,720 beginning on or after January 1, 2027.

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

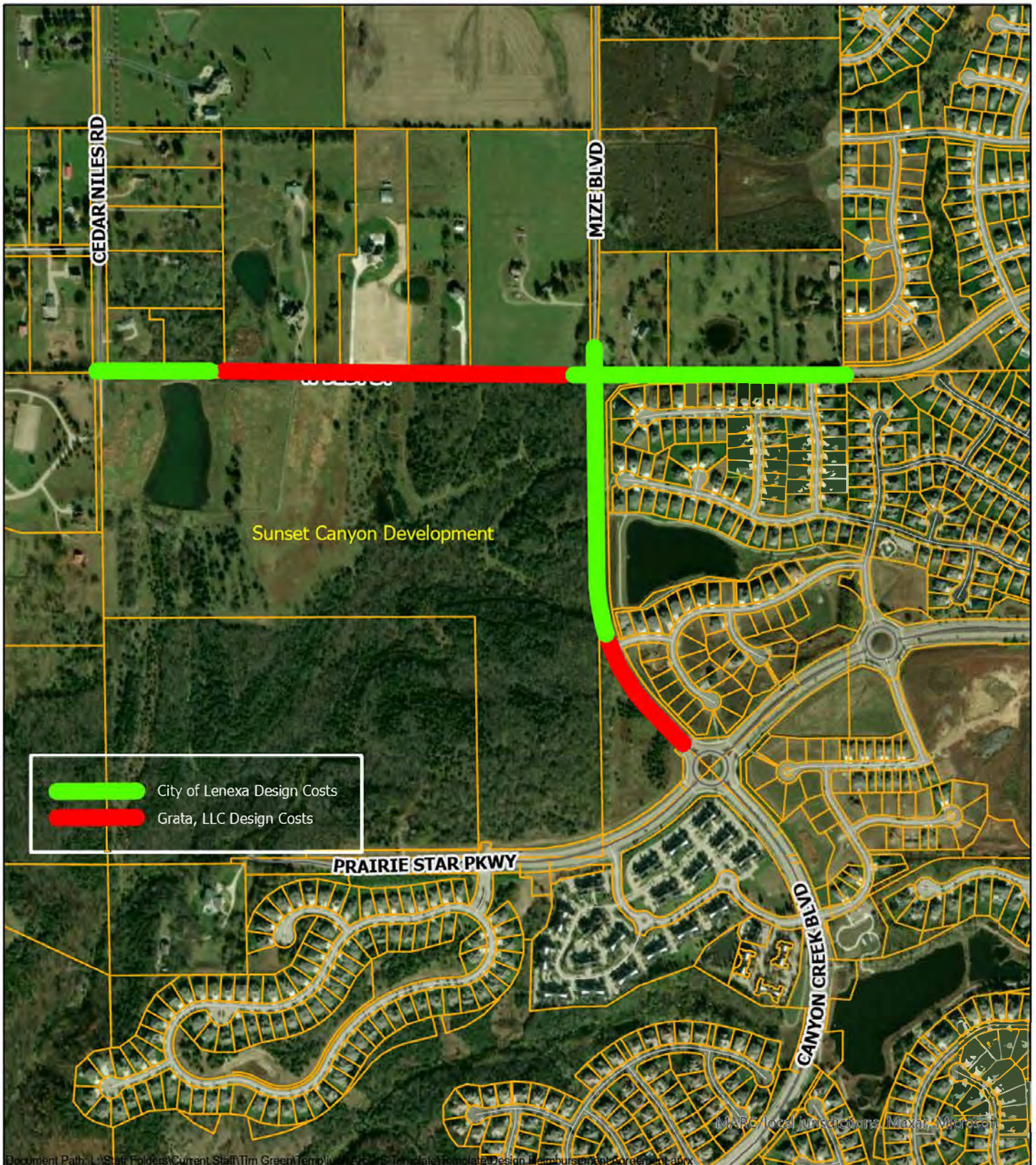
**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

1. Map





## Roadway Design Reimbursement Agreement

### 91st Street and Canyon Creek Boulevard



0 370 740 1,480 Feet





**CITY COUNCIL  
MEMORANDUM**

**ITEM 5**

**SUBJECT:** Approval of an agreement with Kutak Rock, LLP for bond counsel services  
**CONTACT:** Sean McLaughlin, City Attorney  
**DATE:** September 16, 2025

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**ACTION NEEDED:**

Approve an agreement with Kutak Rock, LLP ("Kutak") for bond counsel services.

**PROJECT BACKGROUND/DESCRIPTION:**

The City issued a request for proposals (RFP) for Bond Counsel Services in July 2025 and received two responses. Proposals were submitted by Gilmore & Bell, P.C. and Kutak. Staff reviewed the proposals and conducted interviews with both firms. After discussing proposals, staff recommends retaining the City's current bond counsel firm of Kutak with Bridget Morris serving as the City's principal contact.

Kutak is a very capable law firm offering a wide array of services. The City has primarily used Kutak for bond counsel services for more than 15 years and the firm's historical knowledge of the City and its policies is important. This continuity of service will help facilitate the completion of current projects. Kutak's fees were significantly lower than other respondents and Kutak has agreed to hold their fees for at least the first three years of the agreement. All other terms and conditions remain substantially the same. Additionally, Kutak provides a variety of services at no charge to the City and frequently advises on economic development matters. The agreement is for a one-year term with the ability for the City Manager to execute up to four additional one-year terms. The agreement is nonexclusive. As such, while the majority of the City's bond counsel work will be handled by Kutak, the City is permitted to utilize other bond counsel as it deems appropriate.

The agreement uses the City's standard form and is available for review in the City Clerk's office.

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development

**ATTACHMENTS**

None



**CITY COUNCIL  
MEMORANDUM**

**ITEM 6**

**SUBJECT:** Resolution approving the selection of UMR, Inc. as the provider for the City's health plan third-party administrative services for 2026, and authorizing the execution of an agreement for said services

**CONTACT:** Jim Bowers, Human Resources Director  
Kristin Crow, Human Resources Manager

**DATE:** September 16, 2025

**ACTION NEEDED:**

Adopt a resolution approving the selection of UMR, Inc. ("UMR") as the provider for the City's health plan third-party administrative services for 2026, and authorizing the execution of an agreement for said services.

**PROJECT BACKGROUND/DESCRIPTION:**

The City sponsors and administers two healthcare plans, which are made available to all full-time and part-time benefits-eligible employees of the City. These plans are a Preferred Provider Organization (PPO) and a Qualified High Deductible Plan (QHDP). The City self-funds the costs of these plans. Plan premiums are paid approximately 17% by employees and 83% by the City. The City currently contracts with Luminare Health Benefits, Inc. ("Luminare") to provide the City with third-party administrative (TPA) services. Under the current arrangement, City employees can access the Aetna network of medical providers and Luminare acts as the TPA of employee medical claims. The current service agreement with Luminare expires on December 31, 2025.

Lockton Companies, the City's broker for its healthcare plans, marketed the TPA services on behalf of the City. Five companies (Luminare, Blue KC, UMR, Centivo, and Point C) submitted competitive quotes, shown in the table below. After a detailed analysis of the quotes, staff recommends selecting UMR for 2026. In addition to providing the most cost-competitive quote, UMR also provides access to the United Healthcare Choice Plus network of medical providers at a 97.84% match of the providers currently used by City employees, while providing access to additional providers not currently in the Aetna network.

Staff recommends approval of the selection of UMR as the City's health plan third-party administrator in order to allow implementation to move forward, with the terms of an agreement for services with UMR to be negotiated and executed, in a form approved by the City Attorney, as soon as practicable thereafter. The Agreement would be effective January 1, 2026, through December 31, 2026.



<b>Medical Carrier/TPA</b>	<b>Current</b>	<b>Luminare</b>	<b>Centivo</b>	<b>Blue KC</b>	<b>UMR</b>	<b>Point C</b>
Illustrative Cost Estimate	\$6,662,180	\$6,975,964	\$6,925,186	\$6,608,736	\$6,534,629	\$6,882,466
\$ Cost Impact to 2026		\$313,784	\$263,006	(\$53,443)	(\$127,551)	\$220,286
% Cost Impact to 2026		4.7%	3.9%	-0.8%	-1.9%	3.3%

The table above compares the City's estimated total plan costs for 2025 ("Current" column) with the cost estimates provided by the five bidders ("Illustrative Cost Estimate" line) based upon the City's 2025 experience. Lines 2 and 3 show the dollar impact and percentage of additional costs or savings as compared to 2025 estimated costs for each bidder. Actual costs will be based upon actual claims experience for 2026.

#### **FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

There is sufficient funding available in the Health Care Fund to pay these fees. The estimated total cost of the agreement for 2026 is \$6,534,629.

#### **STAFF RECOMMENDATION:**

Adopt the resolution.

#### **VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Healthy People

**Guiding Principles**  
Prudent Financial Management  
Values-based Organizational Culture

#### **ATTACHMENTS**

1. Resolution

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE SELECTION OF UMR, INC. AS THE PROVIDER FOR THE CITY'S HEALTH PLAN THIRD-PARTY ADMINISTRATIVE SERVICES FOR 2026, AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR SAID SERVICES.**

WHEREAS, the City sponsors and administers healthcare plans that are available to all full-time and part-time benefits eligible employees; and

WHEREAS, the City self-funds the costs of these plans, with 85% of the premium cost being paid by the City and 15% by the enrollees in the plans; and

WHEREAS, the City currently uses Luminaire Health Benefits, Inc. (Luminaire) to provide the third-party administrative services for the plans; and

WHEREAS, the current service agreement with Luminaire expires on December 31, 2025; and

WHEREAS, the City recently marketed the third-party administrator services for the plans; and

WHEREAS, five companies submitted competitive quotes; and

WHEREAS, after detailed analysis of the quotes, staff determined that UMR, Inc. (UMR) offers a very high provider match rate to the current plans, additional providers not currently available, and the most cost-competitive quote; and

WHEREAS, as a result, staff recommends selecting UMR as the third-party administrator for 2026; and

WHEREAS, after selection, city staff and UMR will negotiate a detailed agreement for the services which will be effective January 1, 2026, through December 31, 2026.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The City of Lenexa, Kansas, a municipal corporation, does hereby approve and authorize the selection of UMR as the City's health plan third-party administrator for 2026.

SECTION TWO: The City Manager is authorized to execute an agreement and any associated exhibits, additional terms, or order forms, with UMR, on forms acceptable to the City Attorney. Further, the City Manager is

hereby authorized to execute any other forms or documents, on forms acceptable to the City Attorney, required to carry out the terms of the parties' agreement during the term of the agreement.

SECTION THREE: This Resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the City Council this 16<sup>th</sup> day of September, 2025.

SIGNED by the Mayor this 16<sup>th</sup> day of September, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

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Courtney Eiterich, Council President  
Acting as Mayor pursuant to  
Lenexa City Code Section 1-2-A-3

ATTEST:

---

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

---

MacKenzie C. Harvison, Deputy City Attorney





**CITY COUNCIL  
MEMORANDUM**

**ITEM 7**

**SUBJECT:** Consideration of a three-year special use permit for a personal instruction, general use and a preliminary plan for Range USA located at the northwest corner of 107th Street & Santa Fe Trail Drive in the BP-2, Planned Manufacturing District

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** September 16, 2025

**ACTION NEEDED:**

- a. Pass the ordinance approving a three-year special use permit for Range USA located at the northwest corner of 107th Street & Santa Fe Trail Drive, in the BP-2, Planned Manufacturing District; and
- b. Approve the companion preliminary plan for Range USA.

**APPLICANT:**

Sam Malinowsky, SM Engineering

**OWNER:**

Turner Properties, LLC

**PROPERTY ADDRESS:**

Northwest corner of 107th Street & Santa Fe Trail Drive

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant requests approval of an SUP and preliminary plan to construct a 10,235-square-foot indoor instructional shooting range on a 2.58-acre vacant lot at the northwest corner of 107th Street & Santa Fe Trail Drive. The facility will include 18 shooting lanes, two classrooms, and 2,600 square feet of accessory retail space. An SUP is required for personal instruction uses in the BP-2, Business Park Zoning District.

The preliminary plan reflects a single-story building meeting all BP-2 dimensional and architectural requirements, with parking, landscaping, stormwater management, and fire access designed in compliance with City standards. The site provides 55 parking spaces where 41 are required, includes a right-turn lane on Santa Fe Trail Drive and trail easement, and proposes landscaping and screening along public street frontages. A condition of approval requires compliance with UDC noise performance standards.

Staff finds the project consistent with the Comprehensive Plan's Business Park designation and compatible with surrounding uses. Staff recommends approval of the special use permit for a three-year term and approval of the preliminary plan for Range USA.

**STAFF RECOMMENDATION:**

Pass the ordinance and approve the companion preliminary plan.

**PLANNING COMMISSION ACTION:**

This item was considered as Regular Agenda Item 4 at the August 25, 2025 Planning Commission meeting. A public hearing was held and no one from the public spoke. The Planning Commission reviewed the Range USA application and asked questions about safety and security measures. Commissioners noted that the range design includes a fully encapsulated concrete structure with a military-grade bullet trap system, and security features such as gates (which will be closed after business hours) and motion sensors. Concerns regarding noise, safety, and site suitability were addressed, with Commissioners concluding the location is appropriate. Overall, the Commission expressed support for the project.

Chairman Poss entertained a motion to recommend **APPROVAL** for a three-year special use permit for Range USA located at the northwest corner of 107th Street & Santa Fe Trail Drive, in the BP-2, Planned Manufacturing District. Moved by Commissioner Katterhenry, seconded by Commissioner Burson and carried by a unanimous voice vote.

Chairman Poss entertained a motion to recommend **APPROVAL** for a preliminary plan for Range USA located at the northwest corner of 107th Street & Santa Fe Trail Drive, in the BP-2, Planned Manufacturing District. Moved by Commissioner Harber, seconded by Commissioner Jamison and carried by a unanimous voice vote.

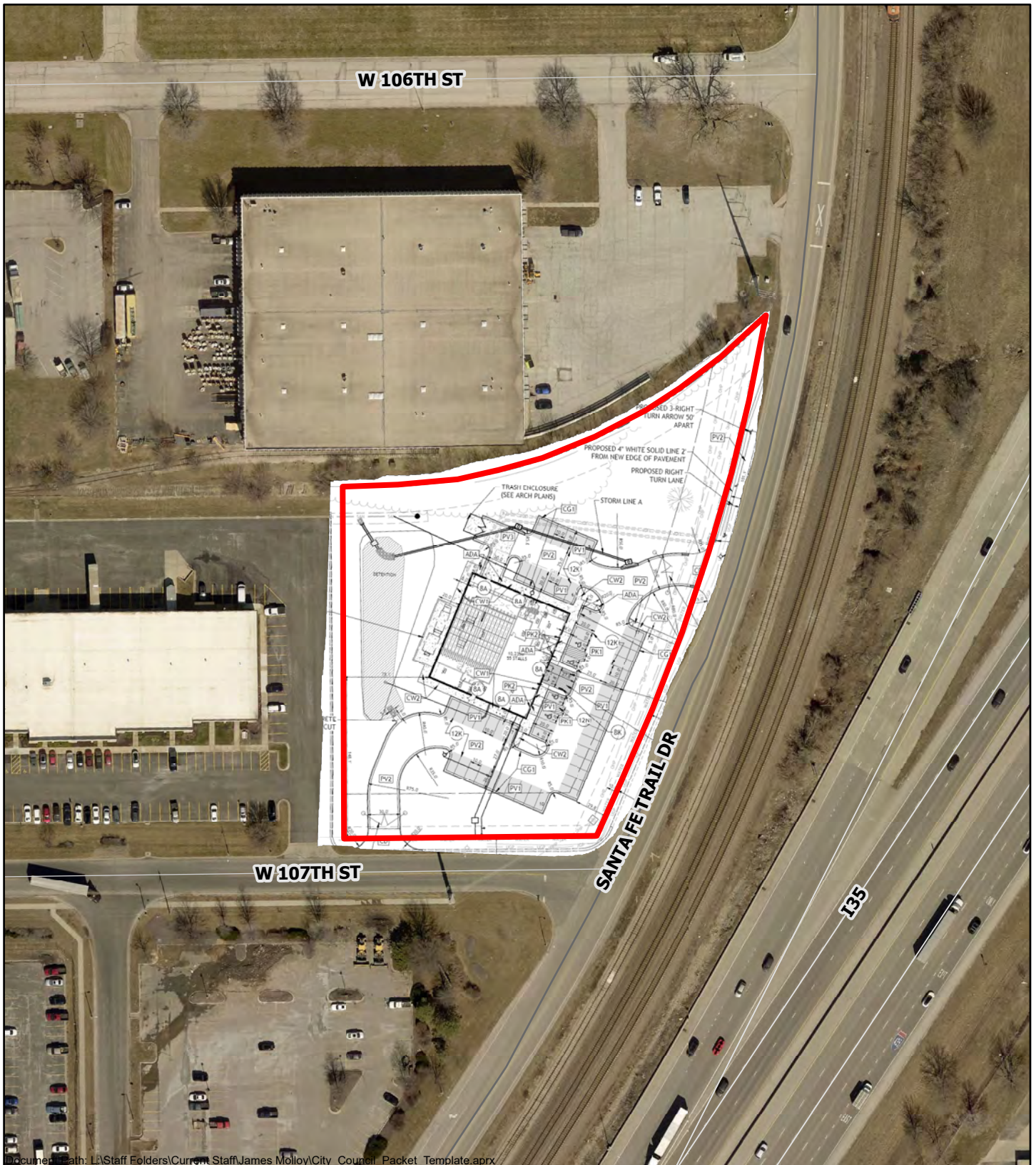
**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development

**ATTACHMENTS**

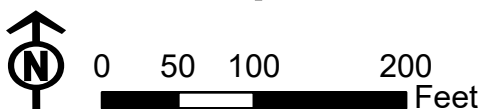
- 1. Map
- 2. PC Staff Report and Exhibits
- 3. PC Draft Minutes Excerpt
- 4. Ordinance



Document Path: L:\Staff Folders\Current Staff\James Molloy\City Council Packet Template.aprx

Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

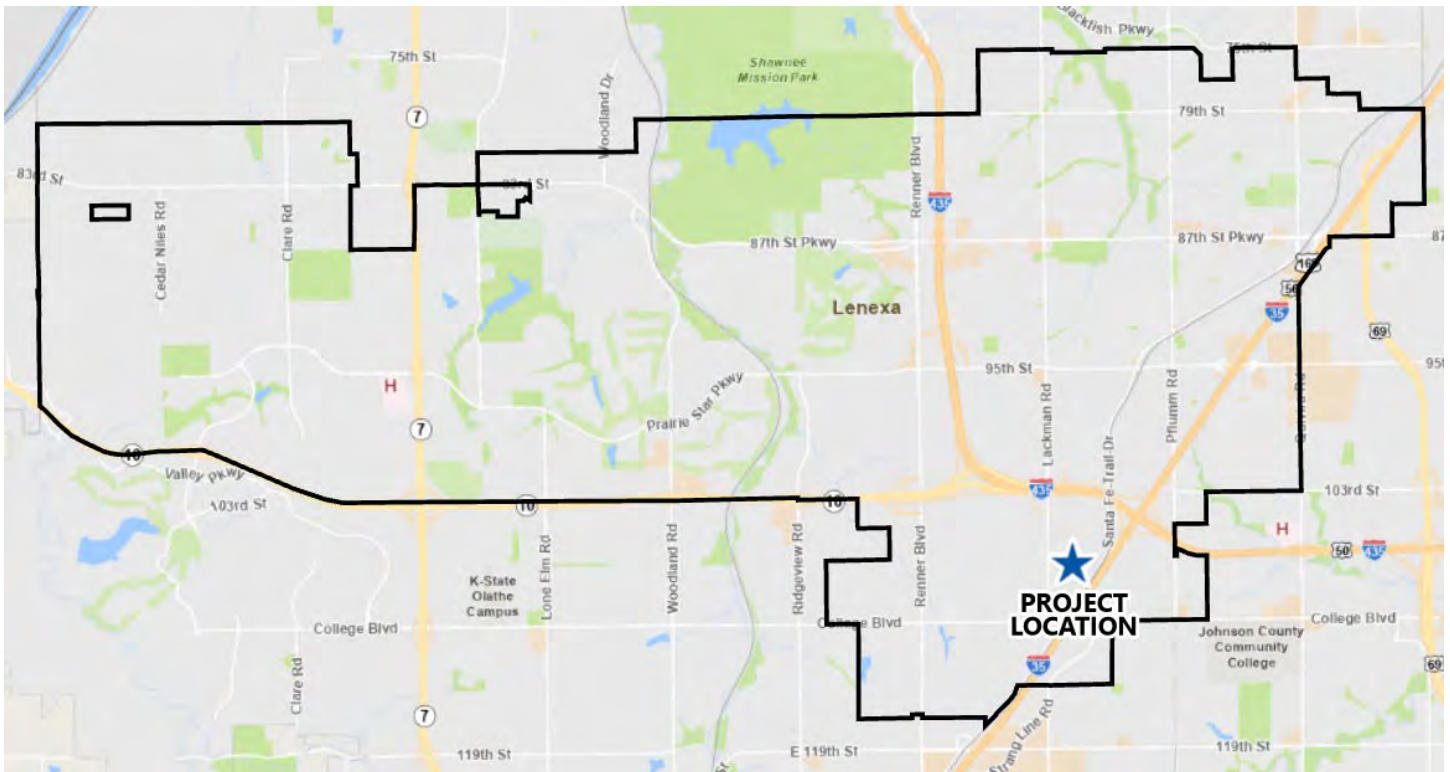
# Range USA Special Use Permit & Preliminary Plan





## RANGE USA

<b>Project #:</b>	SU25-08 / PL25-11P	<b>Location:</b>	NWC of 107 <sup>th</sup> & Santa Fe Trail Drive
<b>Applicant:</b>	Sam Malinowsky	<b>Project Type:</b>	Preliminary Plan and Special Use Permit
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	Personal Instruction, General



## PROJECT SUMMARY

The applicant requests approval of a special use permit and a preliminary plan for Range USA to construct a 10,235 SF instructional shooting range. Per the Unified Development Code (UDC) [Section 4-1-B-22](#), an SUP is required for the use of general personal instruction within the BP-2 Zoning District. The building will include an 18-lane shooting range, two classrooms, and 2,600 SF of limited retail space. This request requires a Public Hearing at the Planning Commission meeting and final consideration by the Governing Body.

**STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS**

## SITE INFORMATION

The subject parcel is a 2.58-acre vacant lot located at the northwest corner of 107<sup>th</sup> & Santa Fe Trail Drive. The property is located southwest of the I-35/I-435 interchange within the Park-Len I Estates business park – an area that is almost exclusively used for warehousing and/or office uses.

This property was initially platted as part of the Park-Len I Industrial Estates development in 1964 but has not been developed since the initial plat was filed. The property has been split since it was initially platted and will require a replat.

A previous application for this use was submitted on July 25, 2022, requesting approval of special use permit SU25-08 and preliminary development plan PL22-12P. The proposal included a 14,000 SF shooting range with 20 lanes, four classrooms, and accessory retail. The Planning Commission considered the request on August 29, 2022, and recommended approval. Concerns from the business to the west were raised about traffic and the proposed use of the property. The applicant later withdrew the applications on September 15, 2022, citing concerns about the special use permit duration of three years.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.58	10,235	BP-2	Business Park

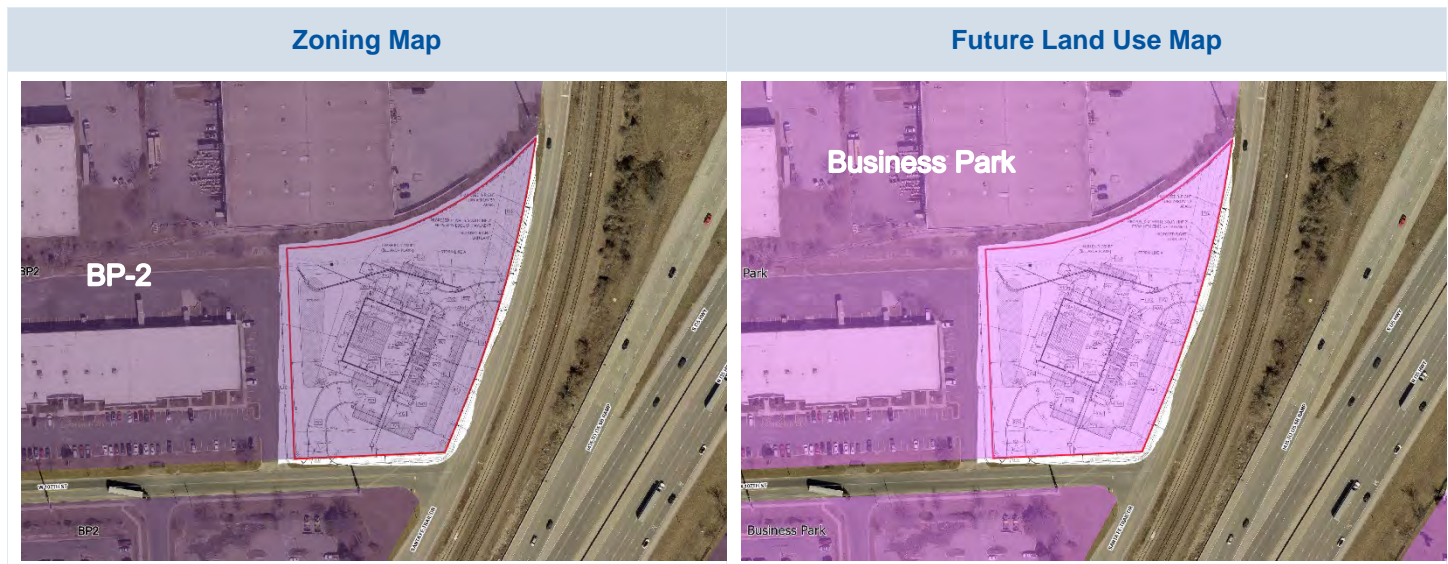


**Exhibit 1: Aerial Image of Subject Site**



## LAND USE REVIEW

The proposed use is a 10,235 SF shooting range, with 18 shooting lanes, as well as two classrooms and 2,600 SF of accessory retail space. The use falls under personal instruction, general, which is allowed within the BP-2 Zoning District with a special use permit. The future land use designated by the Comprehensive Plan is Business Park, which anticipates medium- to high-intensity uses such as assembly and manufacturing or warehousing and distribution uses. All of the surrounding properties are also zoned BP-2 and designated as Business Park under the Future Land Use (FLU) Map. Use of the property as a shooting range, while not a manufacturing or warehousing use, is a medium-intensity use which fits within the character of a business park.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2 Planned Manufacturing District	Undeveloped
<b>North</b>	Business Park	BP-2 Planned Manufacturing District	Warehouse
<b>South</b>	Business Park	BP-2 Planned Manufacturing District	Warehouse
<b>East</b>	Business Park	BP-2 Planned Manufacturing District	Interstate 35
<b>West</b>	Business Park	BP-2 Planned Manufacturing District	Warehouse/Office

## SUPPLEMENTARY USE REGULATIONS

Personal instruction, general uses are subject to the supplementary use regulations of [Section 4-1-B-23-AC](#) of the UDC. This includes the provision that the initial Special Use Permit shall be valid for a maximum of three years from the date of approval. The first renewal and all subsequent renewals may be approved for up to ten years, provided all standards of performance are being met. Staff is recommending approval of the requested SUP for a period of three years.



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## **SPECIAL USE PERMIT REVIEW**

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The proposed use, a shooting range, falls under the use category of “personal instruction, general”, which is allowed within the BP-2 Zoning District with a special use permit. Special use permit requests are subject to several review criteria. Staff provides the follow analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

### **1. The character of the neighborhood.**

The subject property is located within the Park-Len Industrial Estates business park. The surrounding uses include a mix of light industrial, office, warehousing, and manufacturing uses. Personal instruction uses are also typically complimentary uses where peak times of operation are at different times than traditional industrial, manufacturing, and office uses.

### **2. The zoning and use of properties nearby.**

The zoning and uses of surrounding properties are listed in Table 1. Staff believes that the use is compatible with surrounding properties as long as noise standards are adhered to.

### **3. The suitability of the subject property for the uses to which it has been restricted.**

Businesses that offer personal instruction are permitted in Lenexa, provided that the applicant meets the applicable supplemental use and zoning regulations. Personal instruction, general requires the owner/applicant to obtain an SUP when the site is located within the BP-2 Zoning District. It is Staff's opinion that the subject property is adequately suited for personal instruction in the form of an indoor shooting range with accessory retail sales.

### **4. The extent to which the proposed use will detrimentally affect nearby property.**

It is Staff's opinion that the existing use will not adversely affect surrounding properties. If any concerns emerge, particularly with noise, or other impacts on nearby property owners while the SUP is active, Staff will undertake a review of these concerns and work with the applicant to mitigate issues and comply with the performance standards of the code. Specifically, the applicant will be required to meet the noise performance standards set out in Section 4-1-C-4 of the UDC, which limit noise at the property line for industrial areas to 70 dB(A) between 7:00 AM and 7:00 PM and 65 dB(A) between 7:00 PM and 7:00 AM. The operating hours are expected to be between 10:00 AM and 8:00 PM.

### **5. The length of time the subject property has remained vacant as zoned.**

The property is currently undeveloped.

### **6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

There would be no substantial gain to the public health, safety, and welfare if the SUP were to be denied. The property would still be able to be developed for any uses allowed by right, or a different special use allowed in the BP-2 Zoning District.

### **7. Recommendation of City's permanent professional staff.**

See the Staff Recommendation at the end of this report.

**8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.**

The proposed application complies with the adopted Comprehensive Plan. The site will retain the existing BP-2 zoning. The Business Park FLU designation typically allows light assembly and manufacturing, warehousing and distribution, and business parks. However, the BP-2 Zoning District allows for personal instruction, subject to the supplementary use regulations of Section 4-1-B-23-AC of the UDC.

**9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.**

Adequate utilities exist on or near the site. There is no anticipated additional impact on police, fire, schools, or park facilities.

**10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.**

The proposed use will have two classrooms with a maximum capacity of 15 people in the large classroom and five people in the “private” classroom, as well as 18 shooting ranges with a maximum of two people on each lane, and up to 15 of employees. There is also 2,616 SF of retail area within the building. Based on this breakdown of uses, Section 4-1-D-1-C of the UDC requires a total of 41 parking spaces. The development plan reflects 55 parking spaces, thus meeting code requirements.

**11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.**

While the applicant has provided several methods to control noise outside of the building, a condition has been added to the recommendation to conform to the noise performance standards as outlined in Section 4-1-C-4 of the UDC if it is found post-construction that noise exceeds the code standards of the UDC. No additional impacts are anticipated with the development of the lot. The proposed development shall meet code requirements related to the remaining environmental impacts listed above.

**12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.**

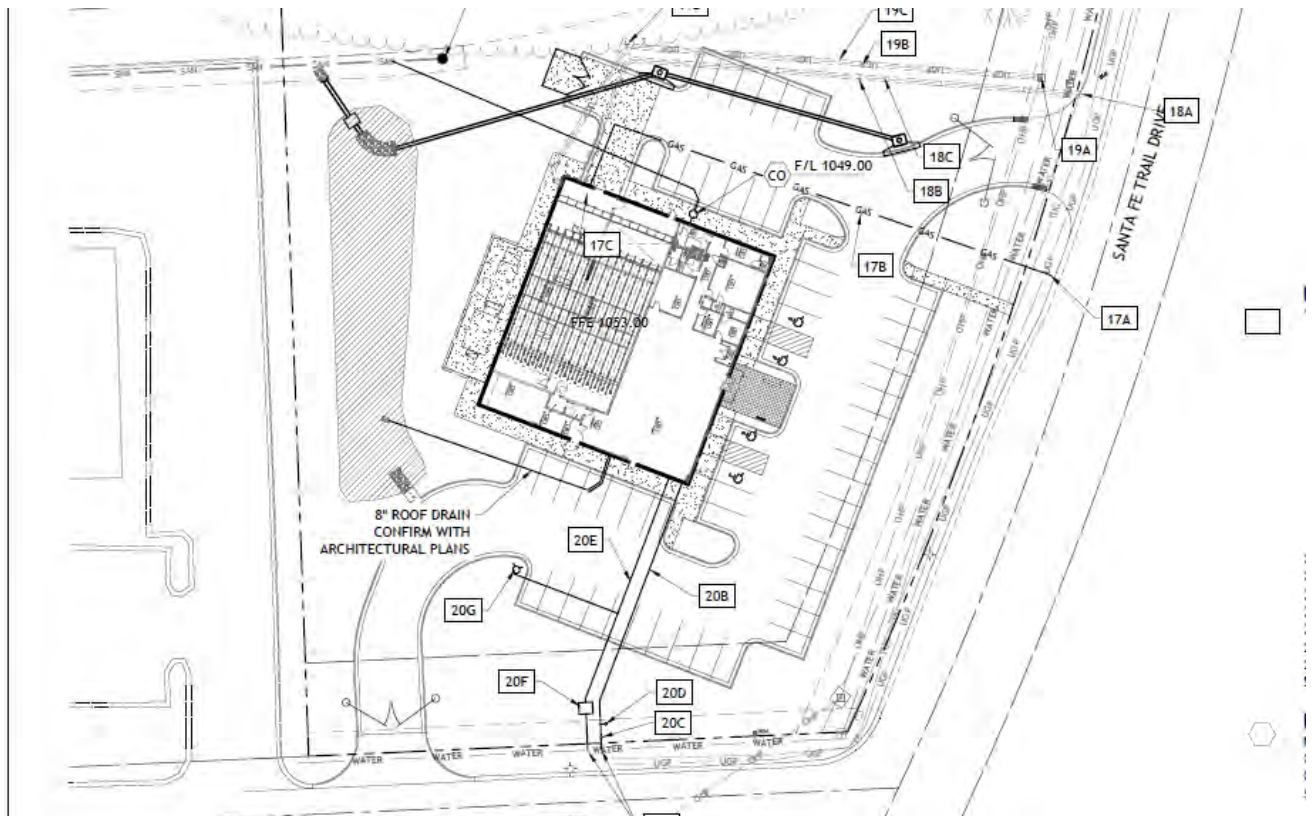
The applicant has submitted a preliminary stormwater management plan demonstrating the intent of meeting the City’s stormwater standards and requirements. This includes stormwater components such as an extended dry detention basin, mechanical measures (curb inlet inserts), and preserved or established native vegetation areas.

**13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.**

The proposed use as submitted is capable of meeting all applicable zoning regulations. A detailed breakdown can be found within the Preliminary Plan Review section of this report.

## PRELIMINARY PLAN REVIEW

The preliminary plan is for the development of a 10,235 SF shooting range and instructional facility on a currently vacant parcel on the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive. The plan calls for a shooting range with 18 shooting lanes capable of holding two people per lane, as well as two classrooms and 2,616 SF of accessory retail uses.



**Exhibit 2: Proposed Site Plan**

## DIMENSIONAL STANDARDS

The building meets all of the setback requirements for the BP-2 Zoning District. Table 2 shows the required and proposed setbacks.

TABLE 2: SETBACK ANALYSIS			
Yard	Required Minimum Setback	Proposed Setback	Difference
Front Yard	50'	106'	+56'
Side Yard	50'	112'	+62'
Rear Yard	30'	78'	+48'

On-site parking is located approximately 30' from the property line, which meets the required parking setback as set by UDC [Section 4-1-D-1-O-4-G](#).



The building is proposed to be 25' tall and constructed with painted CMU blocks. The UDC allows a maximum building height of 45' in the BP-2 Zoning District. The primary entrance will be located on the east-facing façade, facing Santa Fe Trail Drive, with service and emergency exit doors on the remaining three facades.

## PUBLIC IMPROVEMENTS

The project will include a new right-turn lane into the site from southbound Santa Fe Trail Drive. A 10-foot pedestrian trail easement will be included with the plat as well for future sidewalk/trail development.

## ACCESS, TRAFFIC, AND PARKING

The proposed use will have two classrooms, with a maximum capacity of 15 people in the large classroom and two people in the “private” classroom, as well as 18 shooting lanes with a maximum of two people on each lane, and up to 15 of employees. There is also 2,616 SF of retail area within the building. Based on this breakdown of uses, [Section 4-1-D-1-C](#) of the UDC requires a total of 41 parking spaces. The plans provide 55 parking spaces.

**TABLE 3: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking		Proposed Parking	Difference
Personal Instruction, General	0.50 spaces per person in the largest class + 1 space per employee	30	41	55	+14
Retail	1 space per 250 square feet	11			

The proposed use will increase traffic on surrounding streets, as this is a new development on a vacant parcel; however, it is not expected that traffic will exceed the capacity of 107<sup>th</sup> Street or Santa Fe Trail Drive. The plan includes two access points into the site, one from Santa Fe Trail Drive, the other from 107<sup>th</sup> Street.

The access points include gates. Staff will review the proposed gates at final plan stage since the addition of the gates was a recent site plan change. This review may result in changes to the proposed gates.

## STORMWATER

The applicant submitted a preliminary stormwater management plan demonstrating the intent of meeting the City’s stormwater standards and requirements. This includes stormwater components such as an extended dry detention basin, mechanical measures (curb inlet inserts), and preserved or established native vegetation areas.

## FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal. Although the fire department has reviewed the initial submittal and a preliminary approval has been granted by the Fire Department for the preliminary plan, the access gates added to the plan on the recent resubmittal will require some additional details and even a potential location change before it can be approved on the final plan submittal.

## LIGHTING

A lighting plan conforming to City standards must be provided with the final plan application.

## LANDSCAPING

The site will utilize portions of existing landscaping and grass along with new landscaping. Much of the new site landscaping will be along Santa Fe Trail Drive and 107<sup>th</sup> Street, with a mix of ornamental and shade trees, as well as several landscape beds and shrubs throughout. Landscaping will be provided along the north and south sides of the property to screen the parking lot as well as the rear-yard mechanical equipment, much of which will be screened by the building itself and a screening fence. The landscape plan complies with the landscape requirements as outlined in [Section 4-1-D-2](#) of the UDC.

A full landscape plan with plant details will be provided with the final plan.

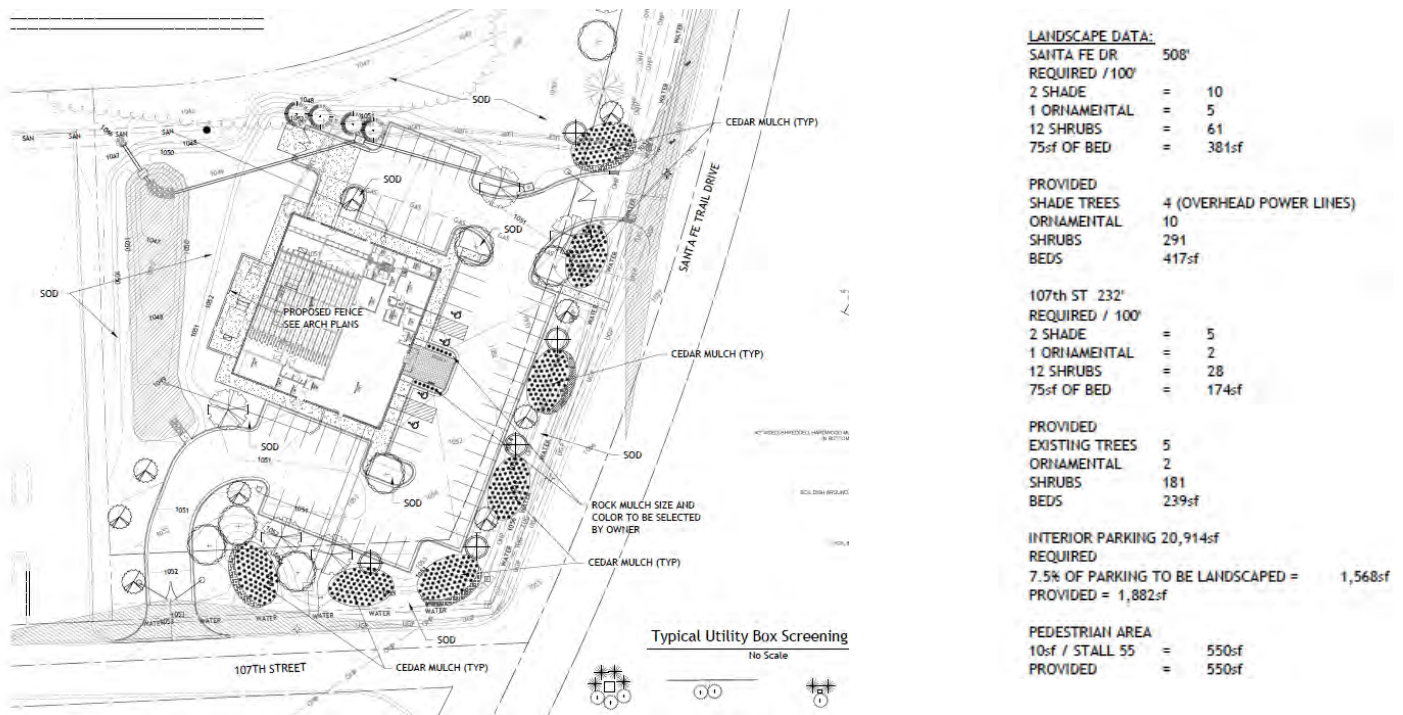


Exhibit 3: Proposed Landscape Plan

## ARCHITECTURE

The building finish primarily consists of CMU blocks, colored primarily with shades of gray and brown, with bands of orange to provide added articulation on the façade. The building elevations reflect a flat roofline with a parapet wall at the center of the three of the building facades. The main façade includes an awning at the entrance as well as signage for the business. The parapet wraps at the corners, giving the building a finished look and providing screening for rooftop equipment. The proposed building meets the architectural requirements in [Section 4-1-C-5](#) of the UDC, and Staff is supportive of the architecture of the proposed building.



Exhibit 4: Proposed Architecture

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## DEVIATIONS

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The applicant is not requesting any deviations from the Unified Development Code (UDC).

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## NEXT STEPS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on September 16, 2025.
- The applicant must submit a final plan/final plat application prior to applying for permit(s).
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit and Preliminary Plan for Range USA.**

- The project includes a special use permit for a personal instruction, general use.
- The proposed building is 10,235 SF on a 2.58-acre site.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Thriving Economy*.

### SPECIAL USE PERMIT

Staff recommends **APPROVAL** of **SU25-08**, a special use permit for a personal instruction, general use for **Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive for a period of three years.

### PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for **PL25-11P – Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive for a shooting range with personal instruction and accessory retail.



# DESCRIPTION

PART OF BLOCK 2, PARK-LEN INDUSTRIAL ESTATES, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13, RANGE 24, NOW IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 0 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF 10TH STREET, AS NOW ESTABLISHED, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ITS WESTERLY PROLONGATION, A DISTANCE OF 325.00 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 325.00 FEET, TO A POINT ON THE NORTH LINE OF SAID BLOCK 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST SAID NORTH LINE, A DISTANCE OF 32.00 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 46 DEGREES 15 MINUTES 23 SECONDS, A DISTANCE OF 403.85 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAINTA FE DRIVE, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 19 DEGREES 44 MINUTES 10 SECONDS WEST, A RADIUS OF 1780.39 FEET, AND A CENTRAL ANGLE OF 16 DEGREES 16 MINUTES 19 SECONDS, A DISTANCE OF 508.19 FEET, TO A POINT OF INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF 10TH STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 232.23 FEET, TO THE POINT OF BEGINNING.

TITLE NOTE:  
 Title information shown hereon was taken from First American Title Company Commitment for Title Insurance, No. NCS-1123497-KCTV  
 Effective Date: April 04, 2022 at 8:00 A.M.

Schedule B - Exceptions

- Easements, restrictions and setback lines as per plot, recorded on Plot Book 26, Page 10.
- An Utility Easement to City of Lenexa recorded February 10, 1982 in Document No. 1354811, in Volume 1739, Page 36.
- An Easement to Lateral Sewer District of Mill Creek (Lenexa) SSD No. 1 recorded February 3, 1982 in Document No. 1354461, in Volume 1738, Page 141.

## GENERAL NOTES:

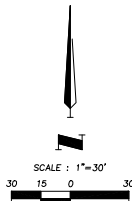
The bearings shown hereon are based on the State Plane Coordinate System, Kansas North Zone NAD 83.

Elevations shown hereon are based on NAVD83, contours are in 1 foot intervals.

The subject property address is: According to the Johnson County AHS Website there is no Site Address.

No buildings are present at the time of survey on the subject property.

Area = 112,345± Sq. Ft. or 2.579± Acres



## LEGEND

- EM = ELECTRIC METER
- M = MONUMENT AS NOTED
- A = CITY ANCHOR
- H/V = HORIZONTAL & VERTICAL CONTROL POINT
- L-P = LIGHT POLE
- MS = METAL SIGN
- PP = POWER POLE
- S = SANITARY SEWER MANHOLE
- SM = STORM MANHOLE
- SL = STREET LIGHT CONTROL BOX
- TEP = TELEPHONE PODESTAL
- TM = TEMP BENCHMARK
- WM = WATER METER

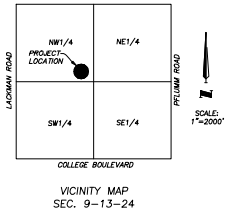
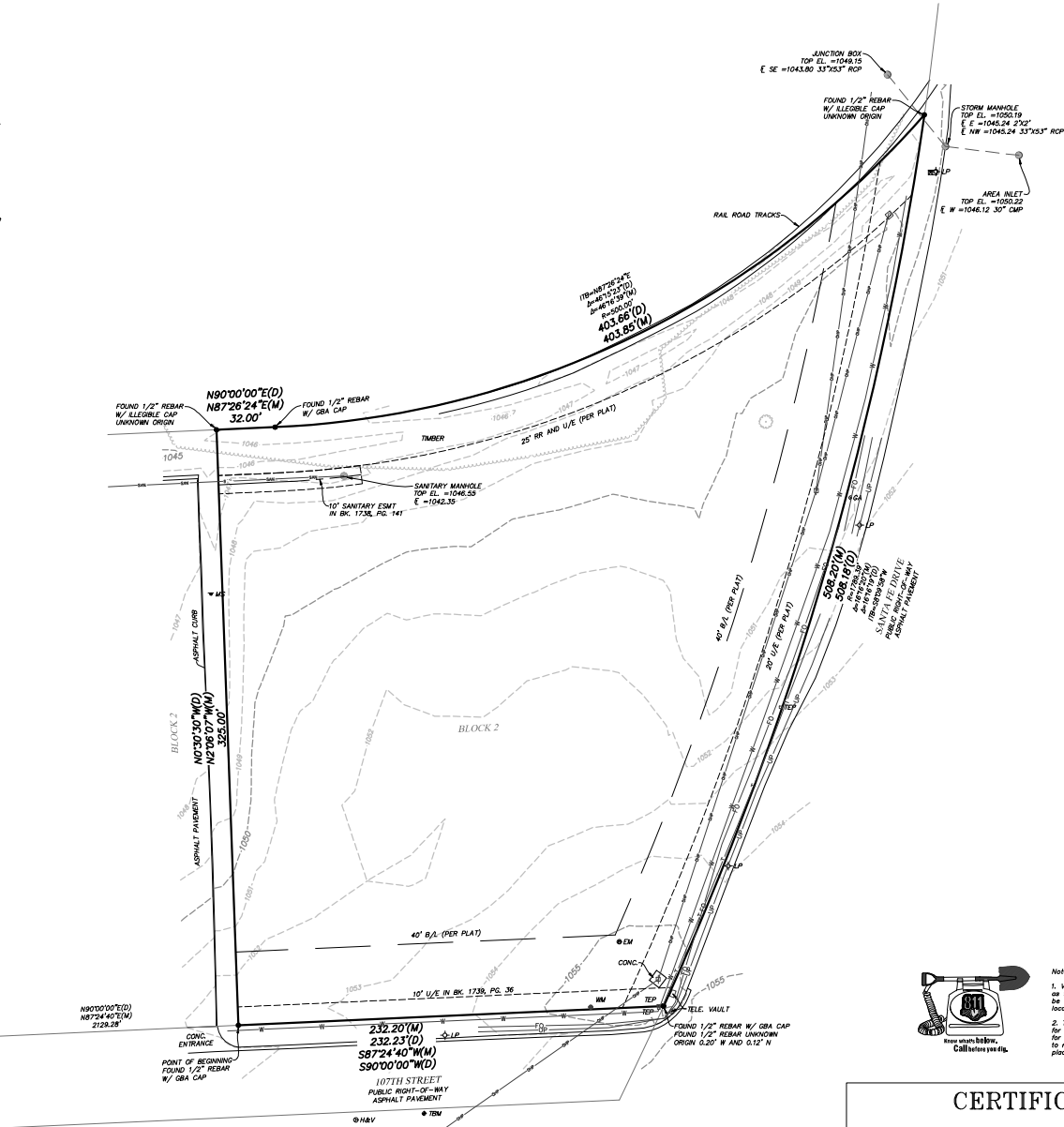
I hereby certify that this survey was completed by me or under my direct supervision. Field work was completed on 6/5/2023.

SURVEYOR  
 Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

CBS  
 SECTION  
 COUNTY/STATE  
 2025-0242 SUR-DWG

POINT OF BEGINNING  
 SOUTHWEST CORNER OF  
 PARK-LEN INDUSTRIAL  
 ESTATES (CALCULATED CORNER)

WEST LINE OF PARK-LEN  
 INDUSTRIAL ESTATES



Note:  
 1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7333.  
 2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

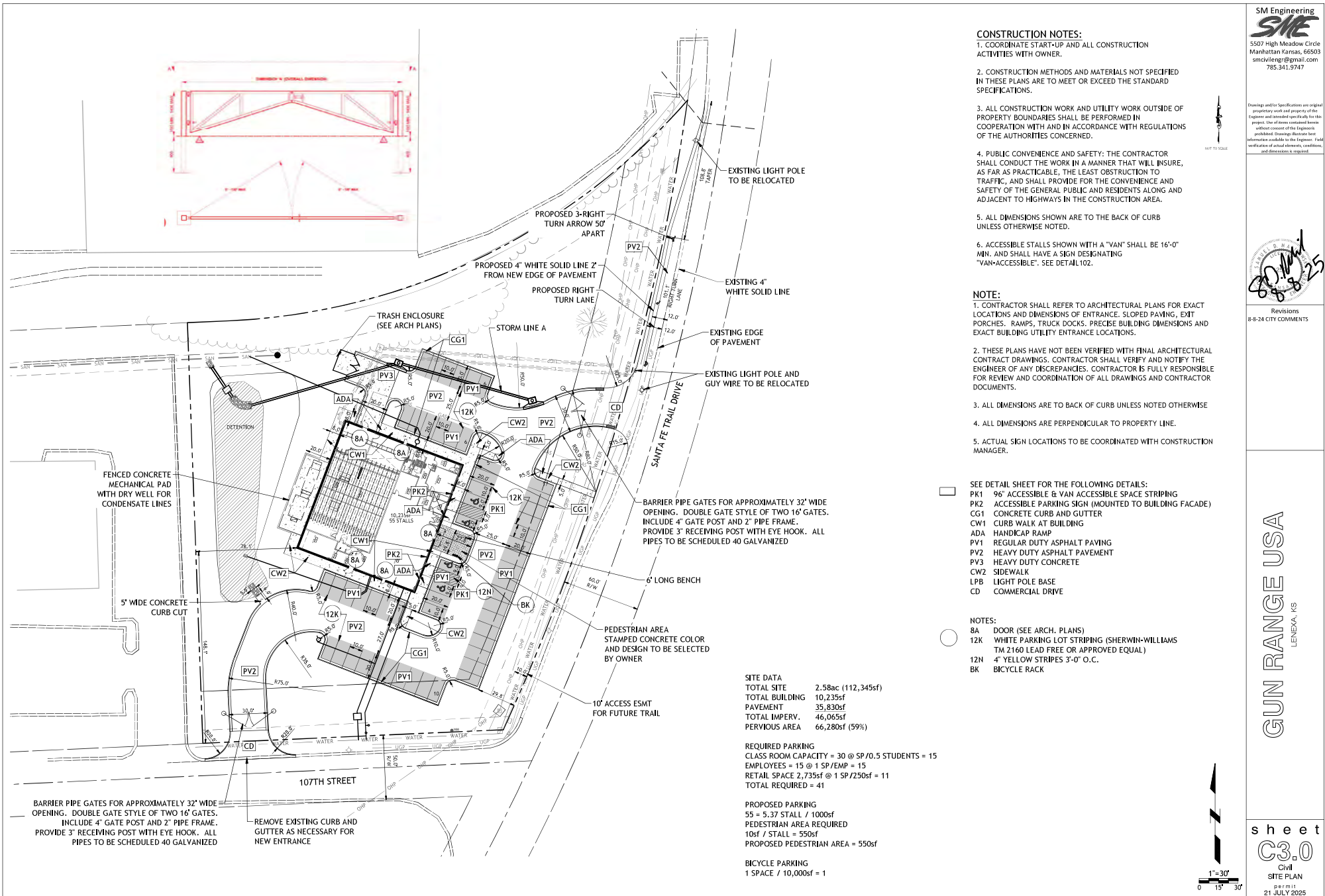


## CERTIFICATE OF SURVEY JOB

CLIENT  
 CLIENT ADDRESS  
 CITY/STATE/ZIP  
 PHONE  
 FAX

23300 W 119th Street, Olathe, KS  
 66061 Office: 913-717-8538  
 888.888.8888 Beyond Surveying, LLC





CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

- PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- PK2 ACCESSIBLE PARKING SIGN (MOUNTED TO BUILDING FACADE)
- CG1 CONCRETE CURB AND GUTTER
- CW1 CURB WALK AT BUILDING
- ADA HANDICAP RAMP
- PV1 REGULAR DUTY ASPHALT PAVING
- PV2 HEAVY DUTY ASPHALT PAVING
- PV3 HEAVY DUTY CONCRETE
- CW2 SIDEWALK
- LPB LIGHT POLE BASE
- CD COMMERCIAL DRIVE

NOTES:

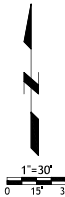
- 8A DOOR (SEE ARCH. PLANS)
- 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
- 12N 4" YELLOW STRIPES 3'-0" O.C.
- BK BICYCLE RACK

SITE DATA	
TOTAL SITE	2.58ac (112,345sf)
TOTAL BUILDING	10,235sf
PAVEMENT	35,830sf
TOTAL IMPRV.	46,065sf
PERVIOUS AREA	66,280sf (59%)

REQUIRED PARKING	
CLASS ROOM CAPACITY = 30 @ SP/0.5 STUDENTS = 15	
EMPLOYEES = 15 @ 1 SP/EMP = 15	
RETAIL SPACE 2,735sf @ 1 SP/250sf = 11	
TOTAL REQUIRED = 41	







PROPOSED PARKING	
55 = 5.37 STALL / 1000sf	
PEDESTRIAN AREA REQUIRED	
10sf / STALL = 550sf	
PROPOSED PEDESTRIAN AREA = 550sf	

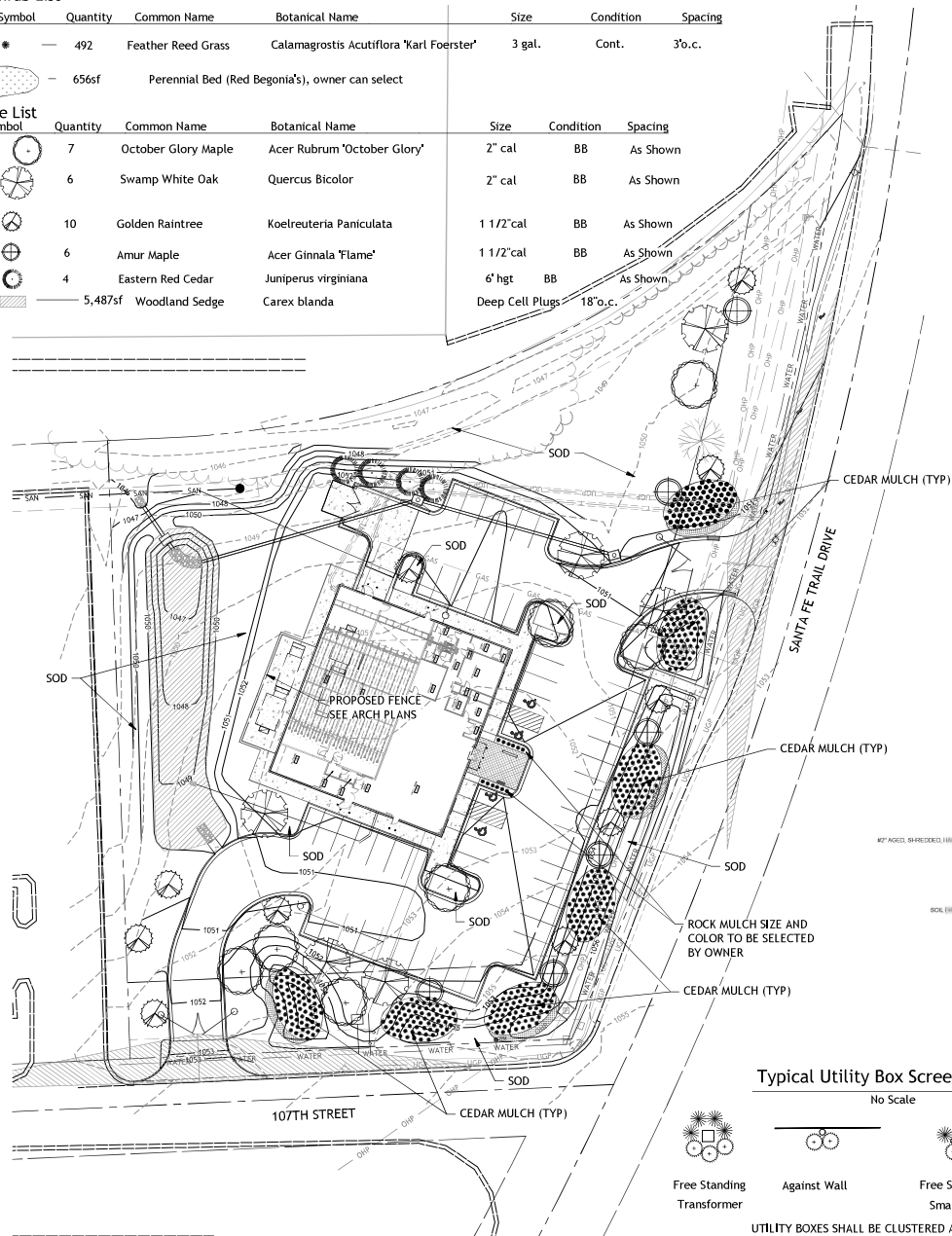
BICYCLE PARKING	
1 SPACE / 10,000sf = 1	



Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
☼ —	492	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	3'o.c.

 — 656sf Perennial Bed (Red Begonia's), owner can select

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	7	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	6	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	10	Golden Raintree	Koelreuteria Paniculata	1 1/2" cal	BB	As Shown
	6	Amur Maple	Acer Ginnala 'Flame'	1 1/2" cal	BB	As Shown
	4	Eastern Red Cedar	Juniperus virginiana	6' hgt	BB	As Shown
	5,487sf	Woodland Sedge	Carex blanda	Deep Cell Plugs	18" o.c.	



No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

REQUIRED /100'		
2 SHADE	=	10
1 ORNAMENTAL	=	5
12 SHRUBS	=	61
75sf OF BED	=	381sf

PROVIDED	
SHADE TREES	4 (OVERHEAD POWER LINES)
ORNAMENTAL	10
SHRUBS	291
BEDS	417sf

REQUIRED / 100'		
2 SHADE	=	5
1 ORNAMENTAL	=	2
12 SHRUBS	=	28
75sf OF BED	=	174sf

PROVIDED	
EXISTING TREES	5
ORNAMENTAL	2
SHRUBS	181
BEDS	239sf

REQUIRED  
7.5% OF PARKING TO BE LANDSCAPED = 1,568sf  
PROVIDED = 1,882sf

PEDESTRIAN AREA  
10sf / STALL 55 = 550sf  
PROVIDED = 550sf

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system.  
Irrigation system to be approved by the owner before starting any installation.

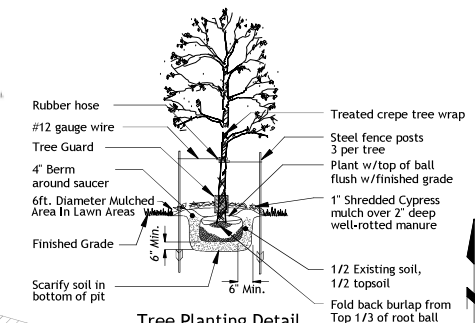
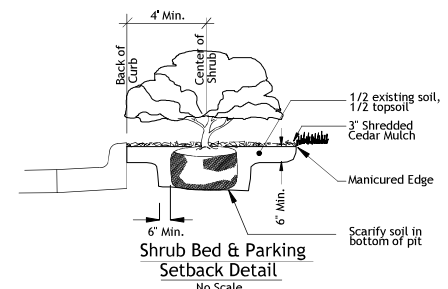
All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

f Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

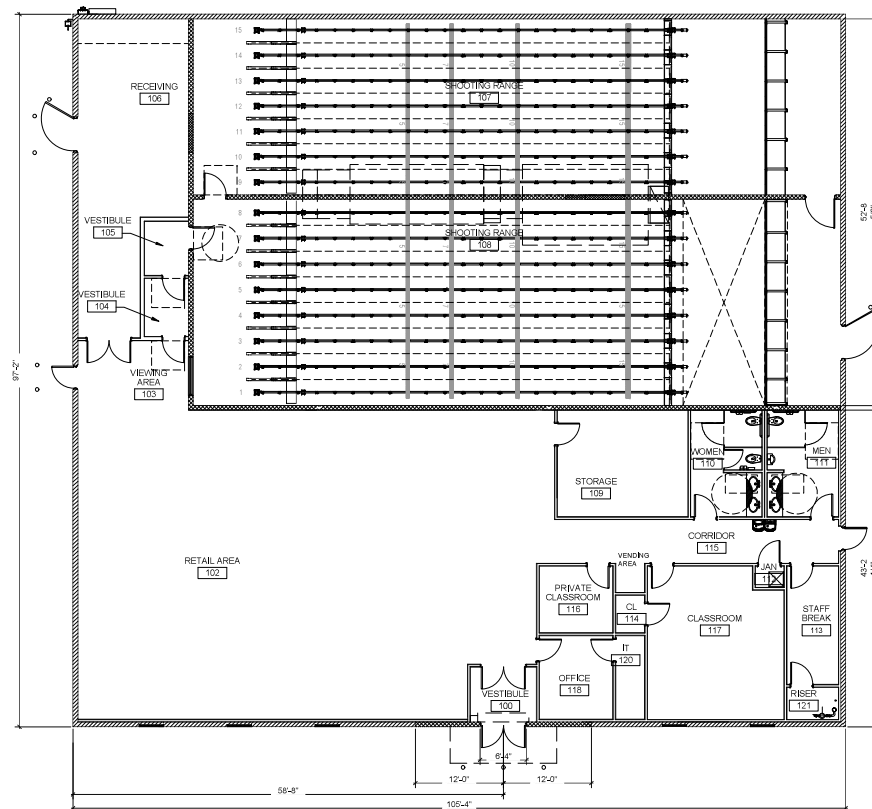
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.



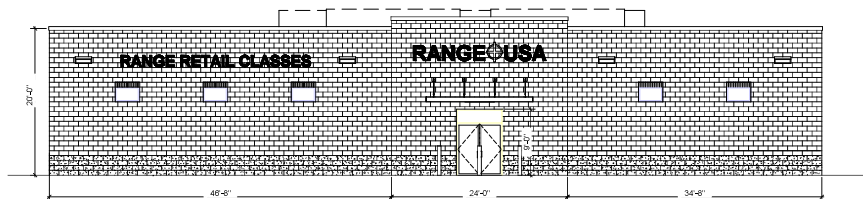
### Tree Planting Detail

### SIGHT TRIANGLE





1 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED ELEVATION  
SCALE: 1/8" = 1'-0"

AREA AND OCCUPANCY PER TABLE 1004.5			
AREA	SQUARE FEET	OCCUPANCY	
RETAIL AREA 102 & 103	= 2,616	@ 60 GROSS	= 43
RECEIVING 106	= 456	@ 300 GROSS	= 2
STORAGE 109 (ACCESSORY)	= 258	@ 300 GROSS	= 1
PRIVATE CLASS, 116 (EDUCATIONAL)	= 91	@ 20 NET	= 5
CLASSROOM 117 (EDUCATIONAL)	= 375	@ 20 NET	= 18
OFFICE 118 (BUSINESS)	= 144	@ 100 GROSS	= 2
STAFF BREAK	= 112	@ 15 NET	= 7
RANGE 107 (UNOCCUPIED)	= 2,119		= 0
SHOOTING AREA WITHIN RANGE	= 192 (2) PER LANE + 1		= 15
RANGE 108 (UNOCCUPIED)	= 2,480		= 0
SHOOTING AREA WITHIN RANGE	= 225 (2) PER LANE + 1		= 17
HEATED AREA TOTAL	= 5,970	TOTAL OCCUPANCY =	110

THE BUILDING USE IS AN ASSEMBLY USE WITH RETAIL AND MERCANTILE ASSOCIATED SPACES.

TOTAL BUILDING OCCUPANCY IS SET AT 110.

OVERALL FOOTPRINT = 10,235 S.F.



**HELT**  
DESIGN

ARCHITECTURE INTERIORS  
6405 W. WILKINSON  
BLVD, STE. 100  
BELMONT, NC 28012

704.342.1686  
HELTDDESIGN.COM  
INFO@HELTDDESIGN.COM  
PROJECT NAME:

**PROPOSED  
RANGE  
10,235 S.F.**

PROJECT NO: **25034**

PROJECT ADDRESS:  
**TBD  
STREET,  
CITY, STATE**

SEAL: MM/DD/YYYY

PRELIMINARY PROGRESS SET  
NOT FOR CONSTRUCTION

CORPORATE ENTITY:  
C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA  
PROFESSIONAL CORPORATION DBA HELT DESIGN

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**DRAWING REVISIONS:**

NO.	DATE	DESCRIPTION

DRAWN BY: **D. FERRY** CHECKED BY: **D. FERRY**

DATE:

SHEET TITLE:

**PROPOSED  
FLOOR PLAN  
& ELEVATION**

SHEET NUMBER:

**PFP-3**

# Lenexa, KS

## Front Right Elevation





Concept Elevation  
Range USA  
Lenexa, KS.  
August 6, 2025





## Lenexa, KS

### Front Left Elevation



August 6, 2025

Project Location | Lenexa, KS

A 03

## Lenexa, KS

### Loading Side Rear Elevation



PRIMAX

RANGE  
USA

August 6, 2025

Project Location | Lenexa, KS

A 05



**Range USA - Consideration of a special use permit and preliminary plan to construct and operate a personal instruction, general use (shooting range) on property located near the northwest corner of 107th Street and Santa Fe Trail Drive. (Public Hearing)**

- a. **Consideration of a special use permit to operate a personal instruction, general use in the BP-2, Planned Manufacturing District. SU25-08**
- b. **Consideration of a preliminary plan for a new shooting range. PL25-11P**

### APPLICANT PRESENTATION

Kevin Ali, representing Range USA, stated that the company previously brought this site forward about three years ago but decided not to proceed due to economic conditions at that time. They are now returning with a proposal for the same site for their next location. Range USA currently operates 50 locations nationwide, including one in North Kansas City, and the proposed Lenexa site would function in a similar fashion. The North Kansas City store is 15,000 square feet, while the proposed Lenexa facility would be about 10,200 square feet with fewer lanes and approximately 55 parking spaces. Mr. Ali emphasized that although the site could accommodate a larger building, the company intends to underutilize the property. He added that Range USA is the nation's largest gun safety educator, training thousands of people each year through various courses. The facilities always have range safety officers present and utilize extensive monitoring systems, including cameras. Safety measures would also include a well-lit parking lot, glass break and vibration sensors, and hurricane shutters on the front door. He noted they are willing to provide the Lenexa Police Department access to their security cameras to support coordination and response efforts. He assured the Commissioners that Range USA has worked closely with police and fire departments at its other locations and intends to be a responsible corporate citizen in Lenexa as well.

### STAFF PRESENTATION

James Molloy presented the staff report for a request for a special use permit for personal instruction and a preliminary plan for a shooting range. Mr. Molloy explained that the project had previously come before the Commission in 2022 and the current submittal reflects a slightly smaller version of that concept. The site is located along Santa Fe Trail Drive, adjacent to I-35 and the railroad tracks, within an area surrounded by BP-2 zoned industrial properties. The plan includes a 10,200-square-foot building centered on the site, with 55 parking spaces provided, exceeding the 41 required. The floor plan features 18 shooting lanes, a retail area, classrooms, and support space. Elevations depict a modern industrial building with CMU (concrete masonry unit) block construction, parapet screening, and varied paint colors to break up the facade. He noted that the proposal remains consistent with nearby uses and meets the City's special use permit criteria. Staff recommended approval of the special use permit for a period of three years, as well as approval of the preliminary plan.

### PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Burson, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

### PLANNING COMMISSION DISCUSSION

Commissioner Katterhenry stated that he had no significant concerns with the proposal but wanted clarification regarding safety measures. He recalled that in 2022, the Commission had discussed precautions to ensure projectiles would not leave the building and asked if those measures were still in place. Kevin Ali confirmed that they were, explaining that Range USA uses a bullet trap system commonly



installed by the U.S. military at training facilities. Mr. Ali described the design as essentially a concrete box within a concrete box, with the outer CMU walls serving noise and security purposes, while the range itself is fully encapsulated in concrete. At the back of the range, a rubber bullet trap system is used, which is the same system employed by the military. Commissioner Katterhenry explained that he was supportive of the project when it was previously submitted for review and still currently supports it.

Commissioner Jamison commented that his concerns of noise and safety were addressed therefore he supports the project.

Commissioner Horine noted that the site plan did not indicate whether the proposed gates would require a card or other access control system for entry. Mr. Ali responded that the gates are intended only as night security gates to prevent vehicles from entering the parking lot after hours. - He explained further that motion sensors are installed in the parking lot, and the gates help avoid unnecessary activation. Mr. Ali noted that this approach has been used successfully at many other locations and that the company works closely with fire departments. Typically, a Knox Box is installed on the gates as well as on the building, allowing the fire department access. He clarified that a Knox Box is a secure container holding the necessary keys, which fire personnel can open with a master key in case of emergency.

Chairman Poss stated that the location of the proposed project seemed appropriate, noting that it is situated within an industrial area of the city. He added that he had no concerns with the project.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU25-08**, a special use permit for a personal instruction, general use for **Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive for a period of three years.

Moved by Commissioner Katterhenry, seconded by Commissioner Burson, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **PL25-11P – Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive for a shooting range with personal instruction and accessory retail.

Moved by Commissioner Harber, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

**SU25-08**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A 3-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF 107<sup>TH</sup> STREET AND SANTA FE TRAIL DRIVE, IN LENEXA, KANSAS.**

**WHEREAS**, on July 21, 2025, Sam Malinowski filed a request for a special use permit to allow a Personal Instruction, General use on property at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive, Lenexa, KS (the "Property"), in the BP-2, Planned Business Park Zoning District; and

**WHEREAS**, on August 25, 2025, the Lenexa Planning Commission held a public hearing to hear the request for said special use permit. Notice for the public hearing was provided in accordance with K.S.A. 12-757, and

**WHEREAS**, the Lenexa Planning Commission recommended approval of a three-year special use permit to allow a Personal Instruction, General use, in the BP-2, Planned Manufacturing District, as reflected in the minute record for said meeting; and

**WHEREAS**, on September 16, 2025, the Governing Body considered the request and Planning Commission recommendation, as reflected in the minute record for said meeting;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**SECTION ONE:** The Governing Body hereby approves the issuance of a three-year special use permit in the BP-2, Planned Manufacturing Zoning District, for the real estate described as:

Lot 2, PARK-LEN I INDUSTRIAL ESTATES BG 839.45' E SW CR BLK 2 N  
325' E 32' NE ALG CUR TO LF 403.66' TO W RW SANTA FE DRS ON RW  
ON CUR RT 508.19' W 232.23' TO BG LEC 997 2B

Hereinafter referred to as (the "Property").

**SECTION TWO:** The Clerk of the City of Lenexa, Kansas, is hereby authorized and directed to record the issuance of this three-year special use permit in accordance with the above and foregoing change including notation upon the City's official land use map.

**SECTION THREE:** This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities, and proceedings.
- C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

**SECTION THREE:** This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

**PASSED** by the Governing Body on September 16, 2025.

**SIGNED** by the Mayor on September 16, 2025.

CITY OF LENEXA, KANSAS

---

Courtney Eiterich, Council President  
Acting as Mayor pursuant to  
Lenexa City Code Section 1-2-A-3

ATTEST:

---

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

---

Steven D. Shrout, Assistant City Attorney





**CITY COUNCIL  
MEMORANDUM**

**ITEM 8**

**SUBJECT:** Ordinance approving a five-year special use permit for a medical clinic use for SOZO Therapy Group located at 13000 W. 87th Street Parkway, Suite 103 in the NP-O, Planned Neighborhood Office District

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** September 16, 2025

**ACTION NEEDED:**

Pass an ordinance approving a five-year special use permit (SUP) for a medical clinic use for SOZO Therapy Group located at 13000 W. 87th Street Parkway, Suite 103 in the NP-O, Planned Neighborhood Office District.

**APPLICANT:**

Richard Presley, SOZO Therapy Group

**OWNER:**

American College of Clinical Pharmacy, Inc.

**PROPERTY LOCATION/ADDRESS:**

13000 W. 87th Street Parkway, Suite 103

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant currently occupies a 2,166-square-foot tenant space within the 10,032-square-foot multitenant building on the 1.51-acre property. The applicant requests approval of an SUP for a medical clinic use in the NP-O, Planned Neighborhood Office Zoning District. Per the Unified Development Code (UDC), an SUP is required to operate a medical clinic use within the NP-O Zoning District.

SOZO Therapy Group operates between the hours of 8 AM and 8 PM Monday through Friday, and 8 AM to 3 PM on Saturdays and Sundays. SOZO Therapy Group is a group practice with four employees holding approximately 60 individual sessions within a week. The floor plan reflects seven therapy offices in addition to a waiting area and a storage area. This medical clinic has operated in the space since 2022 and is coming into compliance with the City's code requirements through approval of the SUP request. In addition, SOZO Therapy Group hopes for future expansion of the business within the space by adding additional employees to its operations.

Access to the site is through two points on 87th Street Parkway. Per the UDC, 11 parking spaces are required to serve the business and 43 spaces exist at the property. In addition, the commercial center contains a shared parking area that allows patrons access to an additional parking lot, should any parking issues arise. Parking should not be a concern for this use. The surrounding area is composed of nearby commercial and residential uses. Based on SOZO Therapy Group's current occupancy, no issues have been reported to the City regarding their current operations in the building. Staff recommends approval of a five-year SUP.

**STAFF RECOMMENDATION:**

Pass the ordinance.

**PLANNING COMMISSION ACTION:**

This item was considered as Regular Agenda Item 3 at the August 25, 2025 Planning Commission meeting. A public hearing was held and no one from the public spoke. Chairman Poss asked if there had been any previous issues with any tenants in the building. Planning staff replied that there had been no reports or issues received concerning the property in question by the City.

Chairperson Poss entertained a motion to recommend **APPROVAL** for a five-year special use permit for a medical clinic use for **SOZO Therapy Group** at 13000 W. 87th Street Parkway, Suite 103 in the NP-O Zoning District. Moved by Commissioner Katterhenry, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Thriving Economy

**Guiding Principles**

Responsible Economic Development

**ATTACHMENTS**

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt
4. Ordinance





Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## SOZO Therapy Group Special Use Permit

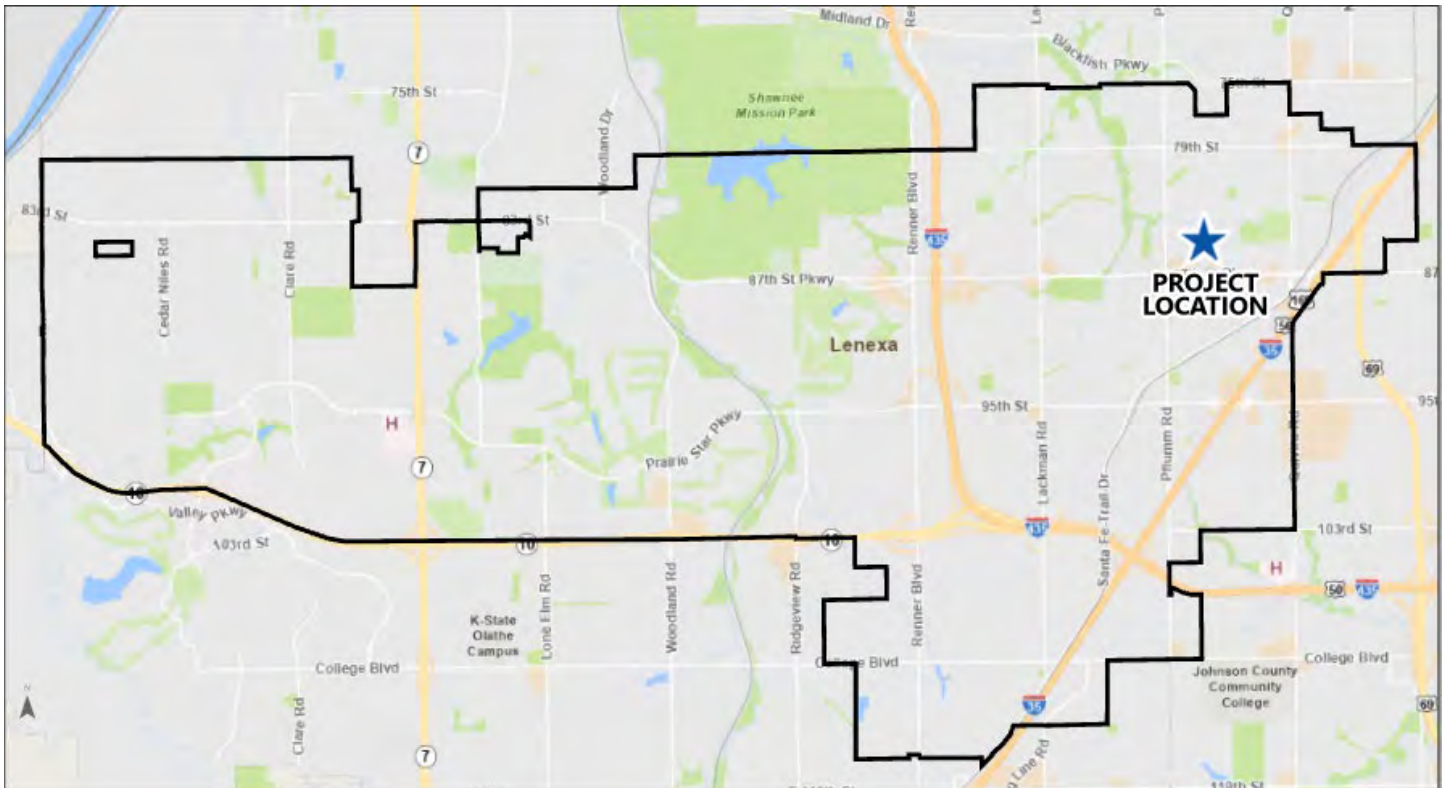


0 150 300 600  
Feet



## SOZO THERAPY GROUP

<b>Project #:</b>	SU25-09	<b>Location:</b>	13000 W. 87 <sup>th</sup> Street Parkway, Suite 103
<b>Applicant:</b>	Richard Presley, Owner of SOZO Therapy	<b>Project Type:</b>	Special Use Permit
<b>Staff Planner:</b>	Noah Vaughan	<b>Proposed Use:</b>	Medical Clinic



### PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) for a *medical clinic* use to operate at 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, within the NP-O, Planned Neighborhood Office Zoning District. Per the Unified Development Code (UDC) [Section 4-1-B-11](#), an SUP is required to operate a *medical clinic* use within the NP-O Zoning District. SOZO Therapy Group has operated within Suite 103 of the building since 2022 but is not currently approved to operate in the tenant space. The company is currently missing SUP approval for the *medical clinic* use, Certificate of Occupancy approval to legally occupy the suite, and a business license from the City to operate the business. Approval of the SUP application would provide the zoning entitlement so that the other requirements can be issued for the business to legally operate. This request requires a Public Hearing at the Planning Commission meeting and final consideration by the Governing Body.

**STAFF RECOMMENDATION: APPROVAL FOR FIVE YEARS**

## SITE INFORMATION

The site is generally located north of W. 87<sup>th</sup> Street Parkway and southwest of Rosehill Road. SOZO Therapy's suite occupies approximately 2,166 SF within the 10,032 SF multitenant building at the property. The tenant occupies Suite 103 of the building, which is one of seven suites within the fully-occupied building. The building is located on a 1.51-acre lot and is part of the Greystone South Plaza commercial development. The Greystone South Plaza final plat was approved by the Governing Body on March 16, 1989, and consists of nine lots with varying multitenant buildings, primarily used for commercial and office purposes. The building is located on Lot 4 of the plat and was constructed in 1985, and the majority of suites in the building utilize their tenant spaces for either office or medical clinic uses.

**TABLE 1: BUILDING TENANTS**

Suite #	Business Name	Use	Parking Req.	Operational Hours
100	ACCP	Office	9 spaces	8 AM – 5 PM
101	Robinson Insurance	Office	3 spaces	9 AM – 5 PM
102	Hikari Massage	Medical Clinic (SU24-08)	4 spaces	8 AM - 7 PM (Appt. based)
<b>103</b>	<b>SOZO Therapy Group</b>	<b>Medical Clinic</b>	<b>11 spaces</b>	<b>8 AM – 8 PM, 8 AM – 3 PM</b>
105	Tarry Chiropractic	Medical Clinic (SU24-01)	3 spaces	9 AM – 5 PM, 3 PM – 6 PM
106	Jamison Perry LLC	Office	2 spaces	8 AM – 5 PM
108	Leisure Hotel	Office	6 spaces	8 AM – 5 PM, 7 AM – 4 PM

**LAND AREA (AC)**  
1.51

**BUILDING AREA (SF)**  
2,166 SF (tenant)

**CURRENT ZONING**  
NP-O

**COMP. PLAN**  
Office



**Exhibit 1: Aerial Image of Subject Site. Subject property outlined in red, building outlined in blue.**





**Exhibit 2: Picture of driveway entrance, front façade, and parking at subject property.**

## LAND USE REVIEW

The subject property is zoned NP-O, Planned Neighborhood Office District. The *Medical or Dental Clinic* use is permitted with a special use permit in this district.

Per UDC [Section 4-3-C-3](#), the *medical or dental clinic* use is defined as:

*“An establishment where patients, who are not lodged overnight except for observation or emergency treatment, are admitted for examination and treatment by a person or group of persons practicing any form of healing or health-building services, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists or any such profession, the practice of which is lawful in the State, and also includes establishments which provide massage therapy subject to the licensing provisions in this City Code.”*

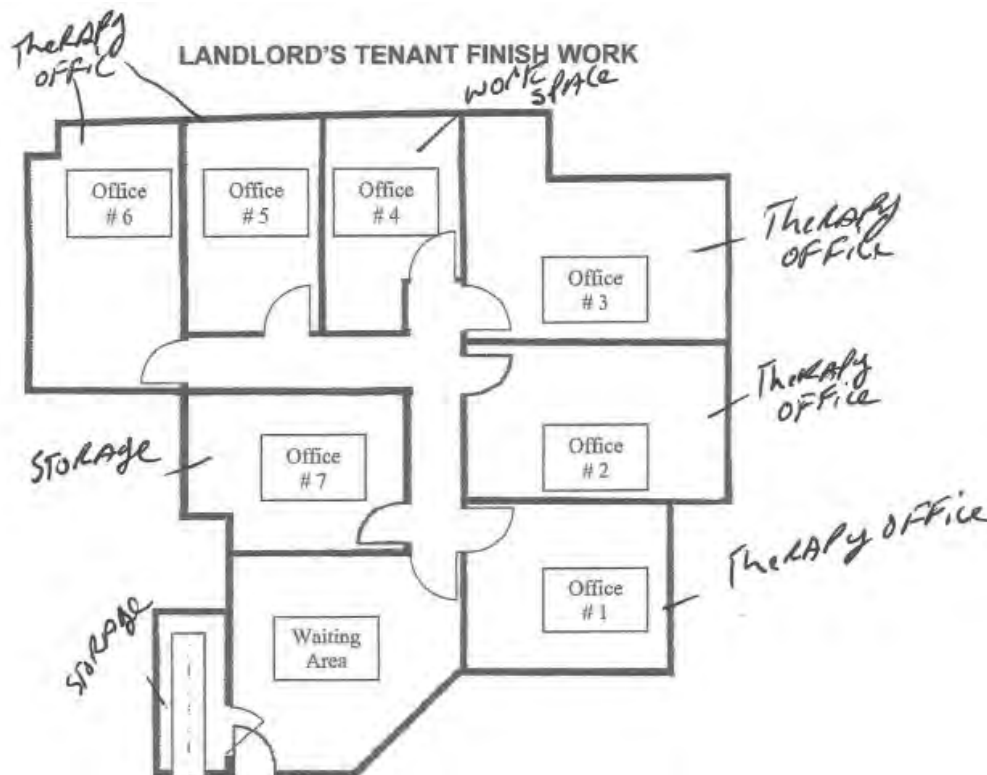
SOZO Therapy Group is a business offering mental health counseling and therapy services to the general public. The business does not accept clients with a criminal record of violence and/or sexual predatory behavior, or clients who are court mandated to seek therapy.

The hours of service for the business are currently 8 AM – 8 PM, Monday through Friday, and 8 AM – 3 PM on Saturday and Sunday. SOZO Therapy is a group practice with four employees holding approximately 60 individual sessions within a week. The business plans to expand, with hopes to bring on 4 or 5 additional employees, which could grow the sessions per week up to 150 – 170. Currently there are seven offices on the floor plan in addition to a waiting area and storage closet. The property has its own parking area in addition to a shared parking area with Lot 3. There are 43 parking spaces located within the property boundaries; however, additional spaces from the shared lot could serve the building, if necessary.

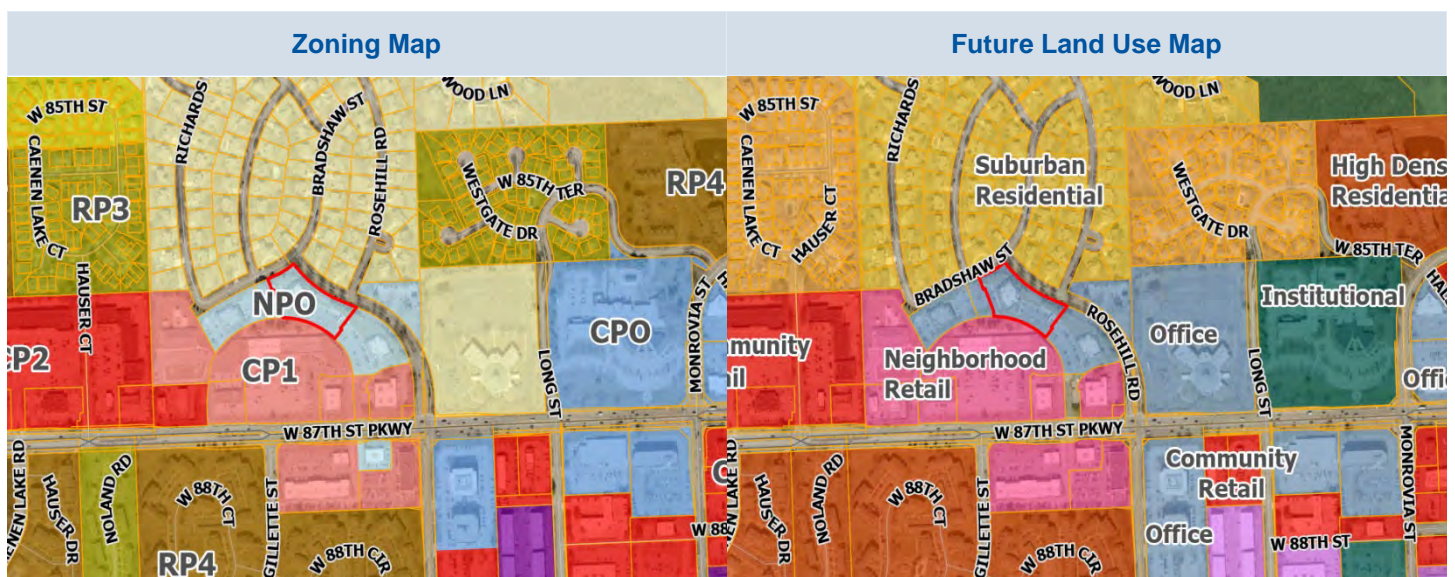
TABLE 2: PARKING ANALYSIS				
Land Use	Parking Formula	Required Parking	Parking Provided	Difference
Medical Clinic	1 space per 200 SF	11	43(+)	+32



Given that other tenants within the building will also need to utilize the available parking area, calculations were made to ensure that all tenants could be accommodated at the location. Based on existing permit information, the total code requirement for all tenants in the building would be 38 spaces, meaning all existing businesses are accommodated for with the existing parking at the site. Due to the flexible nature of parking, it is also possible that growth of the existing businesses could be accommodated at the site, depending on the level of growth that is proposed.



**Exhibit 3: Floor Plan for SOZO Therapy Group.**



**TABLE 3: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Office	NP-O, Planned Neighborhood Office District	Office and Medical Clinic
<b>North</b>	Suburban Residential	R-1, Residential Single-Family District	Single-Family Residential
<b>South</b>	Neighborhood Retail, High-Density Residential	CP-1, Planned Neighborhood Commercial District; RP-4, Residential Planned (High-Density) District	Commercial, High-Density Residential
<b>East</b>	Office, Medium-Density Residential, Institutional	NP-O, Planned Neighborhood Office District; RP-3, Residential Planned (Medium-High Density) District; CP-O, Planned General Office District	Office, Medium-Density Residential, Church/Place of Worship
<b>West</b>	Neighborhood Retail, Community Retail, Medium-Density Residential	CP-1, Planned Neighborhood Commercial District; CP-2, Planned Community Commercial District; RP-3, Residential Planned (Medium-High Density) District	Commercial, Medium-Density Residential

## SPECIAL USE PERMIT REVIEW

The applicant requests a special use permit for a *medical or dental clinic* to operate at within Suite 103 at 13000 W. 87<sup>th</sup> Street Parkway within the NP-O, Planned Neighborhood Office District.

While the UDC does not specify a recommended duration for a SUP to be issued for a *medical or dental clinic* use, Staff recommends a five-year duration based on past Staff recommendations, including the previous SUP issued to the other medical clinic uses at this property, which were both issued for a period of five years (Tarry Chiropractic and Hikari Massage Therapy).

Based on the applicant's current occupation of the space, Staff concludes the requested use would not create undue hardship or generate negative impacts on the surrounding properties. However, Staff believes that because SOZO is still working on coming into compliance with Lenexa's requirements, in addition to similar SUP approval periods for medical clinics, a five-year initial SUP is appropriate to monitor impacts of the business to the area.

Staff provides the following analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

### 1. The character of the neighborhood.

The surrounding area is comprised mostly of office, commercial, and residential uses. In addition, other existing, permitted medical clinic uses are within the building that SOZO Therapy is operating. Given this information, the use would be compatible in character with the surrounding development.

**2. The zoning and use of properties nearby.**

The zoning and uses of surrounding properties are listed in Table 3. Staff believes the use is compatible with surrounding properties, given the types and intensity of other uses.

**3. The suitability of the subject property for the uses to which it has been restricted.**

The property is zoned NP-O, which allows for low to medium intensity office uses. *Medical or Dental Clinic* as a use within the NP-O Zoning District requires the business owner to obtain an SUP. It is Staff's opinion that the subject property is adequately suited for a *medical clinic*, given that the property can accommodate the additional traffic and parking requirements introduced with SOZO Therapy's use.

**4. The extent to which the proposed use will detrimentally affect nearby property.**

It is Staff's opinion that the use will not adversely affect surrounding properties. If any concerns emerge regarding parking, traffic flow, noise, or other impacts on nearby property owners while the SUP is active, Staff will undertake a review of these concerns and work with the applicant to mitigate any issues.

**5. The length of time the subject property has remained vacant as zoned.**

The tenant spaces have been occupied since the building was constructed in 1985. Seven suites in the building are currently occupied by office and medical clinic uses. SOZO Therapy has occupied the tenant space since 2022. This SUP aims to bring the existing business into compliance with zoning and other applicable code regulations within Lenexa.

**6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

There would be no substantial gain to the public health, safety, and welfare if the SUP were to be denied given no identifiable impacts to the surrounding community. If denied, however, the applicant would not be able to operate at a property that may be suitable for their business.

**7. Recommendation of City's permanent professional staff.**

See the Staff Recommendation at the end of this report.

**8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.**

The proposed therapy service does not require rezoning of the property and is allowed as a special use within the NP-O District, which is designated for "Office" use in the Lenexa Future Land Use (FLU) Map. The zoning and FLU designation will not be affected by approval of this SUP. Therefore, the land use is in conformance with the FLU Map and Master Plan.

**9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.**

Adequate utilities exist on the site. There is no anticipated impact on police, fire, schools, or park facilities.



**10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.**

The majority of businesses located at the property open at 7 AM to 8 AM and close from 5 PM to 7 PM on weekdays. SOZO Therapy currently operates from 8 AM to 8 PM in the location. Despite the overlapping operational hours of the businesses, the parking requirements per Lenexa's code are met at the site. It is unlikely that traffic or parking problems would transpire due to the adequate parking on-site.

In addition, under current operations where the business sees approximately 60 sessions per week, there would be roughly 8-9 patients visiting the site per day. In addition to 4 employees at the site, the traffic impact generated from the business is minimal. Therefore, no parking or traffic issues are expected to occur at the site with approval of the business.

**11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.**

Since the tenant began occupying the building, there have been no observed issues with excessive stormwater runoff, water or air pollution, noise, nighttime lighting, or other environmental impacts.

**12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.**

There are no plans for site work or construction that would increase the impervious area of the site or adversely affect the capacity or water quality of the stormwater system or natural assets.

**13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.**

Following approval of the Special Use Permit, the applicant will be required to submit new applications for a Certificate of Occupancy and business license with the City. The applicant will also be required to submit their mental health license with the state as part of these application reviews in order to receive approval to occupy and operate at the site. Pending approval of the SUP and the permits and licenses mentioned above, the applicant will be in compliance with all required applicable processes to date. Provided these are completed in a timely manner, it is the opinion of Staff that the applicant is able to satisfy the requirements of the zoning regulations.

## DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code (UDC).

---

## NEXT STEPS

---

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on September 16, 2025.
- The applicant must obtain a Certificate of Occupancy from the City of Lenexa to continue occupying the tenant space.
- The applicant must obtain a Business License prior to continuing business operations.
- The applicant should inquire about additional City requirements and fees.

---

## RECOMMENDATION FROM PROFESSIONAL STAFF

---

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for SOZO Therapy Group.**

- The requested special use permit is for a *medical or dental clinic* in the NP-O, Planned Neighborhood Office Zoning District.
- The recommended duration of the SUP approval is five years for reasons noted in this report.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Inviting Places*** and a ***Thriving Economy***.

### SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU25-09 - a special use permit for a *medical clinic* use for **SOZO Therapy Group** at 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, for a period of five years.

July 17, 2025

To Whom It May Concern:

My name is Richard (Rick) Presley, business owner of SOZO Therapy Group. We are seeking a special use permit to occupy the space at 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, Lenexa, Ks 66215.

We are a mental health counseling center. I have been in business for over 15 years treating various mental health issues. SOZO is a group practice in which we have additional employees providing mental health services as well.

Currently we have 7 individual spaces with a waiting area and a small storage closet. We currently have 4 employees and would potentially have up to 8 or 9 employees sharing the space from 8am – 8pm Monday – Friday, and 8am – 3pm on Saturday and Sunday.

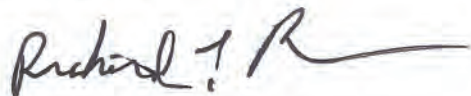
Currently we see approximately 60 individual sessions a week, but as we grow that number could be as high as 150-170 individual sessions per week.

We do not accept clients who are being court mandated to seek therapy services, nor any client who may have a criminal record of violence or sexual predatory behavior or sexual violence. We refer these cases to other practitioners in the Kansas City area.

We believe that mentally healthy individuals are the best citizens, mothers, fathers, sisters, brothers, coworkers, and friends. Providing mental health services is a way to make our community and families stronger.

Thank you for your consideration of this special use permit application.

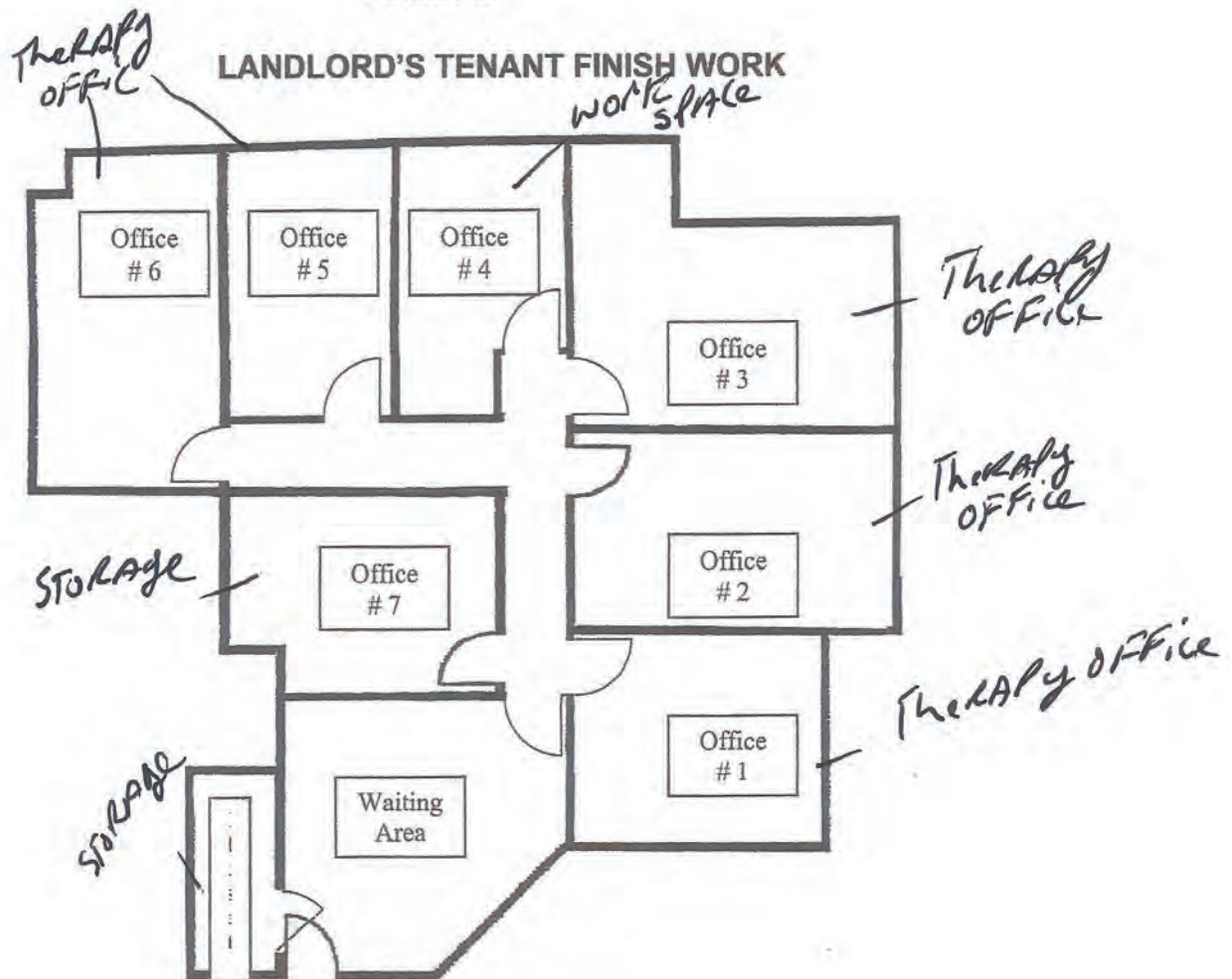
Rick Presley

A handwritten signature in black ink that reads "Richard Presley". The signature is stylized, with a large, flowing "R" and a distinct "P".

SOZO Therapy Group  
13000 W. 87<sup>th</sup> Street Parkway  
Suite 103  
Lenexa, Ks 66215  
913-284-1288  
[www.sozotherapygroup.com](http://www.sozotherapygroup.com)



# EXHIBIT C



Sketch of Premises Shown Above

Landlord, at its cost, using building standard materials and prior to the Commencement Date, shall improve the Premises as follows:

**WALLS/DEMO/CEILINGS:** Remove walls and frame and finish new walls to create the floor plan shown above, new walls to be built to the grid and insulated. Rebuild ceiling grid in back area as needed. Replace tile where walls are relocated. New tile not to match perfectly. All other tile to remain as is. Add 16" of insulation above the walls between all Offices # 1 through 6 and between Office # 7 and the Waiting Area.

**ELECTRICAL:** Reinstall lights in the modified ceiling. Add an emergency exit light in the hallway at new door location and around the corner in the hallway. Install 4 standard use outlets in new walls and relocate the pump outlet and counter gfi. All other electrical, phone and data to remain as is.

**PLUMBING/HVAC:** Remove plumbing as needed and re-route it to the Waiting Area. Purchase and install a new pump, install sink and faucet. Please note: Bid does not include installing cabinets, top, dishwasher, additional water lines or anything else not specifically mentioned. Touch up paint on two hvac registers, replace two other registers and replace one return air egg crate—all other hvac to remain as is.

**DOORS:** Provide and install four new solid core door units and replace one hollow core slab. Trim to match existing units as closely as possible.

**PAINT:** Paint walls throughout one color to a uniform finish. Prep and paint doors and door frames one color. Windows and cabinets to remain as is.

**FLOORING:** Replace carpet tiles as needed in areas affected by wall removal. Add LVT to Waiting Area, hallway and Office # 3. LVT flooring selection shall be mutually approved by Landlord and Tenant.

Tenant is responsible for phone & internet installation.

## REGULAR AGENDA

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**SOZO Therapy Group - Consideration of a special use permit to operate a medical clinic use on property located at 13000 W. 87th Street Parkway, Suite 103 in the NP-O, Planned Neighborhood Office District. SU25-09 (Public Hearing)**

### APPLICANT PRESENTATION

Richard Presley, owner of SOZO Therapy, explained that a mental health therapy group currently occupies Suite 103 and that their use falls under the medical provision, which is not permitted by right under the current zoning. They are therefore seeking a special use permit to come into compliance.

### STAFF PRESENTATION

Noah Vaughan presented the staff report and explained that the request is for a special use permit for SOZO Therapy Group, which is located at 13000 W. 87th Street Parkway, Suite 103. The property is zoned NPO, Neighborhood Office District, where medical clinic uses are only permitted with a special use permit. SOZO Therapy Group has occupied the space since 2022, and the request is intended to bring them into compliance with City regulations. Mr. Vaughan presented the Zoning and Future Land Use designations. He also presented the floor plan noting the amount of therapy space that SOZO is currently using. He added that the building already includes at least two other medical clinics, both of which previously received special use permits. Surrounding zoning consists of office, residential, and commercial uses. Staff reviewed the 13 criteria for special use permits and highlighted that the location is suitable given the existing adjacent medical uses. Staff recommended approval of the special use permit for a five-year term, contingent on compliance with all regulations and permits.

### PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Jamison, seconded by Commissioner Horine, and carried by a unanimous voice vote.

### PLANNING COMMISSION DISCUSSION

Chairman Poss asked if there had been any previous issues with any tenants in the building. Noah Vaughan replied that there had been no reports or issues received concerning the property in question by the City.

### MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU25-09** - a special use permit for a medical clinic use for **SOZO Therapy Group** at 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, for a period of five years.

Moved by Commissioner Katterhenry, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

**SU 25-09**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A 5-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT 13000 W. 87<sup>th</sup> STREET PARKWAY, SUITE 103, IN LENEXA, KANSAS.**

**WHEREAS**, on July 21, 2025, Richard Presley, operator of SOZO Therapy Group and agent for American College of Clinic Pharmacy, Inc, owner of record, filed a request for a special use permit to allow for operation of a medical clinic use on property located at 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, Lenexa, KS (the "Property"), in the NP-O, Planned Neighborhood Office Zoning District; and

**WHEREAS**, on August 25, 2025, the Lenexa Planning Commission held a public hearing to hear the request for said special use permit. Notice for the public hearing was provided in accordance with K.S.A. 12-757, and

**WHEREAS**, the Lenexa Planning Commission recommended approval of a five-year special use permit to allow operation of a medical clinic use in the NP-O, Planned Neighborhood Office Zoning District, as reflected in the minute record for said meeting; and

**WHEREAS**, on September 16, 2025, the Governing Body considered the request and Planning Commission recommendation, as reflected in the minute record for said meeting;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**SECTION ONE:** The Governing Body hereby approves the issuance of a five-year special use permit in the Planned Neighborhood Office Zoning District, for the real estate described as:

That part of Range 24 Township 12 Section 27, more particularly described as a part of the Southwest One-Quarter of said Section 27,

More commonly known as 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, Lenexa, Kansas.

Hereinafter referred to as (the "Property").

**SECTION TWO:** The Clerk of the City of Lenexa, Kansas, is hereby authorized and directed to record the issuance of this five-year special use permit in accordance with the above and foregoing change including notation upon the City's official land use map.



**SECTION THREE:** This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities, and proceedings.
- C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

**SECTION FOUR:** This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

**PASSED** by the Governing Body on September 16, 2025.

**SIGNED** by the Mayor on September 16, 2025.

CITY OF LENEXA, KANSAS

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Courtney Eiterich, Council President  
Acting as Mayor pursuant to  
Lenexa City Code Section 1-2-A-3

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Steven D. Shrout, Assistant City Attorney

# APPENDIX



**MINUTES OF THE  
SEPTEMBER 2, 2025  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

Councilmembers Handley, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the August 19, 2025 City Council meeting draft minutes and Councilmember Williamson seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**PROCLAMATIONS**

Johnson County Christmas Bureau 65th Anniversary Recognition and Celebration Month

Fetal Alcohol Spectrum Disorders Awareness Month

Diaper Need Awareness Week Sept. 15-21

**CONSENT AGENDA**

1. Approval of an engineering agreement with Walter P. Moore for the design of the Clare Road Roundabout Replacement Project  
*This project involves heavy preventative maintenance, including replacing the existing asphalt roadway within the roundabouts with concrete, along Clare Road between 83rd Street and Prairie Star Parkway. The design services contract is for \$258,645. The construction project is estimated to be \$3.5 million.*
2. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located at 19510 W. 87th Lane



*The City is required to consent to any proposed enlargement of the Consolidated Main Sewer District (CMSD) of Johnson County. This consent will allow CMSD to enlarge its sanitary sewer system to serve property located at 19510 W. 87th Lane.*

3. Ordinance incorporating by reference the 2025 Standard Traffic Ordinance and repealing existing City Code Section 3-8-A-1  
*The League of Kansas Municipalities annually publishes the Standard Traffic Ordinance (STO), which is a comprehensive traffic code for all Kansas cities. Lenexa generally adopts a new STO every two years to stay current on legislative changes, including minor changes that are specific to Lenexa. The proposed ordinance will incorporate by reference the 2025 Standard Traffic Ordinance into the City Code, along with specific changes and additions previously adopted.*

### **END OF CONSENT AGENDA**

*Councilmember Nicks made a motion to approve items 1 through 3 on the consent agenda and Councilmember Charlton seconded the motion. Motion passed unanimously.*

### **PUBLIC HEARINGS**

4. Consideration of a resolution levying a property tax rate exceeding the revenue neutral property tax rate of 25.142 mills for the fiscal year 2026 budget
  - a. Public hearing to consider exceeding the revenue neutral property tax rate
  - b. Resolution levying a property tax rate exceeding the revenue neutral property tax rate of 25.142 mills  
*For the fiscal year (FY) 2026 budget, the City's revenue neutral property tax rate was calculated to be 25.142 mills by Johnson County. Since the estimated mill levy in the recommended FY 2026 budget is 26.209 mills (a 0.750 mill reduction from FY 2025) and exceeds the revenue neutral rate, the City will hold a public hearing and consider a resolution to exceed the revenue neutral rate for the FY 2026 budget.*

Beccy Yocham, City Manager, said this is the fourth and final public discussion of Lenexa's proposed FY 2026 budget, which reflects months of collaboration between staff and the City Council and is guided by long-standing budget principles that support the City's strong financial position. She reported that the City's assessed valuation for FY 2026 is estimated at \$1.95 billion, up from \$1.82 billion in FY 2025, with about one-third of the increase coming from new growth. The recommended mill levy is 26.209, representing a 0.75-mill reduction from FY 2025 and a quarter-mill lower than the initial June proposal, made possible by ongoing savings in FY 2025 compensation costs. The total proposed budget is \$260.6 million, an increase of \$13.8 million over the FY 2025 approved budget of \$246.7 million, with more than one-third of that increase attributed to special revenue and economic development funds that are not operating expenses. No changes are recommended to user fees, the stormwater service charge, or franchise fees.

Ms. Yocham noted the addition of 2.75 full-time equivalent (FTE) positions: one in Parks and Recreation, one in Municipal Services, a 0.5 FTE in the Public Market, and a 0.25 FTE in Community Development, bringing total authorized staffing to 569.15 FTEs—less than a one-percent increase. She talked about continued strong community support, citing the City’s 2023 citizen survey in which 71% of residents were satisfied or very satisfied with the value they receive for their tax dollars compared to 54% in the metro area and 32% nationally, and 92% were satisfied or very satisfied with the quality of City services compared to 74% metro-wide and 49% nationally. She also noted the April 2025 election in which 79% of voters approved renewal of the 3/8¢ sales tax dedicated to parks, recreation, and pavement maintenance, reflecting residents’ confidence in Lenexa’s ability to maintain a high quality of life. She added that this meeting included the two required public hearings—one on exceeding the revenue neutral rate and another on the FY 2026 budget—and there would only be one presentation.

Ms. Yocham said that Lenexa continues to deliver extensive services valued at about \$124 per household per month while maintaining a solid financial foundation and strong resident trust.

Nate Blum, Chief Financial Officer, presented key financial details of Lenexa’s proposed FY 2026 budget, providing an overview of revenues, expenditures, and the overall budget process. He noted that staff began developing the recommended budget in January, with public discussions starting in June. Total revenues for FY 2026 are estimated at \$171.5 million, including \$75 million in property taxes (43.7%), \$72.7 million in sales and use taxes (42.4%), and 8.6% from service charges such as the Rec Center and pools. Total expenditures are projected at \$172.9 million, slightly higher than revenues, reflecting a planned drawdown of fund balances in certain funds.

Mr. Blum explained that state law requires the City to budget reserves and economic development funds, resulting in a total recommended budget of \$260.6 million, though operational expenditures are closer to \$150 million once pass-through and reserve amounts are excluded. Public safety—fire, police, and municipal court—remains the largest spending category at \$41 million (24%), followed by economic development funds, including TIF and CID, at \$30 million (17%). The General Fund, including reserves, totals \$160.5 million (62% of the overall budget), with special revenue funds at \$57.5 million (22%), debt service at \$23 million (9%), and enterprise funds—Rec Center, stormwater, and cemetery—just under \$20 million.

Mr. Blum highlighted that total expenses and transfers for FY 2026 are increasing only 1.14%, well below the current inflation rate, and even with reserves included, the increase remains at 2.42%, also below inflation. The City’s mill levy continues its downward trend, proposed at 26.209 mills for FY 2026, down from a high of 31.832 mills in 2018, representing a total reduction of 5.623 mills (about 18%) over eight years. Each mill is valued at roughly \$1.9 million, returning an estimated \$10.6 million annually to taxpayers. Lenexa is

among only four Johnson County jurisdictions planning to lower the mill levy for FY 2026, with its rate just below the county median.

Mr. Blum shared that the average Lenexa home value rose from almost \$468,000 to just over \$493,000, resulting in an estimated property tax increase of about \$2.98 per month, or 2.46%, for the average homeowner. He also reviewed the public engagement process, which began with posting the recommended budget on June 20<sup>th</sup> and collecting and responding to approximately 14 pages of public questions, and included multiple public meetings and an updated proposal to include the additional quarter-mill rollback. He said there would be a public hearing on exceeding the revenue neutral rate and a public hearing on adopting the FY 2026 budget and the City Council would consider their respective resolutions.

Mayor Sayers said she would allow up to three minutes per speaker during the public hearings and asked that all questions and comments be directed to the Governing Body. She said any new questions would be answered following the closing of the public hearing.

Mayor Sayers opened the public hearing at 7:25 PM.

Gene Senesac, Olathe resident, expressed concern about rising property taxes and the impact on seniors on fixed incomes, stating that home value increases have outpaced mill levy reductions, leading to higher revenues. He urged a stronger emphasis on reducing spending rather than seeking additional revenue and cautioned that economic conditions may be softening. He challenged the Council to scrutinize the budget closely.

Barry Schneider, 9063 Barstow St., said he is a longtime Lenexa resident who recently returned after living in Florida. He spoke in support of limiting property tax increases and talked about a Florida program that caps tax growth for senior homeowners. He noted that while Lenexa has worked to assist lower-income residents, rising property values and inflation are creating burdens across all income levels. He urged the Council to maintain the revenue neutral rate to help residents of all ages and incomes manage steadily increasing property taxes.

Ron Powell, 7703 Constance St., spoke in favor of maintaining the revenue neutral rate, citing concern over rising property taxes. He noted that despite repeated mill levy reductions, his own property taxes have consistently increased, and he has not seen the benefits of the reductions reflected in his bills over the past 23 years. He emphasized that while City financial reports look positive at a macro level, the year-over-year spending increases create real burdens for homeowners on fixed incomes and urged the Council to better control spending to limit future tax hikes.

Mary Abraham, 8413 Harbinger St., said she has lived in Lenexa for over 40 years and urged the Council to keep the property tax rate at revenue neutral and to explore property tax relief for seniors. She explained that she and her



husband are retired public servants living on a fixed income and that annual property tax increases directly affect their ability to remain in their home. While appreciative of the City's services, she asked the Council to consider programs that provide tax breaks for senior citizens and retirees to help keep Lenexa affordable.

Jennifer Haynes, 8507 Allman Rd., said she is soon to retire and is concerned about the state Homestead Act property tax relief program. She explained that the program caps a home's assessed value at \$350,000, a limit unchanged for years and well below Lenexa's current average home value. As a result, many seniors do not qualify for the relief they had anticipated when planning for retirement. She urged City leaders to advocate for updating the Homestead Act cap or pursue similar measures so seniors on fixed incomes can remain in their homes despite rising property values and taxes.

Jon Herman, 21620 W. 100 Ter., said he recently retired after moving to Lenexa six years ago and voiced support for measures that limit property tax increases for seniors. He shared concerns that rising property taxes could eventually force older residents out of their homes despite having them paid off. Citing examples from Missouri where property taxes are frozen at age 65, he urged the City to explore similar protections or advocate for state-level action. He noted that Kansas's current Homestead cap is outdated and insufficient for Lenexa's housing market and asked the Council to investigate options to help seniors stay in their homes.

Betzaida Imperiale, 8227 Halsey St., said she has lived in Lenexa almost 20 years and expressed appreciation for the City's amenities, but shared concerns about rising property taxes and their impact on seniors. As a single mother still carrying a mortgage, she described refinancing before the pandemic and now facing higher costs from COVID-era challenges, government changes, and increasing taxes. She urged the Council to explore solutions, such as reviewing incentives or tax breaks given to corporations and adopting senior tax-relief measures similar to those in Missouri, to help residents remain in their homes and protect family legacies.

Mayor Sayers asked if the Council had any additional questions or comments.

Councilmember Nicks said he supports the proposed budget, which staff has carefully developed over several months and reflects the community's priorities. He acknowledged the budget exceeds the revenue neutral rate but reiterated that residents consistently praise the City's high-quality services. He talked about having confidence in local decision-making, and how Lenexa residents and voters, rather than state officials, should determine what constitutes a good budget. He noted that the revenue neutral rate does not account for inflation or new development. He said he understood residents' concerns about mortgages and property taxes and requested further education on the Homestead Act.

Ms. Yocham clarified that the Homestead Act is governed entirely by Kansas

state law. She said any caps or maximums are set by the state legislature, not by local ordinance, so the City has no authority to change or limit them.

Councilmember Nicks suggested exploring whether the City's existing tax rebate program, which considers factors such as home value, age, disability status, veteran status, and income, could incorporate or align with the state Homestead provisions. He asked staff to research the idea and report back with more information for future consideration.

Councilmember Williamson voiced support of Councilmember Nick's comments, agreeing that the City should explore options to expand the existing rebate program or develop additional assistance specifically for seniors.

Councilmember Eiterich thanked residents for their input and acknowledged concerns about rising property values and the resulting impact on seniors. She talked about the City's efforts to maintain affordability through programs such as the property tax rebate, noting that Lenexa's city tax represents about 22% of a homeowner's total property tax bill. She also spoke about the balance between providing high-quality services and keeping residents in their homes, and how exceeding the revenue neutral rate is necessary to serve a growing population. She thanked staff for responsibly managing funds and finding an additional quarter-mill reduction in the budget.

Councilmember Eiterich also talked about the Kansas Homestead exemption, explaining that it is a state law with valuation limits based on statewide averages, which can disadvantage higher-cost areas like Johnson County. She encouraged residents to contact state legislators to advocate for changes that better reflect local housing costs and reiterated the importance of local control and home rule in addressing these issues.

Councilmember Handley joined the other councilmembers in supporting further exploration of options to strengthen or supplement the Homestead program, noting the financial strain described by many residents. He shared personal perspective as a relatively new homeowner, observing that rising property taxes affect younger and early-career residents as well as seniors. He stressed the importance of maintaining essential city services such as road maintenance, snow removal, and parks while keeping taxes reasonable. He talked about the need for a balanced, thoughtful approach that protects core services without abrupt budget cuts, acknowledging that all residents are feeling the impact of higher costs.

Mayor Sayers agreed and highlighted that the City faces the same rising costs as residents, citing higher prices for asphalt, fuel, parts, and other materials. She commended staff for managing these pressures responsibly, keeping inflation impacts low, and using innovative approaches as properties return to the tax rolls after incentives. She noted that the additional quarter-mill rollback was achieved through careful budgeting, including staff pay adjustments, and emphasized that resident feedback has been carefully considered. She talked about the value residents receive for their tax dollars, the importance of

Lenexa's appeal as a place to live, and the City's commitment to gradual, measured reductions in the property tax rate, rather than following an arbitrary rate set by state officials who are not directly involved in the local budget process.

*Councilmember Nicks made a motion to adopt the resolution levying a property tax rate exceeding the revenue neutral property tax rate of 25.142 mills and Councilmember Eiterich seconded the motion.*

Jennifer Martin, City Clerk, called the roll call vote:

Councilmember Handley - Yes  
Councilmember Eiterich - Yes  
Councilmember Charlton - Yes  
Councilmember Nicks - Yes  
Councilmember Arroyo - Yes  
Councilmember Williamson - Yes  
Councilmember Denny - Yes  
Councilmember Herron - Yes  
Mayor Sayers - Yes

Motion passed unanimously.

*Councilmember Eiterich made a motion to close the public hearing and Councilmember Arroyo seconded the motion. Motion passed unanimously.*

The public hearing closed at 7:58 PM.

5. Consideration of a resolution approving the fiscal year 2026 budget

a. Public hearing to consider the fiscal year 2026 budget

b. Resolution approving the fiscal year 2026 budget

*The Governing Body reviewed the fiscal year (FY) 2026 recommended budget at Committee of the Whole meetings held in June and July 2025 and received a budget update at the City Council meeting on August 19, 2025. The total recommended FY 2026 budget for all funds is \$260.6 million and the estimated mill levy for the budget is 26.209 mills.*

Mr. Blum said he had no additional comment or presentation.

Mayor Sayers said she would allow up to three minutes per speaker for the public hearing and asked that all questions and comments be directed to the Governing Body. She said any new questions would be answered following the closing of the public hearing.

Mayor Sayers opened the public hearing at 7:59 PM.

Gaylene Van Horn, 8131 Rosehill Rd., voiced concerns about the proposed demolition of the former City Hall to construct a new Fire Station 6. She suggested other options, including the Gleason Fire Station and the Olathe Fire



Academy that has collaborative training opportunities. She urged the City to explore partnerships to avoid duplicating resources and emphasized fiscal responsibility.

Nancy Schneider, 9063 Barstow St., urged the City to allocate \$12,000 in funding for a dedicated sensory swim hour for autistic children at the Lenexa Aquatic Center and talked about drowning as the leading cause of death for children with autism.

Tim McCabe, 7902 Hallet St., expressed concern over rising property taxes and questioned whether Lenexa's developments are generating the anticipated revenue. He urged the Council to reconsider the proposed budget, suggesting the City use reserve funds rather than increasing the tax burden on residents, and called for a clear assessment of which projects are delivering the promised return on investment.

Gene Senesac, Olathe resident, commended the Council for its public engagement and urged continued proactive outreach and action. He highlighted the financial strain rising property taxes place on residents of all ages, noting that increased home values do not translate into available funds but instead raise tax bills. He encouraged exploring shared resources with neighboring cities to avoid duplicate facilities and offered options ideas such as renting Lenexa's council chambers to other municipalities as a revenue source.

*Councilmember Eiterich made a motion to close the public hearing and Councilmember Charlton seconded the motion. Motion passed unanimously.*

The public hearing closed at 8:11 PM.

Councilmember Nicks thanked residents for their ongoing questions and staff for providing detailed responses since May. He voiced strong support for the FY 2026 budget, noting it reflects the City's long-term vision and successful history of planning. He asked staff for data on the return on investment from past development incentives as those projects come onto the tax rolls. He talked about the importance of evaluating whether such incentives achieve their intended outcomes over time, even if results take many years to measure.

Mayor Sayers talked about how the budget reflects the City's core values of exceptional public service and stewardship, citing the City's proactive response to the 2023 storm cleanup as an example of staff acting effectively without needing additional funding approval. She said she supports the proposed budget as lean and responsive to resident feedback, acknowledged rising costs for both the City and residents, and affirmed a commitment to further mill levy reductions in the future if savings from incentives or employee programs allow.

*Councilmember Denny made a motion to adopt the resolution approving the fiscal year 2026 budget and Councilmember Charlton seconded the motion.*

Ms. Martin called a roll call vote:

Councilmember Eiterich - Yes  
Councilmember Charlton - Yes  
Councilmember Nicks - Yes  
Councilmember Arroyo - Yes  
Councilmember Williamson - Yes  
Councilmember Denny - Yes  
Councilmember Herron - Yes  
Councilmember Handley - Yes  
Mayor Sayers - Yes

Motion passed unanimously.

#### **NEW BUSINESS**

There was no new business.

#### **COUNCILMEMBER REPORTS**

There were no councilmember reports.

#### **STAFF REPORTS**

There were no staff reports.

#### **END OF RECORDED SESSION**

#### **BUSINESS FROM FLOOR**

Laura Owen, 9036 Barstow St., voiced concerns with the handling of the investigation into Councilmember Arroyo's immigration status.

Nancy Schneider, 9063 Barstow St., spoke in support of Councilmember Arroyo.

Tim McCabe, 7902 Hallet St., voiced concerns with excessive spending, too many apartments, rising crime, and City leadership.

#### **ADJOURN**

*Councilmember Williamson made a motion to adjourn and Councilmember Denny seconded the motion. Motion passed unanimously.*

The meeting adjourned at 8:25 PM.



**Semi-Annual Economic Development Report  
to the Lenexa Mayor & Governing Body  
September 16, 2025**

Ashley Sherard, CEO  
Lenexa Chamber of Commerce &  
Lenexa Economic Development Council

On behalf of the Lenexa Chamber of Commerce and Lenexa Economic Development Council, I'm pleased to present the second of our semi-annual economic development reports, focusing on a mid-year recap and outlook for the rest of 2025.

**Mid-Year Recap**

I believe it's important to note the context around commercial development so far this year. The first half of 2025 has been a mixed economic landscape, marked by a more resilient U.S. market than anticipated, cooling but elevated inflation, cautious Federal Reserve policies, and persistent uncertainty driven by aggressive federal trade action and ongoing geopolitical tensions:

- **Inflation remained elevated but has been moderating.** Although down from recent years, inflation has stayed above the Federal Reserve's 2% target through 2025, hovering around 3% into Q3, with many economists pointing to tariff and supply chain pressures.
- **The Federal Reserve has taken a wait-and-see posture, with interest rates elevated for longer than expected.** In the current environment, where costs are higher, borrowing is more expensive, financing can be harder to come by, and Federal Reserve plans are uncertain, businesses and investors have been incentivized to preserve financial liquidity and wait for more favorable economic conditions, creating a drag on both investment and new construction pipelines.



An interest rate cut by the Federal Reserve this week *is* considered likely, and although it will take time to be felt, many CRE professionals believe it could lead to a surge in the real estate market as significant pent-up demand finally moves off the sidelines.

- **The labor market has remained relatively tight with recently emerging signs of softness.** Unemployment has remained relatively low through mid-2025, but early warning signs have emerged of a softening labor market including rising unemployment claims, a national unemployment rate that ticked up to 4.3% in August, and a notable slowing in private-sector hiring as companies batten down their hatches amid an uncertain economic environment. The Great Resignation has become The Big Stay and job-hopping has become job-hugging, as employees see more risk and uncertainty in leaving their current employment.

Across the Kansas City metro, the regional unemployment rate that averaged 3.6% for 2024 has trended upwards, reaching 4.4% in July 2025. As is typical, Johnson County's unemployment rate remains lower -- 3.9% in July 2025 -- but is following a similar upward trend (Johnson County's annual average unemployment rate in 2024 was 3.2%.)

As the Federal Reserve seeks to balance its dual mandates of managing inflation and price stability as well as promoting maximum employment, these emerging signs of weakness in the nation's labor market are what many predict will motivate the Federal Reserve to cut interest rates when it meets this week.

- **Gross Domestic Product (GDP) performance, considered a fundamental indicator of economic health, has been uneven and economists are projecting muted overall growth for the year.** Growth in Q1 2025 was soft, even briefly negative, partly due to a major spike in imports as companies rushed to front-load inventory ahead of tariffs, but 3.3% growth in Q2 showed a strong rebound boosted by the sharp pullback in imports, strong consumer spending, and AI-related capital investments by tech giants like Microsoft, Amazon, Google, Meta, and Nvidia.

Believing Q2's strength is likely distorted by the front-loaded imports, masking an underlying weak economic environment, most forecasts are currently projecting full-year annual growth of about 1.7%–2%, mostly lagging behind annual U.S. real (inflation-adjusted)

GDP growth of 5.7% in 2021, 1.9% in 2022, 2.5% in 2023, and an estimated 2.8% in 2024 (figures represent the percentage change in the GDP from one year to the next.)

- **Tariff changes have added cost pressures and impacted business behavior.** This year has seen aggressive and far-reaching tariff hikes, with effective tariff rates on imports rising to their highest levels since the 1930s.

These tariff increases have created widespread business impacts. Most directly there have been added cost pressures and disrupted supply chains for many businesses, most immediately affecting consumer goods and intermediate inputs. Companies are being pressed to find a sustainable balance between absorbing extra costs—whether through thinner margins or operational/staffing changes—and passing increases on to consumers, risking pricing themselves out of their market or dampening demand.

Indirectly, rapidly changing tariff policies have created significant uncertainty, leading businesses to hunker down and build up their financial reserves to weather whatever may come, hampering growth and productivity as companies hit “pause” on business investment and hiring until conditions become more predictable. Companies also report the current landscape is requiring them to divert time and resources typically dedicated to strategic planning around their business development to instead focus their strategic planning efforts toward managing tariff changes.

Depending on future federal trade and economic actions, many economists predict U.S. businesses and consumers could see more widespread tariff impacts ahead, as international reciprocal retaliation potentially escalates, further complicating trade dynamics, and companies that have so far absorbed some or all of the increased tariff costs determine that strategy is no longer sustainable.

As we move into the rest of 2025, all of these conditions combined have created a complex environment for businesses, requiring them to manage inflation and costs, navigate policy-driven uncertainty and disruptions, and balance investment in short-term demand with reduced confidence in longer-term growth prospects.

Despite these challenges, there is reason for optimism. Locally, fundamentals in the industrial and retail sectors appear to remain healthy, if not as red-hot as in previous years. Industrial vacancy rates remain stable with net positive absorption, and there are new construction starts planned. The Kansas City retail sector continues to outperform national retail benchmarks with solid tenant demand and stable performance, cautiously navigating tariff policies and higher material and construction costs.

The office sector is continuing to find its way to a new normal, with the market literally evaluating itself essentially asset by asset as the “flight to quality” reshapes it, but there are positive signs. With very little office space under construction in the region following the completion of Lenexa’s newest Kiewit building, vacancy rates are trending slightly downward from historic highs and absorption is up. In Kansas City, a sampling of top real estate firms showed overall office sector vacancy rates in Q2 2025 of 16.1%-20.7%, improved from the Q2 2024 rates of 17.5%-21.7%, with the Johnson County submarket continuing to perform somewhat better.

### **Looking at Lenexa**

Turning to our own community, even in today’s complex economic environment Lenexa continues to generate meaningful growth and investment. Lenexa’s total new permitted commercial construction YTD through August is more than \$150 million, a 5% increase over the same period last year. If you add the city’s YTD new residential development of nearly \$140 million, total new permitted development through August is nearly \$290 million.

Among notable commercial projects released in the first half of 2025, signifying new construction as well as expansions and renovations, were the AdventHealth-Lenexa City Center Medical Office Building #2 and its parking garage, Lenexa Logistics Centre South Bldg. 6, KC Bier Co., Hershey’s/Dot’s Pretzels, and Quest Diagnostics, as well as significant tenant finish investments including Eurofins Viracor BioPharma Lab (\$21 million), Regal Distributing, Motion Industries, Grapevine Designs, MC Flooring, Amanda Blu, and Petco at Orchard Corners.



According to the County Economic Research Institute's building permit data tracking of nonresidential new structures and additions over \$250,000, for 2025 YTD through July construction investment in Lenexa represented 19.5% of Johnson County's total by construction value, third highest among cities in the County, and 25.5% of Johnson County's total by square footage, the highest among cities in the County -- figures that don't include remodels and tenant finishes.

In short, things have been happening in Lenexa – and they're happening all over.

We look forward to more to come. As of the beginning of September, pending commercial building permits totaled more than \$72 million (over \$153.7 million when adding pending residential development), and more exciting new projects are in the works including additional announced restaurants Five Four, Urban Egg, and Stoney River Steakhouse & Grill in Lenexa City Center.

In evaluating our development pipeline, challenging economic conditions slowed the flow of new attraction opportunities over the first part of the year. The project opportunities that arose primarily revolved around very large industrial projects needing hundreds (if not thousands) of acres of land or very large data centers needing dozens of MW of power, requirements generally outside of our wheelhouse. But over the past month or two, we've started to see an uptick in project activity, mostly in the industrial sector, as businesses likely have begun to view the current climate as the "new normal," have weighed the costs of inaction, and are finding ways to make the math work.

Still, with a national atmosphere that has caused a number of attraction projects to tell us they are hitting "pause" until conditions stabilize, the trend in our pipeline continues to focus heavily on organic development – our own Lenexa companies or businesses already in the region who are ready to grow or relocate, looking at our city for their next opportunity. I regularly respond to emails and phone calls that affirm commercial real estate professionals and companies see

potential and value in doing business here. While some of this news has already made headlines -- such as Rally House's acquisition of the office building at Renner and Prairie Star Parkway for its new headquarters -- I'm not yet able to share details about much of this exciting activity as projects are still in motion, but I can tell you that vacancies are being filled, investments are being made, jobs are being added, and I look forward to sharing more in my next report.

The relationships we work hard to cultivate with our economic development partners continue to provide valuable occasions to market our community. The Kansas Department of Commerce Europe Team – based in Germany and charged with marketing foreign investment in Kansas to primarily German, Swiss, and Austrian companies – recently returned, again staying in Lenexa and experiencing firsthand what our city has to offer.

I also accompanied Kansas City Area Development Council (KCADC) President & CEO Tim Cowden and other regional business and development leaders to Chicago, where we held events with local site location consultants, building relationships and promoting the advantages of our region, states, and communities for future projects.

### **In Conclusion**

The first half of 2025 has been busy, focused on providing support to development stakeholders, working with our partners to aggressively pursue projects, marketing our community through a variety of avenues, and ultimately celebrating projects with ribbon cuttings and groundbreakings – 24 so far this year with more on the books, already eclipsing the total conducted in 2024.

As we look to the rest of the year, we have active projects we're working and anticipate a steady pace of new opportunities. It's a privilege to serve as the frontline advocate serving our existing businesses and development community while working alongside your excellent City staff to attract new investment, jobs, and amenities for our Lenexa citizens. I sincerely appreciate your support and close partnership, and I'll be happy to answer any questions.



## **Lenexa Convention & Visitors Bureau Report to the Lenexa Governing Body**

**Tuesday, September 16, 2025**

In 2024, travel was a cornerstone of Kansas' economy, generating a total impact of \$13.4 billion when factoring in both indirect effects (such as restaurants purchasing from local farmers) and induced effects (the spending power of tourism-related workers). This industry sustained more than 91,000 jobs, contributed \$843 million in state and local tax revenue, and produced \$3.7 billion in personal income—equal to about \$3,200 for every household in Kansas.

Each household in Kansas would have to pay an additional \$726 in taxes to replace the visitor-generated taxes received by the state and local governments in 2024.

### **Hotels**

<i>Transient Guest Tax:</i>	Q1	Q2	Q3	Q4
2024	\$373,963	\$587,893	\$598,514	\$493,237
2025	\$388,113	\$526,181.87	July: \$179,941	

Construction continues to move forward on the Midas Hospitality property across the street with the dual Residence Inn and AC Marriott. Completion date is estimated to be mid-June 2026.

### **The Lenexa Historical Society**

The LHS board had another successful year at the Spinach Festival. We netted \$4,610 in sales and donations at our tent selling food. We are working on several other ongoing projects.

### **Sports**

The 3 and 2 Baseball Club reported earlier this summer that they have had 500 more teams participate in their tournaments to date than at the same time last year. They believe the turf the City funded through the transient guest tax is a driving factor behind that growth.



This past year, I reported on our 435 Sports coalition focusing on securing rooms for Top Gun Sports' tournament next June, when most hotels will be fully occupied with World Cup guests. Top Gun has threatened to leave Kansas if we are not able to accommodate them next year. Currently, we expect the event to be here.

In the meantime, Top Gun and Visit OP (OP CVB) staff worked with a consultant to draft what became HB2346, which would allow a new sports tourism grant program to be administered by the Kansas Department of Commerce, to attract and enhance sports events in Kansas that generate a significant economic impact through out-of-state visitor spending. The bill was not drafted with input from Kansas Tourism or the Travel Industry Association of Kansas, and it did not go anywhere.

Now, the statewide group Sports KS is hiring a consultant to work on a new bill with input from communities across the state. This bill should be completed before the end of the year and introduced in the 2026 Kansas legislative session.

#### World Cup

As we get closer to December and the final draw, we continue to learn more from KC2026 and preparations for welcoming hundreds of thousands of visitors to the KC Metro. Our Pitch Lenexa group set its watch party dates and has asked for the chamber's help in inviting area businesses to an event in October, in hopes of growing their paid membership base.

I will attend a Community Events & Activation Network event hosted by KC2026 on September 30. This is a collaborative group of civic and business leaders from across the Kansas City bi-state region who will work together to plan and promote community celebrations, events, and viewing parties to engage World Cup visitors.

In closing, thank you for your partnership and for supporting the CVB, LEDC, and Chamber in our ongoing efforts to drive commercial growth and bring in visitors. Your leadership helps ensure Lenexa remains a thriving, progressive, and vibrant community, and we are grateful for the continued support of both the governing body and staff.

# Proclamation

**WHEREAS**, National Preparedness Month provides an opportunity for all Lenexa residents to prepare their homes, businesses, and communities for emergencies, including natural disasters and potential terrorist threats; and

**WHEREAS**, the Federal Emergency Management Agency's Ready Campaign, Citizen Corps, and other partners promote public education and engagement to increase preparedness; and

**WHEREAS**, the Ready Campaign emphasizes four universal building blocks of emergency readiness: Be Informed, Make a Plan, Build a Kit, and Get Involved, while America's PrepareAthon expands on this by encouraging widespread participation; and

**WHEREAS**, emergency preparedness is a shared responsibility, and Lenexa residents are urged to make preparedness a priority and work together to strengthen community resilience; and

**WHEREAS**, all citizens are encouraged to participate in preparedness activities and visit Ready.gov or Listo.gov for resources to become better prepared.

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim September 2025 in the City of Lenexa to be

## NATIONAL PREPAREDNESS MONTH

**IN WITNESS WHEREOF**, I have hereunto set my hand this 16th day of September, 2025.



Julie Sayers  
Mayor of Lenexa, Kansas

# Proclamation

**WHEREAS**, the City of Lenexa is committed to supporting residents facing behavioral health challenges and addressing the rising demand for mental health and substance use services; and

**WHEREAS**, untreated behavioral health conditions often result in homelessness, incarceration, or emergency room visits that are more costly and disruptive than early intervention; and

**WHEREAS**, Lenexa recognizes the value of co-responders and mobile crisis teams as effective tools to connect individuals in crisis with appropriate resources; and

**WHEREAS**, since 2016, Lenexa has partnered with Johnson County Mental Health Center's Co-Responder Program to pair mental health clinicians with police officers, providing timely interventions that reduce arrests, repeat 911 calls, and emergency room visits; and


**WHEREAS**, Johnson County's Mobile Crisis Response Team expands these efforts by offering assessments and connections to counseling, medication, housing, and other necessities, reducing unnecessary first responder interactions and hospitalizations.

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas, do hereby proclaim the week of September 14-20, 2025 as

## NATIONAL CO-RESPONDER & CRISIS RESPONDER WEEK

**IN WITNESS WHEREOF**, I have hereunto set my hand this 16th day of September, 2025.



  
Julie Sayers  
Mayor of Lenexa, Kansas



# Proclamation

**WHEREAS**, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

**WHEREAS**, September 17, 2025, marks the 238th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS**, it is fitting and proper to accord official recognition to the magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and


**WHEREAS**, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th—23rd as Constitution Week.

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim September 17-23, 2025 to be

## CONSTITUTION WEEK

in Lenexa, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 16th day of September, 2025.



Julie Sayers  
Mayor of Lenexa, Kansas